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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: NICOLE RUSSELL, SENIOR PLANNER *NR*
(480) 503-6716, NICOLE.RUSSELL@GILBERTAZ.GOV

THROUGH: VERONICA GONZALEZ, PRINCIPAL PLANNER *vg*
(480) 503-6720, VERONICA.GONZALEZ@GILBERTAZ.GOV

MEETING DATE: AUGUST 7, 2024

SUBJECT: A. GP23-13, COBBLESTONE EXPRESS AUTO SPA: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 1.52 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LINDSAY ROAD AND GERMANN ROAD FROM NEIGHBORHOOD COMMERCIAL (NC) TO GENERAL COMMERCIAL (GC) LAND USE CLASSIFICATION.

B. Z23-11, COBBLESTONE EXPRESS AUTO SPA: REQUEST TO REZONE APPROXIMATELY 1.52 ACRES, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LINDSAY ROAD AND GERMANN ROAD FROM NEIGHBORHOOD COMMERCIAL (NC) TO COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for the development of a car wash.

RECOMMENDED MOTION

A. Move to recommend to Town Council approval of GP23-13, a Minor General Plan Amendment; and

- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z23-11, as requested, subject to the conditions listed in the staff report.

APPLICANT

OWNER

Company: Gilbert Blilie PLLC	Company: Lindsay Germann 4 LLC
Name: Kurt Waldier	Name:
Address: 701 N 44 th Street Phoenix, AZ 85008	Address: 4650 E Cotton Center Blvd. Ste 200 Phoenix, AZ 85040
Phone: 480-429-3061	Phone:
Email: kwaldier@gilbertblilie.com	Email:

BACKGROUND/DISCUSSION

History

Date	Description
<i>February 15, 2005</i>	Town Council adopted Annexation (A04-07), Ordinance No. 1627, annexing 12.47 acres.
February 15, 2005	Town Council adopted Resolution No.2568 in case GP04-07, reclassifying 6 acres from Residential > 2-3.5 DU/Acre to Neighborhood Office (NO).
February 15, 2005	Town Council adopted Ordinance No. 1634 in case Z04-11, rezoning 12.47 acres from Agricultural (AG) and R-43 (County) to Neighborhood Office (NO) and Neighborhood Commercial (NC).
March 9, 2006	The Design Review Board approved Lindsay Groves DR05-88, for an office development and future commercial development.
November 4, 2020	Planning Commission approved DR20-94, Speedway convenience store.
<i>November 4, 2020</i>	The Planning Commission approved UP20-26 for a fueling dispensing facility.
<i>November 4, 2020</i>	The Planning Commission approved UP20-27 for a 24-hour convenience store.
<i>November 4, 2020</i>	The Planning Commission approved UP20-28 a Master Site Plan for a convenience store and a limited service restaurant.

Overview

The applicant is proposing a Minor General Plan Amendment, Rezoning and Design Review for a car wash. The Minor General Plan Amendment request is to change the land use classification from Neighborhood Commercial (NC) to General Commercial (GC), as well as rezone the site from Neighborhood Commercial to Community Commercial (CC) to allow for a car wash. Access to the site is from Germann Road on the north side of the adjacent parcel, and Lindsay Road on the east side of the site.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Industrial (I)	County Zoning	Industrial Development
South	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Lindsay Groves Office complex
East	Residential > 3.5-5 du/ac	Single Family 6 (SF-6) with a PAD overlay	Place of Worship
West	Residential > 14-25 du/ac & General Office (GO)	Multi-Family Medium (MF/M) & County zoning	Apartment Complex & a Single Family Residence
Site	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Undeveloped

General Plan

The applicant is requesting a Minor General Plan Amendment from Neighborhood Commercial (NC) to Community Commercial (CC) to accommodate rezoning the property to allow for the development of a car wash. The proposed Minor General Plan Amendment supports several of the goals and policies of the Town of Gilbert's General Plan as follows below.

The applicant has stated that they believe the request conforms to the General Plan for the following reasons (applicant response in italics):

Community Goals- Goal CM-1 Encourage a Balanced Land Use Framework
 Policy 6- Support the provision of appropriate transitions between sites having distinct changes in types or intensities of land uses.

Goal CM-4 Promote our Neighborhoods

Policy 19- Support infill development that is designed to acknowledge the surrounding context.

This subject site is sandwiched between large-scale employment uses and multifamily development to the west, a major church campus to the east, a gas station and industrial uses to the north, and office uses to the south. The proposed minor General Plan Amendment for the GC land use designation will be more compatible and provide a better balance of uses between and transition from the employment, multifamily, and industrial uses, to the adjacent church campus and office complex.

The proposed amendment to change from Neighborhood Commercial (NC) to General Commercial (GC) and the companion rezone is a compatible change in the area in which it is proposed. The parcel to the north has been approved for a convenience store with fueling station which is a typical use that is found in conjunction with a car wash. While the proposed change in land use designation to General Commercial appears to be an intensification of uses in the area, the proposed development will be adequately buffered from the existing residential to the south by the office complex and the existing multi-family to the west by the Eastern Canal. Typically, General Commercial businesses which are located along arterial roadways are designed to cater to the neighboring area.

