

October 7, 2025

City of Maricopa
39700 W Civic Center Plaza
Maricopa, AZ 85138

Re: Project Narrative - Rezoning
Clean Freak Car Wash at Honeycutt Road and 7 Ranch Road
City of Maricopa
Westwood Project No. 0052424

Applicant: Clean Freak Car Wash Powered by Circle K
Owner: Poter 20 LLC
Parcel Number: 510-71-016H
Current Zoning: CB-2 (Pinal County)
Proposed Zoning: GC – General Commercial (City of Maricopa)
Project type: Rezoning to allow a car wash development
Jurisdiction: City of Maricopa

Project Overview

Clean Freak Car Wash is proposing the development of a new express car wash facility within the City of Maricopa, AZ. The project will be located on a vacant parcel at the SEC of Honeycutt Road and 7 Ranch Road, APN 510-71-016H. The intent of this project is to offer the community a high-quality, environmentally responsible car wash option that supports local economic growth and job creation.

The proposed facility will include a 4,810 square-foot automated car wash tunnel, vacuum bays, queuing lanes, and supporting equipment. The site will be designed to ensure safe vehicular circulation, pedestrian accessibility, aesthetic compatibility with surrounding developments, and adherence to all applicable city codes and standards.

Project Description

The applicant is requesting a rezoning of 1.25 acres located at the southeast corner of Honeycutt Avenue and 7 Ranch Road within the City of Maricopa. The subject property is currently zoned **CB-2** under the **Pinal County Zoning Ordinance**, a designation that remains in place for some annexed parcels until formally rezoned to align with the City of Maricopa's zoning code.

The proposed zoning district is **GC – General Commercial**, consistent with the City's adopted zoning code and intended to accommodate a range of commercial uses, including **car washes**, which are permitted with a conditional use permit (if applicable—verify this). The rezoning will facilitate the development of a **Clean Freak Car Wash**, a modern, automated express car wash facility that serves the growing commercial needs of the community.

Phasing

The primary purpose of this rezoning is to:

- Transition the zoning designation from Pinal County's **CB-2** to the City of Maricopa's **GC** to bring the parcel into full conformity with the City's municipal code.
- Enable carwash use that is **not permitted** under the existing CB-2 zoning.
- Support a commercial development that aligns with the City's **General Plan**, surrounding land uses, and economic development goals.

Site Conditions

The subject site is currently vacant land and is relatively flat with slopes of 0.4% running northwest across the site.

Traffic

The layout has been thoughtfully designed to accommodate the operational needs of a high-volume express car wash while ensuring safety and efficiency:

- **Ingress and Egress:** Access will be provided via 7 Ranch Road, with a full-access driveway and adequate queuing length to prevent off-site backup.
- **Internal Circulation:** The site will include a clearly marked entrance lane, pay stations, tunnel entrance, and exit flow toward vacuum bays and exit drive.
- **Vacuum Stations:** 18 self-service vacuum bays will be provided for customer use post-wash.
- **Pedestrian Access:** Sidewalk connectivity to the adjacent commercial uses and ADA-compliant walkways will be included.

Utilities and Infrastructure

All necessary utilities, including water, sewer, and power, are available to serve the site. Coordination with the appropriate utility providers and City departments is ongoing to ensure capacity and compliance with engineering standards.

Drainage & Grading

The parcel is located within Flood Zone X which is an area Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

The development will regrade the existing site to allow for the construction of all necessary infrastructure associated with the carwash and utilities. The site has been designed such that stormwater will be captured by a proposed private storm system that conforms to City of Maricopa Drainage and Development standards and requirements.

Erosion and Dust Control

Per City of Maricopa standards, the development will be required to provide erosion and dust control measures throughout the duration of construction to ensure downstream stormwater infrastructure is not negatively impacted by sediment accumulation.

Conclusion

The applicant respectfully requests approval of this rezoning from **CB-2 (County)** to **GC (City of Maricopa)** to enable the development of a Clean Freak Car Wash. This rezoning is consistent with the General Plan, surrounding land uses, and the City's vision for commercial growth and development.

We look forward to working with City staff and stakeholders throughout the entitlement process.

Sincerely,
Westwood Professional Services