

To: City of Goodyear Development Center

From: D. Christopher Barta

Subject: Site Plan & Use Permit Submittal (PZTEMP21-11509)
Super Star Car Wash - SWC of McDowell Rd. & Bullard Ave.

Date: Revised Friday, June 11, 2021

NARRATIVE

Super Star Car Wash is expanding in the west valley and has selected a site within the forthcoming Goodyear Professional Plaza in Goodyear, Arizona. The scope of work for this project includes construction of a new 4,487 SF automated car wash facility to be sited on 1.27 acres (55,267 SF) located near the SWC of McDowell Road & Bullard Avenue. Existing zoning is C-2 'General Commercial' and the APN for the existing parcel is 500-10-709. Currently, a re-plat is underway which will subdivide the larger property into three smaller parcels.

The proposed Super Star Car Wash facility will feature new corporate architecture and the following enhanced features: modern architectural massing and fenestration with horizontal metal louvers; incorporated green screens; three self-service pay stations; an open 130 foot tunnel; 28 covered vacuum parking spaces; three dedicated employee parking spaces; shared site access with the adjacent parcels and all associated new utilities. Note that there are no overhead power lines on this parcel and all utility improvements shall be underground. All roof mounted HVAC equipment will be fully screened by parapet walls.

Other businesses which have already built in this development include hotels by Marriott and Hilton which are adjacent to the freeway frontage to the south.. A Quik Trip convenience store will be sited directly on the corner to the east of this parcel.

Orientation of the new car wash was driven by the proportions of this parcel and it allows for the tunnel exit to be located facing north toward the busy street and away from the neighboring hotels. New landscaping, which will conform to City of Goodyear requirements will be utilized to screen vehicular areas via the use of masonry screen walls and earthen berms. Additional landscaping has been provided north of the car wash tunnel to mitigate views and noise at the exit.

This project shall also demonstrate compliance with the zoning stipulations associated with Ordinance 07-1070.