



City Council Meeting

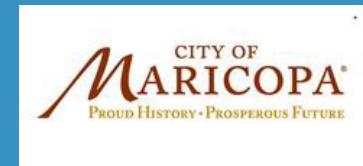
January 20, 2026

CITY OF
MARICOPA[®]
PROUD HISTORY • PROSPEROUS FUTURE

Clean Freak Car Wash

ZON25-05

Presented by: LaRee Mason



Site Information:

Applicant:

Westwood Professional Services on behalf of Porter 20, LLC

Location:

East of the southeast corner of W Honeycutt Rd. and N. Porter Rd.

Project Area:

Approximately 3.6-acres

Proposal:

Rezone from county zoning district CB-2 (General Business) to municipal zoning district GC (General Commercial) to permit the use of a car wash.

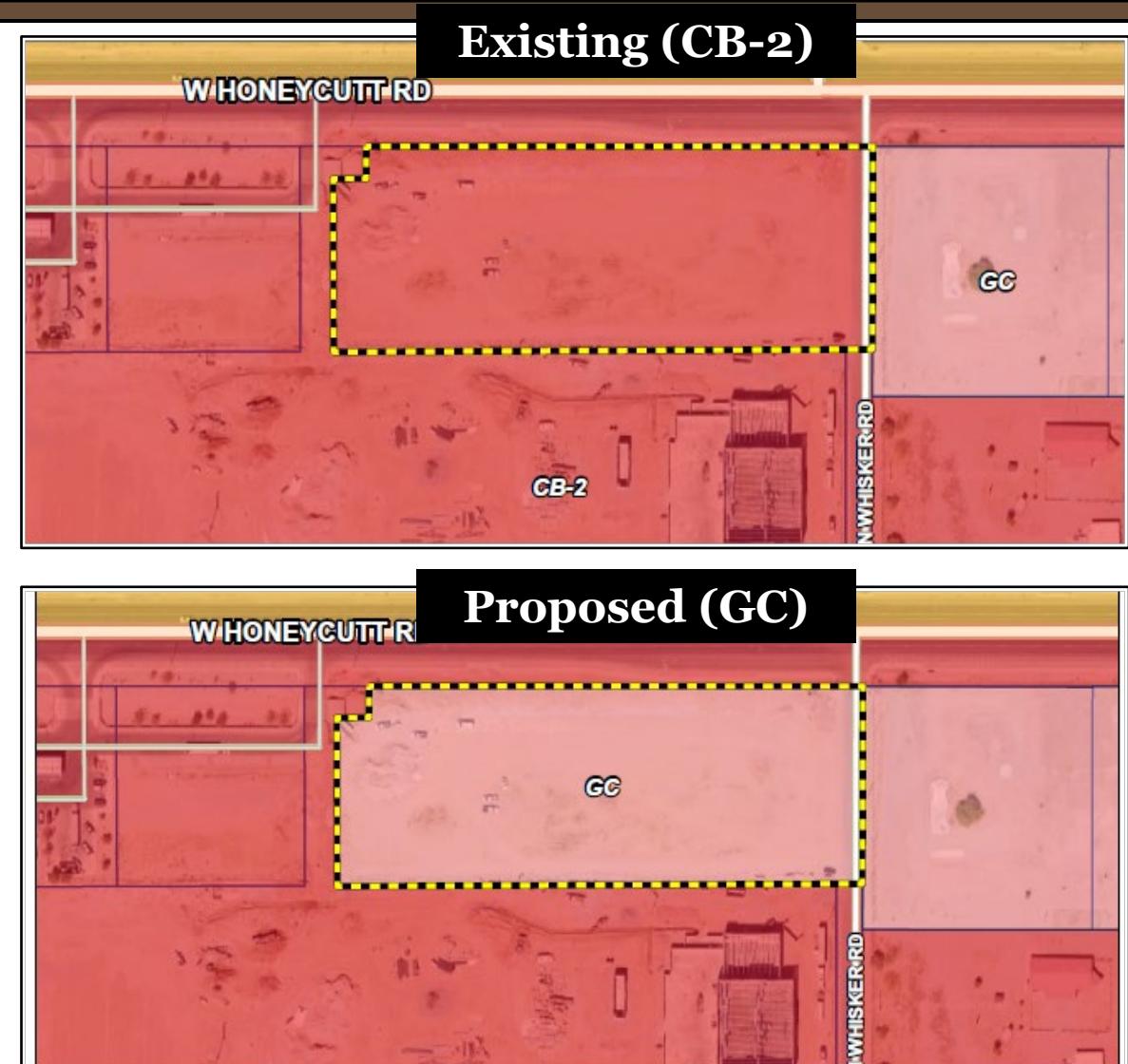
Vicinity Map



Details of the Request:

Request:

- APN 510-71-016H east of SEC Honeycutt/Porter
- A request by Westwood Professional Services, on behalf of Porter 20, LLC to rezone subject site from CB-2 to GC
- Meets General Plan Objective B1.4.6 to rezone pre-existing zoning districts to existing zoning districts



Details of the Request: Site Plan (preliminary)

