

Phoenix, AZ 85048

November 6th, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

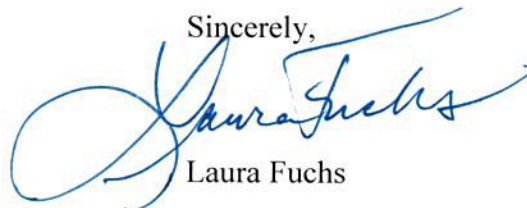
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- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Laura Fuchs

[REDACTED]
Chandler, AZ 85226

November 6th, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Valerie Fisher

[REDACTED]
Tempe, AZ 85384

November 5, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
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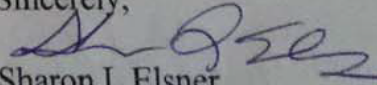
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Sincerely,


Sharon L. Elsner

[REDACTED]
Tempe, AZ 85384

November 5, 2017

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Tempe City Hall
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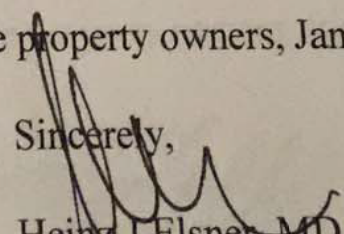
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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,


Heinz J. Elsner, MD

V. J. EATON

November 3, 2017



Tempe, Az 85283

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

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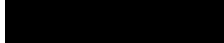
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Sincerely,


Tempe, Arizona 85283

11/6/ 2017

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Tempe City Hall
31 East 5th Street
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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,
Holy Spirit Catholic Church
Properties Management

Stovall, Karen

From: Greg Davies [REDACTED]
Sent: Monday, November 06, 2017 2:25 PM
To: Stovall, Karen; CM - Council Communicator
Subject: Re: Quick Quack Car Wash

I wanted to state that I support the bus bay at McClintock and Baseline Road and future bike lanes on Baseline Road from McClintock to Loop 101.

Gregory P. Davies

[Sent from Yahoo Mail for iPhone](#)

On Monday, November 6, 2017, 2:14 PM, Greg Davies [REDACTED] > wrote:

Please see the attached support letter for the aforementioned project.

Thanks,

Gregory P. Davies

[REDACTED]
Mesa, Arizona, 85202

November 6, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Gregory P. Davies

Ronald G. Cortez
[REDACTED] Tempe 85281

October 31, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Ron Cortez

[REDACTED]
Litchfield Park, AZ 85340

November 6th, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
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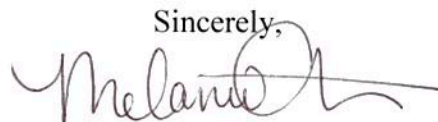
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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Melanie Christian

Lucia and George R. Carracedo



Tempe, AZ 85284

Reference: Proposed Quick Quack Car Wash

5201 South McClintock Drive

Tempe, AZ 85283

Karen Stovall/City Council:

We are requesting the approval of the use permit and variance requested for the site at the Southeast corner of Baseline Road and McClintock Drive allowing Quick Quack Car Wash to replace the gas station/convenience store.

A car wash site that uses sustainability practices by filtering the water used by 100% is a step in the right direction for our neighborhood and surrounding commercial retail center. This business would also allow less property requirements such as space or land, permitting more on-site parking for the retail center. This commercial car wash would be less intrusive and would enhance existing environmental conditions along Baseline Road and McClintock Drive.

Also, the proposed construction of a city bus pullout shelter at that site would be tremendously beneficial to our community and businesses at large. This would better our city transportation system and enhance our environment. Less traffic would greatly contribute to the betterment of our neighborhood and our families would benefit as a whole.

This new construction would help support the redevelopment goals of our city and promote a new beneficial service business in our community staying consistent with current development, land and zoning patterns.

We respectfully request your approval/support of the Quick Quack Car Wash and the new bus stop.

Sincerely, Lucia and George R. Carracedo Trust,

Signed

Lucia Carracedo

Signed

George R. Carracedo

Stovall, Karen

From: Janaye Burt [REDACTED] >
Sent: Monday, November 06, 2017 11:57 AM
To: Stovall, Karen
Subject: Support for Quick Quack Car Wash on Baseline and McClintock

[REDACTED]
Tempe, AZ 85284

November 1, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,
Janaye Carracedo

Sent from my iPhone

November 6, 2017

Christopher Alex Carracedo

[REDACTED]
Tempe, AZ 85284

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
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Sincerely,



Christopher Alex Carracedo

[REDACTED]
Tempe, AZ 85284

November 2, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
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Sincerely,

Christine Brandon

Bill Boettcher

Tempe, AZ 85282

October 30th, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
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Sincerely,

Bill Boettcher

November 2nd, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
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Sincerely,

Amy Lynn Berkland

[REDACTED]
Chandler, AZ 85225

November 6th, 2017

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Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

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Sincerely,



Matthew Benson

Gwinn, Kristin

From: carol bennett <[REDACTED]>
Sent: Friday, November 03, 2017 8:18 AM
To: CM - Council Communicator
Subject: Quick Quack Car Wash
Attachments: Quick Quack Car Wash Support Letter.docx

[REDACTED]
Tempe, AZ 85283

November 3, 2017

The Members of the Tempe City Council

Tempe City Hall

31 East 5th Street

Tempe, AZ 85281

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt. They are long-time Tempe residents and business owners. I value living in a community that supports small business owners.