Opportunity Goal 1: Encourage Job Growth

Policy 46: Maintain and broaden the mix of unique shopping, service, and hospitality opportunities.

Even with the relatively small site of just one acre, Cobblestone will employ roughly 12 people for operation, management, and service of this Project. The Project will deliver a unique service to Town of Gilbert Residents, employees, and church goers, offering a quick and convenient location to thoroughly clean their personal vehicles. This service offers a necessary service to customers who may not have time to clean their vehicle at home; enjoy the convenience of not having to wash their car themselves; or perhaps provides the only opportunity for some residents and employees to clean their vehicle as they may not have the capabilities to do it at home, for example those living in multifamily communities like the future residents of the adjacent Town Germann.

Staff generally supports the proposed Minor General Plan Amendment because the proposed change meets the intent of the General Plan for the reasons listed above. The proposed amendment is closely tied to Policy 19 which supports infill development while acknowledging the surrounding area uses. The proposed

change is aligned with goals to increase employment growth and diversify land uses within the Town of Gilbert.

Rezoning

The applicant is proposing a rezoning for 1.52 acres of property currently zoned Neighborhood Commercial (NC) to Community Commercial (CC) at the southwest corner of Germann and Lindsay Roads. The proposed rezoning will convert the last remaining undeveloped parcel within the designated Neighborhood Commercial area in between the Eastern Canal Trail and Lindsay Road. This rezoning runs concurrently with the Minor General Plan Amendment to change the Land Use designation from Neighborhood Commercial to General Commercial (GC) for a proposed car wash. The adjoining parcels to the south and north of the subject site are currently zoned Neighborhood Commercial (NC). The northern parcel has an approved 24-hour convenience store with fueling facility and the southern parcel is an existing professional office complex. As noted earlier in this report, developing a car wash in this location would intensify the uses in the area; however, staff is in support of the proposed rezoning because the site will be sufficiently buffered by existing transitional uses to the north, west, and south.

Project Data Table

Site Development Regulations	LDC Standard for CC	Proposed
Maximum Building Height (ft.)/(Stories)	35/2	28 to the top of the wing wall
Minimum Building Setback (ft.)		
Front	20	66.5
Side (Non-residential)	15	5*/66
Rear (Non-residential)	15	90
Minimum Required Perimeter Landscape Area (ft.)		
Front	20	33.75
Side (Non-residential)	15	16 (south)/0 (north)*
Rear (Non-residential)	15	8'4"
Landscaping (% of net lot area)	15	30%
Off-Street Parking and Loading	2	3

* Master site plan

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 6.2.6.

A neighborhood meeting was held on November 6, 2023. No residents attended the meeting. Staff has received one inquiry email from a member of the public who wanted to know more about the project. The applicant has provided staff with 10 petitions of non-opposition from surrounding community businesses. No additional comments have been received by staff from the public.

HOUSING IMPACT

Pursuant to ARS9-462.01 (J); a Housing Impact Statement has been submitted regarding the impact of the amendment on the following:

1. A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning text amendment applies.
2. A description of any data or reference material on which the proposed zoning text amendment is based.
3. A description of any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning text amendment.

The proposed use will have no impact on housing.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 6.2.2 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.

2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP23-13, to change the land use classification of approx. 1.52 acres, generally located at the southwest corner of Lindsay Road and Germann Road from Neighborhood Commercial (NC) to General Commercial (GC) land use classification; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z23-11 rezoning approx. 1.52 acres generally located at the southwest corner of Lindsay Road and Germann Road from approx. 1.52 acres of Neighborhood Commercial (NC) zoning district to approx. 1.52 acres of Community Commercial (CC) zoning district, subject to the following conditions.
 - a. At the written request of Gilbert, Developer shall dedicate all necessary easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
 - b. If the Final Plat for the Project contains tracts, the Developer shall create a Property Owner's Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas within those tracts, and landscaping within the rights-of-way adjoining the Property. If there are no tracts on the Final Plat, Developer and all future owners of the Property shall assume maintenance responsibilities for landscaping, improvements and preservation of all open space areas, and landscaping within the rights-of-way as specified on the approved site plan or final plat.

- c. Developer shall record easements to be owned by the POA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. Such easements shall be open to public access and use.

Respectfully submitted,



Nicole Russell
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map
- 2) Aerial Photo
- 3) General Plan Exhibit
- 4) Zoning Exhibit
- 5) Legal Description
- 6) Applicant's Narrative

Notice of Puk **GP23-13 & Z23-11: Cobblestone Express Auto Spa** Attachment 1 - NOPH

PLANNING COMMISSION DATE:

*Wednesday, August 7, 2024*TIME: 6:00PM*

TOWN COUNCIL DATE:

