



Village Planning Committee Meeting Summary Z-53-18-5

Date of VPC Meeting	October 17, 2018
Request From	C-2 SP
Request To	C-2
Proposed Use	Removal of a portion of a special permit for a mini storage facility to allow a car wash
Location	Approximately 470 feet west of the northwest corner of 27th Avenue and Northern Avenue
VPC Recommendation	Approved
VPC Vote	14-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

1 card was submitted in support, not wishing to speak.

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Ms. Maja Brkovic provided an overview of the request identifying the existing zoning designation, proposed zoning designation, surrounding zoning and uses, the General Plan Land Use Map designation, overview of the site plan, staff findings and recommendation.

Mr. Michael Clark, Identity Mutual, representing the applicant, Quick Quack Carwash, provided an overview of the request. He explained that his company helps find sites for Quick Quack locations and processes the entitlements needed for those sites. He explained that Quick Quack had operations in various states, offering the express model with at least two employees on site at all times. He noted that Quick Quack was interested in differentiating themselves from their competition by offering exceptional customer service and retail-like elevations to blend in with commercial retail centers. He provided an overview of their rezoning area and the site plan. He noted that customers would enter and exit the site off of Northern Avenue and would have cross access to the property to the east. He noted that there would be free self-service vacuums on the western side of the site. He noted that enhanced landscaping and an 8-foot wall, adjacent to the west, would be provided on the site as part of the development.

Mr. Michael Clark noted that fabric canopies would not be used on the site. He identified that the applicant would pursue a use permit to operate a car wash in an open tunnel, subsequent to the rezoning request. He noted that the vacuum enclosure would be located along the west side of the site and stated that the vacuums produced noise levels at 65 decibels. He noted that the noise of the vacuums would not have a negative

impact on the surrounding residential properties. He stated that the traffic on Northern Avenue would block out the noise of the vacuum blowers in the tunnel. He noted that Quick Quack captured all of their water on site and that fresh water was mainly used as part of the rinse cycle. He noted that he worked closely with Jeff Spellman and Phoenix Police to ensure that the site was built so as to discourage trespassing after operating hours. He noted that neighbors asked that no-trespassing signs be placed on site, authority to arrest be filed with Phoenix police, security cameras to be added and that lights remain turned on after operating hours. He noted that they would meet those requests. He explained that the operating hours would be 7AM to 9 PM. He noted that Quick Quack was willing to engage with the surrounding businesses to improve the area.

Mr. Joshua Matthews asked what would occur with the existing storage facility.

Mr. Michael Clark noted that a portion of the self-service storage units would be removed as part of the project. He stated that approximately 30 storage units would be removed.

Mr. Jason Barraza noted that a resident asked how grease and dirt stored on site would be removed and asked that the applicant address the questions.

Mr. Michael Clark noted that the grease and dirt would be pumped three to four times a year using a grease and dirt trap company.

Chairman Larry Herrera asked why an entrance door was being provided along the alley.

Mr. Michael Clark noted that the self-service storage owner lived in a home adjacent to the site and wanted to have an entrance point.

Chairman Larry Herrera asked if a bright LED light would be used along Northern Avenue for signage.

Mr. Michael Clark noted that the sign would utilize a static light and would not be a reader board.

Ms. Shannon McBride thank the applicant for working closely with the community.

Mr. Jeff Spellman, with the Violence Impact Coalition (VIP) group submitted a letter of support for the project. He noted that the project would be a good asset to the area. He noted that the VIP group specifically identified this parcel as a site that needed to be revitalized and was happy that a project was moving forward. He noted that the project would help bring other projects to the area. He explained the need to keep lights on after hours and to lock the dumpsters. He noted that the applicant had gone above and beyond for the project by opening up a line of communication with the surrounding business owners to ensure that the site operated responsibly after construction.

Mr. Joshua Matthews asked staff for clarification in regard to the rezoning request.

Ms. Maja Brkovic noted that the request was to remove the special permit to allow intermediate commercial uses.

MOTION:

Ms. Shannon McBride made a motion to approve Z-53-18-5.

Ms. Marcia Veidmark seconded the motion.

VOTE:

The motion was approved, Vote: 14-0 (Herrera, Church, Barraza, Berkner-Frogozo, Hepperle, Krentz, Larson, Matthews, McBride, Nelson, O'Hara, Snyder, Veidmark and Wiedoff).

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None