



PLANNING &  
DEVELOPMENT  
SERVICES DEPARTMENT

# Application for Plan Amendment

February 2010 Form

**SECTION 1 - Case Filing Information**

To be filled out by Staff

Date Filed: 5-15-18 Received by: JOHN BEALL

Area/Neighborhood Plan to Be Amended:  
BEAR CANYON N.P.

Date Plan Was Adopted by Mayor and Council: \_\_\_\_\_

Plan Amendment Name: BRAYEMAX - TANQUE VERDE ROAD

Plan Amendment Number: PA-18-01 Processing Fee: \$3170.20

**SECTION 2 - Site Identification**

Street Address: 9195 & 9191 East Tanque Verde Road

Township/Range/Section: 13 South/ 15 East/ Section 34 Tax Code No: 114-51-218A

Nearest Major Cross Street: Catalina Highway and Tanque Verde Road

Amendment Site Size: 1.05 AC

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.

**SECTION 3 - Applicant Information**

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Linda Morales / Lexy Wellott

Firm's Name: The Planning Center

Phone No: 520-623-6146

Address: 2 East Congress, Suite 600 Tucson, AZ 85701

Fax No: 520-622-1950

Signature

Date

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: C-1 Current Use of Site: Vacant

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

The subject parcel is currently vacant and is within the Madera Village Shopping Center. Primary access to the site is provided via Tanque Verde Road.

SURROUNDING AREAS

Existing Zoning: North C-1 South MS&R East C-1 West C-1

Describe Land Uses and Development on Surrounding Properties:

The Madara Village Shopping Center is immediately west of the subject property and consists of a variety of retail shops, a grocery store, restaurants, professional offices and an urgent care. The subject property is surrounded on the north and east by a self-storage facility. Tanque Verde Road, a designated MS&R, borders the subject parcels southern boundary. Aside from the MS&R land use to the south, majority of the land uses immediately surrounding the property can be generally classified as commercial uses.

Neighborhood Context: The subject property is located within the Bear Canyon Neighborhood Plan planning area. While the site is bordered by nonresidential uses, the surrounding neighborhood can be generally classified as low-density single-family residential with the exception of multi-family residential located east of the self-storage units adjacent to the subject property. The closest major intersection is Catalina Highway and Tanque Verde Road, west of the subject property.

SECTION 5 - Plan Amendment Information

Attach Additional Sheets as Necessary

Proposed Site Development

Proposed Use: BRAKEmax - Automotive Repair Shop Proposed Zoning: C-2

The proposed land use is an automotive repair shop with 7 bays, parking and appropriate landscaping and screening. The site will be designed cohesively with the existing shopping center to maintain the existing circulation patterns of the area and the scenic appeal of Tanque Verde Road.

Proposed Site Improvements (buildings, parking areas, etc.):

The proposed site improvements include: the addition of an approximately 6,100 SF BRAKEmax building consisting of 7 automotive repair bays, offices and a customer waiting area, 40 parking spaces, landscaping and screening, and refuse areas. The site will also feature appropriate retention/detention basins to mitigate any additional discharge associated with the proposed use.

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

See Application Attachment.

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

See Application Attachment.

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

See Application Attachment.

**SECTION 5 - Plan Amendment Information Cont'd.**

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan*.

See Application Attachment.

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Provide additional supporting information that demonstrates why this amendment should be approved.

BRAKEmax's automotive services are generally an in-and-out type of service, with little to no need to keep vehicles overnight, with

no after-hours storage of cars in the parking lot. The hours of operation will be limited. Market studies show that there are a substantial

number of BRAKEmax clients in the general vicinity (approximately 12%) who are now being served by the very busy store located

at Speedway Boulevard and Pantano Road. A store in this location would provide greater convenience and shorter wait times for customers.

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A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes x No       

**SECTION 6 - Pre-Submittal Meeting Information**

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- Copy of the meeting notice that was mailed
- Copy of the mailing list used
- Certification of mailing
- Copy of the sign-up sheet showing who attended the meeting
- Meeting summary
- Copy of any maps, drawings, or written information provided at the neighborhood meeting
- Any changes in the plan amendment proposal based on comments received at the neighborhood meeting
- Copy of notes from rezoning pre-submittal meeting

S:\Plan Amendments & PAD Changes of Conditions\Forms\PA\_application.doc

### Proposed Modifications to the Bear Canyon Neighborhood Plan (BCNP)

The Bear Canyon Neighborhood Plan designates the subject property as Commercial. The proposed plan amendment request is to amend Nonresidential Uses – Implementation Techniques 11.b.1 and 11.b.2 for nonresidential community commercial uses, specifically related to the 100-foot scenic route setback and the 350-foot building setback from suburban or low-density residentially zoned parcels. This plan amendment request does not require any revisions to the “Bear Canyon General Development Map” or “Neighborhood Community Center Development Plan.”

Nonresidential uses – Implementation Technique 11.b.1 reads *“Building is located a minimum of 100 feet from the right-of-way line of a scenic route.”*

As demonstrated on the concept plan submitted with this application, the proposed building (approximately 20% of the proposed building) is located within the 100-foot scenic corridor setback.

Nonresidential uses – Implementation Technique 11.b.2 reads *“Building is located a minimum of 350 feet from suburban and low-density residentially zoned land parcels.”*

As demonstrated on the concept plan submitted with this application, the proposed building is approximately 200 feet from a suburban or low-density residentially zoned land parcel. Therefore, the proposed building is 150 feet inside the 350-foot required setback.

### Proposed Revisions to Applicable Policies

Representatives of the Bear Canyon Neighborhood have expressed the desire to limit these policy changes to only apply to this parcel, and not extend to other properties in the BCNP. Therefore, to ensure that the proposed modifications to the aforementioned policies are solely applicable to the subject property, the following revisions to Nonresidential Uses – Implementation Technique 11.b.1 and 11.b.2 are suggested.

- Nonresidential Uses – Implementation Technique 11.b.1: *“Building is located a minimum of 100 feet from the right-of-way line of a scenic route, **except for on the parcel identified by Assessor Parcel Number (APN) 114-51-218A subject to Resolution No. XXX, where the building is located a minimum of 60 feet from the right-of-way line of a scenic route.**”*
- Nonresidential uses – Implementation Technique 11.b.2: *“Building is located a minimum of 350 feet from suburban and low-density residentially zoned land parcels, **except for on the parcel identified by Assessor Parcel Number (APN) 114-51-218A subject to Resolution No. XXX, where the building is located a minimum of 200 feet from suburban and low-density residentially zoned land parcels.**”*

### Justification for the Proposed Amendment

A modification to the 100-foot scenic route is justifiable for the following reasons:

1. The Fast-Med Urgent Care building located just west of the subject property is located within approximately 30 feet of the Tanque Verde Road right-of-way. Additionally, the Public Self-Storage is situated within the 100-foot scenic route setback.

2. The proposed site plan situates the building so that majority of the structure satisfies the 100-foot setback. However, a small portion of the building is within the 100-foot scenic route setback. With recognition that the neighboring uses are subject to the neighborhood commercial use standards of the area plan and the proposed use is considered a community commercial use, the proposed site configuration positions the structure so that the automotive, noise generating uses are internalized on the site while the offices, customer waiting areas, parking and landscaping are positioned facing Tanque Verde Road. The effect of this is that the portion of the building visible from Tanque Verde has the appearance and character of a retail storefront. A large landscape buffer would further enhance the visual effect from Tanque Verde.

A modification to the 350-foot building setback from suburban or low-density residentially zoned parcels is justifiable for the following reasons:

1. The proposed building encroaches into the 350-foot setback only on three low density residentially zoned parcels; two of which are common area, landscaping and/or the entry gate for the Lakes at Castle Rock.
2. The proposed site plan positions the building so that the automotive, noise generating elements are located internally on the site, therefore, creating a significant buffer from the low-density residential north, east and south of the property. Additionally, the Public Storage, Coronado Villas and the Tanque Verde Road right-of-way, in conjunction with the proposed site design, provides sufficient transition and buffering from both the low density residential uses on the south side of Tanque Verde, as well as the higher density apartments to the east. All services would be performed inside the building and fully screened from view. BRAKEmax's automotive services are generally an in-and-out type of service, with little to no need to keep vehicles overnight, so there would not be after hours storage of cars in the parking lot. The hours of operation are daytime only. Additionally, BRAKEmax uses mufflers on their impact tools, and the building itself is designed with soundproofing to significantly reduce noise outside of the shop.