Sincerely,

Carol and Peter Bennet

Nov 6th, 2017

The Members of the Tempe City Council
Tempe City Hall
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Tempe, AZ 85281

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Sincerely,

Meagan Barker

November 6, 2017

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- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,


Maureen Atwood



Tempe AZ 85283

November 6, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:


The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Geoffrey C. Atwood

November 6, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,


Maureen Atwood


Tempe AZ 85283

From: Paula Abbey <[REDACTED]>
Sent: Monday, November 06, 2017 12:41 PM
To: CM - Council Communicator
Subject: Property at southeast corner of Baseline/McClintock

Dear Members of the Tempe City Council,

I am writing to express my support for the approval of the use permit and variant requested for the site at 5210 s McClintock Dr. Tempe, AZ. 85283.

I approve the redevelopment of the property for a Quick Quack Car Wash. It is also my understanding that the City wishes to build a bus pullout shelter on Baseline Road which would be beneficial to the area.

These improvements would enhance the existing landscape along that intersection as well as providing a quality business on that corner.

Please strongly consider this improvement to our city.

Sincerely,
Paula Abbey
[REDACTED]
Tempe, AZ. 85284
[REDACTED]

November 5, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the ‘family friendly’ nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Doug & Vicky Sattler


Tempe, AZ 85284

Stovall, Karen

From: Mike Sankey [REDACTED] >
Sent: Monday, November 06, 2017 7:12 PM
To: CM - Council Communicator; Stovall, Karen
Subject: Quick Quack Car Wash

November 5, 2017

The Members of the Tempe City Council

Tempe City Hall

31 East 5th Street

Tempe, AZ 85281

RE: Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive

5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council,

I would like to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. This approval has many advantages for the as it will allow the Quick Quack Car Wash to:

- 1) redevelop the property with a use that is less intensive than the prior gas station;
- 2) permit the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- 3) provide an appropriate amount of on-site parking for the proposed use; and,
- 4) significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

As a Tempe home owner and tax payer since 1988, I sincerely do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Michael Sankey

[REDACTED]
Tempe, AZ 85283

[REDACTED]
Tempe, AZ 85284

November 2, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

RuthAnne Rogers

Phoenix, AZ 85016

November 6th, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Justin Rodriguez

Stovall, Karen

From: Brianna Raymond [REDACTED] >
Sent: Monday, November 06, 2017 4:32 PM
To: Stovall, Karen
Subject: Support for Quick Quack Car Wash

[REDACTED]
Tempe, AZ 85282

Nov 6th, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

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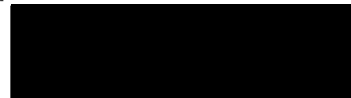
I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Brianna Raymond
[REDACTED]

November 3, 2017

Quinn Ramon's



work address
McCLINTOCK / 60

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

November 3, 2017

ELIZABETH RAINER



TEMPE AZ 85283

BASELINE PUB

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Elizabeth Rainer

November 6, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

James D. Piroli II

Gwinn, Kristin

From: Caren Oberstein <[REDACTED]>
Sent: Thursday, November 02, 2017 8:07 PM
To: CM - Council Communicator
Subject: Car wash proposal

[REDACTED]
Tempe, Arizona 85284

November 2, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Caren and Steven Oberstein

Gwinn, Kristin

From: Nestor Montoya <[REDACTED]>
Sent: Monday, November 06, 2017 12:58 PM
To: CM - Council Communicator
Cc: karen_stoval@tempe.gov
Subject: Fwd: Quick Quack Car Wash
Attachments: Nestor Montoya_ Quick Quack Car Wash.pdf

I am for it.

Nestor Montoya
Registered Representative
Cambridge Investment Research, Inc.

PRZEWLOCKI JAMES

----- Original message -----

From: Mercy Martinez <[REDACTED]>
Date: 11/6/17 12:54 PM (GMT-07:00)
To: 'Nestor Montoya' <[REDACTED]>
Subject: Quick Quack Car Wash

Gwinn, Kristin

From: Charlie Molina <[REDACTED]>
Sent: Saturday, November 04, 2017 2:25 PM
To: CM - Council Communicator
Subject: Quick Quack Car Wash

I think the car wash is a very good idea. Right now that corner is a eyesore and the strip mall provides many services. If the city council will provide me with information with who wants occupy that corner, I could maybe support another venture. Why does Pollack Real Estate oppose the car wash? At this time I think the car wash is a good plan. Lets move on and keep Tempe friendly and successful. Charlie

Sent from [Mail](#) for Windows 10

November 6, 2017

The Members of the Tempe City Council
Tempe City Hall
3 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Lisa McLin

[REDACTED]
Tempe, AZ 85283

November 6, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Mary Martinez

[Redacted Signature]

Tempe, AZ 85284

Phoenix, AZ 85016

November 6th, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Zachary Makawi

November 6, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

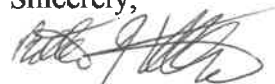
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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Brently Klontz



Tempe Az 85281

[REDACTED]
Tempe, AZ 85383

November 5, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,


Mary Lou Smalley

[REDACTED]
Tempe, AZ 85383

November 5, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

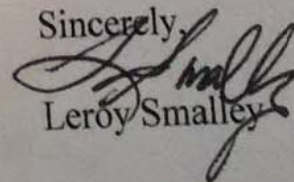
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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,


Leroy Smalley

Melissa Johnson
[Redacted]
Tempe AZ 85283

November 3, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Melissa Johnson

From: Shirley Wright <[REDACTED]>
Sent: Friday, November 03, 2017 10:27 PM
To: CM - Council Communicator
Subject: Car wash

I think a car wash would be a great convenience on this corner of baseline and McClintock in Tempe. Please make this happen.

