



PLANNING COMMISSION REPORT

CASE: Take 5 Car Wash
CASE #: ZON21-17
MEETING DATE: 02/24/2022
FROM: Christina Lavelle, Planner, Planning,
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SUBJECT

TAKE 5 CAR WASH PAD AMENDMENT ZON21-17 -A request by Jesse Macias on behalf of M3 Design LLC, representing Driven Brands / Matthew Gilbert to amend an existing PAD (Planned Area Development, case # ZON19-11) to include a car wash as a permitted use on 11.3 acres. The site is located at the northwest corner of 83rd Avenue and Camelback Road and is in the Yucca District. Staff Contact: Christina LaVelle, Planner, 623-930-2553.

REQUEST

Amend the existing PAD (Planned Area Development) to allow a commercial car wash with associated equipment as permitted land use.

APPLICANT/OWNER

Jesse Macias/ Matthew Gilbert, Driven Brands

REQUIRED ACTION

The Planning Commission must conduct a public hearing and determine if this zoning request is in the best long-term interest of the neighborhood and consistent with the General Plan.

SUMMARY

The applicant is proposing to amend the existing PAD (ZON19-11) to add one carwash as a permitted use. The applicant proposes a 4,775 square foot carwash that will be oriented toward and take access off Camelback Road. The proposed use will not require new curb cuts or modifications to the infrastructure, no additional land uses are proposed with the PAD amendment.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as GC (General Commercial).

Zoning Designation:

The property is currently zoned as PAD

Property Location and Size:

The property is located west of the northwest corner of Camelback Road and 83rd Avenue and is approximately 11.3 acres in size. (The carwash project site is an approximately 1.51 acre parcel.)

Project History:

The property was annexed into the City limits on December 27, 1983. The site was part of a property that was rezoned on April 25, 2000, in which fifteen (15) acres of land was rezoned from A-1 (Agricultural) and SR-17 (Suburban Residential) to SC (Shopping Center) to construct a commercial retail center.

On October 8, 2019, City Council approved the rezoning of 11.3 acres of this site from SC to PAD (ZON19-11) and amended the General Plan (GPA19-05) from PC (Planned Commercial) to GC (General Commercial).

Adjacent Zoning and Land Uses

- North: SR17- (Single Residence)
- South: C-1 (City of Phoenix), Walgreens, Auto-Zone, Ace Hardware (Developed)
- East: GC (General Office), Dignity Health Emergency Care Facility (Developed)
- West: R1-8 (Single Residence)

Project Details:

The applicant is proposing to amend the Permitted Use Table in the approved 83rd and Camelback Retail PAD. The City Council approved the 83rd and Camelback Retail PAD (ZON19-11) to allow a mixed-use development. The approved PAD provided for permitted uses, permitted uses subject to conditions, temporary uses, and accessory uses, that are customary in the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts. Uses subject to Conditional Use permits were not included within the approved PAD.

The 83rd and Camelback Retail PAD is silent on the use of a carwash. The applicant is proposing to amend the PAD to allow for one (1) carwash in total.

As a result of the PAD amendment, the applicant proposes to develop a 4,775 square foot automatic carwash, with two bay doors on a 1.51-acre parcel, which is part of the 11.3-acre Camelback Retail PAD. The building will be oriented so that the bay doors will not be visible from Camelback Road. The carwash bays and associated carwash vacuums are oriented away from adjacent businesses as to reduce any impacts from noise, dust, or other associated nuisances. The proposal takes access off Camelback Road by way of a driveway. Two points of access are provided internal to the site. Ingress to the carwash drive aisle is provided by a one-way drive aisle at the north-west corner of the site. A two-way drive aisle is provided in the mid-western portion of the lot for access to parking and vacuums and as an exit from the carwash.

The color pallet of the building has been chosen to compliment the existing document and surrounding neighborhood. The building elevations consist of neutral, desert colors. The materials used in construction are smooth masonry block and metal accents of browns, reds, and blues. All development standards of the PAD will be adhered to, which include, but is not limited to building height, building setbacks, lot coverage, floor area ratio, landscaping setbacks, and landscaping percentage requirements.

PUBLIC NOTIFICATION:

Applicant's Citizen Participation Process:

On July 12, 2021, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant and planning received comments from Council Member Clark and several neighbors regarding the amendment request. The concerns were regarding noise, traffic, the auto repair (oil change) component, and the overall use of a carwash. A neighborhood meeting was held on July 28, 2021, at the Comfort Suite Hotel. The only attendees were the applicant, staff, and Council Member Clark of the Yucca District. Council Member Clark expressed concern and requested the removal of the auto repair component, fully internalizing site circulation, modifying the colors of the elevations, and shifting the orientation of the building so that the carwash bays would not be the main feature seen off Camelback Road. The applicant responded by revising the application to address the Council Member and citizen concerns. A second neighborhood meeting was held on January 5, 2022, to provide the revised application and to receive additional comment on the application. Council Member Clark was the only citizen that attended the virtual meeting and was supportive of the revisions. The Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Arizona Republic* on February 2, 2022. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on February 4, 2022. The property was posted on February 5, 2022.

