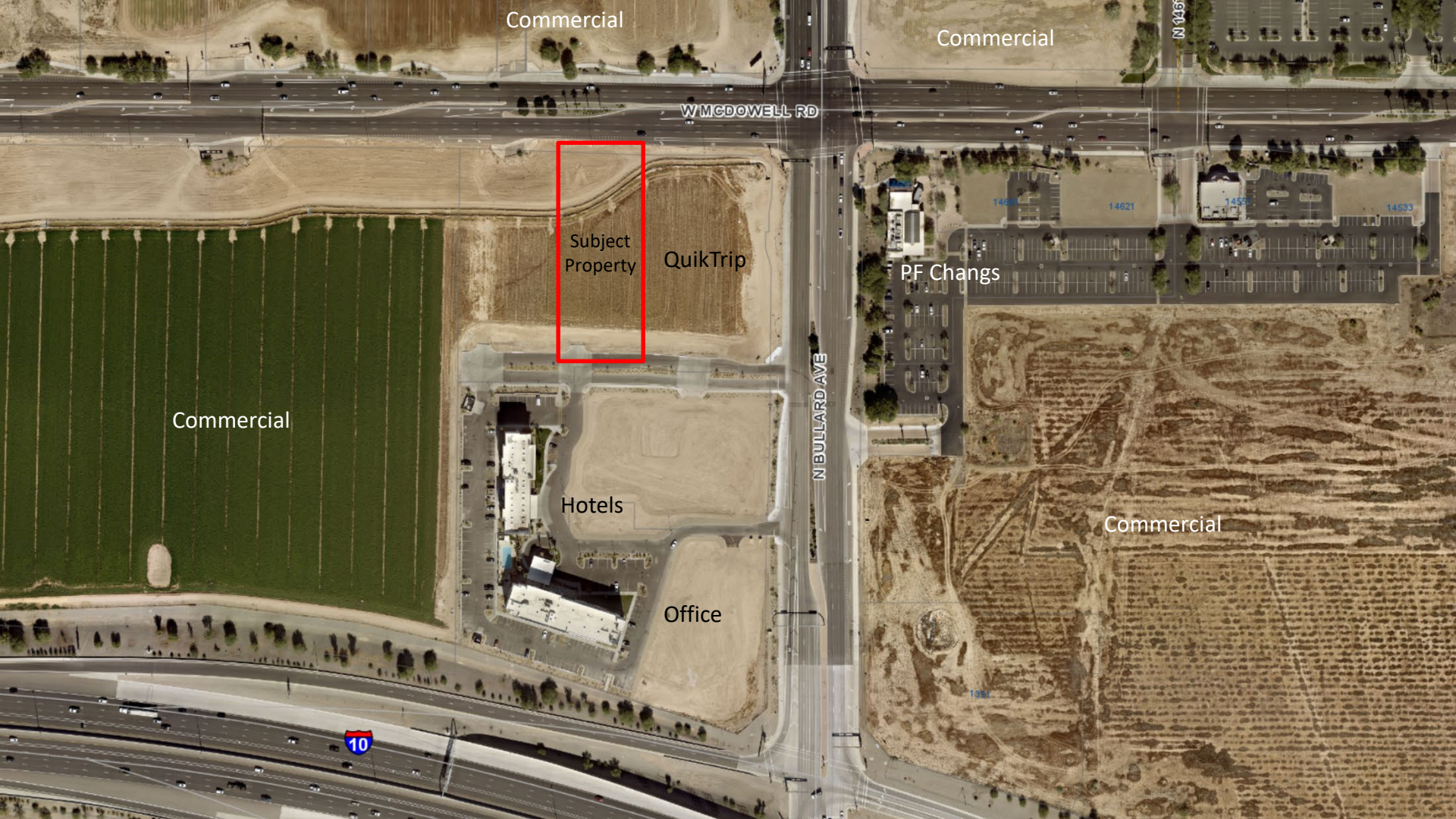




Use Permit Superstar Car Wash

**City Council
October 25, 2021**



Commercial

Commercial

W MCDOWELL RD

Subject
Property

QuikTrip

Commercial

Hotels

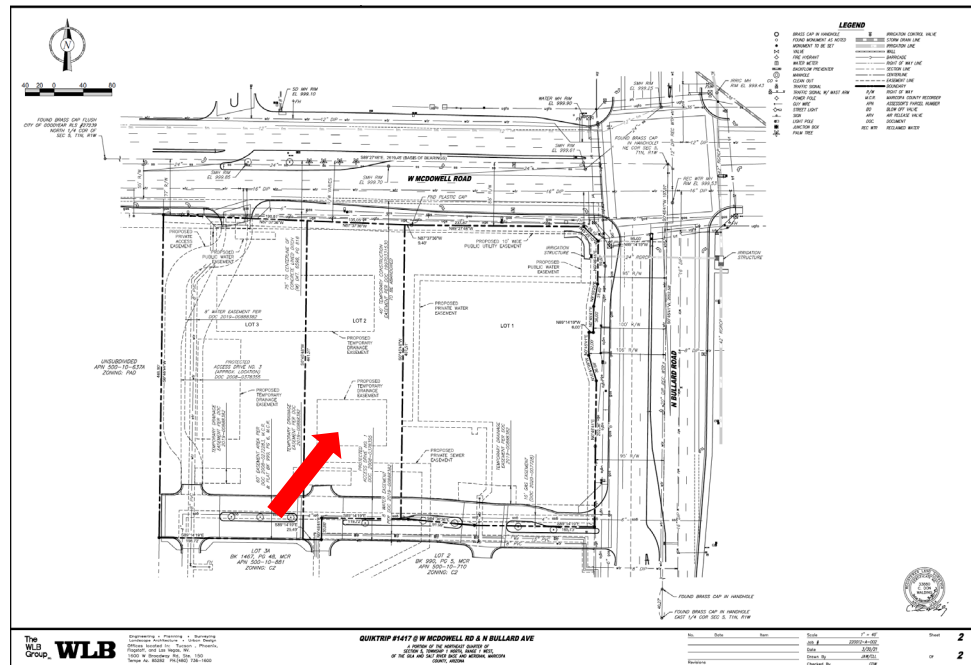
Office

PF Changs

Commercial

10

- Zoned C-2 (General Commercial) - 2007
- Site plan – 2010
- CSP – 2010
- Revised Site Plan – 2018
- Preliminary Plat – 2021
 - Lot 1 – 2.5 acres, QT
 - Lot 2 – 1.27 acres, Super Star car wash
 - Lot 3 – 2 acres, undeveloped

