PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

Date: July 20, 2016

To: Planning Commission

From: Nicole Ewing Gavin
Director, Planning and Development Services

Subject: C8-16-04 Auto Wash Conveyor Text Amendment to the Unified Development Code (City Wide)

Issue – This is a study session to allow the Planning Commission to deliberate on the proposed amendment to the use specific standards restricting auto washing conveyors within the C-1 zone, as initiated by Mayor and Council on June 21st, 2016. With advancements in technology, the noise generated by conveyors now has little to no effect on surrounding properties (see attached noise study). The proposed Unified Development Code (UDC) text amendment will not result in a more or less restrictive change to how the requirements are implemented or enforced, all auto washing facilities in the C-1 zone will still be required to go through the Zoning Examiner Special Exception process.

Recommendation – Staff recommends that the Planning Commission set this amendment to the Unified Development Code (UDC) for a public hearing on August 17, 2016.

Background – Beginning in 2014, the owner of an auto wash at the southeast corner of 12th Avenue and Drexel Road sent a letter to Planning and Development Services, requesting a modification of UDC Section 4.9.4.F.5 to remove the restriction on conveyors within the C-1 zone. It was determined at that time, there was insufficient evidence to demonstrate the impact on surrounding areas. On March 31, 2016, Staff met with representatives of the same auto wash facility, regarding this restriction within the C-1 zone and suggested the representatives provide evidence of the amount of sound generated by the conveyor through a sound study showing its potential impact on surrounding properties. That sound study was conducted and submitted to Staff showing little to no effect on surrounding properties (see attached noise study). Staff has reviewed this study and concurs with its findings.

On June 21, 2016, staff presented to Mayor and Council at a study session outlining the text amendments to the UDC, related to allowing conveyors on auto wash facilities within the C-1 Zone. Mayor and Council directed staff to proceed with the text amendment process.

Present Considerations – Pursuant to the Mayor and Council's direction, staff prepared the following draft amendment (see Attachment A for more details on proposed amendments):

1. Allowed use of auto wash conveyors in C-1 zone:

Goal: Allow use of auto washing conveyors within the C-1 zone to address recent advances in technology which mitigate noise impact.

Proposal: Currently, UDC use specific standards restrict auto washing conveyors within the C-1 zone. This UDC text amendment would amend the standards as outlined in UDC Section 4.9.4.F.5, to allow auto washing conveyors with proper mitigation addressed through the Zoning Examiner Special Exception (ZESE) process. The ZESE process includes notification of nearby property owners and neighborhood associations, public hearing, and decision by the Zoning Examiner.

Attachments:

A – Noise Analysis for Dynamite Car Wash dated April 2016
B – Draft Auto Wash Conveyor Text Amendment
C – Mayor and Council Communication dated June 21, 2016
B – Previous Request for Auto Wash Conveyor Text Amendment dated September 30, 2014
C – Letter from Sonny's – The Car Wash Factory