Tuesday, September 10, 2024 TIME: 6:30 PM*

LOCATION: Council Chambers

Municipal Building I

50 E Civic Center Dr.

Gilbert, AZ 85296

*Call Planning Division to verify date and time: (480) 503-6716

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

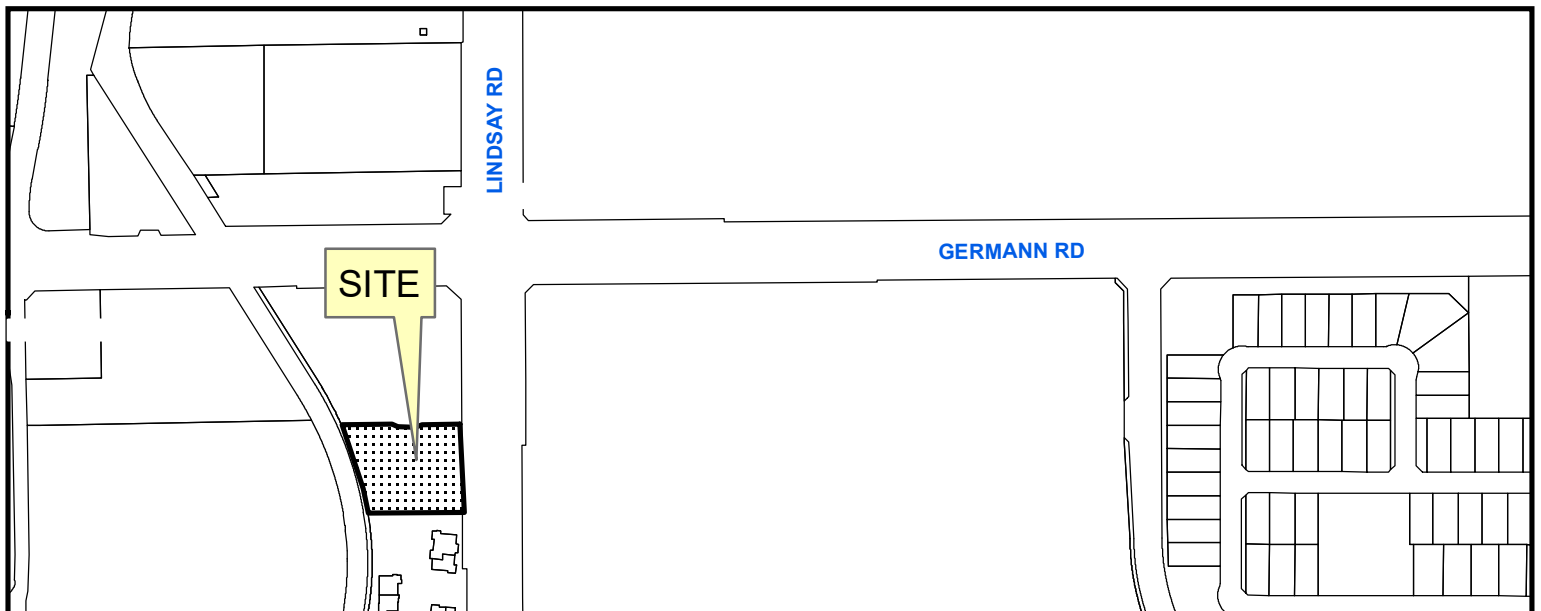
REQUESTED ACTION:

COBBLESTONE EXPRESS AUTO SPA:

GP23-13: Request for Minor General Plan Amendment to change the land use classification of approx. 1.52 acres generally located southwest corner of Lindsay Road and Germann Road from Neighborhood Commercial (NC) to General Commercial (GC). The effect of this amendment will be to change the plan of development to allow the commercial development of an auto wash.

Z23-11: Request to rezone approx. 1.52 acres generally located southwest of the intersection of Lindsay Road and Germann Road from Neighborhood Commercial (NC) to Community Commercial (CC). The effect will be to allow for an auto wash.

SITE LOCATION:



0 150 300 600 Feet



APPLICANT: Gilbert Blilie PLLC

CONTACT: Kurt Waldier

ADDRESS: 701 N 44th St.