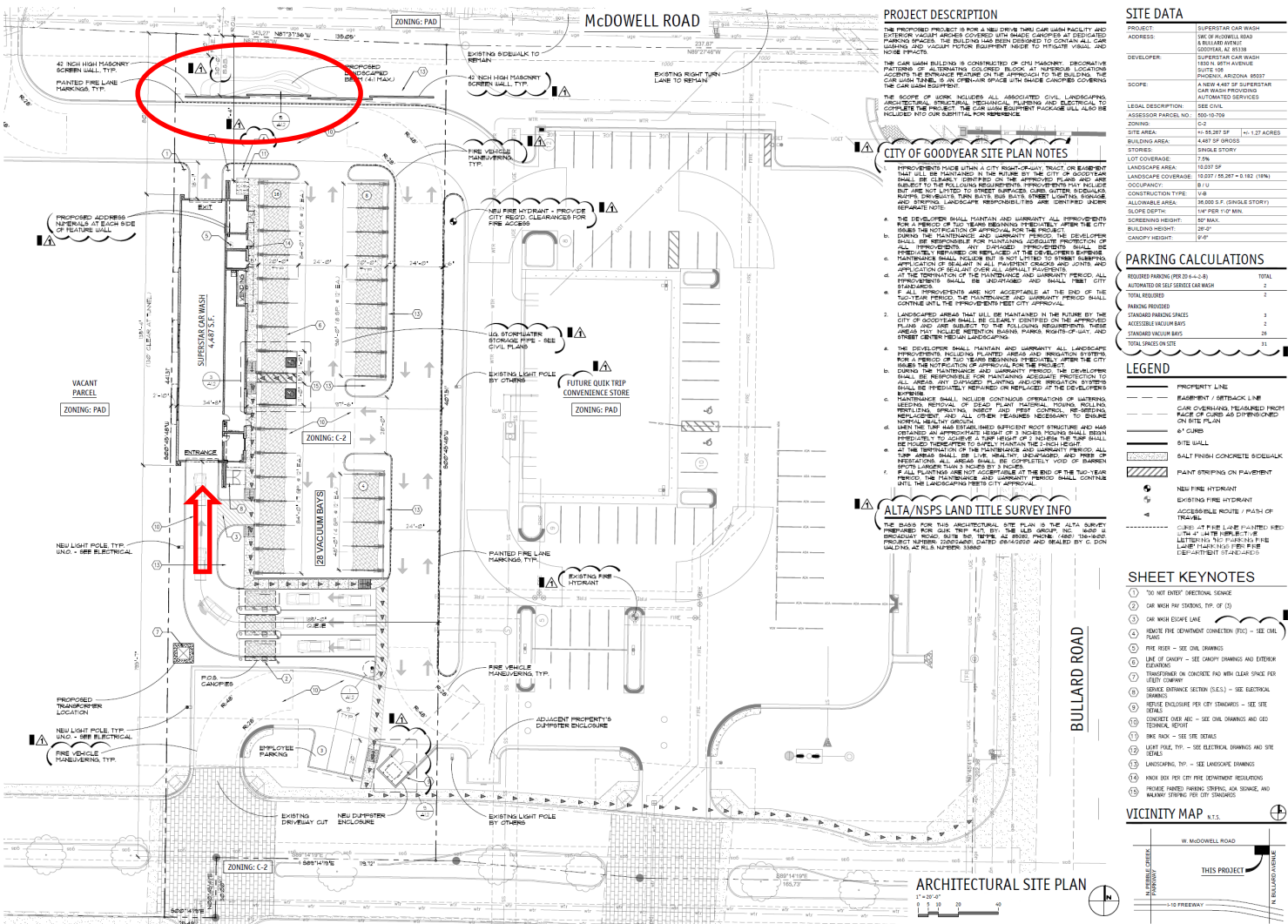


Superstar Car Wash Use Permit



REQUEST

- Use Permit for convenience use (car wash)
- 1.27-acre lot
- 4,487 SF Building
- Car wash, office, equipment
- 3 pay stations
- 28 vacuum spaces



PROJECT DESCRIPTION

THE PROPOSED PROJECT IS FOR A NEW DRIVE THRU CAR WASH FACILITY AND PARKING SPACES. THE BUILDING HAS BEEN DESIGNED TO CONTAIN ALL CAR WASHING EQUIPMENT INCLUDING THE WASHING AND DRYING EQUIPMENT AND NOISE IMPACTS.

THE BUILDING IS COMPOSED OF ONE MAJOR, DISCRETE PATTERNS OF ALTERNATING COLORED BLOCK AT VARIOUS LOCATIONS WITHIN THE BUILDING. THE BUILDING IS TO BE DESIGNED TO BE A CAR WASH STATION, AN OFFICE SPACE WITH SALES CANOPIES COVERING THE CAR WASH EQUIPMENT.

THE SCOPE OF WORK INCLUDES ALL ASSOCIATED CIVIL, LANDSCAPE, ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING TO COMPLETE THE PROJECT. THE CAR WASH EQUIPMENT PACKAGE WILL ALSO BE PROVIDED INTO THE FACILITY FOR REFERENCE.