### BNCP Consistency and Support

The BCNP provides guidance for an approximately 925-acre area in the northeast portion of metropolitan Tucson. The planning area is generally located north of the Tanque Verde Creek, west of Houghton Road and south of Tanque Verde Road.

The intent of the BCNP is to guide future development and inform the assignment of zone classifications as land is annexed into the City of Tucson. The primary goal of the neighborhood plan is to preserve the character of the neighborhood while encouraging high quality-designed residential and commercial developments that are compatible with the existing neighborhood. The proposed plan will conform to the Bear Canyon Neighborhood Plan by:

- Promoting nonresidential developments in appropriate locations where similar uses exist. The proposed automotive repair shop is located within an existing shopping center adjacent to self-storage and other commercial uses.
- Discouraging commercial uses which do not service neighborhood needs. BRAKEmax has mapped the locations of their existing customers and has found that a large number of customers live in the vicinity of this site. These customers currently use the shop at Speedway Boulevard and Pantano Road, which is currently operating above capacity. This proposed shop would reduce miles driven by their customers, and solve the capacity issues, improving customer service (see Exhibit 2).

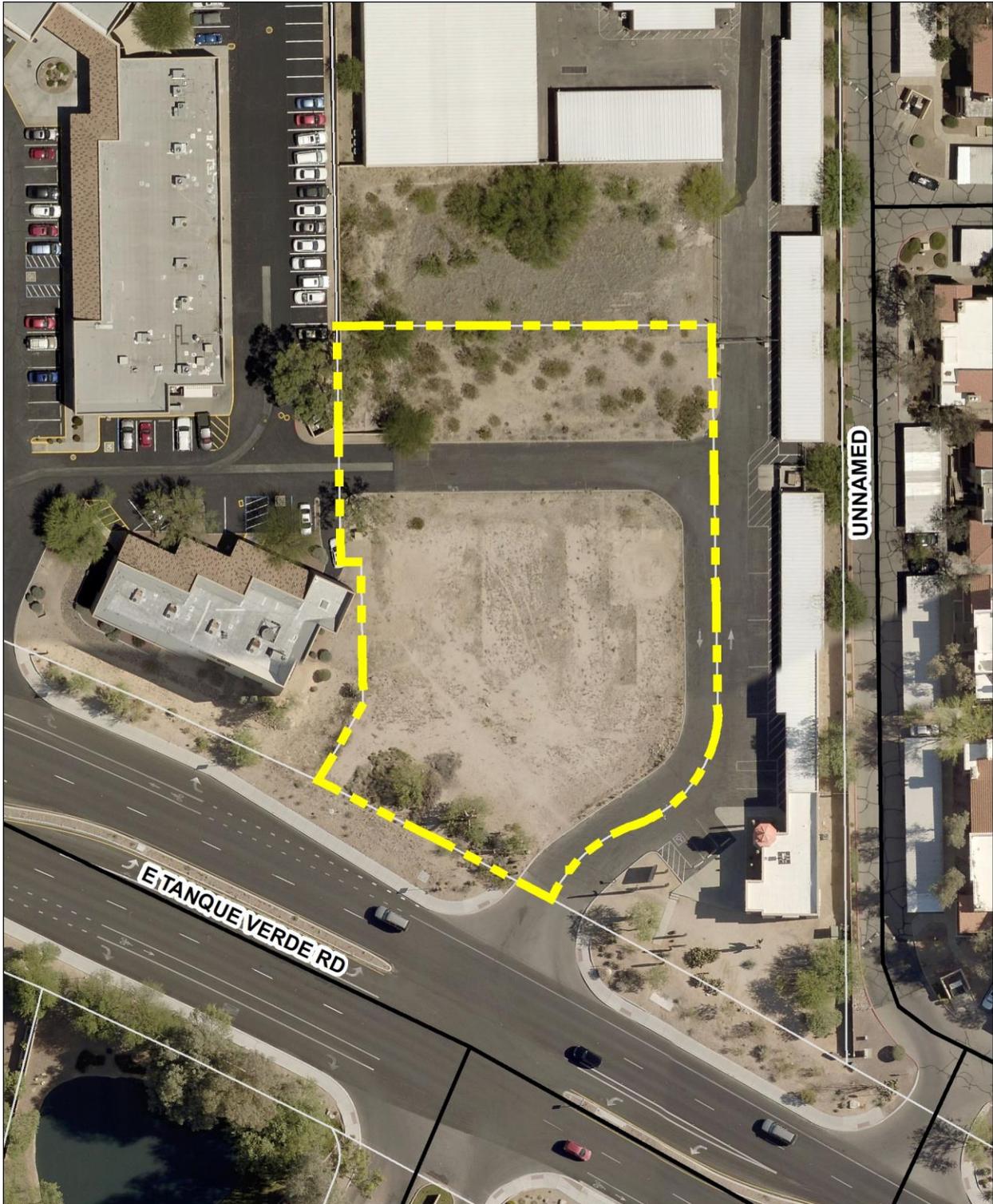
- Encouraging quality-designed and architecturally compatible commercial development to serve the neighborhood. The proposed BRAKEmax building will be designed to match the existing shopping center and other commercial uses in the neighborhood. Ample landscaping will be provided throughout the parking areas and adjacent to Tanque Verde Road to enhance the curb appeal and conform to the scenic route status.
- Allowing office and commercial development in areas designated for those uses. The subject property is currently zoned C-1 and is designated as an appropriate location for commercial uses on the Bear Canyon General Development Map and Neighborhood Community Center Development Plan.
- Locating at a site with access to two arterial streets, Tanque Verde Road and Catalina Highway (via existing cross access easements with the existing shopping center). Encouraging architectural continuity and a gradual transition to the surrounding residential developments. The proposed BRAKEmax will be limited to a single-story and will be designed to mimic the appearance of the existing retail storefronts in the area. Signage on the building and hours of sign illumination will be limited.
- Providing a large enhanced landscaped buffer consisting of a mixture of low-water use, drought tolerant trees, shrubs and ground-cover adjacent to Tanque Verde Road, the building, and throughout the parking areas.
- Providing low-profile, downward-directed light fixtures throughout the parking area.
- Utilizing muffled impact tools and performing all services inside the building to attenuate noise impacts.
- Limiting the hours of operation to minimize noise intrusion into the neighboring residential uses.
- Prohibiting the use of billboards on the site.
- Prohibiting outdoor storage of customer vehicles on the site overnight.
- Containing automotive operations within an enclosed and roofed structure.

#### Plan Tucson Consistency and Support

According to Plan Tucson (PT), the requested plan amendment and subsequent rezoning to C-2 is consistent with surrounding properties, and the proposed land use conforms to the plan. PT identifies the site within the “Mixed-Use Centers” category. The following policies apply to the subject site:

- LT28.5.1 supports development in or adjacent to existing commercial activity centers that encourages infilling vacant or underutilized parcels.
- LT28.5.7 supports environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.
- LT28.5.8 supports infill development projects that reflect sensitivity to site and neighborhood condition.
- LT28.5.9 supports compatible development that protects the overall character of the neighborhood and provides appropriate nonresidential uses that serve the area.

