



COBBLESTONE CAR WASH PROJECT NARRATIVE

August 25th, 2020 *Updated 1-6-21*

CITY OF GOODYEAR

Development Services/Planning Division

14455 W VAN BUREN ST #D

Goodyear, AZ 85338

RE: **SITE PLAN/USE PERMIT**
Proposed Cobblestone Auto Spa Facility
Canyon Trails Retail Development
Goodyear, AZ

Dear Planning Team:

We are very pleased to be submitting for Site Plan and Use Permit for the proposed Cobblestone Auto Spa Facility to be located at the North-East of Cotton and Yuma within the existing Canyon Trails Retail Development. The 1.81 Acre parcel which is Zoned PAD (Planned Area Development) and currently is Vacant. The surrounding parcel is also currently Zoned PAD (Canyon Trails PAD) to the North and West, with PAD on East Side and AU Zoning on South side.

The proposed facility will include proposed 5,359sf Car Wash Building, along with 30 Proposed Vacuum Stanchions/Parking spaces with 2 ADA Covered Spaces. All Vacuum equipment (Motors/VFD) will be housed within Main Building thus eliminating any concerns with Noise at Customer Stanchions as well as existing adjacent development. We are also providing 13 Standard parking spaces to be shared with Target/Retail Center. Cobblestone employs 10-12 employees during different daily shifts with proposed Hours of Operation from 7am to 8pm daily.

Our Proposed Cobblestone Express offers Vacuums for the convenience of our Customers. We offer the "Racetrack" circulation facilitating a One-Way motion minimizing vehicular conflicts. We offer the option for our Customers to Vacuum first or after the Car Wash again providing an easy circular motion.

Pad is currently Vacant within Canyon Trails Development with existing Target Anchor Store with existing Curb Cut Accesses off of Yuma and on-site circulation. There are existing masonry screen walls along Yuma with existing Site and Street Lights to remain.

Under PAD, Car Wash Use will require a Use Permit approval as well as Site Plan/Design Review Approvals. The original Master Site Plan Approval encompassed a Full Service Car Wash/Gas Station/C-Store on this parcel however was never built.

We are proposing a Modern Theme, with Main Steel Tower component at the center of the car wash tunnel incorporating Glazing providing customer with an open and bright experience in lieu of typical car wash tunnel experience which is dark and "claustrophobic" in nature. Our Tunnel Exit will incorporate a tower element providing some height variation and massing. The



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balance of the tunnel is comprised of stained CMU block and stucco. The tunnel roof will comprise of blue fabric, complementing the awning canopies at vacuum stanchions, as well as further enhancing Customer experience providing Natural Light. We are proposing Quality Design with sustainable materials with a cohesive Color Palette and overall unparalleled Design complementing Canyon Trails Development for the Goodyear Community. We have submitted and coordinated Landlord Reviews of our proposed Site Plan and Exterior Design.

We appreciate the opportunity to be making our formal Site Plan and Use Permit and we look forward to your feedback and our forthcoming virtual meetings. 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
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