

Affidavit of Posting

● City of Tucson ●

State of Arizona
County of Pima

} ss

I, the undersigned, the duly appointed City Clerk for the City of Tucson, Arizona, do hereby affirm the following Ordinance(s)/Resolution(s) was (were) posted in the Ordinances/Resolutions Binder in the lobby of the City Hall, 255 W. Alameda.

Ordinance Nos. 12207, 12208, 12209, and 12212

Date adopted by Mayor and Council: December 16, 2025

Date Posted: December 18, 2025

To remain posted until: January 18, 2026

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Tucson, Arizona, this 18th day of December, 2025.

Yolanda Lozano
Interim City Clerk

for
By: 
Deputy City Clerk

CITY CLERK FILE NOTE: Date prepared by Leg.Acts/Agenda Section: 12/17/25.
Date received by Mail Clerk: 12/17/25.
Date received by Public Records Section: 12/17/25.

ADOPTED BY THE
MAYOR AND COUNCIL

December 16, 2025

ORDINANCE NO. 12209

RELATING TO ZONING: AMENDING ZONING DISTRICT BOUNDARIES IN THE AREA LOCATED ON THE NORTH SIDE OF EAST TANQUE VERDE ROAD, APPROXIMATELY 400 FEET EAST OF THE INTERSECTION OF TANQUE VERDE ROAD AND BEAR CANYON ROAD IN CASE TP-ENT-1024-00001, MISTER CAR WASH – E TANQUE VERDE ROAD, C-1 TO C-2 AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:

WHEREAS, by the adoption of this Ordinance the Mayor and Council has considered the probable impacts on the costs of housing construction.

SECTION 1. The zoning district boundaries in the area located on the north side of East Tanque Verde Road, approximately 400 feet east of the intersection of Tanque Verde Road and Bear Canyon Road are hereby amended from C-1 to C-2 as shown on the attached map marked Ordinance No. 12209 upon issuance of a building permit in substantial compliance with the requirements hereto as Exhibit "A" set forth by the Mayor and Council on August 7, 2024, if such issuance takes place on or after the effective date of this ordinance and before August 7, 2029.

SECTION 2. The Mayor and Council find that this rezoning complies and conforms with the General Plan and all applicable specific plans; including the *Bear Canyon Neighborhood Plan*.

SECTION 3. Notwithstanding any provision of the Tucson Code relating to lot split approval, no grading, grubbing, filling, excavation, construction, or other physical

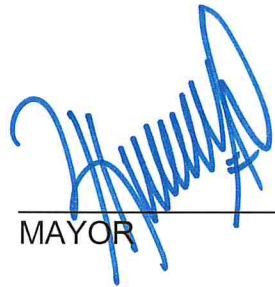
alteration of the site in furtherance of the project contemplated by this Ordinance shall occur prior to the final plat recordation date of the C-2 zoning classification.

SECTION 4. This Ordinance becomes effective thirty (30) days after it is adopted by the Mayor and Council and is available from the City Clerk.

SECTION 5. The provisions of this Ordinance, including the attached conditions, cannot be given effect individually, and to this end, the provisions of this Ordinance and the attached conditions are not severable.

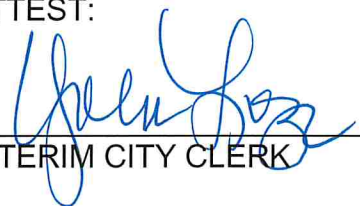
SECTION 6. The various officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Ordinance.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, December 16, 2025.



MAYOR

ATTEST:



INTERIM CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED BY:



CITY MANAGER

ST/tt
11/26/2025

EXHIBIT “A” TO ORDINANCE No. 12209

Requirements for Rezoning Case TP-ENT-1024-00001 Mister Car Wash – Tanque Verde, C-1 to C-2 as established by Mayor and Council on August 7, 2024 and December 16, 2025.

This Ordinance is subject to the following conditions:

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan, dated April 3, 2024, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains, and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Cultural Resources – a Class III survey report must be submitted to the City’s Historic Preservation Officer prior to the commencement of any grading/trenching/digging on the site.
5. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.
7. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County’s public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be

designed and constructed as directed by the PCRWRD. "

8. According to the Federal Aviation Administration (FAA) Notice Criteria Tool, no Notice Criteria are exceeded. Applicants are therefore not required to file FAA Form 7460. However, if the use of cranes is anticipated during development and construction activities, the applicant must file FAA Form 7460 at least 45 days in advance of such use, to provide the applicant with sufficient time to respond to any concerns identified by the FAA. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

LAND USE COMPATIBILITY

9. Building height is a maximum of 30 feet.
10. Services and activities shall be limited to the hours of business and lighted signs, vacuums, dryers, and other noise generating mechanical equipment shall be turned off during non-business hours.
11. Hours of operation shall not exceed 7:00 am to 7:00 pm daily.
12. All noise-producing equipment shall be housed inside a fully enclosed equipment room, including the vacuum turbine motors for the outdoor vacuum stations.
13. Commercial building to provide cool roofs. New and replacement roofing materials must demonstrate a high albedo level (>60 Solar Reflectance Index) or utilize other cool roof technology per the ICC Green Construction Code.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

14. All offsite improvements required with the development, such as street improvements, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson's Department of Transportation and Mobility.
15. New curb returns on East Grant Road shall have a 20-foot radius.
16. "A deceleration lane shall be constructed for access to the development, subject to the prior approval of the Department of Transportation and Mobility."

ENGINEERING

17. Critical basin detention must be met as a condition of rezoning.
18. Each ingress/egress must meet specific requirements:
 - a. 25-foot curb returns
 - b. New concrete curb per PAG standard 209 (match existing)
 - c. New curb access ramps at each curb return per PAG standard 207

- d. Tie-in to existing sidewalk per PAG standard 203, match existing width
 - e. Curb cut (entrance width) maximum of 35 feet. If wider, a pedestrian refuge will be required.
 - f. Asphalt used in the ROW shall be TDOT Mix No. 2 with TR22
19. At least one sidewalk is required to connect the onsite circulation path to the sidewalk in the ROW.
20. Where adjoining sidewalk from the property ties to sidewalk along the ROW frontage, a 5x5' ADA landing is required.

TP-ENT-0124-00001 from C-1 to C-2



Area of Rezoning

Ordinance 12209

Adoption Date December 16, 2025

0 75 150 Feet
1:1,920



Ordinance becomes effective 30 days after adoption by Mayor and Council and when it is made available by the City Clerk.

Legal Description:

PTN E134.25' W209.25' M/L S245' SE4 SW4 NW4 LYG N & ADJ RD .69 AC SEC 34-13-15

E125.75' W335' S245' SE4 SW4 NW4 LYG N & ADJ RD .71 AC SEC 34-13-15

Director, Planning & Development Services Department