STAFF FINDINGS AND ANALYSIS

Required Findings of Planning Commission:

Section 5.913 of the Zoning Ordinance requires the following finding to be met prior to approval of a PAD (Planned Area Development) district:

The Planning Commission shall find that the PAD application is consistent with the purpose of the district. The Commission evaluation shall include land use mixture, land use categories, land use intensities, and the proposed development standards.

Purpose:

Section 5.901 of the Zoning Ordinance states that the purpose of the PAD (Planned Area Development) district is to:

- A. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.
- B. Encourage residential development to provide a mixture of housing types and designs.
- C. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.
- D. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.
- E. 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.
- F. Encourage development that is consistent with the policies and the guidelines

established in any specific plan and the General Plan.

Staff Findings:

- The proposed PAD amendment meets the objective of encouraging effective land use and circulation systems that is required of Section 5.900 of the City of Glendale Zoning Ordinance. The amendment, with the proposed carwash, provides circulation within the site that is cohesive and complimentary to the overall PAD and development. The carwash utilizes the existing driveway off Camelback Road and internalizes its circulation (ingress /egress) on site and reduces the impact of additional traffic on Camelback Road and adjacent properties and uses. In addition, the use is located away from and is buffered from adjacent properties by lower intensity land uses.
- The amendment to the existing PAD provides for a greater variety and intensity of uses. The addition of a carwash expands types of uses and provides diversity in commercial uses that are encouraged in Sec. 5.900, for PAD requirements, of the City of Glendale Zoning Ordinance.
- The urban design and scale of project are complimentary and cohesive to the unique characteristics of the site. The architectural design is complementary to the newly developed and proposed buildings on site. The use of colors and materials, as well as the scale of the building, is consistent with previously approved PAD ZON19-11. The proposed design of the carwash with a sleek urban design of smooth masonry block with metal accents is cohesive and compliments the overall development.
- Utilities, drainage, transportation, and open space requirements were reviewed and assessed by the City of Glendale Departments. The development was approved for infrastructure improvements at the time of the original PAD approval. The original PAD anticipated a variety of commercial uses and approved access drives, sidewalks, and landscape buffers with the diversity of uses in mind. A project site specific preliminary drainage report with plans was provided by the applicant. The City of Glendale Land Division reviewed the documents and found that the site has adequate drainage and connections to sewer and water for the proposed use. In addition, the site-specific Traffic Impact Assessment (TIA) and Executive TIA for the proposed development, was evaluated, and approved by the City of Glendale Transportation Division on January 12, 2022.
- If the amendment is made to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on the businesses, persons, or properties adjacent to the requested amendment. An acoustic study was provided to demonstrate that the new use will not have a detrimental effect on adjacent properties from noise impacts. In addition, appropriate stipulations have been provided to mitigate any adverse impacts.
- The amendment is consistent with the policies and objectives of the Glendale General Plan Envision Glendale 2040. The site has a General Plan Designation of General Commercial (GC). The intent of GC designation is to provide development types on a single site, which through sensitive and creative building design, orientation of buildings, access, lighting, signs, parking, landscaping and adherence to neighborhood scale, is compatible with adjacent neighborhoods. The proposed PAD is consistent with the previously approved PAD and takes into consideration the overall development with building orientations, access, lighting, parking needs, and landscaping.

RECOMMENDATION

Should the Planning Commission recommend approval of ZON21-17, it should be subject to the stipulations in the staff report.

PROPOSED MOTION

The Planning Commission should recommend approval of request ZON21-17 subject to the following stipulations:

1. Development shall be in substantial conformance with the development plan outlined in the PAD Booklet entitled Camelback Retail dated January 12, 2022.
2. Development shall be in substantial conformance with the applicant's narrative date stamped January 12, 2022.
3. Development shall be in substantial conformance with the applicant's site plan and architectural documents dated January 12, 2022.
4. At design review, all site plans will be revised to include City of Glendale, Detail G934, and revised to show trash enclosure has 54 feet of unobstructed backing.

Attachments

Amended PAD (ZON19-11, GPA 19-05)

Narrative

Site Plan

TIA Executive Summary

Noise Decibel Report

CPP Final Report

Zoning Vicinity Map

Aerial Map

Presentation