Shirley Wright

Sent from my iPad

November 6, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

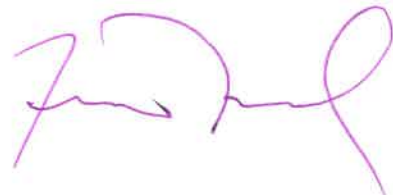
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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

A handwritten signature in purple ink, appearing to read 'Dale Burt', is written in a cursive style.

November 6, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Nicole Wolf
Nicole Wolf

Tempe, AZ 85284

Stovall, Karen

From: Michelle W <[REDACTED]>
Sent: Monday, November 06, 2017 2:43 PM
To: CM - Council Communicator; Stovall, Karen
Subject: Quick Quack Car Wash

[REDACTED]
Tempe, AZ 85282

11/06/2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Casey and Michelle Weigel

November 3, 2017

Kevin Webster



Tempe, 85283

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Kevin Webster

[REDACTED]
Tempe, AZ 85283

11/6/2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,
Chantz Usery

CATHERINE TAULTON



TEMPE, AZ

85283

November 3, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Catherine Taulton

Gwinn, Kristin

From: Don Stouffer <[REDACTED]>
Sent: Saturday, November 04, 2017 10:09 PM
To: CM - Council Communicator
Subject: Car wash

I am in support of the car wash at McClintock and Baseline.

Stovall, Karen

From: Higgins, Elizabeth
Sent: Tuesday, November 07, 2017 9:59 AM
To: Donna Horwitz; CM - Council Communicator
Cc: Stovall, Karen
Subject: RE: Support for Quick Quack Car Wash – SE X of Baseline Rd and McClintock Dr

Donna,

Thank you for your message to Tempe Mayor and Council. Please be assured that they have received your message and are copied on this reply.

It is my understanding that the Hearing Officer has approved the variance and that decision is appealable to the Board of Adjustment within 14 calendar days of the decision, by an aggrieved party. The Development Review Commission hearing will be scheduled for Quick Quack on Tuesday, November 14th at 6pm for a Use Permit to allow a car wash and Development Plan Review. This decision is appealable to the Tempe City Council. If appealed, it will come to the Council as a quasi-judicial item, which means that the Council must conduct itself as a court in its consideration of the matter and not as a legislative body. In these cases, the Council is akin to a judge. It creates the record, determines the facts and then issues a decision based on those facts. Obviously, part of creating the record is listening to testimony, so please know that you have the right to come and testify publicly at any of the scheduled public hearings.

If you have any questions or concerns, please don't hesitate to contact me directly.

Elizabeth Higgins

Chief of Staff

City of Tempe | Mayor and Council

31 E. Fifth Street, 3rd floor | Tempe, AZ 85281

480-350-8965

elizabeth_higgins@tempe.gov

Visit www.tempe.gov to connect with the City of Tempe.

Or follow us on Twitter and Facebook and get our latest news.

From: Donna Horwitz [
Sent: Tuesday, November 07, 2017 4:51 AM
To: CM - Council Communicator <councilcommunicator@tempe.gov>
Subject: Support for Quick Quack Car Wash – SE X of Baseline Rd and McClintock Dr

Tempe, AZ 85283

Nov. 7, 2017

The Members of the Tempe City Council

Tempe City Hall

31 East 5th Street

Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive

5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

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I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Donna Horwitz

Donna Horwitz • SilverSneakers® Contract Trainer

c •

Stovall, Karen

From: Bryan Hamby >
Sent: Friday, November 10, 2017 11:54 AM
To: Bryan Hamby (HomeSmart)
Subject: - Quick Quack Car Wash - McClintock & Baseline

Tempe, AZ 85283
11/4/2017

To whom it may concern and
The Members of the Tempe City Council Tempe City Hall 31 East 5th Street Tempe, AZ 85281
-Quick Quack Car Wash –
Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council: The purpose of this letter is to show DISPROVAL for the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The requested use permit and variance would allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

It is of my opinion that this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center.

In fact, I think this development will **not** help support the redevelopment goals of the City of Tempe. Currently, there are drive through car washes on Rural and Baseline, Price and Baseline, McClintock and Southern and a full car wash on McClintock and Guadalupe. A **FIFTH** car wash in the same area is **overkill**. This would fail on any Urban Planning feasibility test.

I do NOT believe this car wash is consistent with existing development, land use and zoning patterns in the area. Especially with a yellow duck mascot, which will CHEAPEN the area.

I urge you to deny this Quick Quack Car Wash.

The car dealership across the street places an annoying large gorilla inflatable up and if this was approved, would be battling a large yellow duck. We need to modernize and update/upgrade our areas, not go in the reverse by devaluing them with unattractive and unnecessary amenities that are on nearly every corner.

Please look at their website. You can see how their business does not blend in as others may state:

<https://www.dontdrivedirty.com/>

The buss pullout shelter should be approved regardless of what enterprise ends up on this corner. This will assist in creating a better flow of the traffic along the Baseline corridor... and the city should have used eminent domain on this corner as well as others years ago.

I unfortunately will be out of town for the hearings. If I was present,, I would be in full vocal opinion in opposition to this terrible idea.

