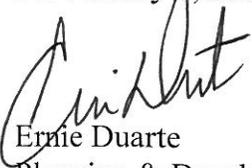




MEMORANDUM

DATE: December 22, 2014
For January 8, 2015 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte
Planning & Development Services
Director

SUBJECT: REZONING - PLANNING & DEVELOPMENT SERVICES REPORT
C9-14-12 Surf Thru Car Wash – Pantano Road, C-1 to C-2 (Ward 2)

Issue – This is a request by Kevin Hall of Cypress Civil Development, on behalf of the property owner, National Retail Properties LLC, to rezone approximately 1.46 acres from C-1 to C-2 zoning. The rezoning site is located on the east side of Pantano Road, approximately one-hundred and fifty (150) feet south of the intersection of Pantano Road and Broadway Boulevard (see Case Location map). The preliminary development plan (PDP) shows an automated self-service car wash facility with a 5,500 square foot building and two shade structures with a total square footage of 11,750 square feet under roof. Primary access is from Pantano Road, an arterial street.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of C-2 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: vacant

Surrounding Zones and Land Uses:

North: Zoned C-1: Retail
South: Zoned C-1; Retail
East: Zoned C-1; Adult Care Facility, & vacant parcels
West: Zoned C-1: Commercial, Office Complex

Previous Cases on the Property: none

Related Cases:

C9-00-39 Mar & Rothschild & Young - Broadway, C-1 and C-2 This was a request to rezone 14.66 acres located approximately 600 feet north of Broadway Boulevard between the Pantano Wash and Pantano Road, from SR and R-2 to C-1 and C-2 to allow the development of the site

with a large retail establishment use (big box retail), including vehicle parking and loading zones. On January 14, 2002, Mayor and Council adopted Ordinance No. 9653 and on November 27, 2002, a subdivision plat was recorded, Sequence No. 20030070610, effectuating the C-1 and C-2 zoning.

C9-82-69 Country Escrow Services - Broadway Boulevard This was a request to rezone approximately 0.72 acres from C-1 to C-2 zoning. This rezoning site is located on the north side of Broadway Boulevard approximately 500 feet east of the intersection of Broadway Boulevard and Sarnoff Drive. The Preliminary development plan shows a personal self-storage facility with approximately 719 storage units and one security guard residential unit. On May 9, 1983, Mayor and Council adopted Ordinance No. 5884. On November 22, 1983, permit number PA-5158 was issued, effectuating the C-2 zoning.

Applicant's Request – The applicant request C-2 zoning to allow an automated self-service car wash facility, includes; main building with 5,500 square feet at a height of 34 feet, a detached 99 square foot one-story building, and two shade structures with a combined square footage of 11,750 square feet. Proposal includes three access points onto Pantano Road and four integrated access points with adjacent commercial developments.

Planning Considerations – Land use policy direction is provided by the *Pantano East Area Plan (PEAP)* and *Plan Tucson*.

The rezoning site is located within an existing neighborhood as identified on the Future Growth Scenario Map of *Plan Tucson*. Existing neighborhoods are characterized in *Plan Tucson* as largely built-out residential neighborhoods and commercial districts in which minimal new development or redevelopment is expected in the next few decades. The goal is to maintain the character of these neighborhoods while accommodating some new development and encouraging reinvestment, services, and amenities that contribute to further neighborhood stability. Environmentally sensitive infill projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines are supported when they enhance the overall function and visual quality of the street, adjacent properties, and the community. Urban heat island effects should be mitigated by expanding and maintaining a healthy drought-tolerant low-water use urban forest. New development should utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community design.

The overall goal of the *PEAP* is to establish guidelines for the future growth, while protecting existing development. These policies are meant to be used in conjunction with the General Design Guidelines. *PEAP* supports commercial at the intersection of arterial streets and integration with adjacent commercial uses and adjacent uses are adequately buffered.

The existing commercial corridor, at the intersection at Pantano Road and Broadway Boulevard extends south along Pantano Road to a depth that includes the proposed rezoning site, which is

currently zoned C-1 commercial. The adjacent property to the east is zoned C-1 commercial and developed with a two-story adult care facility with 165 units. The west building facades of the adult care facility include unit windows overlooking the rezoning site. Consideration should be given to the eastern perimeter of the rezoning site with additional screening and landscaping to reduce impacts to the adult care facility. The remainder of the rezoning site perimeters, north, west, and south are zoned C-1 commercial and developed with commercial land uses, including; retail, office, financial institutions, and restaurants. To the southeast is Sherwood Village Terrace a residential subdivision with the nearest residential unit approximately 300 feet from the rezoning site.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 78 vehicular trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The preliminary development plan (PDP) shows a 5,500 square foot building, 34 foot tall automated self-service car wash facility and two, ten foot tall shade structures for a total of 11,750 square feet under roof, designed to shade 16 vacuum stations located between the car wash building and the commercial development to the north. Building(s) should be designed with “four sided” architecture with the same level of architectural detailing on all four sides for each building. Perimeter walls and screen walls should also be complementary to the architectural design and color theme of the propose development.

