



April 8, 2026

City of Peoria Planning Department
9875 N. 85th Avenue
Peoria, AZ 85345

**RE: *Project Narrative for Take 5 Oil Change – Conditional Use Permit Application
8244 W. Olive Avenue
CU25-24***

To Whom it May Concern,

I am pleased to submit this Project Narrative in support of the **Conditional Use Permit (CUP) Application** for the proposed Take 5 Oil Change Project. The site address is 8244 W. Olive Avenue and is located east of the northeast corner of 83rd Avenue and Olive Avenue. The parcel number is 142-15-536 and encompasses approximately 0.69-acres. Andrew Barclay (Driven Brands), Kevin Speckhart (RCAA), and Ary Freilich (ABDD Arizona RE LLC) will be involved in this project as the development project manager, architect, and landowner, respectively.

Driven Brands is the largest automotive service aftermarket company in North America and has been publicly traded since 2021. Driven Brands operates Take 5 which has over 400 car washes and over 900 oil changes throughout the US. The Take 5 Brand started in the New Orleans area in 1984 and was first known as Rapid Oil Change. In 2016, Driven Brands acquired Take 5 Oil Change and began expansion of its oil change footprint. In 2020, Driven Brands entered the car wash market with the acquisition of International Car Wash Group. In addition to Take 5 Oil Change and Car Wash, its brands also include Meineke, Maaco, Auto Glass Now, Carstar, and 1-800-Radiator & A/C.

The Site is currently undeveloped but is situated within a larger commercial development proposed at this intersection. The site is bordered by existing multifamily apartments to the north, a future gas station to the west, Olive Avenue to the south, and a future commercial pad site to the east. The proposed development will consist of one oil change building (approximately 1,700 square feet). In addition to the building, the development will consist of utility services, drainage infrastructure, parking stalls, vehicle queuing, sidewalks, drive aisles, a trash enclosure, and landscaping.

The site is zoned PAD and is subject to the Trellis at Roundtree Ranch PAD (PAD Z17-33). This site will adhere to development standards laid out in the PAD and City Zoning Ordinance. The use classification of the site is Automotive Diagnostic and Service Establishment. Based on allowable uses outlined in the PAD, we understand that a CUP is required for the Take 5 development. We believe that this project will fit in with neighboring commercial uses. More

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specifically, we believe the automotive service use will fit in with the other automotive commercial developments such as Valero, Circle K, and future gas station to the west all located at the neighboring intersection. Please find an aerial photo of the site shown below.



Per Section 21-505.C.3 of the Peoria Zoning Ordinance, this development shall be subject to the additional requirements outlined below. Since the proposed use is Automobile Vehicle Repair Minor as described in Section 21-200, the project shall be located, developed, and operated in compliance with the land use regulations within Section 21- 500 and the following standards:

- No outdoor displays or storage shall be permitted, except for merchandise normally sold from the premises that is displayed during normal business hours.
- No temporary parking of vehicles waiting for repair shall be permitted except within the service bay or garage.
- All activities shall be performed entirely within the enclosed building. All body and fender work, or similar noise-generating activity, shall be enclosed in a masonry or similar building with sound attenuating measures incorporated into the building design and

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- construction to absorb noise to comply with the Peoria City Code. Compressors and similar equipment shall be located within separately enclosed, sound attenuated rooms.
- Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in landscaping.

Take 5 acknowledges the requirements above and will abide by these requirements with the development of this facility. No outdoor storage facilities are proposed, and all activities will be performed within the service bays inside the building. Pavement on-site has been reduced where applicable and landscaping is proposed in all unpaved areas.

There are no unique existing features or environmental considerations impacting the property. The site will offer access to an existing private drive to the west and north of the proposed Take 5. Access from Olive Avenue and 83rd Avenue has already been constructed with the master development. There will be ample vehicle queuing proposed with this project leading up to the proposed three service bays within the Take 5 building. Internal vehicular and pedestrian circulation has been coordinated with adjacent lots. Architectural and landscaping design has been coordinated with adjacent uses. This project will not be phased.

The proposed Take 5 will provide customers with an efficient and smooth experience. Customers will be greeted by an employee at the entrance and guided into a service bay. The customer stays in the car during the service. The typical oil change takes about 10 minutes. Operating hours are typically 7am – 7pm, Monday thru Friday; 8am – 6pm Saturday; and 9am – 5 pm Sunday. The roll-up doors are normally only open during these operating hours. Take 5 typically has 4 to 5 employees per shift; however, busier stores may have 5 to 6 per shift with the average total number of employees per shop at about 10. On average, Take 5 anticipates 45 to 50 cars a day with Saturday being their busiest day. In addition to oil changes, Take 5 also provides windshield wiper replacement and air filter replacement.

Oil disposal is performed as follows. After a Take 5 technician directs and guides the customer over a shallow trench, the used oil is drained into a rolling drain pan that is positioned under the vehicle. The oil filter is also changed above the drain pan. When necessary, the drain pans are emptied to designated used oil tanks via ¾” gasoline-rated hose, routed through chases to the storage room. The hoses are connected via a vacuum diaphragm pump, so the system is totally non-pressurized. 100% of take 5's used oil and oil filters are reclaimed and recycled by OSHA certified used oil recycling companies, typically once or twice per week.

Noise generating machinery includes an air compressor that is located within the internal storage area and is only used during business hours. Take 5 does not perform engine or other major automotive repair services. Typical services only include oil change, windshield wipers, cabin air filter, engine air filters, and coolant exchange. Any outdoor displays would be limited to

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temporary banners that are placed above the bay doors. These would typically announce any current specials or discount offers. There are no outdoor merchandise displays.

We appreciate your review and support on this project. Please contact me at 602-607-1244 or at Willie.Konishi@kimley-horn.com should you have any questions.

Sincerely,



Willie Konishi, P.E.
Project Manager