

Daniel Bursuck - C8-16-08 proposed ammendment to UDC section 4.9.4 "use of auto washing conveyors" (Car Washes) in C-1 zones

From: "Lois Pawlak" <loispawlak@cox.net>
To: "'Mayor1 Mayor1'" <mayor1.CHPO3.CHDOM2@tucsonaz.gov>, <citymanager@tucso...>
Date: 10/07/2016 8:08 AM
Subject: C8-16-08 proposed ammendment to UDC section 4.9.4 "use of auto washing conveyors" (Car Washes) in C-1 zones

Garden District is opposed to the change in zoning to allow for the use of "auto washing conveyors" (car washes) in C-1 zones. It is almost irrelevant that car wash equipment is quieter, which is being used as the rationale for allowing them closer to residents. The issue with car washes is the huge increase in volume of car traffic and the extraneous noise from people blasting their radios while vacuuming and washing their cars, revving their engines, and tearing out when they leave the property. Vacuum equipment is still loud and having a potentially 7 day a week business generating this type of activity and noise is a huge concern for residents who will be near them. Car washes are not businesses that improve the quality of life in neighborhoods, they are simply a for profit service. I use a car wash a couple of miles from my house and I'm not opposed to someone making money from this type of business. We are all just concerned about quality of life and not having businesses to close to our homes that highly affect this goal. In the inner city neighborhoods there are rarely lots that have setbacks that are far enough to allow for residences to be properly buffered from these types of businesses.

We have high owner flight and a high percentage (70% in most areas of our neighborhood) of out of town landlords that rarely care about changes such as these. It's just a fact that out of town landlords and short term renters rarely care about these issues and because they don't care, they don't even weigh in on these proposed changes. This causes inner city neighborhoods to continue to decline, negatively affecting property values and the ability to command higher rents.

Garden District successfully fought a car wash being located within our neighborhood at Alvernon& Pima St and I'm glad we did. The property ended up being sold as a commercial business complex, which I'm sure generated (and will continue) more revenue for the City and is a calm and 'quiet' business. It enhanced our neighborhood, not making it more obnoxious or increasing traffic for our hundreds of pedestrians.

I urge you to vote NO on changing the zoning requirements for car washes (auto washing conveyors). We appreciate the Planning Commission making this letter public record regarding this proposed change.

Sincerely,

Lois Pawlak
President
Garden District



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