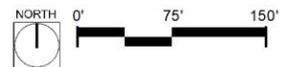
Exhibit 1: Current Aerial Photograph



**LEGEND**

-  Site Boundary
-  Parcels

Project Location: 9191 & 9195 East Tanque Verde Road  
Assessor's Parcel #: 114-51-218A



FILE NAME: project\_aerial\_6x8.mxd  
SOURCE: Pima County GIS, 2016





**Parcel Number: 114-51-218A**

**Property Address**

Street Number	Street Direction	Street Name	Location
9191	E	TANQUE VERDE RD	Tucson
9195	E	TANQUE VERDE RD	Tucson

**Contact Information**

**Property Owner Information:**

MEAD OVIS O LIVING TR  
 3428 E KLEINDALE RD  
 TUCSON AZ

85716-1334

**Property Description:**

N CTRL PTN W2 SE4 LYG N & ADJ RD 1.06 AC  
 SEC 34-13-15

**Valuation Data**

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$276,840	\$276,840	\$41,526
2019	VACANT/AG/GOLF (2)	15.0	\$369,120	\$290,682	\$43,602

**Property Information**

Township:	13.0	Section:	34	Range:	15.0E
Map & Plat:	/	Block:		Tract:	
Rule B District:	8	Land Measure:	46,140.00F	Lot:	
Census Tract:	4024	File Id:	1	Group Code:	000
Use Code:	0022 (VACANT COMMERCIAL URBAN NON-SUBDIVIDED )			Date of Last Change:	7/22/2015

**Sales Information (3)**

Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20060030936	11/2005	Vacant Land	\$425,000	X PAP
20040040731	1/2004	Vacant Land	\$232,500	W1 SKD DEED: Warranty Deed
20011461365	7/2001	Vacant Land	\$163,333	X KK DEED: Warranty Deed

### Valuation Area

District Supervisor: STEVE CHRISTY District No: 4

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
13	5	FW_WEST_NW	05000701	7

### Recording Information (6)

Sequence No.	Docket	Page	Date Recorded	Type
20151670124	0	0	6/16/2015	WTDEED
20060030936	12714	4695	1/5/2006	WTDEED
20040040731	12212	3100	1/7/2004	WTDEED
20011461365	11601	7020	7/30/2001	
19991140453	11068	1095	6/15/1999	
87057401	8011	1648	4/10/1987	

### Petition Information (5)

Tax Year	Owner's Estimate	Petition	Work Up
2016	\$500	pdf	
2013	\$500		
2011	\$500		
2004	\$115,350		
2003	\$924,341		

### Permits (2)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T09PL02096	COTH ~ FINAL	12/14/2009	01/19/2010	TUC	\$0	0		10/06/2011	10/06/2011	10/06/2011	0
Description: NEW 4" HCS											
T020T00228	SIGN ~ FINAL	02/08/2002	04/10/2008	TUC	\$0	0					
Description: SIGN:ELECTRIC:3647											

**Notes (8)**

Created: 7/14/2015      PETITION 2016 A LEVEL RULE A  
Modified: 7/14/2015

Created: 1/7/2014      Front and rear of Subject are valued differently. See attachment for breakdown  
Modified: 1/7/2014

Created: 6/27/2012      PETITION 2013 A LEVEL REVIEWED & ADJ  
Modified: 6/27/2012

Created: 7/1/2010      2011 A-LEVEL: REVIEWED & ADJUSTED BASED ON MARKET.  
Modified: 7/1/2010

Created: 7/17/2003      A-LEVEL OK  
Modified: 7/17/2003

Created: 1/22/2003      B-LEVEL OK  
Modified: 1/22/2003

Created: 12/16/2002      Improvements are on 114-51-218B. 2003 SBE removed imps from 218A. 2003 NOE to add imps to 218B. Change use on  
Modified: 12/16/2002      218A from 3730 to 0022 and on 218B from 0022 to 3730.

Created: 2/12/2002      PU SHUGARD SELF-STORAGE (8 BLDGS). CORRECT 4DUC (0022->3730) AND LAND RATIO (.16->.25) ALSO ON 218B.  
Modified: 2/12/2002

May 8, 2018

City of Tucson  
Planning and Development Services Department  
201 North Stone, 3rd Floor  
Tucson, AZ 85701-1207

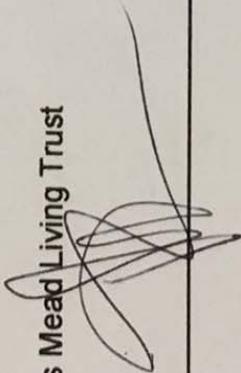
**Subject: Bear Canyon Neighborhood Plan Amendment for BRAKEmax  
On Tax Parcel: 114-51-218A  
TPC Job no. BRM-01**

City of Tucson Planning and Development Services:

As owner of the above referenced tax parcel, I hereby authorize The Planning Center and BRAKEmax to act as my agent throughout the plan amendment and rezoning application processes.

Very Truly Yours,

Ovis Mead Living Trust

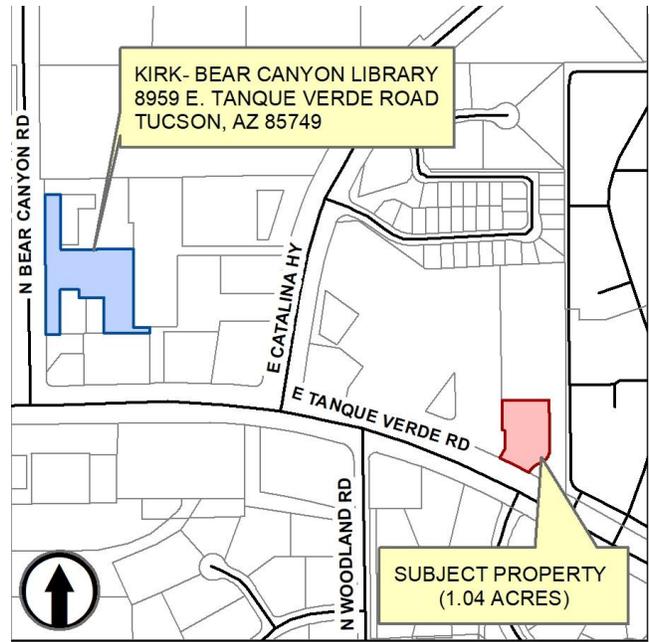
By:  \_\_\_\_\_

MEAD OVIS O LIVING TR  
3428 E KLEINDALE RD  
TUCSON AZ 85716-1334

April 20, 2018

Dear Neighbor:

The Planning Center invites you to attend a neighborhood meeting regarding a plan amendment proposal for a one-acre parcel on Tanque Verde Road within the Madera Village Shopping Center, approximately 900 feet east of the intersection of Catalina Highway and Tanque Verde Road (See property location map). The proposed request entails amending policies pertaining to community commercial uses within the Bear Canyon Neighborhood Plan to allow for a BRAKEmax location.



The Bear Canyon Neighborhood Plan was developed in 1984 to guide land use and policy decisions for a thirty-three (33) square mile area generally located north of Tanque Verde Creek, west of Houghton Road and south of Tanque Verde Road. The Bear Canyon Neighborhood Plan features a variety of land uses ranging from low- to medium-density residential and neighborhood/community commercial uses. Because of the prominence of residential uses, the Bear Canyon Neighborhood Plan establishes distinct policies to ensure development compatibility between the existing low-density residential uses and commercial uses that serve the neighborhood.

The request is to amend the following items within the Bear Canyon Neighborhood Plan only for the subject property:

- Nonresidential Uses Implementation Technique #11.b.1 – *“Building is located a minimum of 100 feet from the right-of-way line of the scenic route.”*

The request is to allow for the proposed BRAKEmax building to minimally encroach into the 100-foot scenic route setback. The proposed site plan orients the garage doors at the rear of the building (facing the existing self-storage). The portion of the building visible from Tanque Verde would have the appearance and character of a retail storefront. Although a portion of the front of the proposed building encroaches into the 100-foot setback, the building would actually sit further back from Tanque Verde Road than the existing urgent care to the west. Landscaping between the building and Tanque Verde Road will also enhance the curb appeal and reflect the scenic route status.

**See Reverse Side.**

- Nonresidential Uses Implementation Technique #11.b.2 – *“Building is located a minimum of 350 feet from suburban and low-density residentially zoned land parcels.”*

The request is to allow for the proposed BRAKEmax building to encroach into the 350-foot setback from low-density residentially zoned parcels. The design of the store with the bays to the rear provides both a visual and sound buffer for residential properties to the south. The site is surrounded on the north and east by the self-storage units, providing a sound and visual buffer to the apartments to the east. All services will be performed inside the building and fully screened from view. Impact tools will be equipped with mufflers which dramatically reduce the noise generally associated with auto shops. BRAKEmax’s automotive services are generally an in-and-out type of service, with little to no need to keep vehicles overnight, with no after-hours storage of cars in the parking lot. The hours of operation are Monday – Saturday, 7:30am to 5:30pm.

