



**CITIZEN PARTICIPATION
FINAL REPORT**



FOR

**CLEAN FREAK CAR WASH
CIRCLE K**

AT

107TH AVENUE AND NORTHERN AVENUE

Case No. ZON25-08

Submitted: November 17, 2025

Citizen Participation Plan for Clean Freak Car Wash – 107th & Northern
Southwest Corner of Northern Avenue and 107th Avenue, Glendale, AZ
Case # ZON25-08

Date: November 17, 2025

Description: Circle K is the owner and developer for approximately 19.3 gross acres located at the southwest corner of 107th Avenue and Northern Parkway (the “Overall Site”). Circle K is requesting an amendment to the existing Northern 107 Planned Area Development (“PAD”) for approximately 1.01 acres of the Overall Site to allow an ancillary car wash (a permitted use under the PAD) to be a stand-alone carwash facility. The proposed Clean Freak Car Wash represents a modern service facility on an in-fill parcel that will serve the growing residential and commercial development in the area.

Simultaneously with submission of this PAD amendment, Circle K is seeking Design Review approval for site layout, landscaping, architecture, and related improvements for the approximately 4,550 square foot car wash facility. The Design Review approval will be processed concurrently with this PAD amendment application. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Citizen Participation Plan: A Citizen Participation Plan (“CPP”) was implemented to inform the citizens, property owners, neighborhood associations, agencies, and businesses of the proposed amendment to the 107 Northern Planned Area Development and Design Review application submitted by Circle K (“Circle K”).

Notification: A neighborhood meeting was held to notify the nearby property owners, Homeowners Associations, Registered Neighborhoods, and any “Interested Parties” provided by Planning (“Affected Parties”). A letter was mailed out notify the Affected Parties of the time, date, and location of the neighborhood meeting. A vicinity map, site plan, and description of the proposal was included with the neighborhood meeting letter see **Exhibit 1**. The total number of letters mailed out to Affected Parties was 950. The map and list of Affected Parties that were notified can be found under **Exhibit 2**. An affidavit of notification of mailing is included with this report, see **Exhibit 3**. Signs were posted on the site with information about the neighborhood meeting, an affidavit of site posting can be found at **Exhibit 4**. 9 citizens attended the neighborhood meeting, see sign in sheets **Exhibit 5**. The citizens were able to express concerns and ask questions about the project at the meeting. Those concerns and questions have been included in the Neighborhood Meeting Report, see **Exhibit 6**.

Contact information including email address and phone number was provided on the notification letter so that Affected Parties had the opportunity to contact the Applicant with any questions, comments or feedback regarding the proposal during the Citizen feedback period. Feedback received through the comment period (October 20, 2025 - November 13, 2025) can be found at **Exhibit 7**.

Schedule:

Pre-Submittal meeting – March 13, 2025

CP Plan submittal – June 11, 2025

Neighborhood meeting – November 3, 2025

Comment Period Cutoff – November 13, 2025

Submittal for Citizen Participation Final Report – November 17, 2025

Contact:

Brennan Ray

Ray Law Firm

2325 E. Camelback Rd., Suite 400

Phoenix, Arizona 85016

(602) 558-9934

bray@raylawaz.com

Exhibit 1

Ray Law Firm
2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: October 20, 2025
RE: PAD Amendment ZON25-08 – Clean Freak Car Wash – 107th and Northern
November 3, 2025 - Neighborhood Meeting

Dear Neighbor:

The purpose of this letter is to inform you that Circle K Stores, Inc. (“Circle K”) is filing a rezoning application for property located at the southwest corner of Northern Avenue and 107th Avenue, (“the Site”) in the Yucca District.

Circle K is requesting an amendment to the existing Northern 107 Planned Area Development (“PAD”) for approximately 1.01 acres to allow a stand-alone drive-through carwash facility as a primary use with vacuums that are ancillary. The proposed car wash represents a modern facility that will serve the growing residential and commercial development in the area. An aerial and site plan are included with this letter for your review.

A neighborhood meeting will take place at the time and place below. If you are unable to attend, please write, email or call the contact information above. You may also contact Joseline Castaneda for the City of Glendale at 623-930-2823. Comments must be received by November 13, 2025.