Orientation of car wash tunnel with mechanical car wash equipment has vehicles entering on the east and exiting on the west side of the building. The blow dryers, which produce the most noise, are to be located furthest to the west within the building, away from the adjacent adult care facility located to the east. The entrance into the car wash tunnel is approximately 170 feet from the east property line. The outdoor vacuum stations may also generate noise from activities such as; vacuums, people, and car stereo’s. The proposed outdoor services are shown at the nearest point to be 100 feet from the adjacent adult care facility, located east of the rezoning site. These outdoor activities should be limited to the same hours of operations as those for vehicle washing. Staff recommends hours of operation limited 7:00 A.M. to 9:00 P.M., and all noise and lighting (under canopy lighting) generating equipment and outdoor activity stations to be a minimum of 100 feet from the east property lines. Lighted signs should be turned off during non-business hours. Signs should not be installed on the clearance bars at the entrance of the car wash tunnel.

As proposed the dumpster location is adjacent to the east property line, next to the adult care facility. Staff recommends dumpsters to be a minimum of fifty feet from a residentially zoned or developed property.

Landscaping, Screening, Urban Heat Island – Noise generated by on-site equipment and other outdoor activities may impact commercial land uses and the adjacent residential adult care facility. Screening and landscaping should be provided to mitigate these impacts. The full

length of east perimeter should include a six foot tall masonry wall with a ten foot wide landscape buffer, including an average of one canopy trees every twenty (20) linear feet of buffer. In addition, the drive-in lane directing vehicles into the car wash should include a three foot tall masonry wall with additional canopy trees located between the tunnel entrance and the residential adult care facility located to the east, to further mitigate the noise emanating from the tunnel by such equipment as high pressure dryers, high pressure washer/sprayers, mechanical rollers, and mechanical brushes. Increasing the reflectivity of paved surfaces and/or providing shade through landscaping or structures reduces heat absorption and the heat island effect.

Vehicular Access and Circulation – Primary vehicular access to the rezoning site is proposed from Pantano Road, including four (4) additional integrated access points with adjacent commercial developments located to the north and south. As designed the site will require cross-access easements with these adjacent commercial developments. Site circulation is being designed to address proposed orientation of the building, 16 vacuum stations, five parking spaces and cross-access points. Staff recommends a one-foot no access easement along the east perimeter to avoid direct access into the interior of the residential neighborhood located to the southeast.

Required bicycle parking is proposed near the northeast corner of the automated self-service car wash building. For safety and security purposes, adequate outdoor lighting should be provided throughout the site.

Conclusion – The rezoning request is in substantial compliance with the policies in the *Pantano East Area Plan*, and *Plan Tucson*. The site fronts Pantano Road, located within a commercial corridor developed with a mix of commercial land uses and abuts a residential adult care facility on the east, which buffers the low density residential neighborhood from commercial developments along Pantano Road. The proposed self-service car wash facility, subject to the site design addressing and mitigating commercial impacts, is compatible with the surrounding land uses and consistent with policy direction. Approval of the requested C-2 zone is appropriate, subject to compliance with the attached preliminary conditions.

PROCEDURAL

1. A development package in general compliance with the preliminary development package and required reports dated, October 20, 2014, covering the rezoning site is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. "Safe by Design" concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

LAND USE COMPATIBILITY

7. All on-site, outdoor noise generating operational equipment shall be a minimum of one-hundred (100') feet from east property line.
8. Car wash high pressure dryers to be a minimum of 250 feet from the east property line.
9. Pedestrian walkways connecting on-site building(s) to public street sidewalks and adjacent commercial land uses to be distinguished with color(s), and texture or scored pattern(s).
10. East perimeter of site to include a ten (10) foot wide landscape border, excluding trash enclosure area, and to include western edge of public fire lane easement as shown on

1/8/2015

Preliminary Conditions

PDP dated October 20, 2014. Landscape border to include native drought tolerant canopy trees planted every twenty linear feet, and to include plants and ground shrubs within the landscape border, on a permanent irrigation system.

