

ATTACHMENT E

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A member of the
Door Hardware Institute

City of Phoenix
Planning and Development Department
Zoning Section
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003

December 22, 2025

Re: Rezoning Application #Z-121-25-4 Special Permit Application #Z-SP-9-25-4

To Whom It May Concern,

I am a neighboring property owner writing to express concerns regarding the above-referenced rezoning and special permit applications.

While we appreciate that the building is occupied and not vacant, the existing **industrial park infrastructure is not designed to support the operational impacts of a used vehicle dealership**, particularly one involving frequent vehicle deliveries, test drives, and off-site service activity.

Our primary concerns are as follows:

1. Vehicle deliveries and traffic obstruction

The dealership has no on-site space to load or unload inventory. As a result, car haulers regularly stage on the public street, which directly and indirectly blocks driveways, narrows travel lanes, and impedes normal traffic flow within the industrial park.

2. Street and cul-de-sac use for operations

During business hours, the cul-de-sac is routinely used for vehicle overflow, staging, and preparation. Third-party vendors (including mobile detailing and glass repair services) conduct work in the public right-of-way rather than within the Property. These activities are not incidental; they are part of regular business operations and reduce access and safety for neighboring users.

3. Noise and driving behavior

Many vehicles sold are high-performance sports cars. During test drives, engines are frequently loud, with popping or backfiring that is disruptive to nearby businesses. On multiple occasions this has occurred during conference calls, creating an environment that sounds more like a racetrack than an industrial park. Test driving activity combined with pedestrians, loading operations, and slower moving traffic creates safety concerns.

4. Trash and debris in the public roadway

Cleaning out vehicles has resulted in recurring debris in the street, including air fresheners, charging cables, candy wrappers, and other small trash. This impacts the appearance and maintenance of shared public space.



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City of Phoenix Zoning

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Taken together, these issues demonstrate that **the intensity and nature of the use exceeds what the surrounding infrastructure was designed to handle**, even if some level of vehicle-related activity may otherwise be appropriate.

If a Special Permit is considered, we respectfully request that conditions be imposed to mitigate these impacts, including:

- Requiring vehicle deliveries to occur outside of business hours **or** mandating designated on-site car hauler loading and parking
- Prohibiting dealership and inventory parking in the public street or cul-de-sac
- Requiring all business operations, including vehicle preparation and third-party services, to occur entirely within the Property
- Enforcing posted speed limits and safe driving practices for test drives within the industrial park

These conditions would help ensure compatibility with neighboring properties and preserve safe access and functionality of the industrial park.

Thank you for your consideration.

Respectfully,

John A. Hyde,
CEO