Sincerely,

Bryan Hamby

Stovall, Karen

From: Jamie Burt < >
Sent: Friday, November 10, 2017 10:10 AM
To: Thomson, Alec; CM - Council Communicator; Mitchell, Mark; Arredondo-Savage, Robin; Granville, Kolby; Keating, Randy; Gwinn, Kristin; Kuby, Lauren; Navarro, Joel; Schapira, David; Higgins, Elizabeth; Spisz, Parrish; Ching, Andrew; Levesque, Ryan; Stovall, Karen; Weaver, Chad; Abrahamson, Steve
Subject: Pura Vida Properties, LLC McClintock & Baseline

Dale & Jamie
Burt

11/9/2017

Pura Vida Properties, LLC

Re: McClintock/Baseline – Quick Quack Car Wash

5201 S. McClintock Dr.

Tempe, AZ 85283

Dear Mayor Mitchell, City Council Members, [et.al](#):

We are writing to you as long-time Tempe residents and business owners who have been devoted members of the Tempe community for many years. We have operated our Gas station / Convenience store on the southeast corner of McClintock and Baseline for over 27 years, first as Lessees, then, after much hard work and savings, as owners since 2004, when we re-christened our business, “FASTGAS Mart”. Our entire family has been involved in the business, with our young daughters helping to create both the new name and the new logo. Our kids grew up helping to stock the shelves and learning to run the cash register. This corner has been our ‘family farm’ and at the center of our family since our youngest daughter was born in 1990. It has not only provided for our family’s sustenance over the years, but was strategically planned to provide for my wife and me in our retirement and be our eventual legacy to our children.

My wife, (a 1977 ASU graduate), and I met in Tempe 36 years ago when she sold me my first home while selling real estate for John Hall and Associates Realty. We have been married for 33 years and have raised our 2 daughters in Tempe, both graduates of Corona Del Sol High School and ASU. My wife has been active in the Tempe community, for over 40 years, not only selling real estate, but by serving as a volunteer, board member and president for a number of Tempe philanthropic and community organizations.

After many years of business, amidst numerous industry-wide changes, we found ourselves facing certain obstacles too large to overcome and it became necessary to explore our options concerning the retiring of our business. We had long ago decided to keep this property in our family by leasing the property to a new, more current, environmentally sustainable type of business. After many months of looking for a worthy tenant to operate on the property, we found this in the Quick Quack Car Wash organization. Quick Quack has been recognized for their use of only biodegradable soaps and recycling 100% of the water that is used to wash their cars. They are also known for developing their ground-up projects with attractive, compatible and neighborhood friendly buildings (in stark contrast to the obtrusive, industrial looking carwashes that are seen throughout the surrounding communities). They are also extremely community

conscious and very involved in community support activities, hosting local fundraisers, etc. Quick Quack goes to great lengths to provide high quality design and construction as well as state of the art technology to minimize any noise, in their projects to ensure that they blend in well with their surroundings. We are also excited about their family friendly, youthful nature and think that they would be a nice complement to the Peter Piper Pizza which is the largest tenant in the shopping center behind our corner.

After executing a Lease with Quick Quack in October of 2016, Quick Quack began the process of working with the City to obtain the necessary approvals, permits, etc. Early in 2017, we were informed by Quick Quack that the City Planners were requesting that we donate a portion, (approximately 1000-1500 square feet), of our property for the purpose of constructing a bus bay on Baseline Road on the north side of our lot. (Contrary to Mr. Pollack's statement that we had known of this request since 2014, we had not heard *anything* about a bus bay until we were forwarded the City's comments on Quick Quack's site plan submission in 2017.) In spite of the reduction in the usable space on our already relatively limited size corner, we agreed to grant the City an Easement in order to facilitate the construction of a safer, ADA compliant bus bay and move forward with the Quick Quack Car Wash project.

Throughout this process, which is new to us as small business owners, we felt confident and optimistic about this step for our family given that a car wash is one of the uses permitted in the existing zoning of our corner. We were very disappointed to learn, (*after* our Lease was executed), that the owner of the adjacent retail center was objecting to this use of the property and that some City representatives had 'grander' ideas for our corner. Aside from the factually inaccurate information being disseminated about increased noise and increased traffic on the corner, the carwash is also not incompatible with the current character of the neighborhood. There are other carwashes on hard corners within mere miles of our corner and such uses as car dealerships, hardware stores, gun shops, paint stores, pool chemical stores, Peter Piper Pizza, etc, long before us defined the character that exists on that corner. Our challenge is to find a good, neighborhood friendly tenant who is attracted to and feels their venture will fit in with the current uses and character that exists now, not that we might all hope to see at some indefinite point in the future.

We understand that there will be pros and cons for any use of a commercial property, but feel that Quick Quack – an environmentally friendly, ride through car wash with a big yellow duck named "Quackals" - will continue our tradition of being a good, family friendly neighbor and will fit in nicely with the predominantly family oriented character of the neighborhood. We've been approached by other entities such as automotive related ventures, check-cashing enterprises, and other more industrial looking car washes, to name a few, but preferred this more wholesome and environmentally friendly business for our property. We like the declarations among the Company's operating philosophy that..."cleanliness is one of our core values...that our facilities and team members ...represent the highest standards of appearance.", and that, "...We strive to be a constructive and active member of our community...fundraising ideas and involvement comes from these neighbors who are in close proximity to location...".

We have been the neighborhood 'corner store' and a GOOD neighbor for over 27 years and have shed many tears with customers when they learned that we were closing our doors. Many of them have been coming in since they were young children, having shopped with us their entire lives. Most of these families (and now their children) have shared that they fully support and look forward to being patrons of the ride-through car wash with the big yellow duck.

We are not local real estate moguls taking this opportunity to manipulate one of our many commercial holdings to enhance our portfolio. This corner is our legacy. It is what we have planned to pass down to our daughters and their children, and it is what will provide for us in retirement after nearly three decades of serving the community as Tempe residents and business owners.

