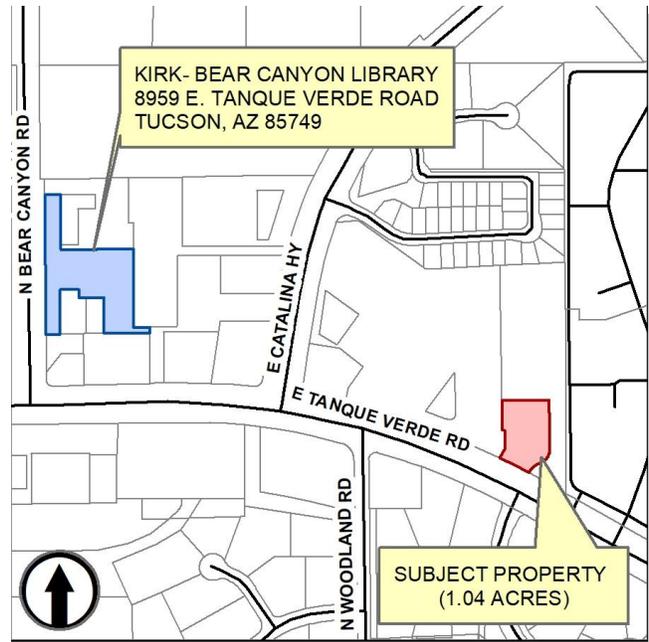


April 20, 2018

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 or lwellott@azplanningcenter.com.



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

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



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

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CAR CARE CENTER

BRAKE MAX











BRAKE max



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318-4000

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50 Gift Card

RESERVED
HANDICAPPED
PARKING
MAXIMUM
VEHICLE
LENGTH
12 FEET
VAN
ACCESSIBLE

RESERVED
HANDICAPPED
PARKING





3225

SUBWAY

LA HABANA
MEXICAN RESTAURANT

Bantitas
FOOD & DRUG
STORE

35





3245

COMPLETE CAR CARE
OIL CHANGE 319-2000
AUTO SERVICE CENTER

CAR CARE CENTER

BRAKE max

SUBWAY

BRAKE max
OIL CHANGE CENTER

324

COMPLETE CAR CARE

OIL CHANGE
318-3000
SERVICE CENTER

CAR CARE CENTER

BRAKEmax



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318-4000

WAX & Shine
318-4000

WAX & Shine
318-4000

318-3000 brakemax.com



FERGUSON
792-1

BRAKEmax

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CENTER





CITY OF TUCSON PLAN AMENDMENT PROCESS



QUESTIONS???



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

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,
(date) (name)
mailed notice of the 5/2/18 neighborhood meeting such that the notice was
(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

**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

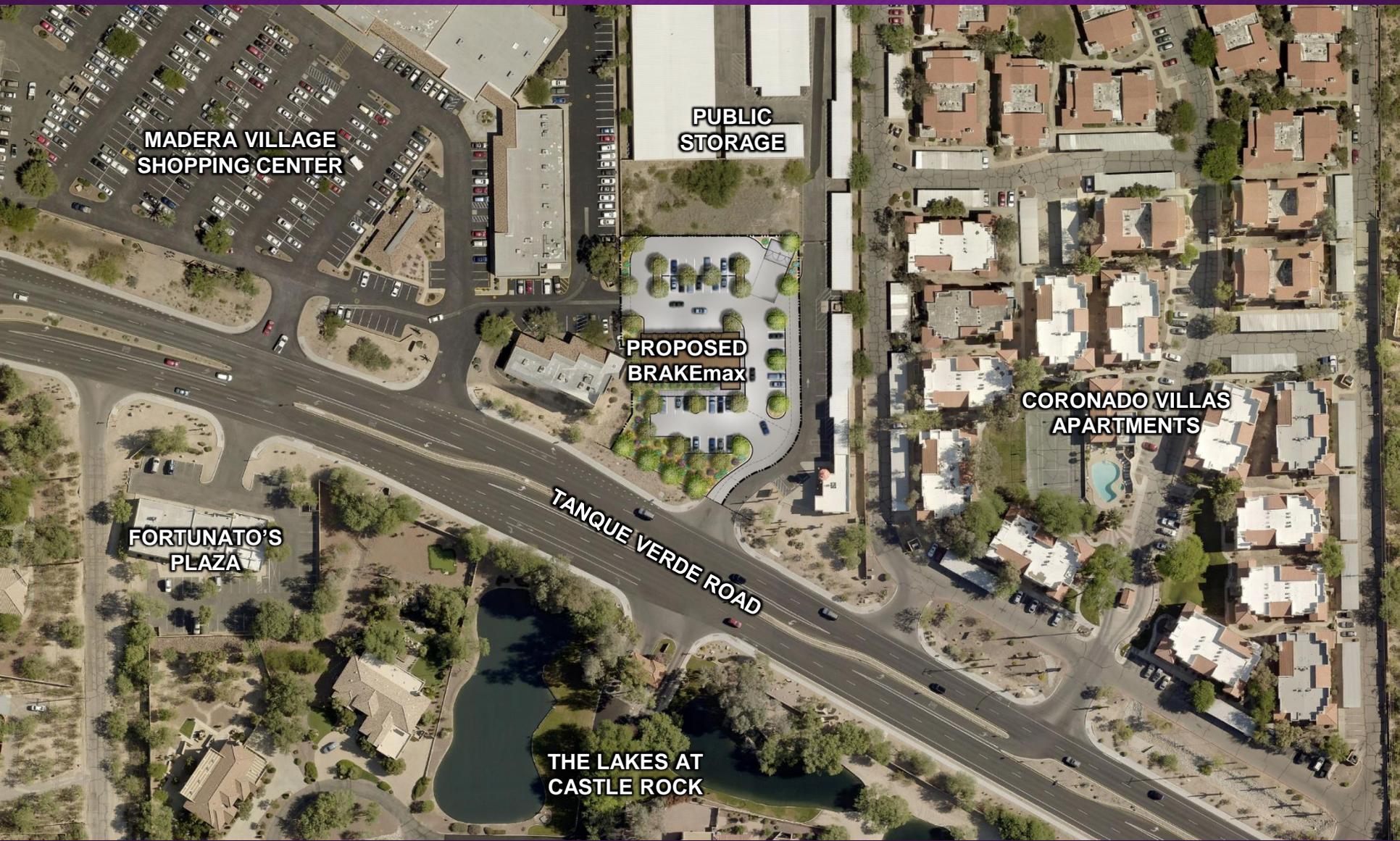
AGENDA:

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



SURROUNDING CONTEXT MAP



TANQUE VERDE ROAD

SITE AERIAL MAP



ZONING MAP



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

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LENGTH
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RESERVED
HANDICAPPED
PARKING





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SUBWAY

LA HABANA
MEXICAN RESTAURANT

Bantitas
FOOD & DRUG
STORE

35



3245
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CAR CENTER

BRACEY

SUBWAY

AMERICAN



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CAR CARE CENTER

BRAKE max

SUBWAY

BRAKE max
OIL CHANGE CENTER

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SERVICE CENTER

CAR CARE CENTER

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WAX & Shine
318-4000

WAX & Shine
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CITY OF TUCSON PLAN AMENDMENT PROCESS



QUESTIONS???