Phoenix, AZ 85008

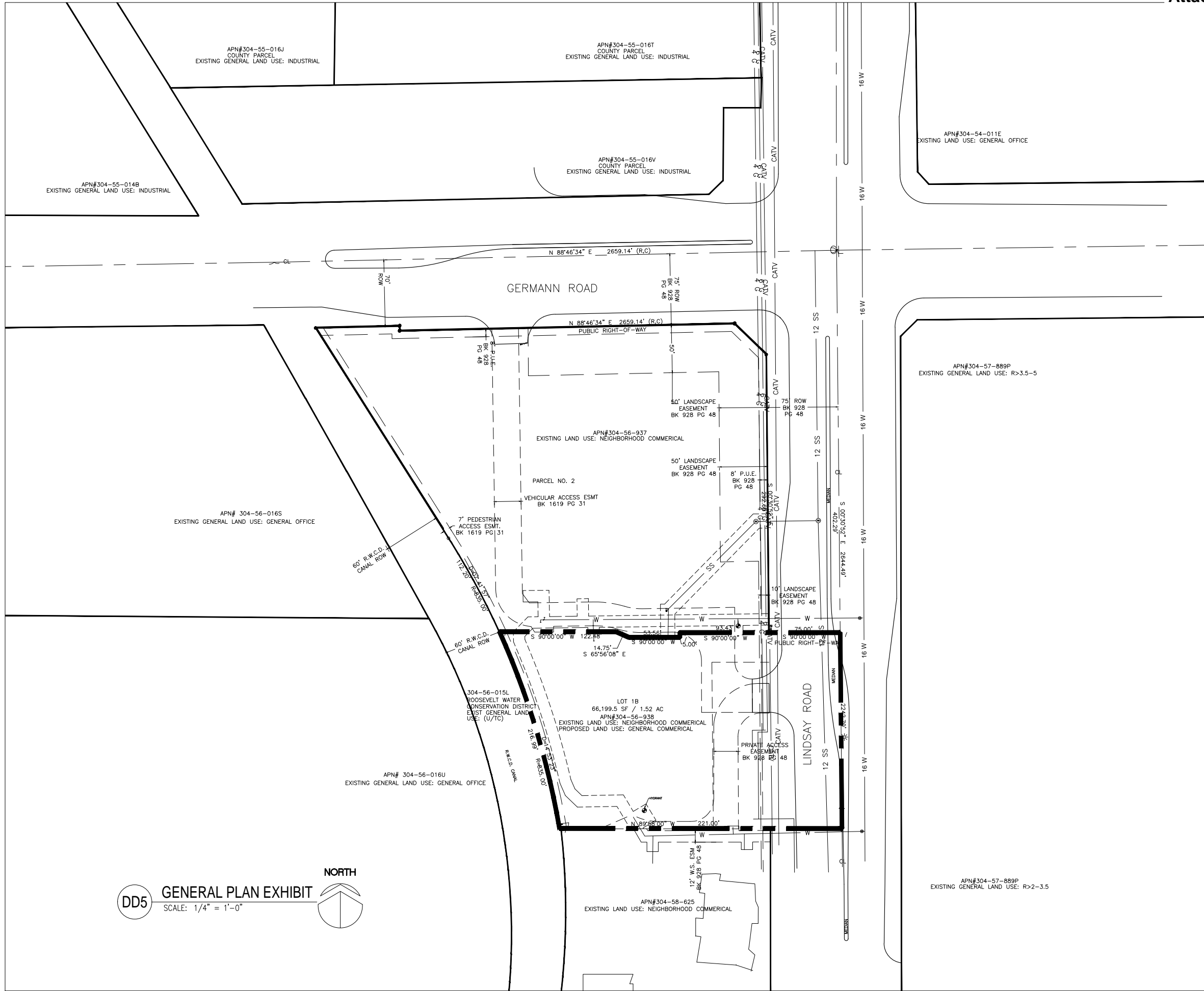
TELEPHONE: (480) 429-3061

E-MAIL: kwaldier@gilbertblilie.com

Proposed Cobblestone Auto Spa

SWC Lindsay Rd and Germann Rd





PROPOSED GENERAL PLAN:	NEIGHBORHOOD COMMERCIAL
ZONING:	NC - NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING:	CC - COMMUNITY COMMERCIAL
BUILDING FOOTPRINT:	4,857 S.F. CAR WASH
BUILDING COVERAGE:	4,857 S.F. / 50,638 S.F. = 9.5%
PARKING CANOPIES:	2,835 S.F.
P.O.S. CANOPIES:	450 S.F.
TOTAL CANOPIES:	3,285 S.F.
BUILDING HEIGHT:	MAXIMUM: 35'-0"/2 STORIES PROVIDED: ±30'-0"
LANDSCAPE:	15,116 S.F. / 50,638 S.F. = 30%
IMPERVIOUS COVERAGE:	30,665 S.F. / 50,638 S.F. = 60.6%
SETBACKS:	STREET FRONT (EAST) 20'/20' 66'-6"/33'-9"
	SIDE (NORTH) 0'/0' 5'-0"/5'-0"
	SIDE (SOUTH) 15'/15' 66'-0"/16'-0"
	REAR (WEST) 15'/15' 90'-0"/15'-0"
TYPE OF CONSTRUCTION:	VB - SPRINKLERED
OCCUPANCY TYPE:	B (BUSINESS)
PARKING:	
CAR WASH:	REQUIRED: (2) SPACES
	TOTAL REQUIRED: 2 SPACES
PARKING PROVIDED:	
PARKING SPACES:	ACCESSIBLE STANDARD 1 SPACE
	TOTAL PROVIDED: 3 SPACES

LEGEND

- COBBLESTONE EXPRESS PARCEL PROPERTY LINE
- ADJACENT PARCEL PROPERTY LINE
- - - LANDSCAPE EASEMENT
- - - CROSS ACCESS EASEMENT
- - - UTILITY EASEMENT
- - - ARTERIAL CENTERLINE

**2645 NORTH 7th AVE!
PHOENIX, ARIZONA 8**

**COBBLESTONE EXPRESS CARWASH #63
SWC LINDSAY & GERMANN, GILBERT, ARIZONA**

GENERAL PLAN EXHIBIT

DATE: 2023-07-20
SCALE: NTS
DRAWN BY: JM
PROJECT NUMBER: CBL22007.0

DD5
PROJECT #:

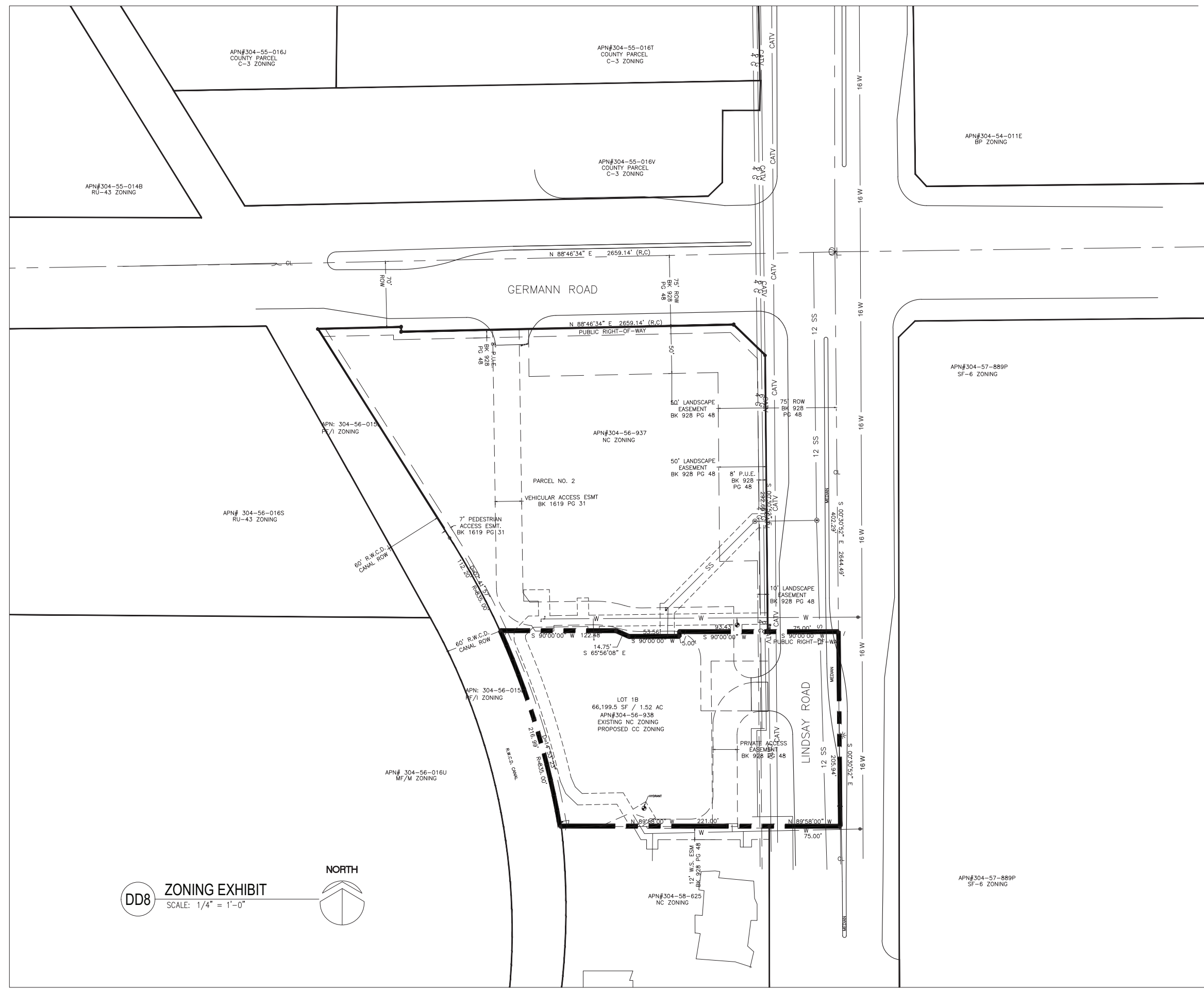
VICINITY-MAP



DD5 GENERAL PLAN EXHIBIT
SCALE: 1/4" = 1'-0"

NORTH

**GP23-13 & Z23-11: Cobblestone Express Auto Spa
Attachment 4 - Zoning Exhibit**



DD8 ZONING EXHIBIT
SCALE: 1/4" = 1'-0"

SITE GROSS AREA:	66,083 SF / 1.10170 AC
SITE NET AREA:	50,638 SF / 1.16 AC
APN #:	304-56-938
GENERAL PLAN DESIGNATION:	NEIGHBORHOOD COMMERCIAL
PROPOSED GENERAL PLAN:	GENERAL COMMERCIAL
ZONING:	NC - NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING:	CC - COMMUNITY COMMERCIAL
BUILDING FOOTPRINT:	4,857 S.F. CAR WASH
BUILDING COVERAGE:	4,857 S.F. / 50,638 S.F. = 9.5%
PARKING CANOPIES:	2,835 S.F.
E.O.S. CANOPIES:	450 S.F.
TOTAL CANOPIES:	3,285 S.F.
BUILDING HEIGHT:	MAXIMUM: 35'-0"/2 STORIES PROVIDED: ±30'-0"
LANDSCAPE:	15,116 S.F. / 50,638 S.F. = 30%
IMPERVIOUS COVERAGE:	30,865 S.F. / 50,638 S.F. = 60.6%
SETBACKS:	SETBACKS BS/LS REQ'D: PROVIDED:
STREET FRONT (EAST)	20'/20' 66'-6"/33'-9"
SIDE (NORTH)	0'/0' 5'-0"/5'-0"
SIDE (SOUTH)	15'/15' 66'-0"/66'-0"
REAR (WEST)	15'/15' 90'-0"/15'-0"
TYPE OF CONSTRUCTION:	VB - SPRINKLERED
OCCUPANCY TYPE:	B (BUSINESS)
PARKING:	REQUIRED: 2 SPACES
CAR WASH:	(2) SPACES TOTAL REQUIRED: 2 SPACES
PARKING PROVIDED:	2 SPACES
PARKING SPACES:	ACCESSIBLE: 1 SPACE
	STANDARD: 2 SPACES
	TOTAL PROVIDED: 3 SPACES