We chose Tempe many years ago as our home because we felt safe in this community – safe as parents, as neighbors, and as business and property owners. It is our hope that Tempe will continue to be this place for our children and grandchildren, and for other families like ours, by continuing to support local families and small business owners in investing in real estate and businesses without the fear that they will be controlled or forced out by the larger players who have more ownership within the valley. Families who purchase land, zoned for a purpose, should be able to use the land for the purposes for which it was zoned, giving them the confidence to invest in and own a piece of this beautiful city and enabling Tempe to continue to have the friendly, unpretentious, “neighborhood feel” it is recognized for.

We ask that the City fully assess and evaluate the facts of this unique car wash project, and assist us in moving forward as we provide for ourselves and our family, while continuing to be the good, socially responsible neighbors we have always been and complying with and furthering the overall plans for our community.

Please feel free to contact us with any questions or to discuss further. We very much appreciate your consideration.

Sincerely,

Dale & Jamie Burt

Stovall, Karen

From: Scott Sponsler
Sent: Thursday, November 09, 2017 2:11 PM
To: Stovall, Karen
Subject: RE: Case number PL170240. Proposed Quick Quack car wash

Hi Karen,
Not sure if you received my previous email I sent last week. Here is a copy incase you did not.
Thanks,

I am writing this email because I am concerned with the car wash that is proposed on the corner of Baseline and McClintock.

After reviewing the plans that were presented last night, my concerns are traffic safety with the ingress and egress of the car wash which would be very close to the busy intersection as well as in the proximity of the bike lane. Also there is concerns of traffic distractions when they host local high school fundraisers, which is a big part of their business model. Other concerns are possible wet pavement when exiting the car wash and the noise from large vacuum systems. Older car washes that I have noticed seem to degrade either by the wear and tear of equipment or they change under new "discount" management. I do not see these types of car washes adding value to our surrounding neighborhood, as this neighborhood already has car washes with in a few miles of this proposed site.

I am strongly against this or any car wash for this particular location.

Lakes Community concerned neighbor,

Scott Sponsler

Tempe, Az, 85282

November 9, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

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- to redevelop the property with a use that is less intensive than the prior gas station;
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I also want to add that leaving a legacy for one’s own personal family (for children and grandchildren, etc..) is a gift that continues Tempe’s community as family-based for generations to come! Let the Burt’s family contribute to this, please.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,
Beth Isaacs (a Tempe homeowner;
community supporter for over 30 years.)

Stovall, Karen

From: Caitlin Haffner
Sent: Wednesday, November 08, 2017 3:43 PM
To: Ching, Andrew; Levesque, Ryan; Weaver, Chad; Abrahamson, Steve; Stovall, Karen; Mitchell, Mark; Thomson, Alec; Arredondo-Savage, Robin; Granville, Kolby; Keating, Randy; Gwinn, Kristin; Kuby, Lauren; Navarro, Joel; Schapira, David; Higgins, Elizabeth; Spisz, Parrish; jasonj@dontdrivedirty.com; timw@dontdrivedirty.com
Cc: Sarah Nicole; S O
Subject: Oppositions to Quick Quack car wash 5201 s. McClintock Tempe, AZ

Dear City of Tempe Council,

After attending ASU, I fell in love with the City of Tempe. Tempe is focused on community, sustainability, and thriving urban planning. As Tempe grows, I plan to grow with the city. Bike paths, athletic races, awesome restaurants and bars, yummy cafes and coffee shops, good schools - what is there not to love about Tempe. As part of a generation that is taking over these characteristic, older homes, and bringing them to life again with love, I do not envision a car wash on this easily accessible corner. We need a building/company that offers a place to talk about and enjoy. A car wash isn't it.

Sarah Oswald & Caitlin Haffner at Tempe, Az 85283 are opposing quick quack to build at this location or anywhere near this neighborhood. We just closed on our home at the end of September, and we are not happy about the possibility of this car wash.

- We more than likely would not have purchased our home, and the value would not have been what we paid.
- The decibels from the blowers are inappropriate to be near a neighborhood.
- The aesthetics of the building are unappealing, affecting the value of the neighborhood.
- Car washes a mile away already exist, we do not need more.
- The car wash would not offer a place to bring our community together. Rather, a coffee shop or a café would be a much better option for this corner.

Please help our neighborhood fight against this unwanted car wash.

Sincerely,
Caitlin & Sarah



JORDAN R. ROSE
7144 E. Stetson Drive, Suite 300
Scottsdale, Arizona 85251
Phone 480.505.3939 Fax 480.505.3925
JRose@RoseLawGroup.com
www.RoseLawGroup.com

November 8, 2017

SENT VIA ELECTRONIC MAIL

City of Tempe
Planning Division
31 East Fifth Street
Tempe, Arizona 85281

Ryan Levesque
Development Director
Ryan_Levesque@tempe.gov

Karen Stovall
Senior Planner
Karen_Stovall@tempe.gov

**RE: Objection to Quick Quack Use Permit Applications by Closest Affected Neighbor
(PL170240)**

Dear Ryan and Karen:

We represent Baseline Plaza LLC DBA Peter Piper Plaza, owner of the 76,704 square foot commercial shopping plaza immediately adjacent to and surrounding the above referenced proposed use. As the most closely affected neighbor, please accept this letter in strong objection to the Use Permits being requested by Quick Quack car wash.