CITY OF GOODYEAR SITE PLAN NOTES

- IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY TRACT, OR BASEMENT SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THE CITY OF GOODYEAR SHALL BE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMP, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTS, SIGNAGE, AND STREETS. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTES.
1. THE DEVELOPER SHALL MAINTAIN AND GUARANTEE ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY BUREAU HAS NOTIFICATION OF APPROVAL FOR THE PROJECT.
 2. DURING THE MAINTENANCE AND GUARANTEE PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED PLANTING AND/OR REGULATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, PRUNING, AND FERTILIZING. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED PLANTING AND/OR REGULATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 4. WHEN THE TIME HAS EXPIRED, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED PLANTING AND/OR REGULATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 5. ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED PLANTING AND/OR REGULATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

6. LANDSCAPE AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION DRAINAGE PAVEMENT, RIGHTS-OF-WAY, AND STREET CENTER LINE LANDSCAPING.
7. THE DEVELOPER SHALL MAINTAIN AND GUARANTEE ALL LANDSCAPE IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY BUREAU HAS NOTIFICATION OF APPROVAL FOR THE PROJECT.
8. DURING THE MAINTENANCE AND GUARANTEE PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED PLANTING AND/OR REGULATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
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ALTA/NPS LAND TITLE SURVEY INFO

THE SURVEY FOR THIS ARCHITECTURAL SITE PLAN IS THE ALTA SURVEY PREPARED FOR THE PROJECT BY THE ALTA SURVEYING COMPANY, INC. AT 10000 N. 10TH AVENUE, SUITE 100, PHOENIX, ARIZONA 85016. THE SURVEY IS BASED ON THE ALTA SURVEYING COMPANY'S RECORD DRAWING AND MEASURED BY G. CON VALDINO, A.R.S. NO. 19880.

SITE DATA

PROJECT:	SUPERSTAR CAR WASH
ADDRESS:	1001 N. McDOWELL ROAD BULLARD AVENUE GOODYEAR, AZ 85338
DEVELOPER:	SUPERSTAR CAR WASH 1001 N. 10TH AVENUE SUITE 100, PHOENIX, ARIZONA 85016
SCOPE:	A NEW 4,800 SF SUPERSTAR CAR WASH FACILITY WITH AUTOMATED SERVICES
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	100-10-700
ZONING:	C-2
SITE AREA:	11,802.87 SF
BUILDING AREA:	4,800 SF (GROSS)
STORIES:	SINGLE STORY
LOT COVERAGE:	7.1%
LANDSCAPE AREA:	10,202.57 SF
LANDSCAPE COVERAGE:	10,202.57 SF (86.28% + 1.92% (10%))
OCCUPANCY:	R-10
CONSTRUCTION TYPE:	1-B
ALLOWABLE AREA:	10,000 SF (SINGLE STORY)
SLOPE DEPTH:	1/4" PER 10' MAX.
SCREENING HEIGHT:	50' MAX.
BUILDING HEIGHT:	20' MAX.
CANOPY HEIGHT:	10' MAX.

PARKING CALCULATIONS

REQUIRED PARKING (PER 20-4-2-8)	TOTAL
AUTOMATED OR SELF SERVICE CAR WASH	2
TOTAL REQUIRED	2
PARKING PROVIDED	2
STANDARD PARKING SPACES	2
ACCESSIBLE VEHICLES	1
STANDARD VEHICLE BAYS	28
TOTAL SPACES ON SITE	31

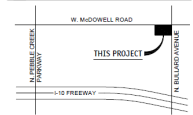
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY / SETBACK LINE
- CAR OVERHANGS TREASURED FROM FACE OF CURB AS DETERMINED ON SITE PLAN
- 4' CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ACCESSIBLE ROUTE / PATH OF TRAVEL
- CURB AT LETTERING LINE PAINTED RED
- LETTERING LINE PAINTED RED
- 2ND SUBMITTAL CITY COMMENTS