LEGEND

- COBBLESTONE EXPRESS PARCEL PROPERTY LINE
- ADJACENT PARCEL PROPERTY LINE
- LANDSCAPE EASEMENT
- CROSS ACCESS EASEMENT
- UTILITY EASEMENT
- ARTERIAL CENTERLINE

VICINITY-MAP



**2645 NORTH 7th AVENUE
PHOENIX, ARIZONA 85016**



**COBBLESTONE EXPRESS CARWASH #63
SWC LINDSAY & GERMANN, GILBERT, ARIZONA**

DATE: 2023-07-20
SCALE: NTS
DRAWN BY: JM
PROJECT NUMBER: CBL22007.0
PROJECT #:

ZONING EXHIBIT

**LEGAL DESCRIPTION
COBBLESTONE EXPRESS – C63
(GROSS TO THE CENTERLINE OF LINDSAY ROAD)**

Lot 1B, according to the Final Plat for SPEEDWAY – 101195-Q.S.R., recorded in Book 1619 of Maps, Page 31, and that portion of the West half of the right-of-way for South Lindsay Road being adjacent to said Lot 1B, all being located in a portion of the Northeast quarter of Section 7, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 7 as shown on said Final Plat;

Thence South 00° 30' 52" East, along the East line of said Section 7, a distance of 402.29 feet to the intersection of said East line of Section 7, with the Easterly prolongation of the North line of said Lot 1B, said point being the POINT OF BEGINNING;

Thence continuing South 00° 30' 52" East along said East line, 205.94 feet to the intersection of said East line with the Easterly prolongation of the South line of said Lot 1B;

Thence North 89° 58' 00" West, along said Easterly prolongation, a distance of 75.00 feet to the Southeast corner of said Lot 1B, the remaining courses will follow the boundary of said Lot 1B, until otherwise mentioned;

Thence continuing North 89° 58' 00" West, 221.00 feet to a point on the Eastern Canal and the Southwest corner of said Lot 1B, said point lies on a curve, the radius of which bears South 80° 18' 03" West a distance of 835.00 feet;

Thence Northwesterly along the arc of said curve, said Canal line and the Westerly line of said Lot 1B, through a central angle of 14° 53' 23" a distance of 216.99 feet to the Northwest corner of said Lot 1B;

Thence East, 122.48 feet;

Thence South 65° 56' 08" East, 14.75 feet;

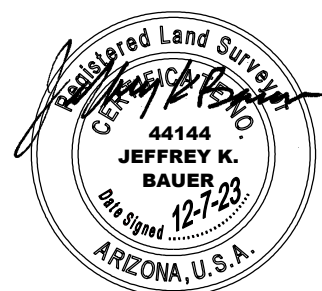
Thence East, 53.56 feet;

Thence North, 5.00 feet;

Thence East, 93.43 feet to the Northeast corner of said Lot 1B;

Thence continuing East, along the Easterly prolongation of the North line of said Lot 1B, a distance of 75.00 feet to the POINT OF BEGINNING.

Said Parcel contains 66,083 square feet or 1.5170 acres more or less.



Project Narrative
For

Cobblestone Express Carwash C63

*Near the Southwest Corner of Lindsay Rd and Germann Rd
APN 304-56-938*

Case: PGP-2023-00013

*General Plan Amendment request from NC to GC
Rezoning request from NC to CC
Design Review for a proposed Cobblestone Express Carwash on a site less than 5 acres*

*Fist Submittal: December 1, 2023
Resubmittal: February 16, 2024*

Submitted on behalf of
Cobblestone Auto Spa
8900 E Bahia Dr
Scottsdale, AZ 85230
www.cobblestone.com
(623) 787-0808



Submitted by
Beus Gilbert McGroder PLLC
701 North 44th Street
Phoenix, Arizona 85008
www.beusgilbert.com
(480) 429-3000



Cobblestone Auto Spa Express Carwash

Minor General Plan Amendment PGP-2023-00013

Near the southwest corner of Lindsay Rd and Germann Rd

Project Description

Beus Gilbert McGroder is requesting a Minor General Plan Amendment from Neighborhood Commercial (NC) to General Commercial (GC), along with a companion Zoning Map Amendment from Neighborhood Commercial (NC) to Community Commercial (CC), filed under case PZN-2023-00011 and Design Review for a vacant property less than 5 acres located near the southwest corner of Lindsay Rd and Germann Rd (APN 304-56-938). The proposed project will develop a new 4,857-square-foot express car wash facility with 22 free covered vacuum stations (the “Project”).