*An amendment to the Bear Canyon Neighborhood Plan does not allow for the outright development of the proposed use, but rather, allows for a future rezoning request to permit the development of the BRAKEmax.*

Market studies show that there are a substantial number of BRAKEmax clients in the general vicinity who are now being served by the very busy store located at Speedway Boulevard and Pantano Road. A store in this location would provide greater convenience and shorter wait times for customers. Through thoughtful design and architecture, BRAKEmax has successfully integrated into other neighborhood shopping centers, such as at Camp Lowell Road and Swan Road, Oracle Crossings at Oracle Road and Suffolk Drive, and the Rooney Ranch Center in Oro Valley. BRAKEmax is committed to working with the Bear Canyon community to ensure this location also fits into the quality and character of the neighborhood and does not have negative impacts on its neighbors.

The Planning Center and BRAKEmax will host a meeting to discuss the proposed use, give an overview of the plan amendment process, present a conceptual site plan, and address any questions or comments that you may have. Please join us:

**Wednesday, May 2, 2018 at 5:45 pm**  
**Kirk-Bear Canyon Library Large Meeting Room**  
**8959 East Tanque Verde Road**

Comments on the proposed plan amendment may be submitted to the City of Tucson Planning and Development Services Department, P.O. Box 27210, Tucson, AZ 85726, Phone 520.791.5550. Additionally, comments may be made verbally and/or in writing at an upcoming Planning Commission public hearing to be announced.

If you cannot attend the meeting or have questions prior to the meeting, please contact Linda Morales or Lexy Wellott at The Planning Center at (520) 623-6146 or [lmorales@azplanningcenter.com](mailto:lmorales@azplanningcenter.com) or [lwellott@azplanningcenter.com](mailto:lwellott@azplanningcenter.com).



11451216G  
WRI MADERA VILLAGE LLC  
PO BOX 924133  
HOUSTON TX 77292-4133

114511070  
PETERS MICHAEL A & BRENDA R C  
P/RS  
2690 N CASTLE ROCK DR  
TUCSON AZ 85749-9781

11451218B  
SHURGARD STORAGE CENTERS INC  
ATTN: DEPT - PT - AZ - 08012  
PO BOX 25025  
GLENDALE CA 91221-5025

11451072A  
ODOM FAMILY REVOC TR  
ATTN: D  
ENNIS L & SHERRI A ODOM TR  
9160 E MESQUITE CT  
TUCSON AZ 85749-9791

114516790  
OAK HILL INVESTORS LLC  
1700 NW CIVIC DR STE 220  
RESHAM OR 97030-3770

11451136A  
CASTLE ROCK HOA  
ATTN: CADDEN  
COMMUNITY MANAGEMENT  
1870 W PRINCE RD STE 47  
TUCSON AZ 85705-2969

11451216B  
9165 TANQUE VERDE LLC  
ATTN:  
STEVEN W & M DANIELLE THU  
2870 N SWAN RD STE 100  
TUCSON AZ 85712-6303

11451218A  
MEAD OVIS O LIVING TR  
3428 E KLEINDALE RD  
TUCSON AZ 85716-1334

114512230  
FORTUNATO CLIFFORD & DENISE L  
IVING TR  
9915 E MORRILL WAY  
TUCSON AZ 85749-9568

114510680  
SILVERMAN MELVIN SHERMAN & M  
ARSHA LYNN TR  
9141 E MESQUITE CT  
TUCSON AZ 85749-9791

11451136A  
CASTLE ROCK HOA  
ATTN: CADDEN  
COMMUNITY MANAGEMENT  
1870 W PRINCE RD STE 47  
TUCSON AZ 85705-2969

114511350  
CASTLE ROCK HOA  
ATTN: CADDEN  
COMMUNITY MANAGEMENT  
1870 W PRINCE RD STE 47  
TUCSON AZ 85705-2969

11451136A  
CASTLE ROCK HOA  
ATTN: CADDEN  
COMMUNITY MANAGEMENT  
1870 W PRINCE RD STE 47  
TUCSON AZ 85705-2969

Expires 6/3/18

Jonathan Rothschild  
Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

Michael Bangs  
N.A.-Bear Canyon  
Tucson, AZ

Edward Messing  
N.A.-Bear Canyon  
2450 N Tierra Verde Pl  
Tucson, AZ 85749

Paul Cunningham  
Ward 2  
7575 E. Speedway Bl  
Tucson, AZ 85710

Expires 6/3/18

DATE: 4/20/18

City of Tucson  
Planning & Development Services  
Rezoning Section  
201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: T18PRE0044

PROJECT LOCATION: 9191, 9195 E. Tanque Verde

This serves to place on record the fact that on 4/20/18, Emily Cathey,  
mailed notice of the 5/2/18 neighborhood meeting such that the notice was  
(date) (name)  
(date of meeting)  
received at least ten (10) days prior to the date of the meeting.

Signature: Emily Cathey Date: 4/20/18

Attachment: copy of mailing labels



Neighborhood Meeting  
 Sign-in Sheet  
 Bear Canyon Neighborhood Plan Amendment

May 2, 2018

Name	Address, Zip Code	Phone	Email Address
Ray Piscotty	2910 N Swan Rd 52090707a		Ray.Piscotty@cox.net
ED MESSING	2450 N. TIERRA VERDE PL	909-7938	w.l.daboutdcaats@cox.net
JOHN & SALLY DICKINSON	2470 N. TIERRA VERDE PL	749-9815	SALLY@SLDNET.COM
Mike & Brenda Peters	2690 N. Castle Rock Dr.	232-2238	petersbren@yahoo.com

**BRAKEmax – Bear Canyon Neighborhood Plan Amendment  
Neighborhood Meeting  
May 2, 2018  
6:05 PM Start Time**

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**In attendance:**

Linda Morales, The Planning Center  
Lexy Wellott, The Planning Center  
Ray Pisciotta, BRAKEmax  
Ed Messing, President of Bear Canyon Neighborhood Association  
John and Sally Dickinson  
Brenda Peters (Mike Peters was not in attendance)

**Meeting Notes:**

This meeting was a requirement of the plan amendment process for the City of Tucson. All neighbors within 300 feet and all neighborhood associations within one-mile were invited to this meeting.

A PowerPoint presentation was then presented and included the following slides:

- A surrounding context map
- An aerial display showing the site and surrounding properties
- An existing zoning display showing the existing property zoning and surrounding zoning
- Bear Canyon Neighborhood Plan policies to be amended
- Sample language for the amended Bear Canyon Neighborhood Plan policies
- Conceptual Site Plan
- Photographs of existing BRAKEmax locations in Tucson.
- Plan Amendment Process Slide

*Linda Morales gave the presentation. She began her presentation with a brief discussion about the history of the property and the surrounding area, BRAKEmax's vision for the proposed development. She then described the regional context of the site and provided a discussion in regard to the existing zoning, the background of the Bear Canyon Neighborhood Plan, and why an amendment was being requested. Mrs. Morales then provided sample language of how the policy can be changed and emphasized that the policy changes would only be applicable to the subject property. The proposed conceptual land use plan was shown as well as several pictures of existing BRAKEmax locations in Tucson. Mrs. Morales then provided an extensive discussion in regards to the process and the upcoming public hearings.*

The following is a list of questions and comments from the neighbors in attendance and responses from The Planning Center team.

1. Neighbor Question: What is going to happen to the internal roadway adjacent to the urgent care and the self-storage? Does that go away?