Quick Quack is seeking a Use Permit to locate a car wash at a key intersection in the City of Tempe and for additional parking. Mr. Michael A. Pollack is the Manager of the entity which owns the Plaza and he has significant commercial real estate experience in Tempe (he currently owns and manages 7 commercial shopping centers in the City) and believes a car wash on this important corner would be the worst possible use for the neighboring property and for public welfare. Mr. Pollack notes that in his decades of involvement in the real estate industry in the East Valley, he has never seen a City encourage a car wash at an important hard corner intersection. Regardless of how well the car wash is operated, the use itself is not conducive to the overall image of the City, walkability, enhancing of the surrounding retail operations, property values, or aesthetics of the area.

A. Opposition to Use Permit for Car Wash Use

The City of Tempe Zoning and Development Code requires that a Use Permit shall only be granted “upon a finding by the decision-making body, that the use covered by the permit, the manner of its conduct, and any building which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirements, or standards prescribed therefore by this Code”.

Mr. Pollack can be considered a commercial property expert as he has been in the real estate business for 44 years and has been involved in real estate projects totaling more than 10,000,000 square

feet. As he told the owner of this property about a year ago when asked if he would support a car wash in this location, Mr. Pollack believes that a car wash will have a severely negative impact on his adjacent property, as well as on the residential neighbors and the City in general. In a review of major intersections in other large Cities, we cannot find an instance where a City encouraged a car wash to locate on a prominent corner. In fact, this same operator recently withdrew a case from the City of Phoenix on a key corner after neighbors expressed severe opposition to the plan. We understand the Phoenix Planning Department was also negative in their review of the proposal as it was not the type of use that the City wanted on a prime commercial corner.

A car wash is simply not a use that encourages any of the things Tempe desires as stated in their General Plan. It is not in line with Tempe's vision for the future in creating "a city comprised of and defined by vibrant mixed-use hubs that not only provide for daily needs, but function as social gathering places for its residents and visitors." It does not contribute to the transformation of neighborhoods into "revitalized neighborhoods that are walkable, pleasant and safe." It diverges away from Tempe's goal of developing "as a leader in urban living" as it clearly does not "retain that creative, energetic 'vibe' attractive to business, visitors and residents alike." It is in conflict with the Guiding Principles of the General Plan because supporting this use would not be to "support growth and development that results in social, cultural and economic benefits to the community" that are expected to "preserve, enhance and create conditions that keep neighborhoods desirable, safe, attractive and healthy living places with a strong sense of community." These are just a few of many major themes identified in the Tempe General Plan that have an ultimate goal "to create a vibrant urban community." This use does not further this goal.

Tempe's Zoning Ordinance requires that you consider a variety of factors before coming to the conclusion that the Use Permit should be granted. Below are the factors and the reasons that the Quick Quack car wash in this location does not meet the required findings and cannot be approved.

1. *Any significant increase in vehicular or pedestrian traffic;*

- The small size of this lot is inappropriate for this use. The proposed car wash will increase the useable space from the existing 3,448 square feet (convenience store floorplan + estimated area covering gas pumps, according to Maricopa County data and measuring tools) to 6,349 square feet (car wash building structure + total canopy area, according to site plans), an increase of approximately 54%.
- The car wash use will not promote the pedestrian friendly environment that Tempe desires in general and specifically at their retail sites. Not only because it is an automobile centric use, but also because patrons of this car wash are not in any way encouraged to leave their cars and patronize the surrounding commercial uses. In fact, a Quick Quack customer would not be able to leave their car at the car wash and walk into the surrounding center as *all* car wash parking spaces reserved for customers double as vacuum stalls. A customer cannot park in the vacuum stall for any longer than it takes to vacuum their car.
- Quick Quack claims that their use "does not generate extra traffic to the intersection" and that "there is no waiting for other cars." These statements are patently false as evidenced by many of their existing car washes where waiting, line formation, and significant congestion causing traffic buildup very clearly occurs. Please see **Exhibit A**. The use on this particular site will similarly result in a significant increase in vehicular traffic.
- We have reviewed the approximate 35 current Quick Quack locations and none of them are located on a comparable prime intersection in which the location is (1) a hard corner, on (2) a major intersection in which both streets are high-capacity, and (3)

surrounded by similar commercial and residential densities as Baseline and McClintock. Additionally, they are commonly on larger lots than here. We believe that this particular lot is preferable to that of every existing Quick Quack operation in terms of location but not in size, and will therefore result in a significant increase in vehicular traffic following this use.

- The fact that they are proposing 16 vacuum stalls, 6 more than in their withdrawn Phoenix site plan, and a number which appears to be more than most of their existing locations, is indicative of the fact that they anticipate this particular site to be high performing and driving a significant amount of traffic to the site.
- It should be noted that while Quick Quack is showing access into the Peter Piper Plaza owned by our client, there is no cross access agreement and if this car wash moves forward, the owner will have every right to close the access to the center. We have made that clear to Quick Quack and they will need to redesign their site based on that reality.

2. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;

- The emissions noise from the 16 car wash vacuums that the Quick Quack CEO indicated will be fully on during all hours of operation (7 a.m.-9 p.m. seven days a week) will far exceed ambient conditions. As a result of Quick Quack's oversized site plan forced onto a small site, these overcrowded vacuum stalls will emit noise that will have a direct and negative impact on our client's retail customers and the surrounding neighborhood.
- In addition to the constant vacuum noise, because this is a drive thru car wash, customers will likely have their music on during the vacuuming process when car doors are open. Customers parked in the parking spaces of nearly all businesses do not play their music out loud with their doors open. People vacuuming their cars at car washes do. The resulting noise could not possibly be considered consistent with that of ambient conditions. All of this will lead to a level of disturbance that is not conducive to enhancing the retail business at the site or living in a single family home adjacent to the Plaza.
- In addition, the pollution that will continually be emitted from the idling cars will far exceed ambient conditions. As this is a drive thru car wash, a vehicle will be continually on and polluting from the time it enters the site until it exits, after stopping in the vacuum stall. According to online reviews of Quick Quacks nationwide, it appears that timeframe can be between 15-40 minutes.
- The continuous washing of cars in such a small space will surely result in the spreading of liquid runoff, or car wash sludge, to the surrounding areas. More than just a nuisance, the car wash sludge generated will be a pool of dirt, grime, engine grease and harmful chemicals creating hazardous waste that should not be so close to the surrounding restaurants and neighbors.

3. Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan;

- Quick Quack claims that they intend to "build a first-class operation consistent with the branding that Quick Quack has built in the southwest, including Phoenix." This is entirely misleading as Quick Quack does not operate anywhere in Arizona. This is their

attempt at breaking into the Phoenix market with a high intensity, minimally staffed (only 2-3 employees onsite) car wash that will contribute to the deterioration of the neighborhood and downgrading of property values as a car wash on a key commercial corner does nothing to enhance the retail activity or the single family residential lifestyle. In addition, it is not the kind of use that promotes additional economic development in the area.

- We spoke with various real estate brokerage professionals and could not find any who indicated that having a drive thru car wash on this key corner would enhance values. Everyone indicated it would be detrimental to property values.
- Encouraging the disposal of the amount of trash produced by a car wash with vacuums on a key corner in Tempe will be at a minimum unsightly and more likely quite polluting for the surrounding area. As we all know a major part of an interior vacuum process at a car wash is throwing out trash. One can just drive around to nearly any Valley car wash to see this trash is rarely entirely contained and often results in trash discarded in the parking lots or blowing around the area. This is not a condition that should occur on a key corner in Tempe and will most definitely serve to detrimentally impact the surrounding neighborhood.

4. Compatibility with existing surrounding structures and uses; and

- A car wash is not compatible with the existing shopping plaza that includes a number of restaurants, and is not compatible with the surrounding residential neighborhoods.
- The Quick Quack tunnel will be 30 feet in height, similar to that of a 3 story building and is totally out of scale for the neighborhood. In comparison, the Plaza does not sit on the hard corner or block traffic visibility.
- When customers utilize the vacuums they will invariably play their car radios, which could only disturb the Plaza's tenants and customers.
- This is an ideal retail/commercial corner. If it attracted a retail use more compatible with the area (fast-food, bank, etc.), it would actually enhance the entire area, improve property values and the City as a whole.
- Additionally, our client will not allow legal access through the adjacent property and will be closing the access points as portrayed in **Exhibit B**.

5. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.

- Quick Quack will not be able to adequately control disruptive behavior that creates a nuisance to the surrounding area and general public.
- The Quick Quack is planned to have 16 vacuums consistently running which will be excessively noisy.
- Car wash customers enjoy listening to loud music with their doors open as they vacuum their cars. This behavior will certainly be a nuisance to the surrounding area as it will disturb the customers of the Plaza since the vacuum stalls are lined up directly against shopping plaza parking spaces. Quick Quack claims they will ask people to lower volumes but will not actually be able to adequately control the disruptive behavior outside the premises with only "(2) staff working at all times" that will surely be preoccupied in assisting customers with payment and guidance through the wash.

- The shopping plaza parking spaces bearing this nuisance are consistently occupied. See **Exhibit C**.

B. Opposition to Use Permit for Expanded Parking

In addition, Quick Quack is purportedly seeking to expand the number of “parking” spaces they may provide from a maximum of 14 to 19. Note that in this instance, the car wash is drive-thru. There is no convenience element for patrons to park and visit. In fact, there is really no parking allowed on the site but for the 3 spaces available to employees (one space is marked handicap so not accessible to all) as the other 16 spaces actually double as vacuum stalls. The CEO indicated that when shift changes occur the employees will have to park in vacuum stalls. This use does not in any way encourage enhanced retail activity at this prime retail corner. If employees can’t find a parking space during a shift change they will have to park somewhere and our client is not interested in them parking on the neighboring property. This request is not to allow for more patron parking but rather just allow for more vacuum stalls that will increase the noise in the community and negative effects on the surrounding retail. In requesting this Use Permit, Quick Quack compares a car wash use to that of a restaurant, claiming that a restaurant of similar size would require 41 parking spaces and so “providing a mere 19 spaces, a mere seven above the minimum requirement, is compatible with surrounding restaurant and retail uses.” Whether or not this is true is totally irrelevant because each category of uses follows a different parking ratio for a reason. If car washes are permitted fewer parking spaces than similarly sized restaurants, it is because permitting the same larger number for a car wash would be detrimental to neighboring persons and property, as it will be here.

In summary, the environmental and health concerns at this intersection for a property that Quick Quack concedes is “too small” for the proposed use, the amount of noise that from the open drive-through car wash tunnel and 16 outdoor vacuuming stations is bound to create, will without a doubt contribute to the deterioration of the shopping plaza and surrounding neighborhoods and the downgrading of property values. Granting approval of this Use Permit is too great of a detriment to impose on the surrounding neighbors and general public. The property, therefore, is in no way an appropriate space for a drive through car wash operation and any Use Permit request should be rejected in anticipation of a more suitable use that will contribute to the progressive growth of Tempe and this premier intersection in particular.

