

FINAL VERSION

Planned Area Development Amendment

for

**Circle K – Clean Freak
Car Wash**

by:

Circle K Stores, Inc.

West of the Southwest Corner of 107th Ave. and Northern Pkwy.

Case No: ZON25-08

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NARRATIVE

I. INTRODUCTION

Circle K Stores, Inc. (“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 a 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, high-quality automotive service facility on an in-fill parcel that will serve the growing residential and commercial development in the area.

Simultaneous 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.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

The Site is within the Northern 107 PAD (ZON19-18), which was originally approved in 2020 as a mixed-use development combining residential and commercial uses, including an ancillary car wash facility. Circle K also owns an additional 2.16 acres immediately east of the Site (Lot 1A, which is Parcel A per the Northern 107 PAD) which contains an existing Circle K convenience store and fuel facility. The proposed amendment seeks to modify the PAD to allow a standalone car wash as a primary use rather than solely as an accessory use to a convenience store in Parcel B (APN: 142-75-621 identified in Land Use Map (see Exhibit 1).

The surrounding area includes:

- **North:** City of Peoria, across Northern Parkway (commercial zoning)
- **South:** PAD-ZON19-18, residential development (Parcel C of Northern 107 PAD)
- **East:** PAD-ZON19-18, Circle K convenience store and gas station (Parcel A of Northern 107 PAD)
- **West:** Maricopa County, residential development (Country Meadows)

III. PROPOSED PAD AMENDMENT

A major objective of the PAD zoning is to accommodate a mix of uses that are combined through the Site’s layout and common design elements, development guidelines, and development standards to create a dynamic project that will be an asset in the area and a positive influence on the surrounding community. Another objective of the PAD zoning is to create an innovative development for all land use types to provide a greater variety and intensity of uses. The intent of this PAD is to accomplish those objectives by amending the PAD for a standalone car wash facility with an accessory use of vacuum in commercial development Parcel B that complements the existing commercial development and serves the growing community needs in this area. The proposed uses will be added to the other commercial uses listed as permitted, permitted with conditions, conditional use permit required, and accessory uses identified within the Northern 107 PAD. The proposed PAD amendment accomplishes the PAD zoning objectives while maintaining compatibility with the original Northern 107 PAD design guidelines and development standards.

IV. DEVELOPMENT STANDARDS

A. Site Layout

The Site has been designed to optimize traffic flow and operational efficiency while maintaining compatibility with the adjacent Circle K facility and surrounding residential development. The proposed site layout features:

- A 4,550 square foot car wash building with tunnel wash configuration
- 14 vacuum spaces with associated equipment enclosures
- Adequate queuing and circulation areas to prevent traffic backup onto public streets
- Strategic placement of the building to provide screening from adjacent residential uses
- Compliance with all setback requirements established in the Northern 107 PAD
- Integration with existing utility infrastructure and stormwater management systems

The site design incorporates the required landscape buffers and screening walls consistent with the Northern 107 PAD requirements, including 15-foot landscape setbacks along property lines adjacent to residential uses and 25-foot landscape setbacks along Northern Parkway.

B. Architecture

The building architecture reflects a contemporary design that complements the existing Circle K facility while establishing its own identity as a Clean Freak Car Wash location. The architectural character is:

- A maximum building height of 30 feet consistent with PAD requirements
- Material palette including smooth-face CMU, cultured stone accents, stucco finishes, and architectural metal elements
- Color scheme coordinated with the Northern 107 PAD guidelines using earth tones including Totally Tan (SW 6115), Toasty (SW 6095), and complementary accent colors
- Large glazed openings providing visibility into the facility operations
- Integrated architectural elements that screen mechanical equipment
- Contemporary design elements that create visual interest through varied building massing and material transitions

The architectural design meets all Northern 107 PAD design guidelines while incorporating Clean Freak branding elements and operational requirements for a modern car wash facility.