Existing Conditions

The site (see Figure 1 below) consists of 1.16 net acres (1.52 gross acres) of vacant, undeveloped land near the intersection of two arterial roads – Germann Rd (major arterial) and Lindsay Rd (minor arterial). Importantly, this site is located less than a half-mile from the new highway access from Lindsay Rd to the Loop 202.

Figure 1. Site Aerial and Context



Cobblestone Auto Spa Express Carwash

Minor General Plan Amendment PGP-2023-00013

Near the southwest corner of Lindsay Rd and Germann Rd

Relationship to Surrounding Context

- North:** The property immediately north of the subject site is in the process of developing a 7-11 convenience store and fueling station. North of Germann Rd is a large self-storage facility – Extra Space Storage – zoned C-3 in the County, which is the most intense commercial designation in the County, and planned for industrial uses in the Town’s General Plan. The northeast corner of Lindsay Rd and Germann Rd is an existing agricultural field incorporated in the Town of Gilbert, but designed for General Office in the Town’s General Plan and zoned Business Park.
- South:** Immediately south of the subject site is the existing Lindsay Groves professional offices, which includes single-story, garden style offices.
- East:** East of Lindsay Road, although designed for residential uses in the General Plan and zoned SF-6, is the Central Christian Church campus that sits on nearly 53 acres of land.
- West:** The western boundary is bordered by a canal. Beyond the canal are the Town Germann apartments currently under construction, which will consist of 209 units (approx. 14.5 du/ac) and each with a two-car garage. Northwest of the site is a 4.2-acre county island planned for General Office uses in the Town’s General Plan.

Project Overview

The Project will consist of a single 4,857-square-foot building housing the express drive-through car wash functionalities, as well as a small office for employees. The parking lot will be equipped with shade canopies and 22 free vacuum stations spaced between each parking space for customers. The table below provides the development standards of the proposed Project in relation to the CC zoning district requirements:

Standards	CC Zoning	Proposed
Maximum Size of Use or Stand-alone Building (sf.)	50,000	4,857
Maximum Building Height (ft./stories)	35/2	30/1
Minimum Building Setbacks (ft.)		
<i>Front</i>	20	66.5
<i>Side (North)</i>	0	5
<i>Side (South)</i>	15	66
<i>Rear (Residential)</i>	15	90
Minimum Required Landscape Area (ft.)		
<i>Front</i>	20	33.75
<i>Side (North)</i>	0	0
<i>Side (South)</i>	15	16
<i>Rear</i>	15	15
Landscaping (% of net area)	15	30%
Off-Street Parking (# of spaces)	2	3

Cobblestone Auto Spa Express Carwash

Minor General Plan Amendment PGP-2023-00013

Near the southwest corner of Lindsay Rd and Germann Rd

This type of quick and convenient service is essential for the rapidly-increasing employment base and residential density in the area. Many multifamily units, like the 209-unit Town Germann apartments under construction just the west of the site or the 356-unit Curve at Gilbert apartments, do not have the space or necessities available for residents to wash their personal automobiles. Similarly, the growing employment center along Germann Rd, inclusive of the Gilbert Crossroads Business Park, Park Lucero, The Reserve, and others featuring facilities ranging in size from approximately 70,000-square-foot to 100,000-square-foot, attracts a diversity of employees, the vast majority of whom likely commute via their personal vehicle. Additionally, the adjacent Central Christian Church attracts hundreds if not thousands of church goers on a weekly basis. As such, the current NC land use designation is not suitable to meet the growing needs of the surrounding community, nor appropriate in such close proximity to the new Loop 202 access from Lindsay Rd.

The proposed car wash facility and self-service vacuums is at the ideal location in the surrounding employment center, in close proximity to the new Loop 202 access from Lindsay Rd, and in proximity to high-density multifamily developments to provide a quick and convenient stop for residents and employees along their daily commute or between errands to clean their personal vehicles.

Zoning Request

The site today is zoned NC in concert with the current General Plan land use designation, which allows a variety of small-scale retail, office, and service uses less than 25,000 square feet per building. However, this site is located at the intersection of two arterial roads and less than a half-mile from the new Loop 202 access from Lindsay Rd. So, the subject site has much broader access to the community with its proximity and quick and convenient access to the freeway. Additionally, Germann Rd has developed as a major employment center. The adjacent residential areas are either multifamily or a church. Thus, this is not nested within a neighborhood. Further, the property immediately north is under development for a 7-11 convenience store and fueling station, which this use is highly compatible with. In fact, it is very common for gas stations to include car washing facility as an accessory use as many customers refueling their vehicle often choose to clean their vehicle during the same trip. The proposed Cobblestone Auto Spa Express Car Wash will provide that service to the 7-11 customers, as well as to the broader community.