*Response: No, it would still act as a driveway through the shopping center. We do not have any intention of closing that off as there is an existing access easement and trash is accessed there.*

2. Neighbor Question: Is there going to be a traffic study required with the rezoning?

*Response: Yes, we will be required to hire a traffic engineer to study the potential impacts of the proposed rezoning.*

3. Neighbor Question: How many trips do you anticipate the BRAKEmax will generate?

- *Response: We anticipate that there will be about 30 trips a day, most of which will happen first thing in the morning when people drop off their cars between 7AM and 9AM and then when they pick them back up between 4:30 PM and 5:30 PM.*

4. Neighbor Question: Where will the front of the store be located?

- *Response: The front of the store will face Tanque Verde Road and will be designed to mimic the other retail store front along the street. All the offices, waiting rooms and other front-of-house operations will occur in the front portion of the building, while the bays will be tucked away in the back. All work will happen inside the building and impact tools will be muffled. Cars are not typically held overnight, but in the instance that a car would need to be kept overnight, the cars would be kept inside the building. Internally lit signs will also be turned off somewhere between 9-10 PM.*

5. Neighbor Question: What about your menu signs above the bays that list your services. Will those be illuminated?

- *Response: The newer stores do not typically contain menu signs. That was a feature of the older stores. We are amenable to establishing provisions that limit the signage on the building to "BRAKEmax" and "Car Care Service" and no menu signs or pedestal/monument sign. We will be required to comply with the signage requirements for scenic corridors as well.*

6. Neighbor Question: What determines the kind of vegetation that will go in the area adjacent to the roadway?

- *Response: The city has a set of requirements that permit certain plants within scenic corridor setback. The plants are typically drought-tolerant low water use plants. The landscaping may be supplemented to enhance the street*

*appeal. We would like to work with neighbors during the rezoning on these types of details.*

7. Neighbor Question: Is there a requirement for the number of trees you must have on the property?

- *Response: The city requires that there be one tree for every four parking spaces and then one tree for every 33-feet along the road.*

8. Neighbor Question: What is the building height?

- *Response: 20 to 22 feet.*

9. Neighbor Question: How long does the C-2 zone stay if the property does not develop?

- *Response: The zoning will expire after 5 years. The property owner can apply for an additional 5-year extension; however, if the rezoning conditions are not met within the extension period, the zone would revert back to the previous zone, which in this case would be C-1.*

10. Neighbor Question: Who owns the property?

- *Response: The property is owned by the Mead Family Trust.*

11. Neighbor Question: What is the percentage of probability that you will build the BRAKEmax store once this is through?

- *Response: If the rezoning is approved, BRAKEmax is 100% committed to building here.*

12. Neighbor Question: What is the time frame on the approval process?

- *Response: The plan amendment will take 4-6 months once we submit our application. The rezoning process will be another 5-7 months. The development plan process will take another 3-5 months. Once we start building, it takes about 100 days to complete the construction of the BRAKEmax.*

13. Neighbor Question: How many neighborhood meetings are you required to have?

- *Response: We are required to hold a neighborhood meeting and two public hearing for the plan amendment process. We will be required to do the same during the rezoning process.*

14. Neighbor Question: Do you have architectural elevations of the proposed BRAKEmax?

- *Response: We do not have architectural elevations at this time. They will be prepared by the time we meet with you all during the rezoning process. We just have the conceptual site plan that we showed you with this presentation.*

15. Neighbor Question: What's your next step in the process?

- *Response: We will be submitting an application to the city in the next couple weeks.*

16. Neighbor Question: Will you send a copy to Ed Messing of what you submitted to the City?

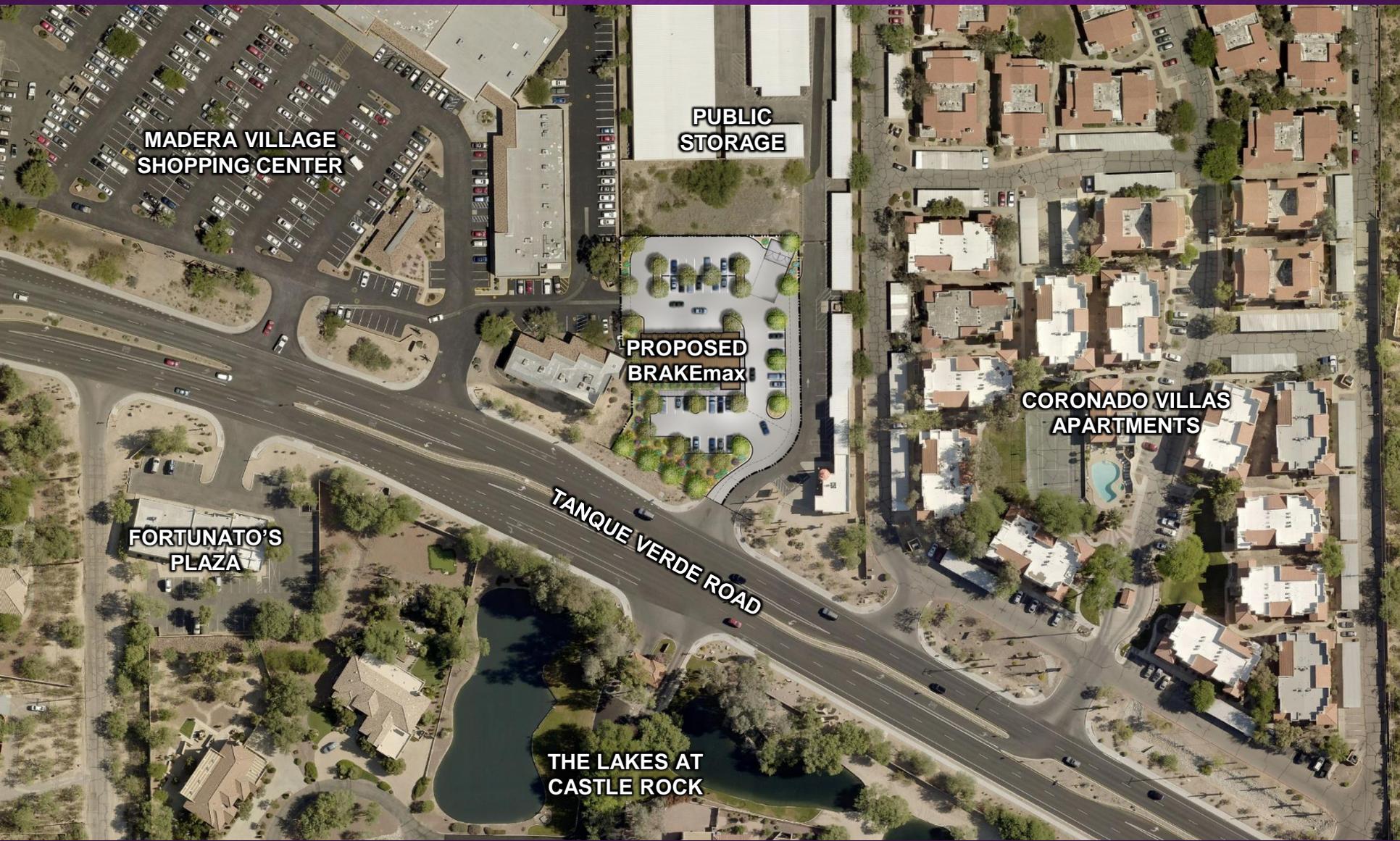
- *Response: Yes, absolutely.*

**Meeting End Time: 7:10 PM**

**Author: Lexy Wellott, The Planning Center**

# BRAKEmax

## NEIGHBORHOOD MEETING



**MADERA VILLAGE  
SHOPPING CENTER**

**PUBLIC  
STORAGE**

**PROPOSED  
BRAKEmax**

**CORONADO VILLAS  
APARTMENTS**

**FORTUNATO'S  
PLAZA**

**TANQUE VERDE ROAD**

**THE LAKES AT  
CASTLE ROCK**

# SURROUNDING CONTEXT MAP



TANQUE VERDE ROAD

# SITE AERIAL MAP



# ZONING MAP

## SECTIONS TO BE AMENDED:

1. *Nonresidential Uses – Implementation Technique 11.b.1: “Building is located a minimum of 100 feet from the right-of-way line of a scenic route.”*
2. *Nonresidential Uses – Implementation Technique 11.b.2: “Building is located a minimum of 350 feet from suburban and low-density residentially zoned land parcels.”*

## PROPOSED MODIFICATIONS

1. *Nonresidential Uses – Implementation Technique 11.b.1: “Building is located a minimum of 100 feet from the right-of-way line of a scenic route, except for on the parcel identified by Assessor Parcel Number (APN) 114-51-218A.”*
2. *Nonresidential Uses – Implementation Technique 11.b.2: “Building is located a minimum of 350 feet from suburban and low-density residentially zoned land parcels, except for on the parcel identified by Assessor Parcel Number (APN) 114-51-218A.”*



VEHICULAR BAYS  
OPEN AT BACK OF  
BUILDING (TYP)

PARKING AT FRONT OF  
BUILDING (NO BAY DOORS)

PROPOSED  
BRAKEMAX

TANQUE VERDE ROAD  
(PUBLIC ARTERIAL ROUTE)  
(SCENIC ROUTE)

30' LANDSCAPE BUFFERYARD

100' BLDG SETBACK FROM SCENIC ROUTE

# CONCEPTUAL SITE PLAN

3245

COMPLETE CAR CARE!

