

ZONING MEMBERS PRESENT:

Linus Kafka, Zoning Examiner  
John Beall, Planning & Development Services  
Delma Sanchez, City Recording Clerk

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1           ZONING EXAMINER: Next case. God takes away a car  
2 wash, God gives a car wash. Case No. C9-14-12 Surf Thru Car  
3 Wash, Pantano Road. If I could get a brief background on this,  
4 Mr. Beal.

5           MR. BEALL: This is, this is a request by Kevin Hall of  
6 Cypress Civil Development on behalf of the property owner  
7 National Retail Properties, LLC, to rezone approximately 1.46  
8 acres from C-1 to C-2 zoning. The rezoning site is located on  
9 the east side of Pantano Road approximately 150 south of the  
10 intersection of Pantano Road and Broadway Boulevard.

11           The Preliminary Development Plan shows an automated  
12 self-service car wash facility with a 5500-square-foot building  
13 and two shade structures with a total square footage of 11,750  
14 square feet under roof. Primary access is from Pantano Road, an  
15 arterial street.

16           Land use policy direction is provided by the Pantano  
17 East Area Plan and Plan Tucson. The rezoning site is located  
18 within an existing neighborhood as identified under the Future  
19 Growth Scenario Map of Plan Tucson.

20           Existing neighborhoods are characterized in Plan Tucson  
21 as largely built-out residential neighborhoods and commercial

1 districts in which minimal new development, or redevelopment is  
2 expected in the next few decades.

3           The overall goal of the Pantano East Area Plan is to  
4 establish guidelines for the future growth while protecting  
5 existing development. Pantano East Area Plan supports commercial  
6 at the intersection of arterial streets and integration with  
7 adjacent commercial uses, and adjacent uses are adequately  
8 buffered.

9           The Preliminary Development Plan, PDP, shows a 5500-  
10 square-foot building, 35-foot tall automated self-service car  
11 wash facility, and two ten-foot tall shade structures, for a  
12 total of 11,750 square feet under roof designed to shade 16  
13 vacuum stations located between the car wash building and the  
14 commercial development to the north.

15           Orientation of a car wash tunnel with mechanical car  
16 wash equipment as vehicles entering on the east and exiting on  
17 the west side of the building. The blow dryers which produce the  
18 most noise are located furthest to the west within the building  
19 away from the adjacent adult care facility located to the east.

20           The entrance in the car wash tunnel is approximately  
21 170 feet from the east property line. The outdoor vacuum  
22 stations may also generate noise from activities such as vacuums,  
23 people and car stereos. The proposed outdoor services are shown  
24 at the nearest point to be 100 feet from the adjacent adult care

1 facility located east of the rezoning site.

2           These outdoor activities shall be limited to the same  
3 hours of operation as those for vehicle washing. Staff  
4 recommends hours of operation limited 7:00 A.M. to 9:00 P.M., and  
5 all noise and lighting under canopy lighting, generating  
6 equipment and outdoor activity stations to be a minimum of 100  
7 feet from the east property line.

8           Noise generated by on-site equipment and other outdoor  
9 activities may impact commercial land uses and the adjacent  
10 residential adult care facility. Screening and landscaping  
11 should be provided to mitigate these impacts.

12           Primary vehicle access to the rezoning site is proposed  
13 from Pantano Road, including four additional integrated access  
14 points from adjacent commercial developments located to the north  
15 and south.

16           As designed, the site will require cross access  
17 easements with these adjacent commercial developments. The  
18 proposed self-service car wash facility, subject to the site  
19 design addressing and mitigating commercial impacts is compatible  
20 with the surrounding land uses and consistent with policy  
21 direction.

22           Approval of the requested C-2 zone is appropriate  
23 subject to compliance with the attached preliminary conditions.  
24 The rezoning request is in substantial compliance with the

1 policies in the Pantano East Area Plan and Plan Tucson.

2 As of to date, there's been one protest, and the  
3 protest, the way percentages work, is 65.7% to the north, zero  
4 percent to the south, 31.2% to the east and zero percent to the  
5 west. The reason is that the protest, they do not believe this  
6 is a complimentary use to the existing adjacent retail and also  
7 there is concern about policing the adjacent properties for  
8 litter and security.

9 The protest numbers, the percentages is important  
10 because the protests are filed from property owners representing  
11 20% or more by area and in a quadrant of the area located within  
12 150-foot radius of the parcels in which the rezoning is proposed,  
13 and affirmative vote of three-quarters of the, of the Mayor and  
14 Council will be required to approve the rezoning ordinance.

15 ZONING EXAMINER: All right. Mr. Hunt.

16 MR. HUNT: Thank you. Jeff Hunt, Cypress Civil  
17 Development, representing the ownership group for Surf Thru  
18 Express Car Wash, their rezoning Case No. C9-14-12. We're  
19 requesting a rezone from C-1 to C-2.

20 ZONING EXAMINER: Let me just ask you if you were able  
21 to receive a copy of the complaint, or it's actually the  
22 approval-protest form.