11. East perimeter of site to include a six foot tall masonry wall, includes rear of trash enclosure area, and to include the western edge of the public fire lane easement as shown on PDP dated October 20, 2014. Masonry wall to be minimum six inch masonry block.
12. An integrated outdoor lighting plan, in compliance with the Outdoor Lighting Code (OLC), shall be included in the development plan package. The plan shall show even lighting distribution over the entire proposed site, and shall minimize spill-over light.
13. Light fixtures on shade structures (vacuum stations), shall be full cutoff, fully shielded, directed down away from adjacent parcels and public roadways. Lighting detail shall be submitted as part of the Development Plan
14. Signage identifying tenant to face commercial corridor.
15. Vehicle height warning bar, limited to safety information, no tenant identification signage permitted.
16. Hours of operation, including vacuum stations and other light and noise generating activities, limited 7:00 AM to 9:00 PM.
17. Building height is limited to 34 feet.
18. All buildings shall be designed to have “four-sided” architecture. Building facades at rear and side are to be designed with attention to the architectural character and detail comparable to the front façade, including but not limited to, comparable color palette, rooflines, and materials similar to surrounding residential (or commercial) units. Site and building entry points to be highlighted and accented. Dimensioned elevation colored drawings, with color palette shall be submitted as part of the development package submittal
19. The dumpster enclosures shall be located a minimum of fifty (50) feet from any residentially zoned or developed property. Dumpster to be screened with a masonry wall a minimum of six (6) feet in height. Colors and materials shall be complimentary to the buildings and/or perimeter walls.
20. All perimeter masonry walls and dumpster enclosures visible from a public right-of-way and/or adjacent to existing residential development, shall be graffiti-resistant material that incorporates two (2) or more of the following visually appealing design treatments, such as the use of decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; and/or varied wall alignments, (jog, curve, notch, setback, etc.). Graffiti to be removed within seventy-two (72) hours of discovery.

1/8/2015

Preliminary Conditions

21. Roof mounted mechanical equipment on the commercial building shall be screened from view.
22. Development of the entire site shall be subject to commercial rainwater harvest requirements.
23. Parking; limited to no more than 10% over the total required parking spaces for the commercial development.

