

SuperStar Express Car Wash

North of the NWC of Baseline Avenue and Ironwood Road

Major Amendment to Planned Development

April 8, 2019

On behalf of the property owner, Beus Gilbert PLLC along with Cawley Architects and Bowman Consulting, hereby submit this application for a Major Amendment to the existing Planned Development (PD) zoning to permit construction of a SuperStar Express Car Wash on the subject parcel.

Zoning, Uses, and Current Site Plan

The existing zoning of the subject parcel is Planned Development (PD) with a B-1 commercial land use designation. The PD zoning was originally adopted in 1997 and has since been approved for two amendments, the latest in 2014 which approved a commercial (office and/or retail) strip center instead of the hotel originally proposed. The site plan with the 2014 PD amendment consists of 2.66 acres with +/- 21,000 sq. ft. of commercial made up of two retail or office buildings (5,589 sq. ft. and 10,257 sq. ft.) and two restaurant pads (about 2,500 sq. ft) each with a drive-thru.

Proposed Uses and Site Plan

We are requesting a Major Amendment to the existing zoning to facilitate the car wash, which was not shown on the approved site plan. The overall parcel (APN 102-19-007D) will be divided into two lots with the car wash located on the southernmost approximately 1.24 acre lot. The remainder lot to the north is +/- 1.38 acres and continues to illustrate retail/commercial space, the same as the current plan adopted in 2014. The proposed plan generally mimics the northern portion of that current site plan and includes an 8,218 sq. ft. shops building and a 3,300 sq. ft. pad with a drive-thru.

The car wash will provide professional and automated services with a 4,865 sq. ft. enclosed wash tunnel, and 29 shaded vacuum bays. It will have three car wash pay stations, with stacking for six vehicles at each pay station. The car wash will employ up to two to three people at peak times.

Sales Tax and Future Retail

While the proposed SuperStar Car Wash replaces 9,328 sq. ft. of retail space shown on the existing PD site plan, that site plan was approved in 2014 and has produced no buildings or uses that generate sales tax. Preliminary discussion with the City has indicated that City sales tax will be charged for the express car wash.

The current property owner, Meridian Ironwood, LLC, has also submitted a letter (attached) indicating that since the last site plan was approved in 2014, extensive marketing has failed to secure an anchor use for the shops or one of the restaurant pad users. They believe that the proposed SuperStar Car Wash will produce activity on the property and help in garnering retail and restaurant uses for the remaining space.

Architecture and Building Design

The design of the project will be a cohesive and contemporary building that will add interest and style complimentary to the existing center as a whole. The exterior elevations of the car wash will be comprised of a variety of materials including; glazing and concrete masonry. The elevations of the retail buildings will remain as those approved in 2014.

Vehicular Access and Traffic

A shared driveway access along Ironwood Road is illustrated in the same location as shown in 2014. A new deceleration lane turning into the site from Ironwood Drive is proposed. Shared access to the south is incorporated allowing access to Baseline Road. Fire truck and refuse maneuvering and access are provided per code.

A trip generation study had been prepared by Y2K engineering and submitted as a part of this request. As indicated in this study, which compares vehicle generation of the currently approved site plan with that of the one proposed that this time, there will be no change in traffic due to the Superstar Car Wash. In fact, the comparison suggests that the proposed site plan will produce one less vehicle trip during weekday PM Peak Hour traffic.

Hours of Operation

The SuperStar Car Wash will be open 7 am to 8 pm, seven days a week.

Noise

Sound impact from a car wash is always a sensitive topic. Given the adjacency to residential, care was taken in the layout of the property. The car wash tunnel faces east-west and is pushed as far east as possible. The vehicle queuing lane is a minimum of 65' and the entrance to the wash tunnel is 124' from the residential property line. The wash blowers and the vacuum equipment are located at the easternmost end of the tunnel, as far away from residents as possible.

In order to limit blower noise as much as possible, SuperStar Car Wash is proposing to utilize "Stealth" blowers from the International Drying Corporation, which are generally regarded as the quietest available. These dryers come at a significant cost increase, but in turn reduce the noise emanating from this necessary car wash component. Our Noise Impact Study, produced by MD Acoustics, and submitted as part of this request, is predicated on the use of these blowers. That study suggests a projected noise level of 38.3 dBA at the nearest residential. Ambient noise was measured in this location at 49.2 dBA to 59.4 dBA; therefore, at the residential property, the car wash will operate at a noise level less than the traffic along Ironwood Road.

Thursday, September 27, 2018

Mr. Larry Kirch
Development Services Director
CITY OF APACHE JUNCTION
300 E. Superstition Blvd.
Apache Junction, AZ 85119

Re: Rezoning Application
Ironwood and Baseline/N of the NWC

Dear Mr. Kirch,

It has been our intention over the past few years to develop this property and we have marketed extensively the site plan that was approved in 2014. Our hope has been to secure an anchor for the shops or one of the pads to allow us to start the project.

We have been unable to secure a lead tenant for this planned project. Our hope was that the eventual residential development to the east would recommence and help in generating interest in the site. The residential projects have not been realized and outside interest in our parcel has been intermittent.

The proposed car wash would generate a great deal of activity to the property and assist in helping us to lease or sell the remaining shops and pad.

We support this use as an anchor to the site and in addressing a current need in the market.

Best Regards,



Grant Tayrien
Managing Member