Monday, November 3, 2025 at 6:00pm
Holiday Inn Glendale
6151 North 99th Avenue, Glendale, AZ 85305

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:



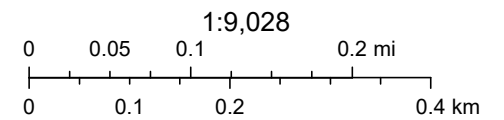
Sincerely,


Brennan Ray

Northern 107 PAD Boundary



October 10, 2025

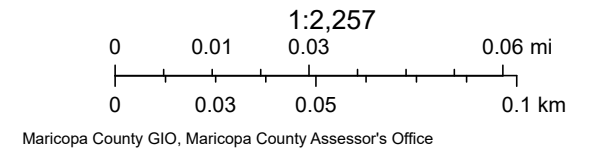


Maricopa County GIO, Maricopa County Assessor's Office

Northern 107 PAD Parcels



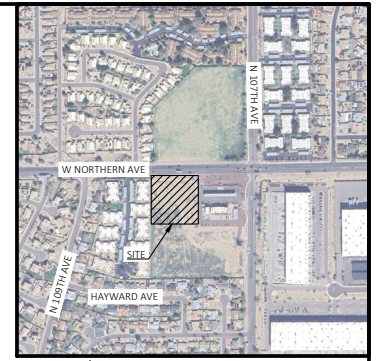
October 10, 2025





Know what's below. Call before you dig.

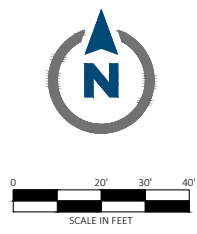
SITE BENCHMARK FOUND CITY OF GLENDALE BRASS CAP FLUSH AT EAST 1/4 CORNER OF SECTION 6, T2N, R1E, LOCATED AT THE INTERSECTION OF 107TH AVENUE AND ORANGEWOOD AVENUE. ELEVATION=1088.48' (NAVD 88) TBM 1: SET CHISELED CROSS SOUTHWEST CORNER TRANSFORMER AT NORTHWEST CORNER OF SUBJECT PROPERTY ELEVATION=1098.02' TBM 2: SET 1/2" REBAR WITH TAG "LS 25090" SOUTHWEST CORNER OF SUBJECT PROPERTY ELEVATION=1096.00'



VICINITY MAP NOT TO SCALE

PROPOSED LEGEND table with symbols for property lines, building control points, parking spaces, light poles, sidewalks, sight triangles, and site structures.

