

## **Outline: Opposition to Proposed Kaady Car Wash Conditional Use Permit & Development**

### **I. Introduction**

- Brief overview of the proposed project: Conditional Use Permit for Kaady Carwash
- Statement of purpose: To outline why this development is inappropriate and potentially harmful to the community.

### **II. Traffic Analysis (Current Zoning Rules: For businesses predicting over 250+ cars a day)**

- **Current traffic conditions:** Overview of existing congestion on surrounding roads at peak times, current construction
- **Increased traffic burden:** Daily vehicle inflow/outflow projections; potential bottlenecks on Walling Way (Current Starbucks already has this)
- **Safety concerns:** Risks to pedestrians, cyclists, and school areas; potential for increased accidents.

### **III. Noise Pollution**

- **Operational noise:** Constant hum of machinery, vacuum systems, and dryers, even with updated technology
- **Extended hours of operation:** Early mornings/late evenings disrupting residential peace (8am-8pm, 7 days a week)
- **Impact on adjacent properties:** Disturbance to nearby homes, parks, or businesses.

### **IV. Environmental Impact**

- **Water usage and waste:** High water consumption and inadvertent chemical runoff concerns.
- **Stormwater runoff:** Contamination risk to local waterways, groundwater, and soil.
- **Lack of sustainability:** Conflicts with city or regional environmental goals (e.g., green infrastructure & Vision 43)

## **V. Incompatibility with Neighborhood Character**

- **Aesthetic disruption:** Visual impact, lighting, signage, and car queue lines.
- **Community precedent:** Introduction of incompatible business model sets an unwanted example.

## **VI. Quality of Life Impacts**

- **Constant activity:** Influx of cars and noise undermines a sense of peace and livability.
- **Property values:** Risk of depreciation for nearby homes and businesses.
- **Psychological stress:** Residents face loss of quiet enjoyment of their property.

## **VII. Inconsistency with Broader Community Needs**

- **Lack of demand:** Existing nearby car washes already meet community needs.
- **Missed opportunity:** Site could support more beneficial uses (e.g., green space, housing, local services).
- **Community vision:** Conflicts with long-term plans, values, or comprehensive development goals.

## **VIII. Conclusion**

- Reiterate that the proposed car wash poses more harm than benefit.
- Call to action: Urge planning commission and city council deny the proposal.