For these reasons stated herein, the requested General Plan Amendment from NC to GC and companion rezoning request is appropriate. The growing employment uses and residential density, along with the new access to the Loop 202 provides a clear and present opportunity for a quick convenience use like the proposed Cobblestone Auto Spa Express Car Wash, which is highly compatible with the surrounding context of the gas station, multifamily, church, office uses, and the self-storage facility, as well as the massive employment center along Germann Rd just west of the site.

General Plan Conformance

The subject site is currently designated NC on the 2020 General Plan Land Use Map, which is intended for basic services for the immediate area and are generally no larger than 5 acres in size. However, it should be noted that the NC designation the subject site lies within is approximately 8 acres, and thus

Cobblestone Auto Spa Express Carwash

Minor General Plan Amendment PGP-2023-00013

Near the southwest corner of Lindsay Rd and Germann Rd

is currently inconsistent with the General Plan description of the NC land use. It should also be noted that the General Plan Land Use Map was adopted prior to the opening of the Loop 202 interchange with Lindsay Rd. This minor General Plan Amendment for the GC land use designation will bring the General Plan into compliance with this acreage limitation by reducing the amount of the NC land use at the southwest corner of Lindsay Rd and Germann Rd, and will be further compatible with the approval of the subsequent rezoning request for CC zoning.

The subject site is also within the Gilbert and the 202 Growth Area of the General Plan, which is intended for general office, business park, and light industrial land uses that have a need for quick freeway access or proximity to the airpark. These large-scale employment uses have been built out along the Germann Rd corridor, which does not foster the need for neighborhood uses, and as such, does not necessitate the NC land use designation in the General Plan. Furthermore, the proposed Project will also capitalize on the quick freeway access to Loop 202, which is identified as an asset to this growth area.

Nonetheless, the Project will advance and support several of the General Plan goals and policies, including the following:

Community Goal 1: Encourage a Balanced Land Use Framework

Policy 6: Support the provision of appropriate transitions between sites having distinct changes in types or intensities of land uses.

This subject site is sandwiched between large-scale employment uses and multifamily development to the west, a major church campus to the east, a gas station and industrial uses to the north, and office uses to the south. The proposed minor General Plan Amendment for the GC land use designation will be more compatible and provide a better balance of uses between and transition from the employment, multifamily, and industrial uses, to the adjacent church campus and office complex.

Opportunity Goal 1: Encourage Job Growth

Even with the relatively small site of just one acre, Cobblestone will employ roughly 12 people for operation, management, and service of this Project.

Policy 46: Maintain and broaden the mix of unique shopping, service, and hospitality opportunities.

The Project will deliver a unique service to Town of Gilbert Residents, employees, and church goers, offering a quick and convenient location to thoroughly clean their personal vehicles. This service offers a necessary service to customers who may not have time to clean their vehicle at home; enjoy the convenience of not having to wash their car themselves; or perhaps provides the only opportunity for some residents and employees to clean their vehicle as they may not have the capabilities to do it at home, for example those living in multifamily communities like the future residents of the adjacent Town Germann.

Cobblestone Auto Spa Express Carwash

Minor General Plan Amendment PGP-2023-00013

Near the southwest corner of Lindsay Rd and Germann Rd

Fiscal Impact on of Future Development

This project will not have any adverse fiscal impacts on future development. The property is already planned and zoned for commercial purposes with available infrastructure that is readily available and servicing the adjacent Lindsey Groves Professional Plaza. So, the development of this project will not require any additional public resources. Any infrastructure connections to the existing utility lines will be paid for by the developer. Instead, this Project will benefit the Town by generating increased tax revenues via the collection of sales taxes for services, particularly in comparison to the site today that does not generate any sales tax for the Town of Gilbert as it sits vacant. Additionally, this Project will not have any adverse fiscal impacts on adjacent properties since all motors and fans for the facility are internalized to the building to minimize any off-site noise concerns. In fact, this Project is highly compatible to the adjacent 7-11 convenience store and fueling station.

Impact on Resources

This project will not adversely affect the Town's resources and services. The relatively small site is already planned and zoned for commercial uses.

Public Utilities

As an infill site adjacent to existing development, the site is currently served by the following public utilities:

Power: SRP

Gas: Southwest Gas

Water: Town of Gilbert

Sewer: Town of Gilbert

Refuse: Town of Gilbert

These public utilities and services will not be unduly strained from the proposed project.

Conclusion

The proposed Cobblestone Auto Spa Express Car Wash will be highly compatible with the surrounding context, and is situated in the ideal location in proximity to the new Loop 202 access from Lindsay Rd to provide quick and convenient service to the rapidly-increasing employment base and residential density in the area, including the Town Germann and Curve at Gilbert apartments, which do not have the space or necessities available for residents to wash their personal automobiles. Likewise, the proposed Project will provide a great pitstop for employees to clean their vehicle while on their daily commute to and from the growing employment center, inclusive of the Gilbert Crossroads Business Park, Park Lucero, The Reserve, among others along Germann Rd, and/or or between errands before or after weekly church services held at the Central Christian Church right across Lindsay Rd. This project is an infill site that has remained vacant for over a dozen years, despite maintaining commercial zoning. The approval of this General Plan Amendment will have no adverse impacts on the Town's utilities, services, or resources.