SHEET KEYNOTES

1. "DO NOT ENTER" DIRECTIONAL SIGNAGE
2. CAR WASH PAY STATION, TYP. OF (3)
3. CAR WASH EXITE LINE
4. REMOVE THE DOWNWARD CONNECTION (T/C) - SEE CIVIL PLAN
5. FIRE HOSE - SEE CIVIL DRAWINGS
6. LINE OF CANOPY - SEE CANOPY DRAWINGS AND EXTERIOR ELEVATION
7. TRANSFERRED ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
8. SERVICE DISTANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS
9. RETIRED ENCLOSURE PER CITY STANDARDS - SEE SITE DATA
10. CONCRETE OVER AED - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
11. BING RACK - SEE SITE DETAILS
12. LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS
13. LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
14. KNOX BOX PER CITY FIRE DEPARTMENT REGULATIONS
15. PROMOTE PAINTED PARKING STRIPING, ADA SIGNAGE, AND MAXIMUM STRIPING PER CITY STANDARDS

VICINITY MAP



370 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5000

CawleyArchitects.com



EXPIRES 10/31/2024

SUPERSTAR CAR WASH

SWC McDOWELL ROAD & BULLARD AVENUE
GOODYEAR, AZ 85338

DATE

TEST SITE PLAN
01-28-2021
PREPARED SUBMITTAL
01-28-2021
SITE PLAN & PRELIMINARY
04-08-2021
2ND SUBMITTAL
CITY COMMENTS
06-11-2021

SOURCE OF ALTERNATIVE BUILDING CYCLE
The information provided herein is for informational purposes only and does not constitute a contract. The information is provided for the use of the client and is not to be used for any other purpose without the written consent of the architect.

All dimensions shown on these documents are in feet and inches. Dimensions are shown to the nearest 1/8 inch. All dimensions are to be verified by the client and the architect.

Dimensions shown on all drawings and documents are in feet and inches. Dimensions are shown to the nearest 1/8 inch. All dimensions are to be verified by the client and the architect.

Project: 20167

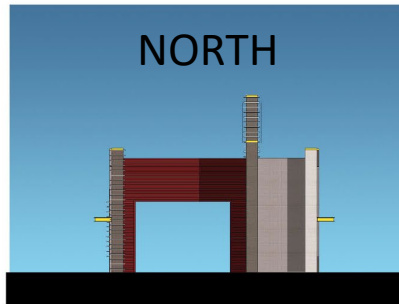
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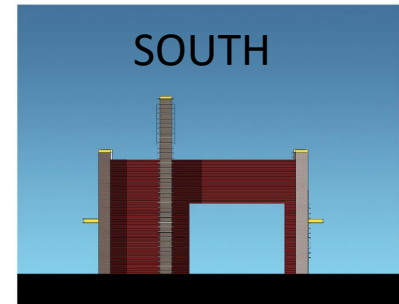
SIDE ELEVATION



