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# MAYOR & COUNCIL MEMORANDUM

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June 21, 2016

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

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Issue –The proposed amendment to the Unified Development Code (UDC) is a change to the use specific standards restricting auto washing conveyors within the C-1 zone. With advancements in technology, it appears the noise generated by conveyors, now has minimal or no effect on surrounding properties. The proposed 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.

City Manager's Office Recommendation – It is recommended the Mayor and Council direct staff to initiate the formal public process to amend the UDC to allow auto washing conveyors, with proper mitigation, if necessary, in the C-1 zone.

Background – Beginning in 2014, the owner of an auto wash at the southeast corner of 12<sup>th</sup> 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 show its potential 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. During that meeting, staff 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 then conducted and submitted to staff finding little to no effect on surrounding properties (see attached noise study).

Present Considerations - Currently, UDC use specific standards restrict auto washing conveyors within the C-1 zone The proposed 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, if necessary. Staff will analyze the sound study and review other auto wash layouts to determine if additional mitigation measures will be necessary.

As required by the UDC, the Planning Commission will hold a public hearing and provide Mayor and Council their recommendation. Final approval of the proposed text amendment requires a public hearing before Mayor and Council.

Plan Tucson Consideration(s) – This item is related to the Elements of (1) Business Climate and (2) Land Use, Transportation, & Urban Design. Specifically, this item is supported by the following policies:

*BC – 1 Recognize that government plays an instrumental role in creating a business supportive climate through investment in public infrastructure and services, through its regulations and policies, and in building public-private partnerships.*

*LT – 3.a Support development opportunities where: residential, commercial, employment, and recreational uses are located or could be located and integrated.*

*LT – 28.1.11 Support the retention and expansion of existing business.*

*LT – 28.2.14 Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.*

Financial Considerations – None

Operating Cost and Maintenance Input – None

Legal Considerations – The proposed text amendment will be developed with input from the City Attorney's Office.

Respectfully submitted,



Albert Elias  
Assistant City Manager

AE/Nicole Ewing Gavin/DB  
PLANNING AND DEVELOPMENT SERVICES

Attachments:

A – Noise Analysis for Dynamite Car Wash dated April 2016

B – Previous Request for Auto Wash Conveyor Text Amendment dated September 30, 2014

C – Letter from Sonny's – The Car Wash Factory