C. Landscaping

The landscape theme complements the building architecture and integrates with the Northern 107 PAD landscape standards and includes:

- Drought-tolerant plant materials consistent with the City of Glendale's low water use requirements
- Strategic placement of canopy trees to provide shade and visual screening
- Decorative groundcover and shrub masses that provide year-round color and texture
- Enhanced landscape treatment along street frontages with a minimum of 25 feet along Northern Parkway
- Screening landscape between the car wash facility and adjacent residential uses

- Integration with the existing utility infrastructure and adequate clearances for service access

The landscape design utilizes plants approved for the Northern 107 PAD and maintains the established design character while accommodating the specific needs of the car wash operation. All landscaping will be installed with water-efficient irrigation systems and maintained in perpetuity by the property owner

D. Parking

The amount of parking necessary to support the overall development of the Site has been carefully planned to accommodate the needs of the various office-related uses without providing excess amounts of unnecessary parking.

The parking provision has been carefully planned to accommodate the operational needs of the car wash facility while meeting City requirements. The development provides:

- 14 vacuum parking spaces meeting the operational demands of the facility
- 1 accessible parking space meeting ADA requirements
- Total of 15 parking spaces exceeding the minimum requirement for the parking requirement for convenience uses in the Northern 107 PAD, which requires 0.5 spaces per bay plus each stacking space, which would require a minimum of 9 vehicles
- 10-foot by 20-foot parking space dimensions consistent with commercial standards
- Adequate maneuvering areas for vehicles throughout the site
- Clear circulation patterns that minimize conflicts between different user groups

E. Administrative Relief for Development Standards

Administrative relief can be requested up to ten percent (10%) of any development standard upon submittal of the application to the Planning Division.

V. PERFORMANCE STANDARDS

The Clean Freak car wash facility will operate under specific performance standards designed to ensure compatibility with surrounding uses and minimize impacts on adjacent residential development:

Operating Hours

- Summer Operations: 7:00 AM to 7:30 PM
- Winter Operations: 7:00 AM to 6:30 PM

The restricted operating hours ensure that the facility operates during daylight and early evening hours, minimizing potential noise impacts on adjacent residential uses during sensitive nighttime hours. The noise level from the mechanical equipment (vacuum) will not exceed fifty-five (55) dBA at the property line.

Water Conservation and Recycling The Clean Freak car wash utilizes an advanced Velocity Water Reclamation System that significantly reduces fresh water consumption through recycling technology. The system incorporates:

- Four-stage water treatment process including underground storage tanks, hydro-cyclone separation, aeration/ozonation, and re-pressurization

- Advanced filtration removing particles greater than 5 micrometers
- Biological treatment processes that maintain water quality and prevent odors
- Continuous circulation and aeration systems

Based on performance data from similar Clean Freak facilities using the Velocity system, the water usage breakdown demonstrates exceptional conservation:

- **81% (approx.) Reclaimed Water:** Recycled through the on-site treatment system
- **19% (approx.) Fresh Water:** New water from municipal supply

This represents a significant reduction in municipal water demand compared to conventional car wash operations and supports the City's water conservation objectives.

Noise and Visual Screening

- All car wash equipment will be completely housed within the 4,550 square foot building
- Vacuum equipment will be housed in decorative concrete masonry unit (CMU) enclosures
- Vacuum enclosures will feature 8-foot high walls to screen equipment from view and reduce operational noise
- Equipment screening walls will utilize materials and colors consistent with the Northern 107 PAD design guidelines

Environmental Performance The facility's wastewater treatment system meets or exceeds typical municipal discharge requirements:

- Total Suspended Solids (TSS): <100 ppm
- Free Oil & Grease (FOG): <25 ppm
- Biological Oxygen Demand (BOD): <50 ppm

These performance standards ensure that any discharge to the municipal sewer system meets the environmental standards and does not impact downstream treatment facilities.

VI. PAD FINDINGS

The proposed amendment continues to meet the findings of the PAD included in Section 35.2.901.A, which are as follows:

1. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

Response: The proposed Clean Freak Car Wash uses a state-of-the-art Velocity Water Reclamation System that recycles approximately 81% of water used through a four-stage treatment process, representing significant advancement in sustainable operations. The 1.01-acre site has been optimally designed with the car wash and ancillary uses, with adequate queuing and circulation areas to prevent traffic backup onto Northern Parkway and 107th Avenue. The amendment from a "car wash (automated as accessory to convenience use)" to allow a standalone car wash as a primary use demonstrates flexibility in responding to evolving market demands. The site design integrates with existing utility infrastructure and stormwater management systems. This adaptive approach maintains all established PAD design guidelines and development standards while accommodating modern car wash operational requirements.