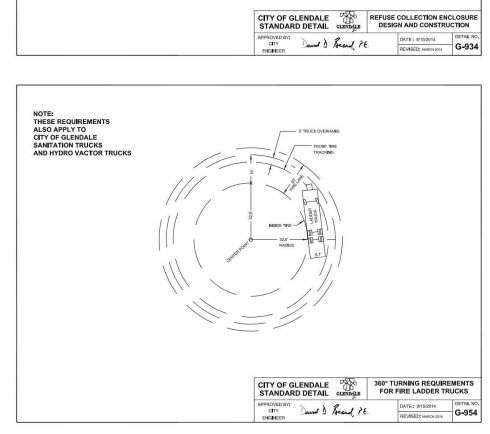
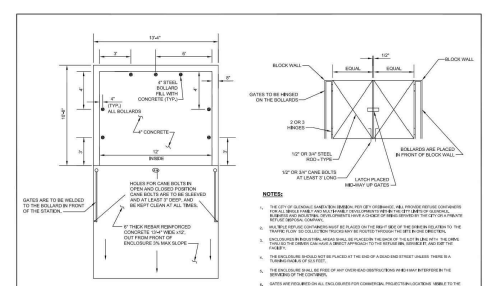
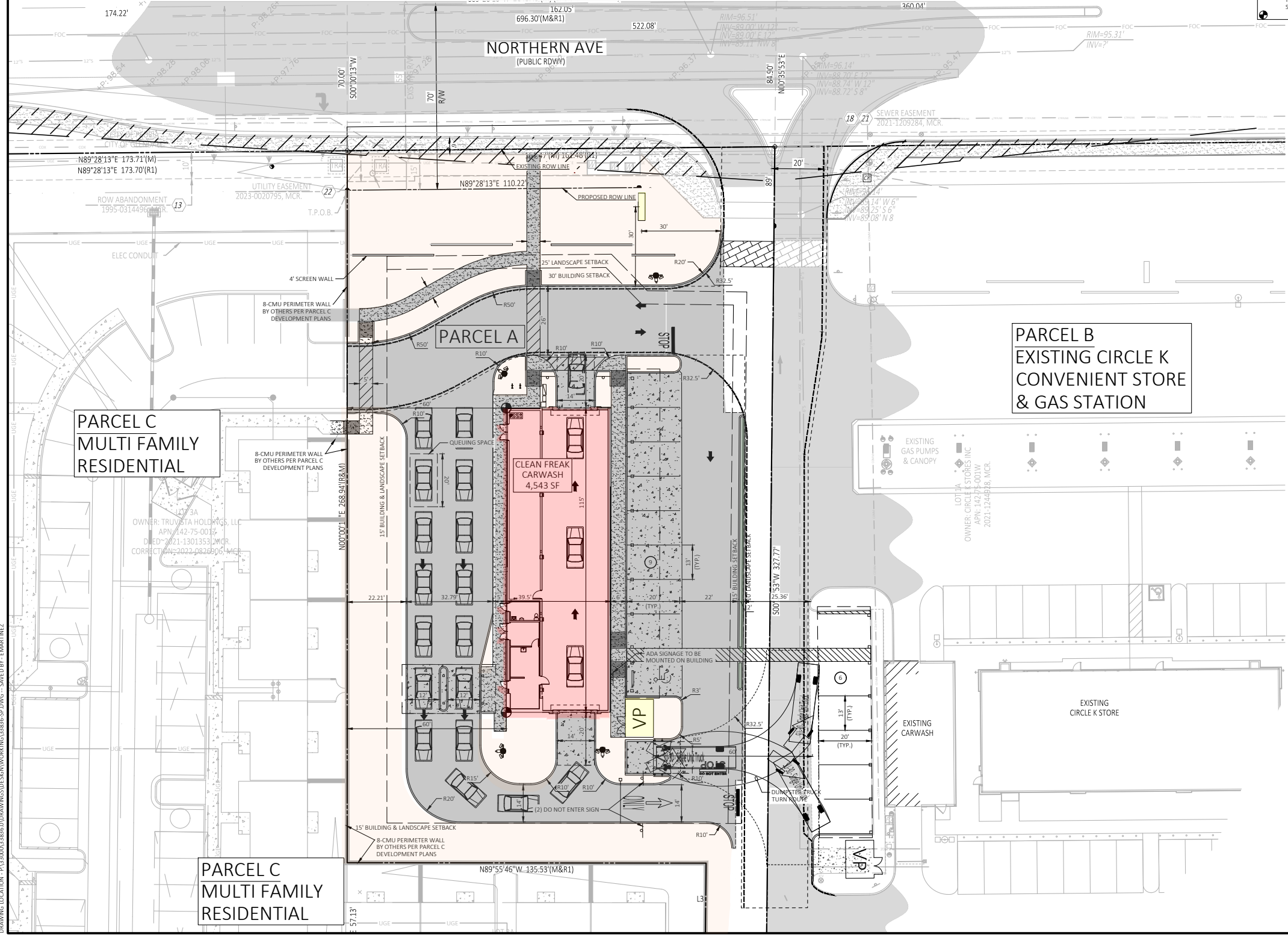
CONCEPTUAL SITE PLAN DATA table with general notes A, B, and C regarding vertical clearance, trash enclosure, and screening walls.



NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

LEGEND

EXISTING LEGEND table listing symbols for various utilities and features like brass caps, manholes, valves, and trees.



CEI ENGINEERING ASSOCIATES, INC. 2600 NE 11TH ST, SUITE 300 BENTONVILLE, AR 72712 PHONE: (479) 273-9472 FAX: (479) 273-0844

REVISION table with columns for NO., DESCRIPTION, and DATE.