Sincerely,

Jordan R. Rose



EXHIBIT A

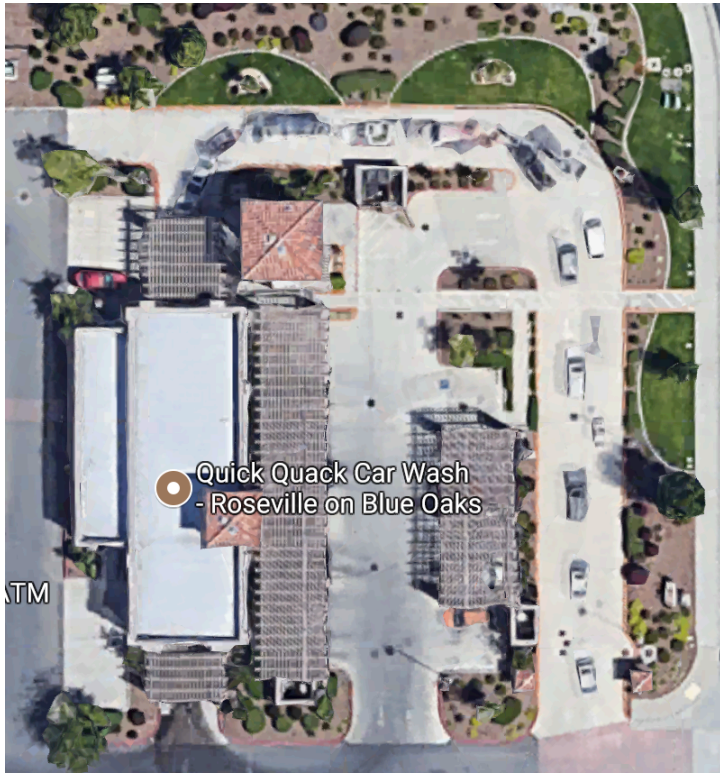


EXHIBIT B

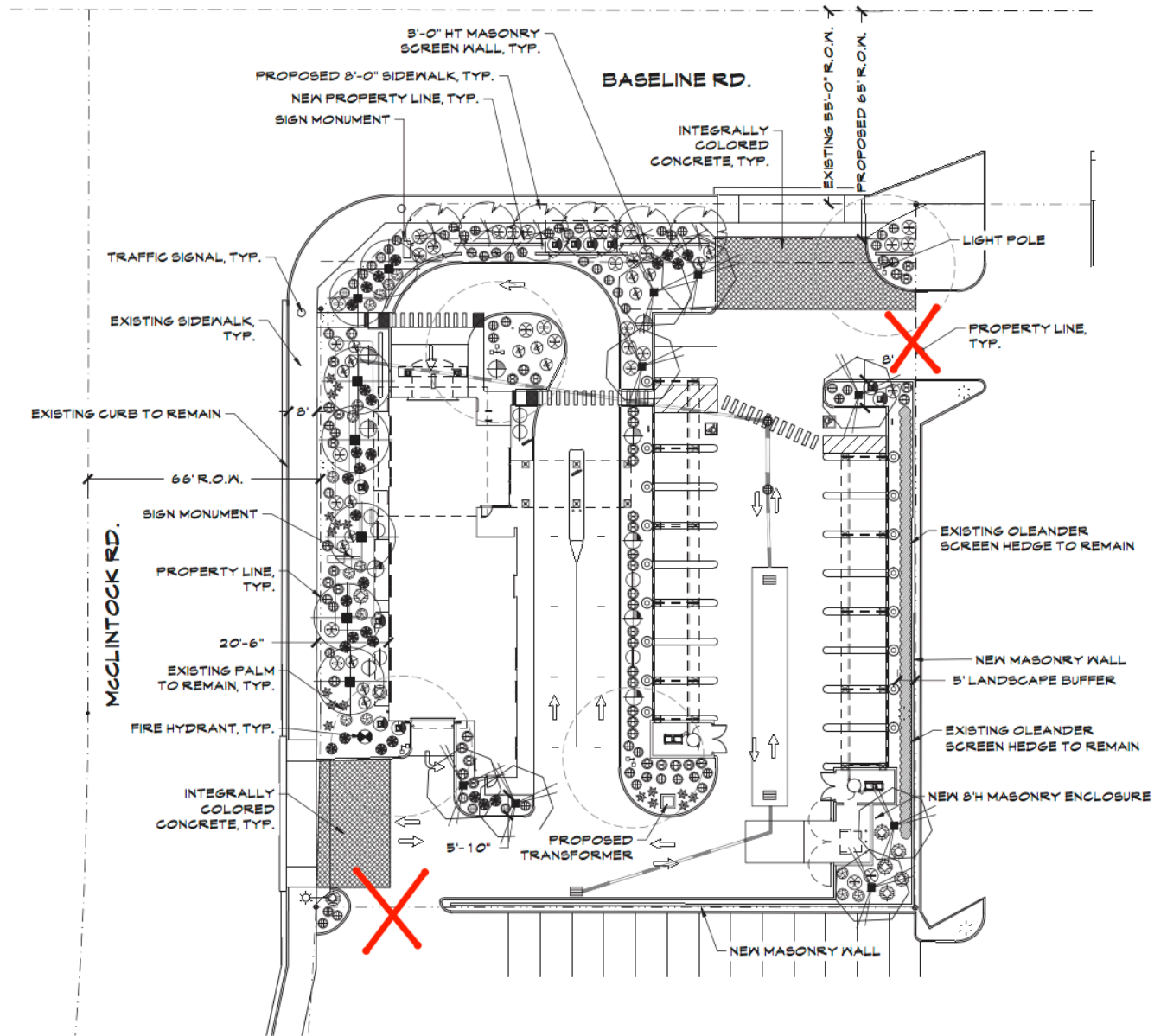


EXHIBIT C