2. Encourage residential development to provide a mixture of housing types and designs.

Response: While this amendment addresses a commercial use, it supports the original Northern 107 PAD's mixed-use vision that combines commercial development (Parcels A and B totaling 3.17 acres) with residential development (Parcel C containing 4.78 acres). The proposed car wash facility serves as a complementary amenity to the residential component of the PAD and surrounding residential neighborhoods, providing convenient services within the mixed-use framework.

3. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

Response: The proposed amendment innovatively reinterprets the Northern 107 PAD's permitted "car wash (automated as accessory to convenience use)" to allow a standalone primary use, providing greater flexibility and commercial variety while maintaining the PAD's established framework. The facility is appropriately located at the gateway intersection of 107th Avenue and Northern Parkway. This represents efficient infill development maximizing use of existing infrastructure on a 1.01-acre parcel within an established mixed-use PAD.

4. Provide a process which relates the urban design and scale of the project to the unique characteristics of the site.

Response: The car wash building is appropriately scaled for the site's location at Northern Parkway and 107th Avenue while remaining consistent with Northern 107 PAD requirements. The architectural design utilizes materials and colors specified in the PAD guidelines. The site design responds directly to its context between a major parkway and residential uses through 25-foot landscape setbacks along Northern Parkway and 15-foot landscape setbacks with screening along property lines adjacent to residential development. The development maintains the unified development character established in the Northern 107 PAD through coordinated design elements, landscape themes utilizing approved plant materials, and integration with existing infrastructure.

5. 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.

Response: The facility's water reclamation system demonstrates exceptional infrastructure efficiency by recycling approximately 81% of water used (requiring only 19% fresh municipal water) through a four-stage treatment process. The Site provides adequate transportation access and circulation through building placement, adequate queuing areas preventing traffic backup onto public streets, and plenty of parking spaces. Enhanced landscape buffers—25-foot setback along Northern Parkway and 15-foot setbacks along residential property lines—provide substantial screening with drought-tolerant plants and water-efficient irrigation, functioning as visual transition areas while integrating with the Northern 107 PAD's conceptual landscape plan. The development integrates with existing utility infrastructure and stormwater management systems efficiently using prior public investments while providing appropriate commercial services to the growing community.

6. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

Response: The proposed amendment maintains all PAD development standards, design guidelines (materials, colors, setbacks, landscaping), and the stated objective of creating "a

dynamic project that will be an asset in the area and a positive influence on the surrounding community." The proposal is consistent with the Envision Glendale 2040 General Plan by supporting policies for the Western Growth Area (identified as a key growth corridor between 83rd and 115th Avenues), economic development through commercial diversification, and locating development at major intersections with excellent transportation access (Policies GA-2.2, ED-2.3). The facility's water recycling and drought-tolerant landscaping align with multiple General Plan water conservation and environmental policies (WR-3.1, WR-6.1, WR-6.4, CON-2, CON-3.2, EP-2.1, EP-5.1, GA-3.4). The car wash facility serves the growing residential and commercial development in the area, supporting General Plan policies regarding balanced jobs-to-housing ratios (LU-5.3) and attractive commercial corridors (UD-2.6), demonstrating comprehensive consistency with both specific plan and General Plan requirements.