CLEAN FREAK CAR WASH POWERED BY CIRCLE K SWC 107TH AVENUE & NORTHERN AVENUE GLENDALE, ARIZONA APN: 147-75-621

PRELIMINARY NOT FOR CONSTRUCTION

Table listing project details: PROFESSIONAL OF RECORD (TAB), PROJECT MANAGER (TJA), DESIGNER (EGM), CEI PROJECT NUMBER (33836), DATE (8/20/2025), and REVISION (REV-1).

CONCEPT SITE PLAN SHEET TITLE SHEET NUMBER



DRAWING LOCATION: P:\33836\03\DRAWINGS\DESIGN\WORKING\33836-SP.DWG - SAVED BY: E-MARTINEZ

Exhibit 2

NEIGHBORHOOD NOTIFICATION AREA

NAME / TYPE OF REQUEST: Northern 107 PAD Amendment

LOCATION: West of the SWC of 107th Ave & Northern Ave (APN 142-75-621)

REQUEST: Amendment to the existing Northern 107 PAD (Planned Area Development) zoning to allow a carwash use.

ZONING DISTRICT: PAD

COUNCIL DISTRICT: Yucca

FORMAL APPLICATION SUBMITTED: No



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Exhibit 3



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON25-08

Project Name: Clean Freak Car Wash 107 PAD

I, Laurie Ray certify that I am the authorized applicant /

representative to the City of Glendale for the above application and do hereby affirm that notice, as required for the case noted above, has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 21st day of October, 2025.


Notary Public

My Commission Expires: 05/27/2029

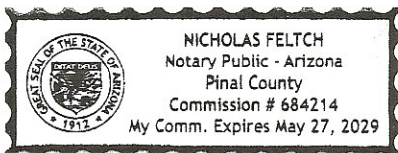


Exhibit 4



PLANNING DIVISION

AFFIDAVIT OF POSTING

Case No. ZON25-08

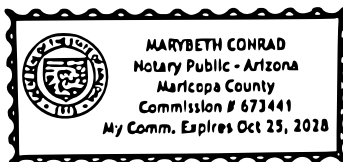
Project Name: _____

X Neighborhood Meeting

I, Meghan Liggett, being first duly sworn upon oath, state that on the 16th day of October, 20 25, I posted 2 hearing notice(s) for hearing date November 3, 2025.

Applicant/Representative Signature: Meghan Liggett

STATE OF ARIZONA
SS.
COUNTY OF MARICOPA



Subscribed and sworn to before me on October 16, 2025

Marybeth Conrad
Notary Public

My Commission Expires:
10-25-28

PUBLIC NOTICE NEIGHBORHOOD MEETING

PROJECT # / PROJECT NAME: ZON25-08 Circle K-Clean Freak Car Wash

PROJECT REQUEST: Northern 107 PAD Amendment Zoning amendment of Northern 107 PAD to allow a drive through car wash use with ancillary vacuum use.

NEIGHBORHOOD MEETING DATE/TIME: Monday, November 3, 2025 at 6:00pm

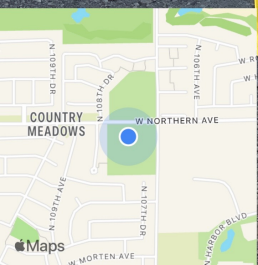
MEETING DETAILS: Holiday Inn Glendale
6151 North 99th Avenue
Glendale, AZ 85305

APPLICANT CONTACT: Brennan Ray, Ray Law Firm, 602-558-9934,
bray@raylawaz.com

CITY CONTACT: Joseline Castaneda, 623-930-2823,
jcastaneda@GLENDALEAZ.com

COMMENT PERIOD CUT OFF: November 13, 2025

Scan for Project Info



October 16, 2025 at 7:44 AM
+33.550834,-112.291585
10769-10795 W Northern Ave
Glendale AZ 85345

PUBLIC NOTICE NEIGHBORHOOD MEETING

PROJECT # / PROJECT NAME: ZON25-08 Circle K-Clean Freak Car Wash

PROJECT REQUEST: Northern 107 PAD Amendment Zoning amendment of Northern 107 PAD to allow a drive through car wash use with ancillary vacuum use.