DRAINAGE/GRADING/VEGETATION/HEAT ISLAND MITIGATION

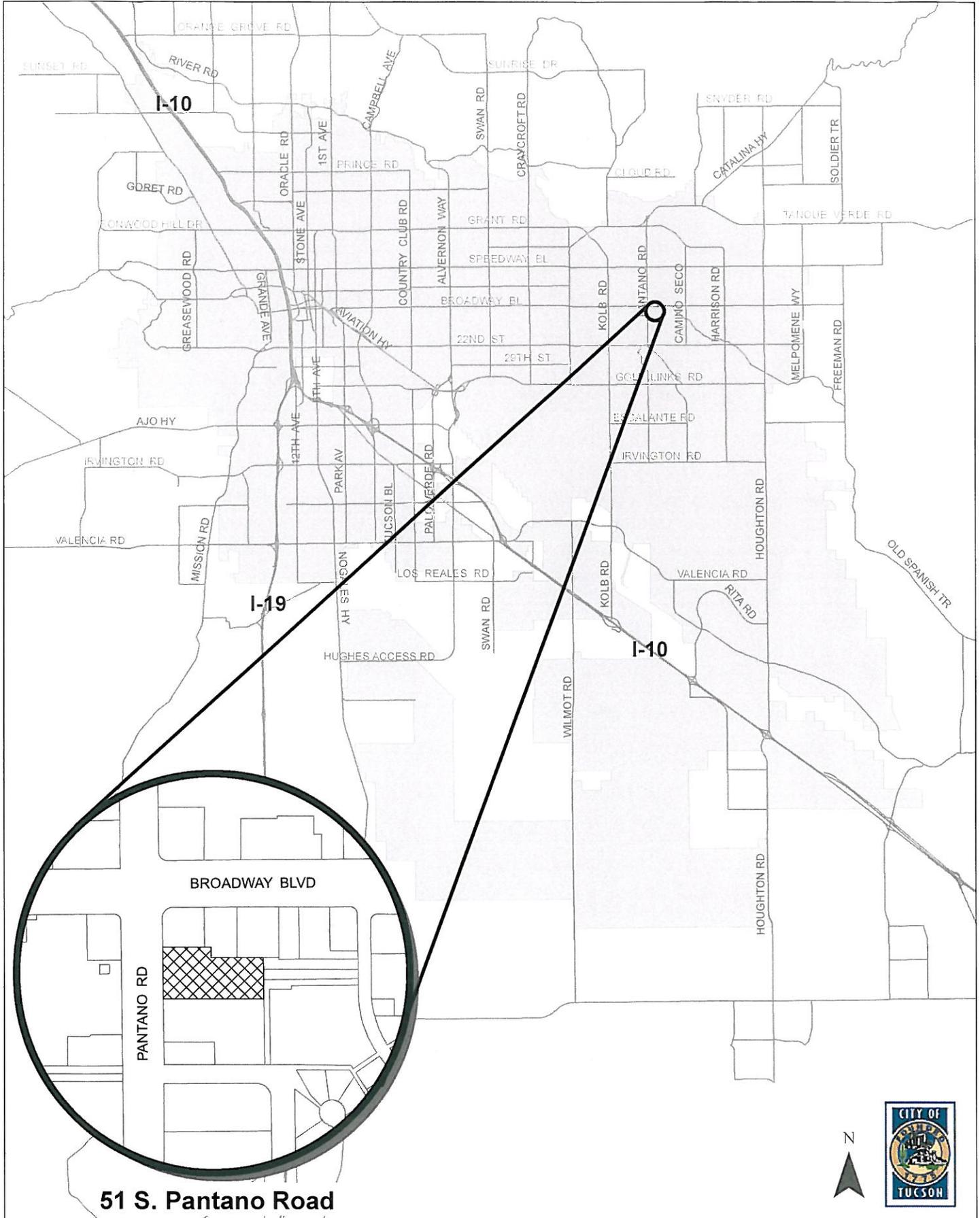
24. The submittal of a drainage report that addresses onsite and offsite drainage and its impact on the proposed improvements.
25. Detention will be required instead of retention and shall be in form of difference in volumes between developed and existing 2-year runoff volumes, or the difference in peak discharges. Waterharvesting design may overlap detention requirements. Check dams or other LID features should be utilized within drainage designs with regard to any engineering and geotechnical constraints.
26. Drainage systems, bleed pipes or other systems to allow for positive gradient, shall be used to drain any basin or water harvesting areas. Positive gradient will be required to assure 12-hr drain-down time is achieved for drainage systems.
27. Owner/applicant is responsible for providing a special inspection and delivering results to PDSB building codes for the following condition. Provide materials with building permit application and reference rezoning case number C9-14-12 Surf Thru Car Wash Pantano Road. New and replacement roofing material shall be Energy Star rated, or cool roof rated with Solar Reflectance greater than or equal to 0.65, and minimum infrared emittance to be 85% or more. Placement of and utilization of energy from solar panels on roofs is an acceptable alternative.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

28. Dedication of additional right of way, along Pantano Road, in accordance with the MS&R Plan requirements.
29. The installation of standard width sidewalks along Pantano Road frontages, including ADA requirements.