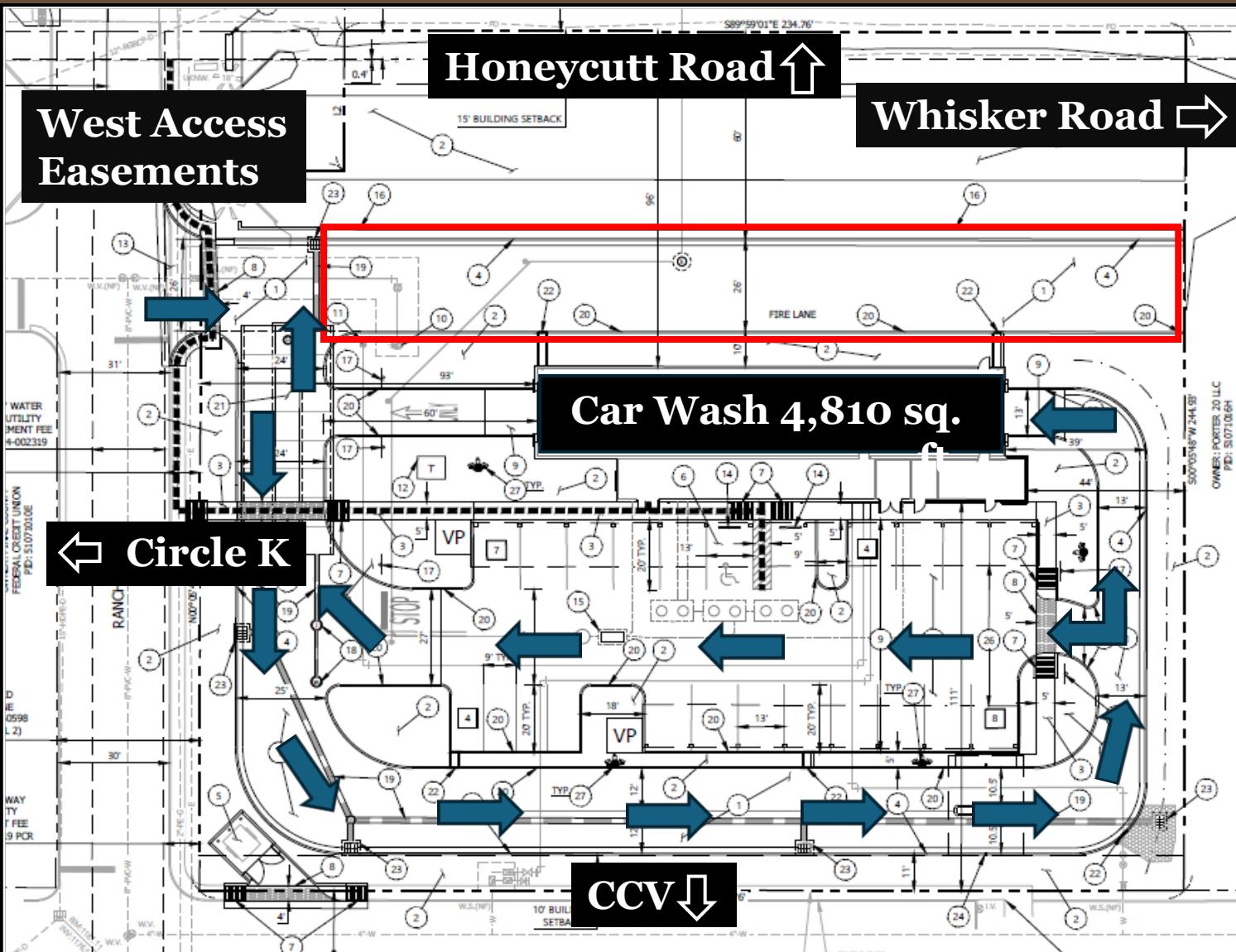
1. Orientation

W. Honeycutt Road
N. Whisker Road
Access Easement
Circle K
CCV

2. Fire Lane (nonpublic)

4. Circulation

5. Car Wash 4,810 sq. ft.



Details of the Request: Elevations

Car Wash Entrance



Car Wash Exit



Details of the Request: Landscape Plan

- **Landscaped Open Space:**
Required: 10%
Provided: 32%
- **32 Trees**
- **211 Shrubs**
- **Sidewalk (5 ft.)**
- **5 Parking Islands**



Staff Analysis:

Conformance with General Plan:

Proposed rezone is in accordance with the following goals and objectives outlined in the City of Maricopa General Plan.

General Plan Objectives:

Objective B1.1.4.

Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.

Objective B1.3.1.

Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities.

Objective B1.4.6.

Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.

Staff Analysis Continued

Conformance with the Zoning Ordinance:

The proposal meets the requirements outlined in Section 18 of the Zoning Ordinance. The Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

- I. The amendment is consistent with the General Plan.
- II. Any change in District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and
- III. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

Public Outreach:

October 16, 2025	-	600 ft. Notifications Mailed
October 20, 2025	-	Notice posted on city website
October 20, 2025	-	Sign posted on site
October 21, 2025	-	Notice published in the Casa Grande Dispatch
November 6, 2025	-	Neighborhood Meeting
November 21, 2025	-	Notice published in the Maricopa Monitor
December 8, 2025	-	Planning and Zoning Commission

Staff received neither emails nor phone calls concerning the proposed rezone.

Two members of the public attended the neighborhood meeting with questions regarding the development.

One resident questioned if proposals are analyzed and approved on a case-by-case basis.

End of Staff Report

QUESTIONS, COMMENTS, CONCERNS?