



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

January 26, 2015

**C9-14-12 Surf Thru Car Wash – Pantano Road, C-1 to C-2
Public Hearing: January 8, 2015**

BACKGROUND

This is a request by Cypress Civil Development, LLC, on behalf of the property owners 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 150 feet south of the intersection of Pantano Road and Broadway Boulevard.

Land use policy direction for this area is provided by the *Pantano East Area Plan (PEAP)* and *Plan Tucson*.

PUBLIC HEARING SUMMARY (Minutes Attached)

John Beall, Planning and Development Services Department, presented the staff report with a recommendation for approval. Mr. Beall commented that no approvals and one protest was received in the formal protest area.

FINDINGS OF FACT

This is a request by Cypress Civil Development, LLC, on behalf of the property owners 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 150 feet south of the intersection of Pantano Road and Broadway Boulevard. The preliminary development plan proposes 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. The site is vacant.

The site is surrounded by C-1 zoning. To the north is a Circle K convenience store and fueling station. To the south is an O'Reilly Auto Parts store. To the east is an adult care facility with 165 units. To the west, across Pantano Road, is an office complex and bank. To the southeast is the Sherwood Village Terrace residential subdivision, zoned R-1.

Vehicular access to the rezoning site is from Pantano Road, including four additional integrated access points with adjacent commercial developments located to the north and south. This design will require cross-access agreements. Pantano Road is identified as an arterial route with a future right-of-way of 150 feet on the *Major Streets and Routes Plan* map. The Pima Association of Governments – Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 78 vehicular trips per day.

Land use policy direction for this area is provided by the *Pantano East Area Plan (PEAP)* and *Plan Tucson*. *Plan Tucson* identifies the rezoning site as within an "Existing Neighborhood" on the Future Growth Scenario Map. Existing neighborhoods are primarily

C9-14-12 Surf Thru Car Wash – Pantano Road
Rezoning: C-1 to C-2

developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected. The goal is to maintain the character of these areas while accommodating some new development and encouraging reinvestment, services, and amenities that 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 future growth, while protecting existing development. These policies are meant to be used in conjunction with the General Design Guidelines. The *PEAP* supports commercial development at the intersection of arterial streets and integration with adjacent commercial uses and where adjacent uses are adequately buffered.

The proposed development includes a 5,500 square foot building, a 34 foot tall automated self-service car wash tunnel with mechanical equipment, and two, ten foot tall shade structures for a total of 11,750 square feet. The shade structures are designed to shade 16 vacuum stations located between the car wash building and the commercial development to the north. Car wash operations are proposed to be from 7:00 A.M. to 9:00 P.M. According to the applicant's agent, employees will be on site during business hours to perform routine and regular site maintenance and cleaning, in addition to operating the car wash.

The car wash tunnel is oriented so that vehicles enter on the east and exit on the west. The blow dryers, which produce the most noise, are to be located furthest west within the tunnel, 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. Outdoor vacuum stations also generate noise from vacuums, people, and car stereos. These services are 100 feet from the nearest point of the adult care facility. These services and activities shall be limited to hours of business and lighted signs, vacuums, dryers, pressure washers, and other noise generating mechanical equipment shall be turned off during non-business hours.

To further mitigate noise from business operations, landscaping and screening shall be included in the development. The full length of the east perimeter shall include a six foot tall masonry wall with a ten foot wide landscape buffer, including an average of one canopy tree for every 20 linear feet of buffer. The drive-in lane directing vehicles into the car wash shall 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.

CONCLUSION

The proposed land use is consistent with the *Plan Tucson* and the *Pantano East Area Plan* and in keeping with the character of the area. With impact mitigation and proper site

C9-14-12 Surf Thru Car Wash – Pantano Road
Rezoning: C-1 to C-2

design, the C-2 zone is compatible with land use in the area. Subject to compliance with the preliminary conditions, C-2 zoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of C-2 zoning, subject to the recommended conditions, as revised.

Respectfully Submitted,



Linus Kafka
Zoning Examiner

ATTACHMENTS:

Public Hearing Minutes