VII. CONCLUSION

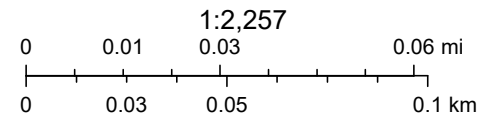
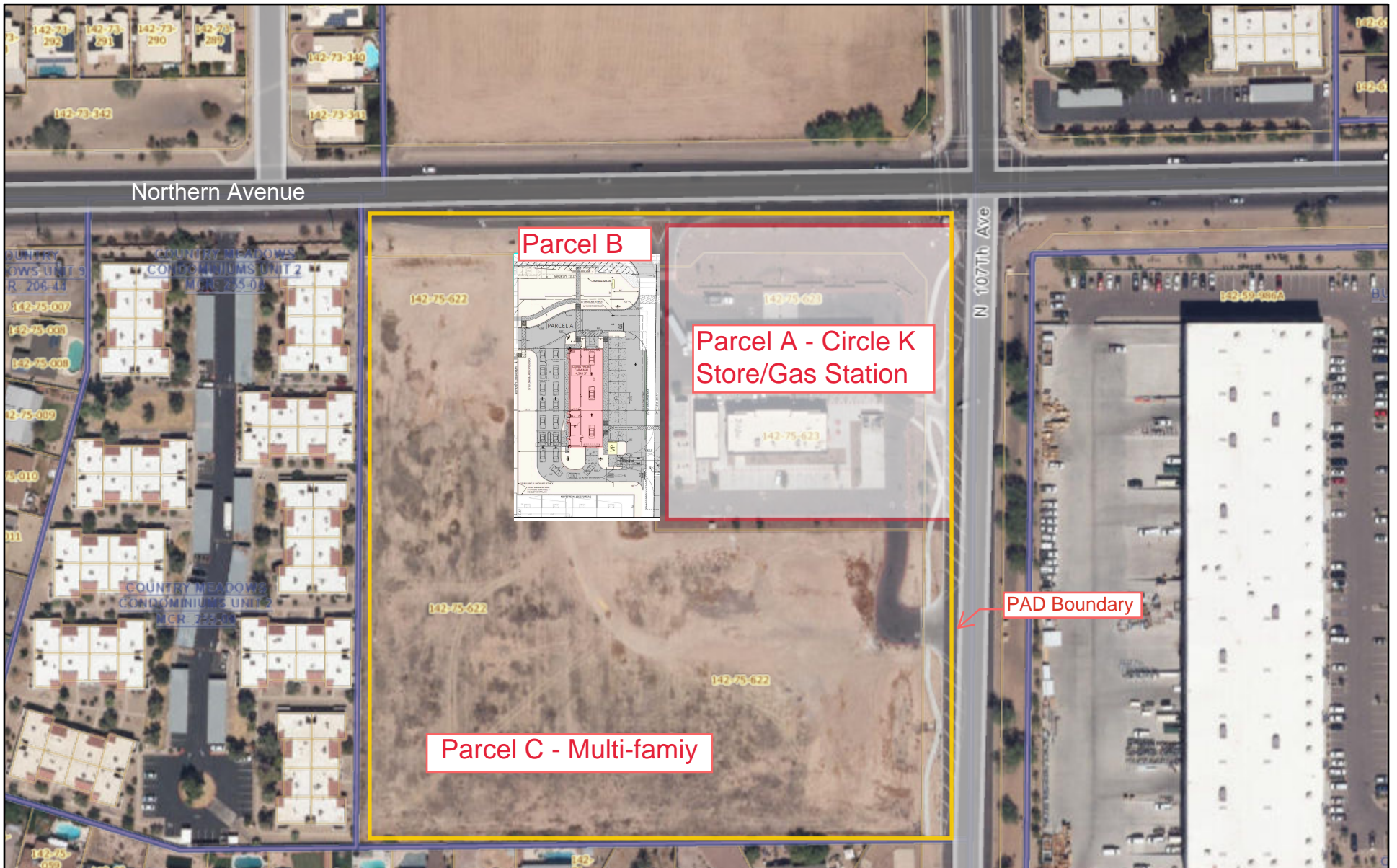
Circle K Circle K and their development team have worked diligently to plan the Clean Freak Car Wash as a viable, quality commercial development that will benefit the surrounding area. The proposed PAD amendment and Design Review applications present the opportunity to create a commercial facility that serves community needs while maintaining the design standards established in the Northern 107 PAD. The car wash facility will provide a needed service to the growing residential and commercial development in the area while generating additional tax revenue and employment opportunities for the City.

We respectfully request your approval of this PAD amendment application.

Circle K Stores, Inc.

VIII. EXHIBIT 1 - LAND USE MAP

Exhibit 1: Land Use Map



Maricopa County GIO, Maricopa County Assessor's Office