NEIGHBORHOOD MEETING DATE/TIME: Monday, November 3, 2025 at 6:00pm

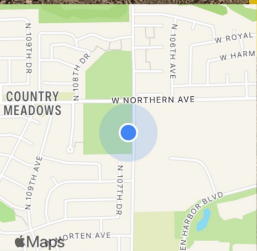
MEETING DETAILS: Holiday Inn Glendale
6151 North 99th Avenue
Glendale, AZ 85305

APPLICANT CONTACT: Brennan Ray, Ray Law Firm, 602-558-9934,
bray@raylawaz.com

CITY CONTACT: Joseline Castaneda, 623-930-2823,
jcastaneda@GLENDALEAZ.com

COMMENT PERIOD CUT OFF: November 13, 2025

Scan for Project Info



October 16, 2025 at 8:00 AM
+33.549824,-112.289977
10725 W Northern Ave
Glendale AZ 85307

Exhibit 5

Monday November 3, 2025 at 6:00pm - Neighborhood Meeting Holiday Inn Glendale
Case Nos. ZON25-08 Circle K / SWC 107th Avenue and Northern (Glendale)

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

Monday November 3, 2025 at 6:00pm - Neighborhood Meeting Holiday Inn Glendale
Case Nos. ZON25-08 Circle K / SWC 107th Avenue and Northern (Glendale)

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

Exhibit 6

**Clean Freak Car Wash – Circle K
Northern 107 PAD Amendment ZON25-08
Southwest Corner of Northern Avenue and 107th Avenue
Neighborhood Meeting Report**

Monday, November 3, 2025 at 6:00pm
Holiday Inn Glendale
6151 North 99th Avenue, Glendale, AZ 85305

Attendees:

Ryan Mojahed – Circle K
Brennan Ray – Ray Law Firm
Laurie Ray – Ray Law Firm
Joseline Castaneda – City of Glendale, Planning

Overview

9 members of the community attended the meeting. See *Sign-In Sheets*. Brennan Ray briefly described the Northern 107 PAD is and what changes are being proposed and the process of amending the PAD. Brennan explained that there was recently an operating car wash on the site that has been repurposed for water and ice. After describing briefly the process to amend the PAD, time was turned over to the citizens for questions and comments. The questions and comments are noted below.

Questions and Comments

Answers, if required, are directly below each comment or question in *italics*.

1. A question was asked about increasing traffic in the area.
Explanation about how car washes do not typically generate traffic but pick up “pass by” traffic.
2. A question about the noise from the car wash was asked.
The car wash was designed for the noise to be directed north toward Northern and south and that sound would have to travel through the multi-family development to reach any of the current residents. Also the noise should not exceed statutory standards and the operating time is 7am to 7pm.
3. A question was asked about the multi-family development.
The multi-family has been approved.
4. A question about whether Parcel C is in the county or in Glendale.
It is in the City of Glendale.
5. A question was asked about the tax benefits to the City of Glendale.
The city would collect sales tax as with other commercial retail.

6. A question was asked about the current zoning.
Commercial.
7. Where are the construction workers going to park?
Ryan Mojahed explained the access on the south of the property and areas that would be utilized for construction parking.
8. A comment was made that a lot cars exiting Circle K on the east take a left at the right in/right out.
Ryan Mojahed talked about putting up a "right only" sign, asking traffic officer to patrol, etc. Circle K is committed to the safety of the neighborhood.
9. A citizen commented that she is not in favor of the proposed carwash.

Meeting ended: 6:32pm

Exhibit 7

Circle K – 107 Northern PAD Amendment
SWC 107th Avenue and Northern (Glendale)
Neighborhood Feedback Summary

Calls from neighbors:

October 23, 2025 –

████████████████████ resident of Country Meadows, concerned about annexation into city and how that process works.

November 3, 2025

████████████████████ would not be able to make it to the meeting, stated she would be opposed to the amendment.