23 MR. HUNT: Mr. Beall was able to get ahold of me and  
24 share with me the, the comments this afternoon before the

1 hearing. I feel appropriately prepared to respond. So myself,  
2 as the Applicant, Jeff Hunt, Cypress Civil Development,  
3 representing the developer, (Inaudible), who's absent today, Surf  
4 Thru Car Wash. The architect is out in California, (Inaudible).

5 Project address is 35 South Pantano Road, and the  
6 current zoning, as previously mentioned is C-1. This rezoning  
7 request is to accommodate a full-service car wash. Use and  
8 rezoning from the existing C-1 to C-2 in the future is the  
9 minimum required zoning for this use.

10 Here's a copy of the map that was sent to the adjacent  
11 property owners very early in the project, describing where our  
12 property's located just south of Broadway Boulevard on the east  
13 side of Pantano Road. The next adjacent parcel just to the north  
14 of us is a Circle K operation that is bordered. Directly east of  
15 the Circle K is a mixed use tenant, and capping the end where you  
16 get into Sherwood Village is a fast food restaurant.

17 To the southeast of us is multi-family, extended care,  
18 I believe, facility. And then directly to the south of us is an  
19 O'Reilly Auto Parts store, fairly recently built out.

20 We had our meeting on September 25th at the Ward 2  
21 office. We had one neighbor that attended. They are with Betty  
22 Gilford (ph.) with Teacher/Parent Connection. They're actually  
23 located not directly south, but kind of hopping over the south  
24 parcel. They're a couple of parcels to the south of us. Betty

1 attended and had asked during that meeting a question regarding  
2 hours of operation, which we followed up with an e-mail after we  
3 confirmed with the neighbors the hours of operation. Next slide.  
4 Will be between 7:00 A.M. and 9:00 P.M. Betty responded with no,  
5 no issue with that. Next slide, please.

6 Here's a site map kind of showing how the site lays  
7 out. Mr. Beall did a great job explaining the project. You can  
8 see that from Pantano Road there's existing access there, shared  
9 access to the south with O'Reilly Auto Parts store. And then you  
10 would go north onto our new property where you would cue (sic)  
11 for the car wash use.

12 Upon choosing to enter the car wash, you would then  
13 move around and enter the car wash from the east side, and you  
14 would proceed through the car wash and either exit directly onto  
15 Pantano Road or you would pull around and enter the vacuum  
16 station facility where you would then finish through the car wash  
17 and either exit to the north and out of a shared access drive, or  
18 you could proceed all the way around to the east and south and  
19 back out of the property the way you came. Next slide.

20 Some other considerations for Surf Thru Car Wash,  
21 'cause they are a new retailer in this area. Currently they  
22 operate facilities in California, and they're under construction  
23 in the Town of Marana right now, so we don't have a local  
24 precedent, but I want to talk a little bit about what they do in

1 these other facilities and intend to do here.

2 Surf Thru Car Wash Express is a hybrid between a full-  
3 service car wash that you've been used to seeing where they would  
4 have handwashing facilities to complement the drive-through  
5 facility. Here at this location, they do have employees on site,  
6 but they don't have the full handwashing approach.

7 They want to pull you through the express car wash and  
8 then proceed into letting you vacuum your own vehicle and  
9 cleaning through of your own vehicle (inaudible) There is no  
10 intention to operate the facility outside of the hours of  
11 operation. If there are - if the facility's open and available  
12 to be used, there will be employees on site during those times.

13 In talking with the ownership group, they have four to  
14 seven employees on site at any given time. They've confirmed  
15 with me that one of those employees is dedicated to site cleanup  
16 and cleanup of the restroom facilities.

17 As you could imagine during peak times, you may get  
18 lots of vehicles, lots of users through here, and it's important  
19 to have somebody monitoring that use, and making sure that the  
20 site is clean.

21 I want to move into a couple of photos just to kind of  
22 show you what their operations look like, and apologize that the  
23 photo's not very clear from my angle. Hopefully, it's better for  
24 yours. You can see that they work to have very clean facilities,

1 and not so much based on the protest alluding to the issue, but  
2 more because that's just what they are shooting for. Being a new  
3 product in town, they want to make sure that they stand out from  
4 the other operations.

5 Here's another photo, kind of a (inaudible) shot, shows  
6 better their exiting and their vacuum stations. Go to the next  
7 photo. You can see that they commit to sort of a, a stucco and a  
8 more advanced kind of architectural form. They're not just  
9 interested in building a box that you use and, and exit.

10 The site's not strictly utilitarian use, despite the  
11 fact that it's, could be considered just a car wash that you  
12 commit to the landscaping, they commit to the way the building  
13 comes together. They want to be very inviting.

14 Similar to a lot of the, I would say the throwback car  
15 washes like the larger Danny's (ph.) and stuff, they wanted you  
16 to come in and have a real great experience, but they had full  
17 handwashing. They're that same experience, but they want you to  
18 move through quicker is essentially what it comes down to. Next.

19 Before we go to questions, just this last photo here.  
20 This is showing operation. Next photo. Any questions, should  
21 you have any.

