



**TAKE 5 CAR WASH/TAKE 5 RETAIL
PROJECT NARRATIVE PAD AMENDMENT**

City of Glendale
Received January 12, 2022

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Ms Christina Lavelle, Sr Planner
City of Glendale
Development Services/Planning Division
5850 W Glendale Ave
Glendale, AZ 85301

RE: TAKE 5 CAR WASH PAD AMENDMENT ZON21-17
NWC 83rd Avenue and Camelback Rd
Glendale, AZ

Dear Planning Team:

We are very pleased to be making our PAD Amendment resubmittal for the proposed Take 5 Express Car Wash to be located at NWC of 83rd Avenue and Camelback Rd on an existing vacant 1.51 Acre parcel, and part of the "83rd Ave & Camelback" PAD (GPA19-05/ZON19-11) which was approved and amended in 2019.

Take 5 Car Wash is well known Car Wash Retailer throughout the US and this proposed facility will be one of the first developments in the Glendale/Phoenix Region

The proposed facility will include proposed 4,755sf Car Wash Building with 19 proposed Parking spaces with 2 ADA Spaces, 14 of which are Covered. Our proposed Modern Theme/Cohesive Color-Material Palette with Main Corner Tower Element will complement existing Development (Dignity Health and EOS Fitness) and comply with PAD Design Guidelines. We are complementing existing Masonry Screen Wall design as well as providing additional Landscaping for additional Screening and buffering to existing conditions. Current Site has existing Access Points off of 83rd Ave and Camelback Rd which we are proposing to utilize with no proposed revisions. The site also has an existing On-Site Access connecting 83rd Ave and Camelback Rd that will remain and provide access to and from our site.

83rd & Camelback Retail PAD specifically addressed Project Phasing as well as outline variety of Retail/Commercial Uses. While PAD outlined Retail/Commercial Uses to provide goods and services inclusive of Auto-related services, convenient to neighborhood community it did not specifically outline Car Wash Use. Thus in an effort to clarify and confirm we are proposing a PAD Amendment specifically to allow (1) Car Wash Use to approved 83rd & Camelback Retail PAD with no other proposed deviations. Any future Uses not currently outlined in approved PAD will be required to process PAD Amendment.

Furthermore below are specific Guidelines that approved PAD district guidelines:



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- Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.
As indicated our proposed Use encourages creative and effective use of land and circulation system. Exiting Arterials, 83rd Avenue and Camelback Rd to include nearby Freeway (101) as well as utilizing existing Utility infrastructure without any proposed deviations
- Encourage residential development to provide a mixture of housing types and designs
“83rd Ave & Camelback” PAD approved in 2019, did not propose any Residential Uses as part of request.
- Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses
“83rd Avenue and Camelback” PAD request was specifically coordinated to allow a greater variety of Uses as previous SC Zoning limited specific uses as well as limited Phasing. Approved PAD meets the intent of greater variety of Land and Intensity Uses
- Provide a process which relates the urban design and scale of project to the unique characteristics of the site
As previously stated this location and proposed Parcel takes full advantage of existing roadway/utility infrastructure with no proposed deviations. PAD intent was to provide a varied Design Theme anchored by EOS Fitness. Future Development intent is to complement yet not be identical utilizing similar Color/Material Palette.
- Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.
As previously stated this location and proposed Parcel takes full advantage of existing roadway/utility infrastructure with no proposed deviations
- Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan
Our proposed Car Wash Development complements existing Uses and does not deviate from intent of PAD/General Plan which promotes a varied Commercial/Retail Uses.

PAD promotes creative Site Plan Design through creative building and landscape location. Our initial proposal included an Oil Change Facility however after careful consideration we have eliminated and located our Car Wash Building parallel and adjacent to Camelback Rd Frontage.

This accomplishes several key benefits:

Quality Designed Building adjacent to Street Frontage

Parking Spaces/Circulation/Refuse on the interior of Site screened and buffered from street.

Future Pad to the west will provide additional buffer/landscape to community to the west.

There is an existing Urgent Care Center at the immediate Corner with new EOS Fitness just north of our proposed Parcel. All of the other 3 Corners specifically have Retail, Gas Stations,



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Grocery, Storage etc...Our proposed Car Wash Use complements and does not deviate from intent of PAD/General Plan. It is our intent to comply with Development Standards, Signage Requirements and Design Guidelines found within 83rd & Camelback Retail PAD.

We appreciate the opportunity to submitting PAD Amendment Submittal and we look forward to your feedback and our forthcoming virtual meetings as applicable. We are eager to hearing from our Neighbors and City staff.

Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications or supplement information.

Respectfully,



A handwritten signature in blue ink, appearing to read 'Jesse Macias'.

Jesse Macias
President
2645 N 7th Avenue
Phoenix, AZ 85007
jmacias@m3designllc.com