s/rezoning/C9-14-12/C9-preliminary conditions.doc

C9-14-12 Surf Thru - Pantano Road



51 S. Pantano Road



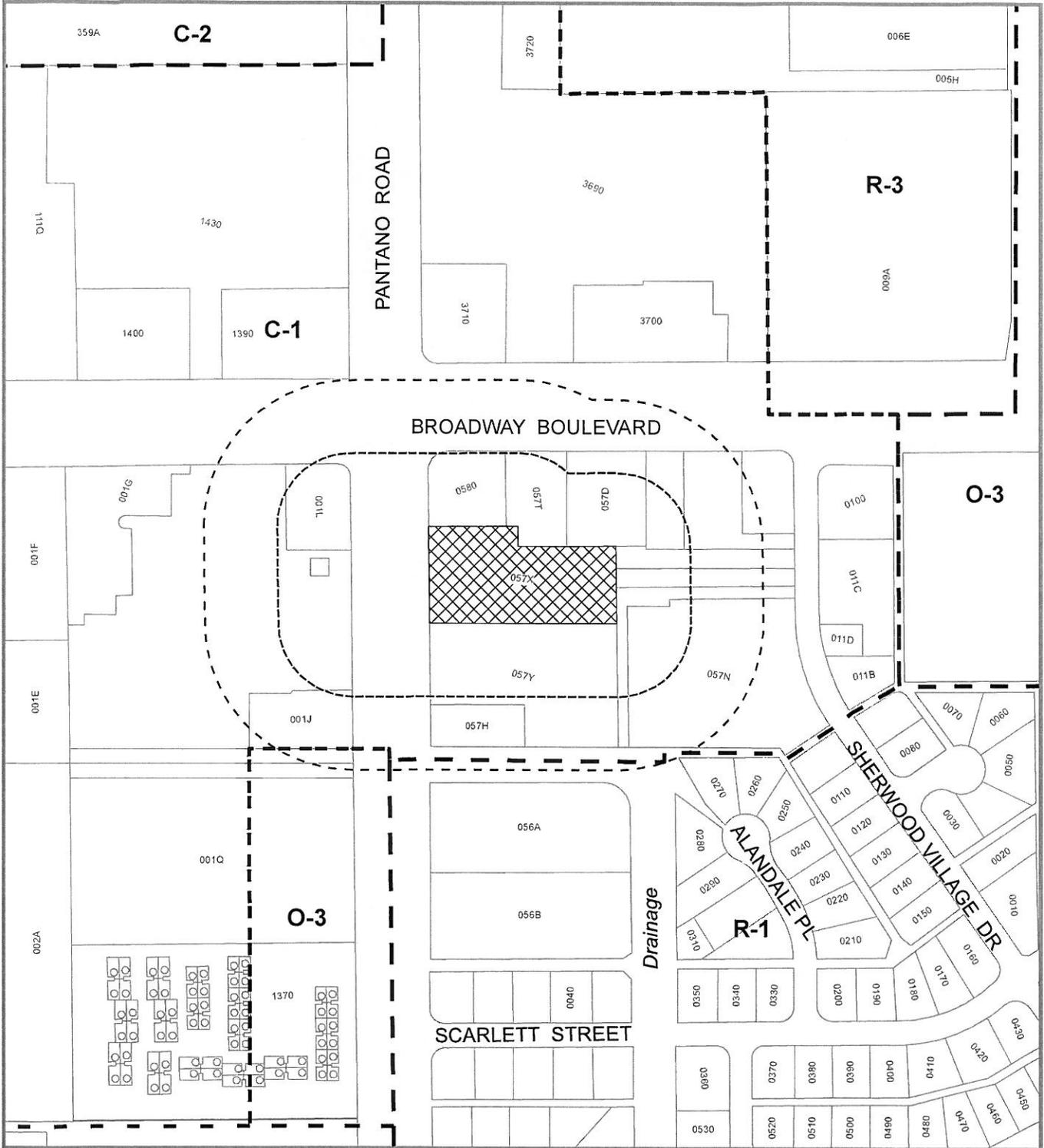
C9-14-12 Surf Thru - Pantano Road
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet



C9-14-12 Surf Thru - Pantano Road

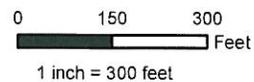
Rezoning Request: from C-1 to C-2



- Area of Special Exception Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries



Address: 51 S. Pantano Road
 Base Maps: Sec.16 T.14 R.15
 Ward: 2



PUBLIC FACILITIES AND SERVICES REPORT FOR DECEMBER 11, 2014
(as of November 14, 2014)

C9-14-12 Surf Thru – Pantano, C-1 to C-2

CITY AGENCIES

Planning & Development Services – Engineering: See attached comments dated November 2, 2014.
Planning & Development Services – Community Design: See attached comments dated November 4, 2014.
Transportation – Traffic Engineering: See attached comments dated November 12, 2014.
Planning & Development Services – Zoning Review: See attached comments Dated October 29, 2014.
Office of Conservation & Sustainable Development: See attached comments dated November 13, 2014.

No Objections Noted

Planning & Development Services – Sign Code
Planning & Development Services – Landscape
Tucson Police Department
Tucson Department of Transportation - RTA
Tucson Parks and Recreation Department
Environmental Services

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: 78 vehicle trips per day: See comments dated November 12, 2014
Pima County Development Services Department, Planning Division: See attached comments dated October 22, 2014
Pima County Wastewater: See attached comments dated November 12, 2014.

No Objections Noted

Arizona Department of Transportation – Regional Traffic Engineering
Pima County Regional Flood Control District
Pima County Parks and Recreation
Tucson Electric Power
Tucson Unified School District

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, *December 24, 2014* at

<http://www.tucsonaz.gov/PRO/pro/devactionsrch.jsp>



Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

**Case: C9-14-12 Surf Thru Car Wash – Pantano Road, C-1 to C-2
Ward 2**

_____ APPROVE the proposed rezoning.
I/We the undersigned property owners, wish to PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: _____ Date _____

Place
Stamp
Here

City of Tucson mp
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-14-12

Expose this flap - Affix stamp and return



City of Tucson mp
Planning and Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C9-14-12
IMPORTANT REZONING NOTICE ENCLOSED