

# 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. 12221, 12222, 12223, 12224, and 12225

Date adopted by Mayor and Council: January 21, 2026

Date Posted: January 23, 2026

To remain posted until: February 23, 2026

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Tucson, Arizona, this 23rd day of January, 2026.

Yolanda Lozano  
Interim City Clerk

By:

  
Deputy City Clerk

CITY CLERK FILE NOTE: Date prepared by Leg.Acts/Agenda Section: 01/23/26.  
Date received by Mail Clerk: 01/23/26.  
Date received by Public Records Section: 01/23/26.

ADOPTED BY THE  
MAYOR AND COUNCIL

January 21, 2026

ORDINANCE NO. 12222

RELATING TO ZONING: AMENDING ZONING CONDITIONS AND PRELIMINARY DEVELOPMENT PLAN IN THE AREA LOCATED ON THE SOUTH SIDE OF EAST GOLF LINKS ROAD, APPROXIMATELY 350 FEET EAST OF THE INTERSECTION OF GOLF LINKS AND S PANTANO PARKWAY IN CASE TP-MOD-0825-000045 (RELATED TO TP-ENT-1022-00001), SUPERSTAR CAR WASH – GOLF LINKS, 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 conditions for the property district in the area located on the south side of East Golf Links Road, approximately 350 feet east of the intersection of Golf Links and S Pantano Parkway are hereby amended as shown on the attached map marked Ordinance No. 12222 subject to compliance with the requirements attached hereto as Exhibit “A” set forth by the Mayor and Council on January 21, 2026, if such compliance takes place on or after the effective date of this Ordinance and before May 23, 2028.

SECTION 2. The Mayor and Council find that this rezoning complies and conforms with the General Plan and all applicable specific plans; including, in this case, the *South Pantano Area 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 effective 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, January 21, 2026.

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
INTERIM CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY

REVIEWED BY:

  
\_\_\_\_\_  
CITY MANAGER

## EXHIBIT “A” TO ORDINANCE No. 12222

Requirements for Rezoning Case TP-ENT-1022-00001 Super Star Car Wash – Golf Links Road, C-1 to C-2 as established by Mayor and Council on May 23, 2023, November 19, 2024, and January 21, 2026.

This Ordinance is subject to the following conditions:

### PROCEDURAL

1. A development package in substantial compliance with the revised preliminary development plan, and required reports, dated December 10, 2025 and July 2025, is 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”. Owner/applicant at the time of rezoning agrees not to make a claim for just compensation under ARS 12-1134 within 90 days of the effective date of the rezoning, and further agrees that a 207 Waiver will be submitted by the then property owner, within 90 days of the approved date of the authorization for rezoning.
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. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.
6. 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,