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318-4000  
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**AUTO SERVICE**  
PENNZOIL  
CENTER

**CAR CARE CENTER**

**BRAKE MAX**











# BRAKE max



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318-4001

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LENGTH  
12 FEET  
VAN  
ACCESSIBLE

RESERVED  
HANDICAP  
PARKING





3225

SUBWAY

LA HABANA  
MEXICAN RESTAURANT

Bantitas  
FOOD & DRUG  
STORE

35





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BRAKE max

SUBWAY

BRAKE max  
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324

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CAR CARE CENTER

**BRAKEmax**

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318-3000

MAINTENANCE  
318-3000

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FERGUSON  
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# BRAKEmax

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318-4000

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**QUESTIONS???**

**BRAKEmax – Bear Canyon Neighborhood Plan Amendment  
Meeting at Ward 2  
January 22, 2018  
2:30PM**

---

**In attendance:**

Linda Morales, The Planning Center  
Ray Pisciotta, BRAKEmax  
Ted Prezelski, Ward 2  
Ed Messing, President of Bear Canyon Neighborhood Association  
Mel Silverman, neighbor across Tanque Verde

**Meeting Notes:**

This was an informal small meeting to introduce the project to Mr. Messing, head of the Bear Canyon Neighborhood Association. Mr. Messing invited Mr. Silverman to join us, as he lives directly south of the project site, across Tanque Verde Road in the Lakes at Castle Rock community.

Mr. Piscotta and Ms. Morales explained that Brakemax would like to build a new location at the above address. The lot is just under an acre and the building will be about 6,100 square feet. The lot is currently zoned C-1, but an automotive use would require the zoning to be C-2. In order to rezone to C-2, there are policies that would need to be amended in the Bear Canyon Neighborhood Plan, so both a plan amendment and rezoning would be required.

A site plan was shown and it was explained that building will be oriented so that the garage bays will be facing north. This will mitigate noise into residential areas and also follow the restrictions of the scenic corridor along Tanque Verde Road. Also, mufflers and sound proofing of the building will keep the noise to a minimum. This location will also follow the precedent from other Brakemax locations of no outside displays of tires et cetera. Landscaping (which will follow CoT's water harvesting ordinance) will also mitigate noise to the nearby apartment complex.

A traffic study has yet to be done, but concerns were expressed about the main entrance/exit on Tanque Verde. The current estimate is that this location would get approximately thirty cars per day. The location is between two retention basins. A hydrology study will be done before a rezoning.

Both Mr. Prezelski and Ms. Morales let the group know that many of the things being done to allay possible residents' concerns can be written into either the rezoning or the plan amendment to lock them in.

Mr. Silverman stated that he didn't have any concerns about the proposed use. Mr. Messing said that he will call a meeting of the Bear Canyon NA where Ms. Morales and Mr. Piscotta can make a presentation.

**BRAKEmax – Bear Canyon Neighborhood Plan (BCNP) Amendment  
Presentation at Bear Canyon Neighborhood Association Meeting  
March 5, 2018  
6:30pm**

---

**Meeting Notes:**

This was an opportunity to present this proposed plan amendment and subsequent rezoning request at a meeting of the BCNA.

A PowerPoint presentation was then presented by Linda Morales and included the following slides:

- A surrounding context map
- An aerial display showing the site and surrounding properties
- An existing zoning display showing the existing property zoning and surrounding zoning
- Bear Canyon Neighborhood Plan policies to be amended
- Conceptual Site Plan
- Photographs of existing BRAKEmax locations in Tucson.
- Plan Amendment Process Slide

Linda also introduced the BRAKEMax team, and let the attendees know they were also available to provide information and answer questions. The floor was then opened for discussion and questions. Questions included:

- Traffic and Circulation: concern over in and out traffic on Tanque Verde. Asked if traffic light could be installed at the intersection. We explained that it's too close to the intersection of Catalina Highway & Tanque Verde and it doesn't meet warrants. Also, it was explained that the trip generation from the proposed use is very light compared to most commercial uses that are currently allowed under the existing C-1 zoning. There was also a concern that school buses use the site now to turnaround, although there were some conflicting reports about that. Regardless, the proposed site plan maintains through access, and the development team will work with the school district during the rezoning process if there are any concerns.
- Commercial Use: there were questions about the differences between C-1 and C-2. Linda and Ed explained the two zones. Linda pointed out that conditions can be worked out and placed on the rezoning to ensure compatibility with the neighborhood, and that we will still comply with all the other recommendations and policies in the BCNP.
- Questions about hours of operation, lighting, signage, and building height were answered.

- Other questions related to why BRAKEMax wants to build in the area. The development team explained that they have a large number of existing customers in the vicinity and that the next closest shop at Speedway Boulevard and Pantano Road is too busy to optimally serve their customers.
- One attendee stated that she was totally against the proposed amendment and rezoning when she walked into the meeting, but by the time we presented the plan and answered questions, she changed her mind and is not opposed.

**BEAR CANYON NEIGHBORHOOD ASSOCIATION**

**ANNUAL MEETING**

**MARCH 5, 2018**

**6:30 PM**

**KIRK BEAR CANYON LIBRARY**

**AGENDA:**

1. Call to Order
2. Approval of Minutes from October 1, 2015 Annual Meeting
3. President's Report
4. Election of Officers
5. Zoning Change Presentation from BRAKEmax Owner and Representative
6. Announcements
7. Adjournment

**BRAKEmax**

**BEAR CANYON  
NEIGHBORHOOD ASSOCIATION**



MADERA VILLAGE  
SHOPPING CENTER

PUBLIC  
STORAGE

PROPOSED  
BRAKEmax

CORONADO VILLAS  
APARTMENTS

TANQUE VERDE ROAD

FORTUNATO'S  
PLAZA

THE LAKES AT  
CASTLE ROCK

# SURROUNDING CONTEXT MAP



TANQUE VERDE ROAD

# SITE AERIAL MAP



# ZONING MAP



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BUILDING (TYP)

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PROPOSED  
BRAKEMAX

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VAN  
ACCESSIBLE

RESERVED  
HANDICAP  
PARKING





3225

SUBWAY

MEXICAN RESTAURANT

MEXICAN RESTAURANT

Bantitas  
FOOD & DRUG  
STORE

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CAR CENTER

BRACEY

SUBWAY

AMERICAN



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WAX CENTER

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BRAKE max

SUBWAY

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QUESTIONS???