VACUUM SIDE ELEVATION



TUNNEL EXIT ELEVATION



TUNNEL ENTRY ELEVATION

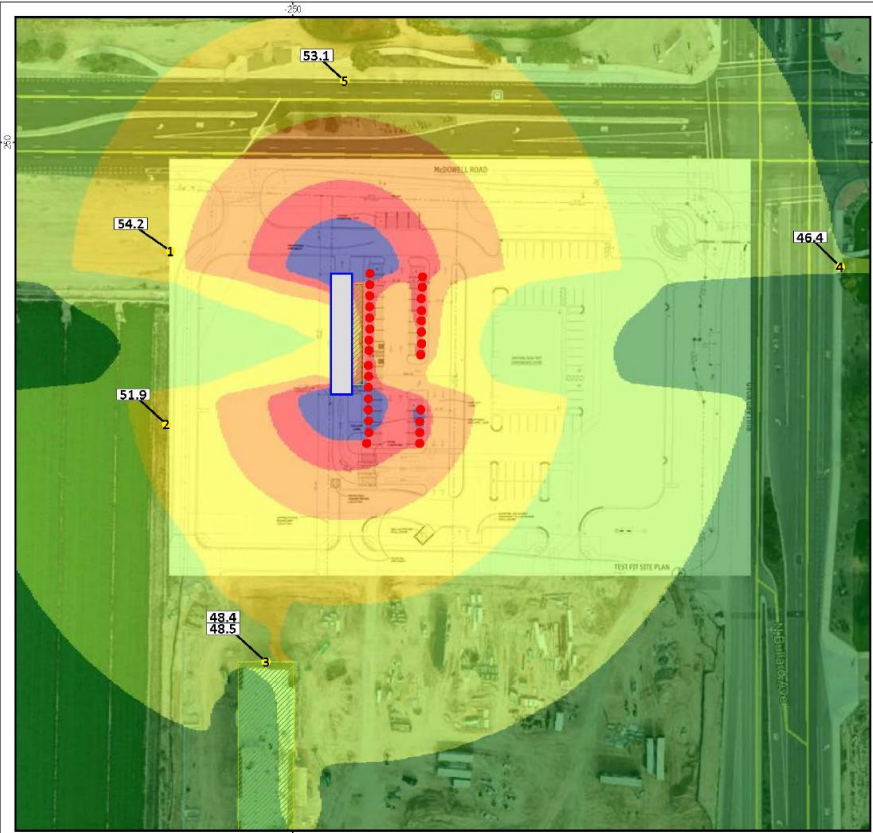
Superstar Car Wash Use Permit



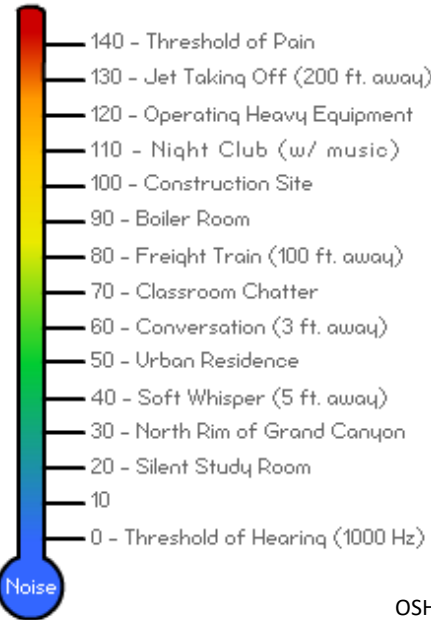
USE PERMIT EVALUATION CRITERIA

1. Use will not be materially detrimental
2. Use is reasonably compatible with uses in surrounding area
 - Potential for noise
 - Equipment housed within enclosures
 - Sound proofing within tunnel
 - Nearest residential – 1,340' to MF, 2,000' to SF
 - Reliance on noise assessment
 - Stipulations addressing actual noise (Stips 3 & 4)

Exhibit C
Operational Noise Levels



Typical Sound Levels (dBA)



OSHA

Table 1: Existing + Project Predicted Operational Noise level

Receptor	Existing Ambient Noise Level (dBA, Leq)	Project Noise Level (dBA, Leq)	Total Combined Noise Level (dBA, Leq)	Change in Noise Level as Result of Project
1	46	45	55	9
2		52	53	7
3		48	50	4
4		49	50	4
5		46	46	0
		53	54	8

Superstar Car Wash Use Permit



CONVENIENCE USE EVALUATION CRITERIA

Adequacy of parcel size

- Sufficient for proposed use
- Queuing to occur onsite (Stip 5)

Hours of operation

- 7 am – 8 pm, seven days a week (Stip 10)

Required traffic mitigation

- Off-site improvements mostly complete, internal improvements required

Other concerns

- Use permit only – no other concerns outside of noise potential

Superstar Car Wash Use Permit



PUBLIC PARTICIPATION

- Citizen review notice sent to surrounding property owners & stakeholders
- Use Permit requires review through public hearing process
- Recommendation from Commission & approval from Council
- Notice provided for public hearings:
 - Property posted
 - Legal advertisement
 - Mailing to surrounding property owners & stakeholders
- Website: Current Development Applications
- PZC October 13
- No opposition to project to date

Superstar Car Wash Use Permit



RECOMMENDATION

- Proposal complies with all evaluation criteria
- Staff & PZC recommend approval
- 12 stipulations in staff report