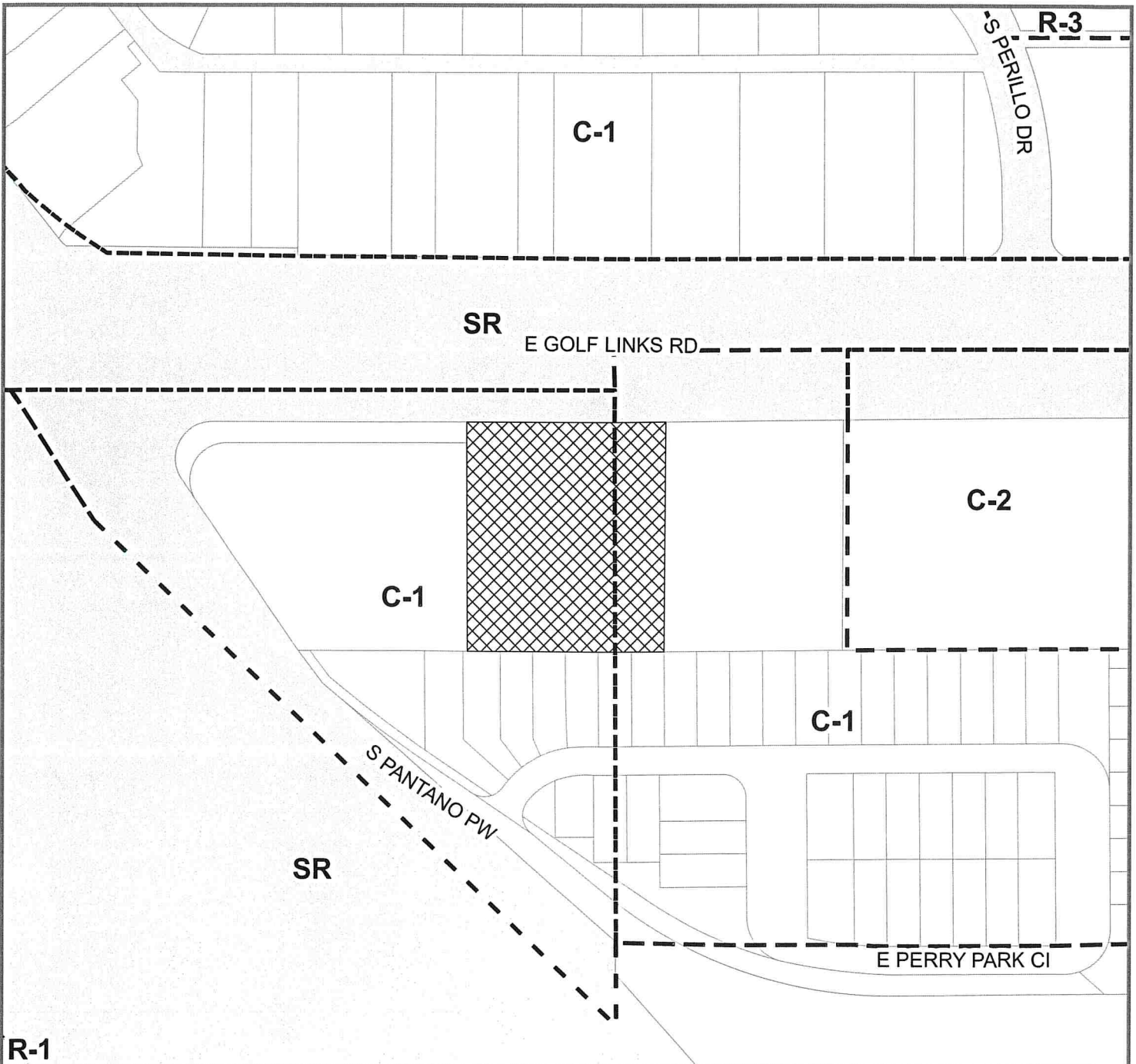
and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

#### Land Use and Compatibility

7. Per City of Tucson Engineering the project low impact development design elements must be utilized to the maximum extent practicable. And the project is to provide balanced basin detentions and first flush retention.
8. Building height is a maximum of 26-feet.
9. Signage shall be prohibited along the south side of the commercial building.
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, including vacuum turbine motors but excluding equipment for the outdoor vacuum stations, shall be housed inside the attached fully enclosed equipment room.
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.
14. At their sole expense, developer shall install mature landscape screening along the site's southern property line. The landscape screening must be designed to help reduce noise impacts and consist of either hopseed bush (*dodonaea viscosa*) or Arizona rosewood (*vauquelinia californica*) species. Landscaping shall be installed at no more than seven (7) feet on center and be a minimum of eight and a half (8.5) feet in height at time of planting. The shrub plantings shall be irrigated with an underground drip irrigation system. This installation shall be constructed and completed before a final Certificate of Occupancy is issued for the proposed development.
15. The developer shall incorporate sound-dampening material or treatment into the tunnel exit or wing wall located near the car wash's tunnel exit to reduce operational noise. If the developer determines that the specified location is not feasible or that an alternative location or method would achieve equal or better noise mitigation, that method may be administratively approved by Planning and Development Services (PDS). Prior to

submitting request to PDSD, the developer will notify the property owners along the south property line if there are any changes for an alternative location or method to achieve equal or better noise mitigation. The developer will note this condition on the Preliminary Development Plan.

16. Developer, if granted legal access by the adjacent property owners, will landscape the 5-foot gap between the southern property line of the site and The Oasis Golf Links existing wall. This minimum 5-foot landscape border will feature drought-tolerant vegetation and serve as a buffer between the Project and the residences to the south. The landscaping will not disturb the existing riprap installed to protect against slope erosion for the adjacent wall.



Area of Rezoning

Ordinance 12222

Adoption Date January 21, 2026

0 75 150 Feet  
1:1,926



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

Legal Description:

GOLF LINKS CENTER SQ20231350504 LOT 1

Director, Planning & Development Services Department