



PLANNING COMMISSION REPORT

CASE: ZON25-08 CLEAN FREAK CIRCLE K LOCATED SOUTHWEST CORNER OF 107TH AND NORTHERN AVENUES
CASE #: ZON25-08
MEETING DATE: 01/22/2026
FROM: Joseline Castaneda, Planner, Planning, JCastaneda@glendaleaz.com, 623-930-2823

SUBJECT

ZON25-08, a request by Brennan Ray, on behalf of Ray Law Firm, representing Circle K Stores, Inc., to amend the North 107 PAD (Planned Area Development) zoning to allow a stand-alone car wash use with ancillary vacuums. The site is located at the southwest corner of 107th Avenue and Northern Avenue and is in the Yucca District.

Presented By: Joseline Castaneda, Planner

REQUEST

Planning Commission recommendation to amend the rezone classification for Clean Freak Car Wash Circle K (ZON25-08).

APPLICANT/OWNER

Brennan Ray (602) 558-9934 / Circle K Stores, Inc.

REQUIRED ACTION

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

SUMMARY

The overall 10-acre mixed-used development in the Northern 107th PAD consists of three parcels: Parcel A (142-75-623), Parcel B (142-75-621), and Parcel C (142-75-622). The subject property is a one acre vacant parcel (Parcel B) and the proposed is a 4,543-square-foot standalone car wash with ancillary vacuums.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as General Commercial (GC).

Property Location and Size:

The approximately one-acre property is located at the southwest corner of 107th Avenue and Northern Avenue and is in the Yucca District.

History:

The property was annexed on June 9, 2020 (AN-206). On June 9, 2020, City Council approved a minor general plan amendment (GPA19-08) to change the land use designation from MDR 5- (Medium Density Residential- 3.5 -5.0 du/ac) to HDR 20 (High Density Residential 12.0 – 20.0 du/ac) and GC (General Commercial) and rezone (ZON19-18) to change the zoning from C-S (Planned

Shopping Center) to PAD (Planned Area Development) to allow mix use development. This PAD is identified as the Northern 107 PAD.

Project Details:

- Parcel A and B permits commercial uses and Parcel C permits residential uses.
- The Northern 107 PAD allows a car wash as an accessory use in the commercial parcels.
- The proposed PAD amendment is to permit a car wash as a principal use in Parcel B.
- Clean Freak powered by Circle K is the proposed car wash development.
- The proposed car wash building is 4,543 square feet with self-service vacuums.
- There are multiple access points to the site: one direct access to the north from Northern Ave and two access points to the east along 107th Avenue through shared access with Parcel A.
- No other modifications to development standards or other requirements are proposed.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On October 20, 2025, the applicant mailed notification letters to adjacent property owners and interested parties. A neighborhood meeting was held in person on November 3, 2025, at 6:00 p.m. Nine citizens attended the meeting, expressing concerns related to traffic and noise from the car wash. During the notification period, two calls were received with process-related questions and expressions of opposition. Four emails were received with questions about the letter and opposition to the use from a neighboring residential community. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in The Arizona Republic on January 1, 2026. Notification postcards for the public hearing were mailed to adjacent property owners and interested parties on December 26, 2025. The property was posted on January 2, 2026.

STAFF FINDINGS AND ANALYSIS

PAD Purpose:

The Unified Development Code requires the following the purpose of this district is to encourage new and imaginative concepts in urban design and land development to promote and improve the health, safety, and general welfare of the residents of the city and to create distinct developments with unique urban design, single or mixed uses, and/or substantial additional benefit to the City that would not otherwise be required by this Code.

Section 35.2.901(A) of the Unified Development Code states that the purpose of the PAD (Planned Area Development) district is to:

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

Staff Analysis:

The PAD applied creative land use and circulation systems, with master planned street access, internal circulation, and design guidelines to accommodate the proposed development and mitigate impacts. The site has right-in-right-out only access along both 107th Avenue and Northern Avenue as traffic-calming devices, and all are shared access points. The circulation system shared between parcels is already in place, providing ease of access for pedestrians

and vehicles between each property. Design requirements have been established to mitigate any noise or visual impacts to the residential component of the PAD.

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

Staff Analysis:

This PAD amendment affects the commercial uses for Parcel B to permit an additional principal use.

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

Staff Analysis:

The proposed amendment will permit a principal use that is already allowed as an accessory use providing a larger scale development with additional services. The accessory car wash at the Circle K convenience store has been removed as part of the development concept.

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

Staff Analysis:

The existing Northern 107 PAD provides a process that details the development requirements for all parcels within this development, which also includes the different commercial uses allowed onsite. The proposed use would apply all design requirements related to buffering between this commercial use and the abutting residential parcel to the west and south.

4. 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.

Staff Analysis:

The existing site is planned with adequate utilities and access to minimize impacts to surrounding development. As the required buffering to the future multifamily will be met, the impact on the existing residential abutting the overall development will be minimal. The abutting parcel intended for future multifamily development will create an additional buffer with residential buildings and landscaping, lowering the future impact.

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

Staff Analysis:

The proposal is consistent with the following General Plan goals and policies:

Goal LU-1: Development is guided by sound growth management.

Policy LU-1.1: The City shall ensure that sufficient infrastructure is in place for desired land uses.

The site is adequate for the proposed use, as it is a master-planned site with the necessary infrastructure. No modifications to existing access points, walkways, or landscaping were required to accommodate the proposed on-site use. The new use will contribute to the growth

of commercial businesses in the area, as the site is near residential and industrial properties.

Goal LU-3: Land use ties into existing and future transportation systems.

Policy LU-3.5: The City shall require new development to provide adequate connectivity to existing transportation networks.

All access points to this parcel exist and have been designed to be shared among all developments. The new development would increase accessibility throughout the site, as intended by the Northern 107 PAD.

RECOMMENDATION

Should the Planning Commission recommend approval of ZON25-08, it should be subject to the stipulation in the staff report.

PROPOSED MOTION

Move to recommend approval of ZON25-08, subject to the following stipulation:

Development shall be in conformance with the (Circle K – Clean Freak Car Wash) PAD Narrative, dated December 11, 2025.

Attachments

Project Narrative

Citizen Participation Final Report without labels

Prop 207

General Plan Map

Vicinity Zoning Map

Aerial Map

PowerPoint Presentation