CITY OF TUCSON URBAN PLANNING AND DESIGN  
REZONING/SPECIAL EXCEPTION  
PRESUBMITTAL PREAPPLICATION REVIEW

---

CASE NUMBER: \_

APPLICANT NAME LINDA MORALES

ADDRESS 2 E. CONGRESS, SUITE 600 CITY TUCSON STATE AZ ZIP 85701

DAYTIME/MESSAGE PHONE: 520-623-6146 FAX: \_ E-MAIL: LMORALES@AZPLANNINGCENTER.COM

EXISTING AND PROPOSED USE

EXISTING USE: VACANT PROPOSED USE (REQUIRED): AUTOMOTIVE MAJOR SERVICE AND REPAIR – (BRAKEMAX)

BUILDING HEIGHT 30' # OF STORIES 1 FLOOR AREA OF NON-RES. DEV. 6,100

PROJECT LOCATION

ADDRESS (IF ASSIGNED): 9191 AND 9195 E. TANQUE VERDE ROAD

LOCATION (MAJOR CROSS STREETS): CATALINA HIGHWAY (850' TO THE WEST)

PARCEL NUMBER: 114-51-218A TOWNSHIP 13 RANGE 15 SECTION 34 ZONE C-1

PLAN DIRECTION

ADOPTED PLAN (S): *Bear Canyon Neighborhood Plan*

PLAN AMENDMENT REQUIRED BASED ON CONCEPT PRESENTED (SEE NOTES BELOW)

X YES  NO  TO BE CONFIRMED LATER

PLAN SUPPORT BASED ON CONCEPT PRESENTED (SEE NOTES BELOW):

X YES  NO  WILL DEPEND ON DESIGN

X DESIGN COMPATIBILITY  ENVIRONMENTAL RESOURCE REPORT

REVIEWED BY: MWW  
DATE: 02/20/18

**Proposal:** The applicant is proposing to rezone the site from C-1 Commercial Zone to C-2 Commercial Zone to allow construction of a BrakeMax, an Automotive Major Service and Repair use.

**Site Analysis:** The site consists of 1.04 acre, located on the north side of Tanque Verde Road, approximately 850 feet east of the intersection at Catalina Highway. It is adjacent to the east of the Madera Village Shopping center. The site is bounded on the east, north and west by C-1 zoning. R-1 Residential zoning exists to the south, across Tanque Verde Road, a 150-foot wide right-of-way (ROW), designated as Scenic Corridor Zone (SCZ). Surrounding uses include self-storage to the east and north, and retail and restaurant uses to the west. Single-family homes exist in the R-1 zoning south of Tanque Verde Road.

The site is accessed directly from Catalina Highway via a private lane that also provides access to the self-storage operation to the east and north, and to the shopping center to the west, across the subject site. The Conceptual Site Plan shows a 6,100 SF structure with seven (7) automotive repair bays on the north side. South side of the structure is to the entrance and waiting room. A 30-foot wide landscape border consistent with the SCZ requirements is shown along the Tanque Verde frontage. Twenty-one (21) parking spaces are located on the south, east and north sides of the structure. The dumpster and enclosure are proposed for the northeast corner of the site.

**Plan Compliance:** The *Bear Canyon Neighborhood Plan (BCNP)* provides land use policy guidance for this property. Uses in the C-2 zone, by *BCNP* definition, are community commercial uses. The *BCNP* supports consideration of select community commercial uses which are (a) compatible in meeting the retail and service needs of the Bear Canyon area, (b) located in a shopping center, and oriented to the interior of the center, provided the building is (1) located a minimum of 100 feet from the right-of-way line of a scenic route and (2) the building is located a minimum of 350 feet from Suburban and low-density residentially zoned land parcels.

The Conceptual Site Plan shows that approximately 80 % of the proposed building is greater than 100 feet from the Tanque Verde ROW, with the 20% being within the *BCNP* imposed 100' setback. Additionally, the building does not meet the 350-foot setback required from Suburban and low-density residentially zoned parcels. The building will be approximately 250feet from that zoning. The long-standing City of Tucson practice is to hold firm to plan policies that contain quantified dimensions, such as the setbacks, therefore, this proposed rezoning will require a plan amendment.

That being said, the Conceptual Site Plan does appear to be in substantial compliance with the setbacks. The approximate 20% of the building within the 100-foot setback

contains the service counter and waiting room areas which could be considered to be the same as those in a neighborhood commercial establishment. While the proposed building is only 250 feet from R-1 zoning, 150 feet of that is ROW for Tanque Verde Road. The visual of the roadway, and the noise from the roadway effectively screen the proposed use to the north. Thus, the R-1 zoned residences will not be impacted by the automotive repair use.

The *BCNP* policies support consideration of community commercial uses where the use would serve the Bear Canyon area, is located in a shopping center and is oriented to the interior of the center. The automotive use will serve the needs of the Bear Canyon area, where few such services are immediately available. The site is located adjacent to an established shopping center and has direct interior access to the center. The Conceptual Site Plan shows the repair bays to be on the north side of the building, facing toward the self-storage units and away from the scenic route and the R-1 Zoning to the south and can be considered to be oriented to the interior of the large commercial area surrounding the shopping center.

The *BCNP* also contains design considerations for community commercial uses. They are:

(1) *Masonry and landscaping screen be provided where appropriate to abate noise and eliminate negative impacts on surrounding uses:* The location of the use and the orientation of the repair bays complies with this policy.

(2) *Enhanced landscaping (trees, shrubs, and ground cover) be provided around the building/perimeter or pad:* The Conceptual Site Plan shows enhanced landscaping the front of the building and in the 30-foot SCZ landscape border.

(3) *Building color, facade, and signage be designed to be compatible with related shopping center:* This must be addressed in the plan amendment application.

(4) *Primary access must be available from two (2) arterial streets fronting a shopping center:* The shopping center is at the intersection of and fronts onto two arterial streets and the subject property can be accessed via any of the entrances into the shopping center.

***BCNP Conclusion:*** The *BCNP* provides quantifiable policy components related to community commercial uses, which by practice are honored by staff, and are not met by the proposed development. A plan amendment will be required to proceed with the rezoning. Staff also concludes the proposal is in substantial compliance with the locational policies and the design

considerations and can, based upon the information provided at this time, support a plan amendment specific to this site.

**Plan Tucson:** Subject property is identified as within a Mixed-Use Center by the *Plan Tucson* Future Growth Scenario Map. Mixed-use centers combine a variety of housing options, retail, services, office, and public gathering places, located close to each other, providing occupants of the center and the residents and workers in the surrounding neighborhoods with local access to goods and services. Public transit, bicycles, and walking will get priority in these areas although cars will still play an important role. Existing examples in Tucson include Williams Centre, Gateway Centre, and the Bridges. The automotive service use is supported by *Plan Tucson*.

ADDITIONAL NOTES:

TDOT would require Traffic Statement for  
Rezoning Susan Hal

**Susan Montes - Re: Rezoning Pre-Submittals for 2-21-18**

---

**From:** Loren Makus  
**To:** John Beall; Susan Montes; TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov  
**Date:** 02/20/2018 5:00 PM  
**Subject:** Re: Rezoning Pre-Submittals for 2-21-18

---

The engineering section has no comments on these proposed rezoning cases.

*Loren Makus*

Engineering Division  
Planning and Development Services Department  
City of Tucson  
[520.837.4927](tel:520.837.4927)

>>> Susan Montes 02/09/2018 9:54 AM >>>

Attached is the Rezoning Pre-Submittal case for **Wednesday, February 21, 2018**. Please review and send your comments to [TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov](mailto:TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov) by **Tuesday , February 20, 2018**. Thank you.

---

**Planning and Development Services Zoning Review  
REZONING PRESUBMITTAL**

This preliminary review for code compliance is based only on the information provided on the plans provided. Alternations to the plans as they impact zoning issues will require additional review to insure compliance with the Zoning Code. Additional information provided on revised plans may also create further compliance questions.

Reviewed by: Steve Shields Date: 02/13/2018 Phone: (520) 837-4956

Applicant: Linda Morales

Address: 9191 & 9195 E. Tanque Verde Road

T: 13S R: 15E S: 34 Existing Zoning: C-1 Proposed Zoning: C-2

Existing Use: Vacant Proposed Use: Automotive Repair Major

Annexation Date: 1984 Ordinance No.: C9-84-32 Parcel No.: 114-51-218A

Rezoning History: N/A

<input checked="" type="checkbox"/> Development Plan Required	<input type="checkbox"/> Special Exception Land Use	<input type="checkbox"/> FLD
<input type="checkbox"/> Tentative Plan Required	<input type="checkbox"/> Planned Area Development	<input type="checkbox"/> Plan Amendment
<input type="checkbox"/> Final Plat Required (Condo Plat)	<input type="checkbox"/> Commercial	
<input type="checkbox"/> New Project / Change of Use; Full UDC	<input type="checkbox"/> Recommend CDRC Pre Submittal Meeting	

SITE AREA / LOT SIZE TOTAL: \_\_\_\_\_ Sq. Ft.; 1.05 Acres

Proposed Principal Use: Major Service and Repair (excluding bodywork and paint-booths) ;

Subject to Section: Subject to UDC Article 4.9.13.E

Min Lot / Site Size: N/A ;  F.A.R. Max: N/A ;  Building Height Max: 40"

Lot Coverage Max: N/A ;  Site Coverage allowed for Subdivision: \_\_\_\_\_ ;  Density: \_\_\_\_\_

**PERIMETER YARD BUILDING SETBACKS: (ST= Street) (HGT= Height of Structures)**

\*\* All setbacks are based on the greater of the two.