22 ZONING EXAMINER: Do you happen to know the specifics  
23 of the, how the employees are scheduled for cleanup operations or  
24 whether there's an employee manual where that's available? I'm

1 just anticipating. Mr. Stibble's (ph.) not here. I would  
2 anticipate the kind of questions that might be asked, where that  
3 site cleanup protocol is -

4 MR. HUNT: Sure.

5 ZONING EXAMINER: - put in writing for, for employees  
6 to follow.

7 MR. HUNT: Sure. If that's something that would, would  
8 be necessary to provide, we could certainly provide that, but I  
9 believe it's the mentality. It's the way that they approach the  
10 product. They think it's installing pride in the employees that  
11 come to work, and the, the way the site is maintained. And it's  
12 important to them again that they have a product that stands out.

13 So as with any job, at any location, retail or auto  
14 service or otherwise, you're always gonna have a maintenance  
15 component. We've always visited establishments that had a sign-  
16 in sheet in there that states so-and-so just cleaned the bathroom  
17 in the last hour, half hour.

18 Some of these typical cleanup approaches are what were  
19 explained to me at 4:30 this afternoon when I called Mr. Gault to  
20 go over some of the specifics on the protest and make sure that  
21 we understand. I wanted to hear from the ownership group how  
22 they were operating and making sure that they had somebody on  
23 site at a minimum for security, of course, but also cleanup.  
24 You can't force someone to use the garbage can, but you can force

1 your employees to make sure the site is clean.

2 ZONING EXAMINER: Would you be able to just follow up  
3 with me, with the company to see whether they do have that kind  
4 of thing in an employee manual, or that they do instruct their  
5 employees in that way? That would help me by bringing up this  
6 kind of question. In a report I could say -

7 MR. HUNT: Sure. My only concern would be that at this  
8 time, I wouldn't be able to promise you that I'd be able to get  
9 my hands on a proprietary item like an employee manual. That  
10 could be for their own internal use and they may not want to  
11 (inaudible)

12 ZONING EXAMINER: Or, or a statement from them that  
13 they do -

14 MR. HUNT: I have an e-mail in writing that I can  
15 share. I didn't know that it would be appropriate to do at the  
16 last minute before the meeting. But I do have that e-mail from  
17 the partner, one of the partner members that states (inaudible)  
18 employees how often they're cleaning up, and their commitment to  
19 that service.

20 ZONING EXAMINER: Okay. That'll be helpful.

21 MR. HUNT: I could forward it to you -

22 ZONING EXAMINER: All right.

23 MR. HUNT: - the moment I (inaudible)

24 ZONING EXAMINER: Forward it to Mr. Beall -

1 MR. HUNT: Mr. Beall.

2 ZONING EXAMINER: - and we'll make it part of the  
3 record.

4 MR. HUNT: Great.

5 ZONING EXAMINER: Yeah. And once again, you're  
6 agreeable to all the Staff-recommended conditions?

7 MR. HUNT: Yes. So in closing, again, I can thank  
8 Staff. I did on the last case, but again, going through the  
9 conditions are very important to us, and Staff particularly.  
10 Mr. Padilla was, was welcome to go over those and work on the  
11 ones that we needed to. But then also I think protect the  
12 interests of the City on some of the, the rezoning conditions.  
13 So we appreciated that effort and, and accept the conditions as  
14 they're written today.

15 ZONING EXAMINER: All right. Well, other than that  
16 just followup memo, if I can something to that effect, I have no  
17 other questions.

18 MR. HUNT: Thank you, sir.

19 ZONING EXAMINER: Anything you want to add?

20 MR. HUNT: Hope not.

21 ZONING EXAMINER: Okay. All right. And seeing no one  
22 wishing to testify in - actually I have a question for Staff.  
23 Would C-1 zoning allow a, I don't know how you describe it, but  
24 one of those associated car washes that a gas station sometimes

1 has, the mini-car wash. For instance, if the Circle K -

2 MR. PADILLA: Right.

3 ZONING EXAMINER: - had a car wash facility.

4 MR. PADILLA: Yes. Correct. The, the C-1 has a limit  
5 at, like one bay, even the ones, the self-service car wash will  
6 have one bay that's mechanical. That is the limit on the C-1  
7 zone just like the car - just like the gas stations.

8 ZONING EXAMINER: So a car wash could operate in, in,  
9 in a C-1 zone, but not of this scale?

10 MR. PADILLA: Correct. Not the full service.

11 ZONING EXAMINER: The full use is not -

12 MR. PADILLA: Uh-huh.

13 ZONING EXAMINER: - incompatible? Okay. All right.  
14 Did that raise any other questions for you?

15 MR. HUNT: No, sir, it did not. Thanks for the  
16 clarification -

17 ZONING EXAMINER: Thanks.

18 MR. HUNT: - from Staff.

19 ZONING EXAMINER: All right. With that, Case No. C9-  
20 14-12 Surf Thru Car Wash-Pantano is hereby closed. Thank you.

21 MR. HUNT: Thank you.

22 (Case C9-14-12 was closed.)

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the original tape recorded conversation in the case referenced on page 1 above.

Transcription Completed: 01/19/15

  
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KATHLEEN R. KRASSOW - Owner  
M&M Typing Service