Sunday, November 16, 2025 at 12:06:43 AM Mountain Standard Time

Subject: RE: CITY OF GLENDALE - ZON25-08(SR25-0086) - CIRCLE K - CLEAN FREAK - 107TH AVE & NORTHERN AVE
Date: Wednesday, October 22, 2025 at 4:11:50 PM Mountain Standard Time
From: Castaneda, Joseline
To: Laurie Ray, Hoskins, Duane
CC: Peyton Basha
Attachments: image001.png, image002.png, image003.png, image004.png

Thank you Laurie!

I also received a call from [REDACTED], he said he lives in one of the single family homes abutting this site to the south. He was inquiring about the letter he received about the PAD amendment and I told him to contact the applicant, not sure if Mr. Ray received a call as he listed as the applicant. If so, make sure that you note what questions he had and how you responded as this should be included in the CP Final Report.

Let me know if there are questions.

Thank you,



Joseline Castaneda
Planner
Development Services Department

jcastaneda@glendaleaz.com
P 623.930.2823
5850 West Glendale Avenue
Glendale, AZ 85301

We improve the lives of the people we serve every day.
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Monday, October 27, 2025 at 11:41:31 AM Mountain Standard Time

Subject: RE: CITY OF GLENDALE - ZON25-08(SR25-0086) - CIRCLE K - CLEAN FREAK - 107TH AVE & NORTHERN AVE
Date: Friday, October 24, 2025 at 12:46:37 PM Mountain Standard Time
From: Castaneda, Joseline
To: Laurie Ray, Hoskins, Duane
CC: Peyton Basha, Peyton Basha
Attachments: image001.png, image002.png, image003.png, image004.png

Good Afternoon,

I just received a phone call from [REDACTED] which is in the abutting subdivision to the south. She is not opposed to the PAD amendment for the car wash, she was just not happy to learn that this commercial corner is in Glendale as she thought that it was also in the County like her residence. Her number is [REDACTED]

I will keep forwarding any correspondence I receive.

Thank you,



Joseline Castaneda
Planner
Development Services Department

jcastaneda@glendaleaz.com
P 623.930.2823
5850 West Glendale Avenue
Glendale, AZ 85301

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Monday, October 27, 2025 at 11:55:06 AM Mountain Standard Time

Subject: RE: CITY OF GLENDALE - ZON25-08(SR25-0086) - CIRCLE K - CLEAN FREAK - 107TH AVE & NORTHERN AVE
Date: Monday, October 27, 2025 at 11:51:40 AM Mountain Standard Time
From: Castaneda, Joseline
To: Laurie Ray, Hoskins, Duane
CC: Peyton Basha
Attachments: image001.png, image002.png, image003.png, image004.png

Laurie,

I had someone from the same neighborhood reach out this morning, his name is [REDACTED] lives at [REDACTED] and his phone number is [REDACTED]. I'm not sure if this is the person you may have spoken to? He just called because he was not sure what the letter was for as he saw that it was from a law office. He was worried that the letter was directly affecting his property, but I explained that he was in the notification area for the zoning application. I told him to follow up with the applicant for additional questions, but he said he didn't have any questions/concerns.

Thank you,



Joseline Castaneda
Planner
Development Services Department

jcastaneda@glendaleaz.com
P 623.930.2823
5850 West Glendale Avenue
Glendale, AZ 85301

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Subject: Requested zoning change for car wash

Date: Wednesday, November 12, 2025 at 3:54:25 PM Mountain Standard Time

From: [REDACTED]

To: Joseline Castaneda, Brennan Ray, Chelsie Hockersmith

To: Whom it may concern

[REDACTED] residents are deeply concerned with the rezoning of parcel 142-75-622 between Circle K and our community. We are 80 families living quietly in our small community surrounded on three sides by single story residential neighborhoods. We sincerely oppose a noisy business so close to our residential condos. We are concerned about the noise, pollution and increased traffic that will further impede our entrance and exit from our community. Note, our community being built in 1984 only has one gate located on Northern Ave for entrance and exit. We are also concerned about the negative impact on our property values.

The noise of the carwash equipment and customers playing loud music or revving their engines will all contribute to the quality of life in our community. Also, the influx of non-residents loitering can also create a security concern.

Due to these concerns, our community of 80 families oppose the re-zoning of this lot for a car wash. There is no shortage of car washes in the area and do not see a priority of need to justify permanent interference in the quality of life for so many residents.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]