Existing Adjacent Zones: N: C-1 ; W: C-1 ; S: MS&R ; E: C-1

Required Setbacks per Adjacent Zones: N: 0'-0" ; W: \_\_\_\_\_ ; S: 21'-0" or H (\*) ; E: 0'-0"

(\*) = Measured from back of curb or future curb (H) = height of the exterior building wall.

Proposed Principal/Secondary Use: \_\_\_\_\_ ;

Subject to Section: \_\_\_\_\_

Min Lot / Site Size: \_\_\_\_\_ ;  F.A.R. Max: \_\_\_\_\_ ;  Building Height Max: \_\_\_\_\_

Lot Coverage Max: \_\_\_\_\_ ;  Site Coverage allowed for Subdivision: \_\_\_\_\_ ;  Density: \_\_\_\_\_

**PERIMETER YARD BUILDING SETBACKS: (ST= Street) (HGT= Height of Structures) |**

Existing Adjacent Zones: N: \_\_\_\_\_ ; W: \_\_\_\_\_ ; S: \_\_\_\_\_ ; E: \_\_\_\_\_

Required Setbacks per Adjacent Zones: N: \_\_\_\_\_ ; W: \_\_\_\_\_ ; S: \_\_\_\_\_ ; E: \_\_\_\_\_

<b>APPLICABLE OVERLAY ZONES:</b> <input type="checkbox"/> ERZ <input type="checkbox"/> HDZ <input type="checkbox"/> HPZ <input checked="" type="checkbox"/> SCZ <input type="checkbox"/> DRZ <input type="checkbox"/> GCZ <input type="checkbox"/> PAD-1
<input type="checkbox"/> PAD-2 <input type="checkbox"/> PAD-3 <input type="checkbox"/> PAD-4 <input type="checkbox"/> PAD-5 <input checked="" type="checkbox"/> AEZ <input type="checkbox"/> AHD <input type="checkbox"/> CUZ-1 <input type="checkbox"/> CUZ-2 <input type="checkbox"/> CUZ-3
<input type="checkbox"/> APZ-1 <input type="checkbox"/> APZ-2 <input type="checkbox"/> APZ-3 <input type="checkbox"/> APZ-4 <input type="checkbox"/> NCD-65 <input type="checkbox"/> NCD-70 <input type="checkbox"/> ADC DM <input type="checkbox"/> FLD <input type="checkbox"/> WASH
Comments:

Planning and Development Services Zoning Review  
REZONING PRESUBMITTAL

MAJOR STREETS AND ROUTES (MS&R) Plan:

Street Name: Tanque Verde Road Future R/W Width: 150'

Street Name: \_\_\_\_\_ Future R/W Width: \_\_\_\_\_

DEVELOPMENT AREA BUILDING SETBACKS FROM MAJOR STREETS or for streets within SUBDIVISION for all proposed structures per UDC 6.4.5.C.2

The greater of 21 Feet or the Height of the Structure from the back of:  Existing Curb  Future Curb  
 Back of Sidewalk  Outside edge travel or int. streets 140 – 1000 ADT New Sub.

STREET PERIMETER BUILDING SETBACKS IN DEVELOPED AREAS for all proposed structures per UDC 6.4.5.C.1

The greater of 20 feet or one and half times the height of the structure from:

Front Street Yard Property Line = \_\_\_\_\_ Ft;  10 Feet from side street property line.

ACCESS PROVISIONS, UDC 7.8, and Technical Standard 7

Street access for vehicle traffic;  Adjacent Street access for pedestrian traffic;  On-Site pedestrian circulation system

MOTOR VEHICLE/BICYCLE PARKING CALCULATIONS REQUIRED

Based on 1 Sq. Ft. / 300 per UDC \_\_\_\_\_ = 20 Spaces required; 40 Spaces Proposed;

Use Classification(s): \_\_\_\_\_

Bicycle Parking, Long term required 2 provided Not Provided, Short term required 2 provided Not Provided

Parking on both sides of the street; ; one space per unit in a common area evenly distributed throughout the subdivision

OFF-STREET LOADING SPACES REQUIRED: (1,500 Sq. Ft. or greater in GFA, and if applicable outside use area)

Based on GFA of \_\_\_\_\_ Sq. Ft. = \_\_\_\_\_ striped space(s) at \_\_\_\_\_ feet x \_\_\_\_\_ feet, per UDC table 7.5.5-A

LANDSCAPE PLAN REQUIRED: UDC 7.6 & Technical Standard 5.

Expansion Only  Entire Site

Trees for parking lots, 1 tree per 4 spaces required. (Each space located within 40' of a canopy tree)

Street landscape border(s) \_\_\_\_\_

Interior landscape border(s) \_\_\_\_\_

Screening \_\_\_\_\_;  Native Plant Preservation Plan NPPO Exception

Trails or Protected Riparian Areas; \_\_\_\_\_; Comments: \_\_\_\_\_

Contact the Landscape Section @ 837-4947 for specific information.



**PLANNING & DEVELOPMENT SERVICES**  
 201 N. Stone Avenue, 1<sup>st</sup> Floor Tucson, AZ 85701  
 Phone: 791-5550 Fax: 791-4340

**RECEIPT**

**ACTIVITY #: T18PRE0017**

**FEES RECEIPT #: R1801778**

Title: Rezoning Pre Sub  
 Date: 02/08/2018

Online Trans #:  
 Time: 02:20 PM

Address:  
 9191 E TANQUE VERDE RD TUC

Legal:  
 N CTRL PTN W2 SE4 LYG N & ADJ RD 1.06 AC SEC 34-13-15

Square Footage: 0  
 Composition Type: PREAPPLY  
 Activity Description:

Valuation: \$0.00  
 Construction Type:

Applicant: LINDA MORALES  
 2 E CONGRESS, SUITE 600  
 TUCSON, AZ 85701  
 520-623-6146

\*\*\*\*\*

PAID BY:

Type	Method	Description	Amount
Payment	Check	13239	100.00

Notation: Rezoning Pre Sub Fee

FEES PAID:

ACCOUNT CODE	DESCRIPTION	CURRENT PMTS
001-174-8602-40	PLAN - REZONING	100.00

Issued by: SMONTES1

TOTAL: 100.00

APA BALANCE:



**PLANNING & DEVELOPMENT SERVICES**  
 201 N. Stone Avenue, 1<sup>st</sup> Floor Tucson, AZ 85701  
 Phone: 791-5550 Fax: 791-4340

**RECEIPT**

**ACTIVITY #: T18PRE0044**

**FEES RECEIPT #: R1804211**

Title: Area Plan Amendment Labels  
 Date: 04/03/2018

Online Trans #:  
 Time: 03:48 PM

Address:

9191 E TANQUE VERDE RD TUC  
 9195 E TANQUE VERDE RD TUC

Legal:

N CTRL PTN W2 SE4 LYG N & ADJ RD 1.06 AC SEC 34-13-15

Square Footage: 0  
 Composition Type: PREAPPLY  
 Activity Description:

Valuation: \$0.00  
 Construction Type:

Applicant: LEXY WELLOTT  
 THE PLANNING CENTER  
 2 E CONGRESS, SUITE 600 85701  
 520-623-6146

\*\*\*\*\*

PAID BY:

Type	Method	Description	Amount
Payment	Check	13298	220.00

Notation: Area Plan Amendment Labels

FEES PAID:

ACCOUNT CODE	DESCRIPTION	CURRENT PMTS
001-174-8602-01	PLAN - PUB NOTIFICATION	220.00

Issued by: SMONTES1

TOTAL: 220.00

APA BALANCE: