

## MEMORANDUM

**DATE:** January 2, 2024 **CASE NO:** MCW-05  
**TO:** John Beall and Samuel Paz, AICP  
**FROM:** Lexy Wellott, AICP  
**SUBJECT:** Mister Car Wash Tanque Verde + Bear Canyon Public Outreach Summary

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The following summarizes the public outreach efforts for the concurrent plan amendment and rezoning application for a new Mister Car Wash express car wash facility located on Tanque Verde Road, approximately 320 feet west of Bear Canyon Road.

### Pre-Neighborhood Meeting Outreach

Our team reached out to Jared Richardson with Banderlaro Ranch and Tom Adang, President of Lakes of Castle Rocks HOA, to inform them of the proposed plan amendment and rezoning. Contacted via telephone on November 2, 2023, Mr. Richardson expressed general support for the project and inquired about impacts on existing traffic patterns and whether the sewer had capacity. An email was sent to Mr. Adang on November 2, 2023, and he responded, indicating that he would like to discuss the proposal at a later date.

### Neighborhood Meeting

A neighborhood meeting was held on Thursday, November 30, 2023, to discuss the concurrent plan amendment and rezoning for the proposed Mister Car Wash at Tanque Verde Road and Bear Canyon Road. The meeting was noticed at least 30 days in advance using mailing labels provided by the City of Tucson Planning and Development Services Department, which included all property owners within 400 feet and all city-registered neighborhood associations within one mile of the plan amendment/rezoning site. The notice also had the activity number and a link for pre-submittal comments to be reviewed on Tucson Development Center Online. At the request of a neighboring property owner, a second notice was sent out on November 16, 2023, providing an option for individuals to participate in the neighborhood meeting via Zoom. The meeting was held in person at the Kirk-Bear Canyon Library (8959 E Tanque Verde Road) and was also broadcast via Zoom.

The meeting began at 5:45 p.m. Lexy Wellott and Adam Call of The Planning Center hosted the meeting. Representatives from Mister Car Wash attended in person and online. John Beall and Samuel Paz from the City's Planning and Development Services Department attended to answer any questions regarding



the concurrent plan amendment and rezoning process. One individual, Janet Volkman, a library employee, briefly inquired about the proposed project. After showcasing the site's location and the proposed facility, the library staff member expressed support for the proposed plan amendment and rezoning. After 30 minutes of waiting and no other members of the public joining in-person or online, the meeting ended at 6:15 p.m.

*Post-Neighborhood Meeting*

On December 13, 2023, a follow-up email containing the presentation that was prepared for the neighborhood meeting was sent to Mr. Richardson and Mr. Adang, neither of whom have sent additional questions or comments.

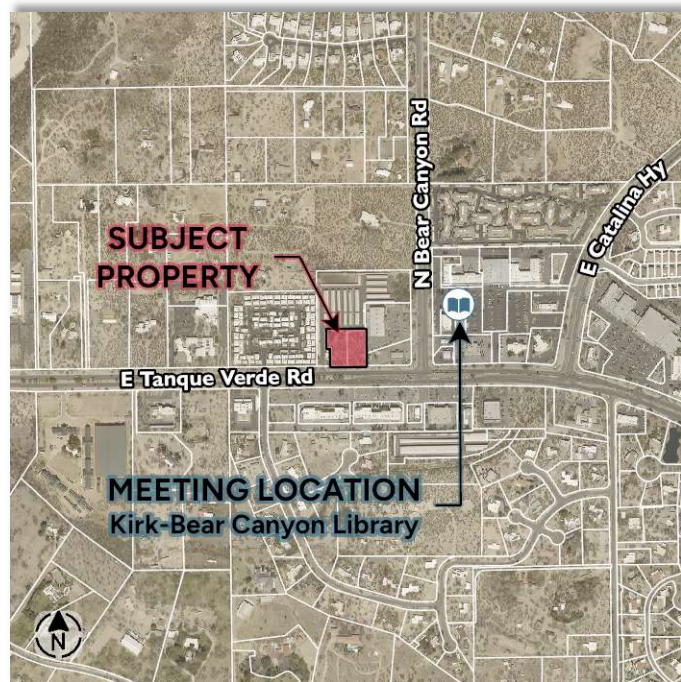


October 30, 2023

Greetings Neighbor,

On behalf of CWPS Corp., we invite you to attend a neighborhood meeting to discuss a proposed concurrent neighborhood plan amendment and change of zoning application in your area.

On a daily basis, over 30,000 vehicles traverse Tanque Verde Road between the Tanque Verde Wash and Bear Canyon Road. The Tanque Verde Valley currently lacks a car wash of sufficient size to serve the



number of people traveling to and from the area. CWPS Corp. seeks to fill this need by serving the Bear Canyon Neighborhood and the larger Tanque Verde Valley with a new Mister Car Wash express car wash facility on Tanque Verde Road, approximately 400 feet west of Bear Canyon Road (refer to the subject property identified on the map above). The 1.4-acre property is an ideal location for this facility as it offers residents a convenient option for cleaning their vehicles, fronts onto an arterial street, and is surrounded by existing commercial uses.

For this project to proceed, some of the "implementation techniques" required by the Bear Canyon Neighborhood Plan (BCNP) for community commercial uses need to be amended, particularly the requirement for the use to be contained entirely within enclosed and roofed structures. While the car wash, vacuum motors/turbines, and all other noise elements are contained within an enclosure, the structure housing the vacuum motors is not roofed, nor are payment kiosks and vacuum hoses enclosed; thus, the impetus for the plan amendment request. The proposed amendment to the BCNP will solely apply to the parcels subject to this request. The Bear Canyon Neighborhood Plan can be found by typing the following link into your web browser: <https://tinyurl.com/57ue5nnp>.

Concurrent with processing an amendment to the BCNP, Mister Car Wash is also seeking to rezone the property from C-1 (Commercial) to C-2 (Commercial).

**TURN PAGE** 

Mister Car Wash is a Tucson-local company specializing in providing a quality car washing experience anchored in thoughtful site design, state-of-the-art technology, exceptional customer service, and environmentally friendly practices. Like other express models operated by Mister Car Wash in Tucson, this facility will be a daytime use only, featuring a single car wash tunnel, covered payment kiosks, and vacuum bays with landscaped common areas and rainwater harvesting opportunities throughout the site. The overall site has been configured to tuck the car wash tunnel on the northern end of the property with the vacuum bays/parking area near the central portion of the site and a sizeable landscaped detention/retention basin between the vacuum bays and Tanque Verde Road. Limited access (right-in/right-out) to the proposed car wash is provided at two locations on Tanque Verde Road to ensure a consistent traffic pattern. A sidewalk will also be provided along Tanque Verde Road. All lighting and signage provided on site will be designed in compliance with the dark skies ordinance.

Mister Car Wash has a reputation for property stewardship and intends to maintain this site like its other locations. To ensure the facility is kept orderly, Mister Car Wash will have employees on-site during business hours to keep the property clean and to restrict customers from playing loud music.

Mister Car Wash is excited about this opportunity and invites you to discuss their plans for this property.

Please join us:

**THURSDAY, NOVEMBER 30<sup>TH</sup>**  
**5:45 PM**

**KIRK-BEARY CANYON LIBRARY**  
8959 E. TANQUE VERDE RD.  
TUCSON, AZ 85749

*This event is not sponsored or supported by the Pima County Public Library or any of its branches. The Library does not endorse any views or opinions expressed or activities taking place during this event.*

Representatives of Mister Car Wash will be present to discuss the proposed project and site plan, the neighborhood plan amendment and rezoning processes, and answer any questions you may have. If you cannot attend the meeting and have questions, please don't hesitate to contact me at the information provided below with your questions or comments, and we can arrange an alternative time to discuss the proposal.

Preliminary comments on the proposed development can be found by searching for 'TP-PRE-0823-00295' on Tucson Development Center Online (<https://tdc-online.tucsonaz.gov/>). Additionally, comments on this proposal may also be submitted to the City of Tucson Planning and Development Service Department by





Email: [Rezoning@tucsonaz.gov](mailto:Rezoning@tucsonaz.gov); Mail: 201 North Stone Avenue, Tucson, AZ 85701; or Phone: (520) 791-5550. Comments may also be made verbally and/or in writing at an upcoming public hearing to be announced.

I appreciate your time and look forward to discussing this project with you.

Sincerely,

**THE PLANNING CENTER**



Lexy Wellott

Principal

(520) 623-6146

[lwellott@azplanningcenter.com](mailto:lwellott@azplanningcenter.com)



2931 BEAR CANYON ROAD PROPERTY LLC  
7056 E 21ST ST  
TUCSON, AZ 85710

A-FAMILY STORAGE LLC  
5901 S BELVEDERE AVE  
TUCSON AZ, 85706

BROWN GAROLD C FAMILY LP  
5901 S BELVEDERE AVE  
TUCSON AZ, 85706

CAMPBELL AZ PARTNERS LLC  
ATTN: GENERAL COUNSEL  
3424 PEACHTREE RD NE STE 300  
ATLANTA, GA 30326

DRJR ENTERPRISES LLC  
5265 N POST TRL  
TUCSON, AZ 85750

LCC-BEAR CANYON/TANQUE VERDE LLC  
3610 N PRINCE VILLAGE PL STE 100  
TUCSON, AZ 85719

MASON RANCH APARTMENTS LP  
15170 N HAYDEN RD STE 1  
SCOTTSDALE, AZ 85260

WAA INVESTMENT HOLDINGS LLC  
5901 S BELEVEDERE AVE  
TUCSON, AZ 85706

WRI SHOPPES AT BEARS PATH LLC  
500 N BROADWAY STE 201  
JERICHO, NY 11753

WEINGARTEN NOSTAT INC  
ATTN: PROPERTY TAX DEPARTMENT  
500 N BROADWAY, SUITE 201  
JERICHO, NY 11753

REGINA ROMERO - MAYOR  
255 W ALAMEDA ST  
TUCSON, AZ 85701

VAUGHN LATOUR - N.A. - BEAR CANYON  
9971 E BUCKSHOT CIRCLE  
TUCSON, AZ 85749

MISSY ORTIZ - N.A. - BEAR CANYON  
2330 N BONANZA AVE  
TUCSON, AZ 85749

PAUL CUNNINGHAM - WARD 2  
7575 E SPEEDWAY BL  
TUCSON, AZ 85710

THE PLANNING CENTER  
RE: MCW-05  
2 E. CONGRESS ST, SUITE 600  
TUCSON, AZ 85701

DATE: 10/30/2023

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:

PROJECT LOCATION:

This serves to place on record the fact that on 10/30/2023, Adam Call ,  
(date) (name)

mailed notice of the 11/30/2023 neighborhood meeting such that the notice was  
(date of meeting)

received at least ten (10) days prior to the date of the meeting.

Signature: 

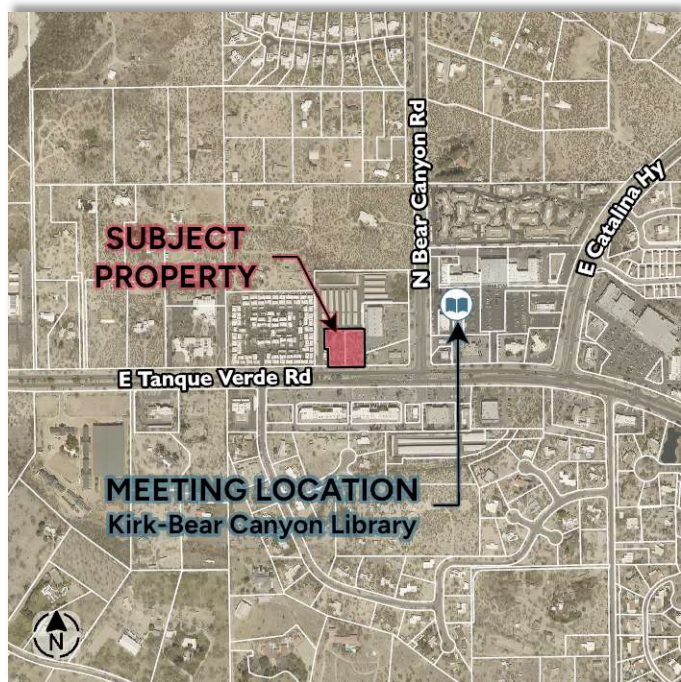
Date: 10/30/2023

November 16, 2023

Greetings Neighbor,

I hope this letter finds you well and that you are enjoying this lovely fall weather.

I received a few requests asking if a virtual option was available for the upcoming neighborhood meeting on November 30<sup>th</sup> at 5:45 PM to discuss the proposed plan amendment and rezoning to allow for a new Mister Car Wash facility on the vacant 1.4-acre property located on Tanque Verde just west of Bear Canyon Road.



I am writing to inform you that in addition to hosting the meeting in person, we will now be providing a virtual option for those who cannot physically make the meeting to attend online.

Please join us:

**THURSDAY, NOVEMBER 30<sup>TH</sup>**  
**5:45 PM**

**IN PERSON AT THE**  
**KIRK-BEAR CANYON LIBRARY**  
8959 E. Tanque Verde Rd.  
Tucson, AZ 85749

*This event is not sponsored or supported by the Pima County Public Library or any of its branches.  
The Library does not endorse any views or opinions expressed or activities taking place during this event.*

Or:

**VIRTUALLY VIA ZOOM**

<https://us06web.zoom.us/j/9844761151>

Call-In Number: 1 720 707 2699 US  
Meeting ID: 984 476 1151



Representatives of Mister Car Wash will be present to discuss the proposed project and site plan, the neighborhood plan amendment and rezoning processes, and answer any questions you may have. If you cannot attend the meeting and have questions, please don't hesitate to contact me at the information provided below with your questions or comments, and we can arrange an alternative time to discuss the proposal.

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I appreciate your time and look forward to discussing this project with you.

Sincerely,

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Lexy Wellott

Principal

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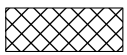
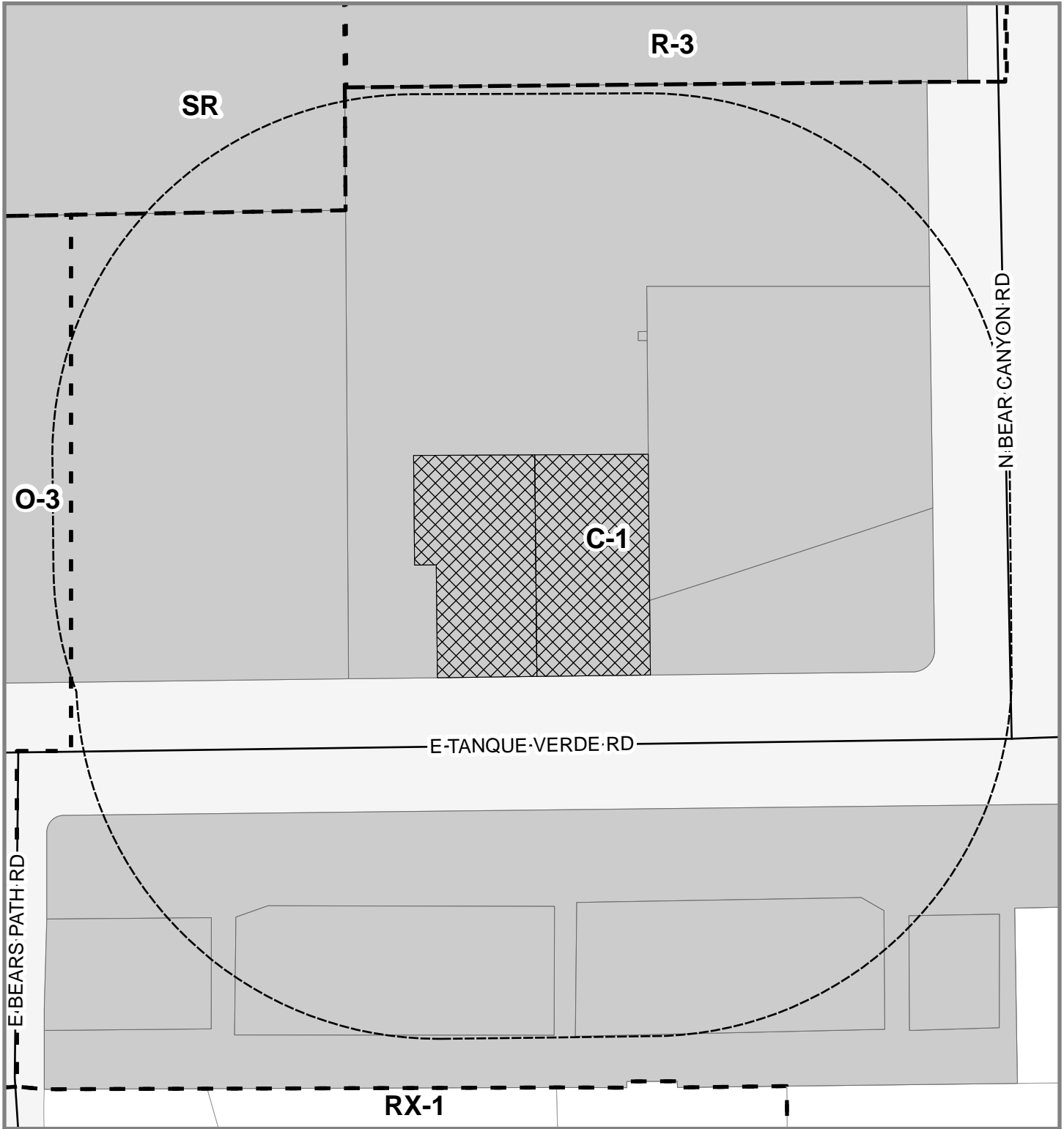
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THE PLANNING CENTER  
RE: MCW-05  
2 E. CONGRESS ST, SUITE 600  
TUCSON, AZ 85701

CASTLE ROCK HOMEOWNERS ASSOCIATION  
c/o THOMAS ADANG  
2449 N LIGHTNING A DR  
TUCSON, AZ 85749





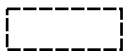
Subject Property



Zone Boundaries

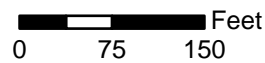


Properties Notified



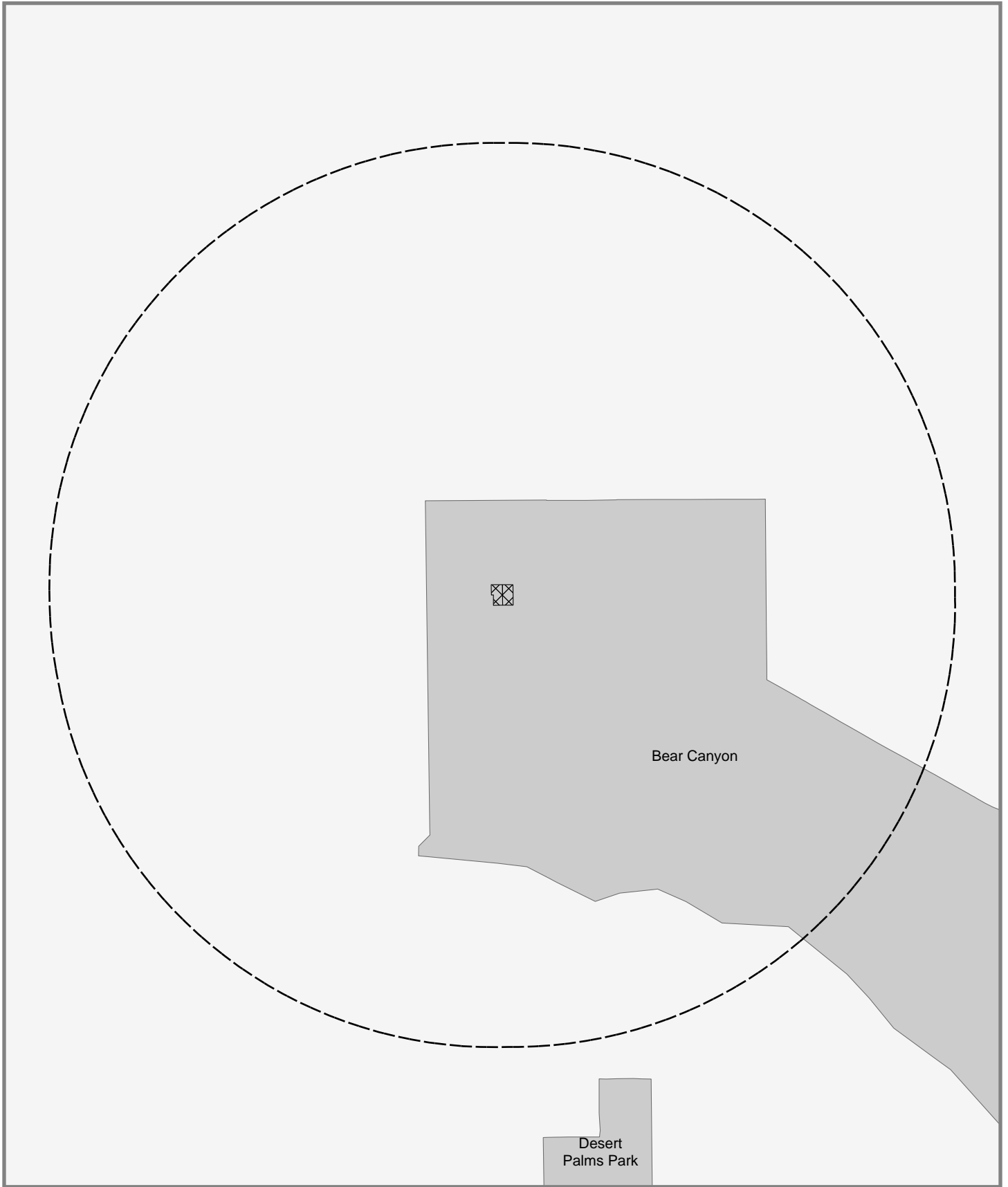
400' Notification Area

Address: 8701 E TANQUE VERDE RD  
Base Maps: Twp. 1303 Range 1502 Sec. 34  
Ward(s): 2

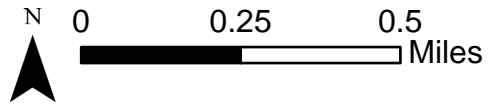


1:1,870





-  Subject Property
-  1 Mile Notification Area







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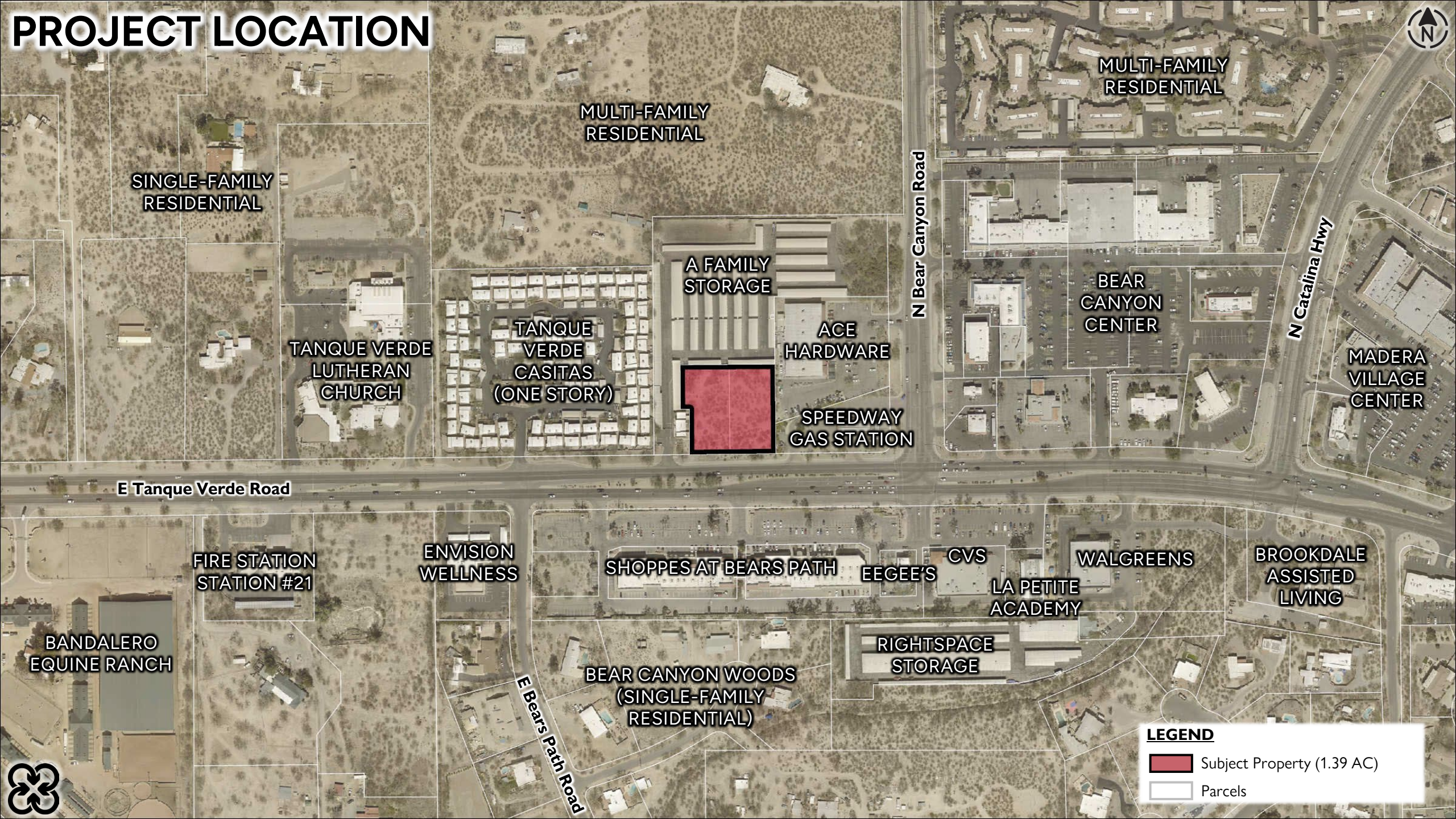
Concurrent Plan Amendment & Rezoning  
Neighborhood Meeting




November 30, 2023



# PROJECT LOCATION



**LEGEND**

-  Subject Property (1.39 AC)
-  Parcels



# EXISTING CHARACTERISTICS

A FAMILY STORAGE

ACE HARDWARE

TANQUE VERDE CASITAS (ONE STORY)

VACANT LAND (1.39 AC)

SPEEDWAY GAS STATION

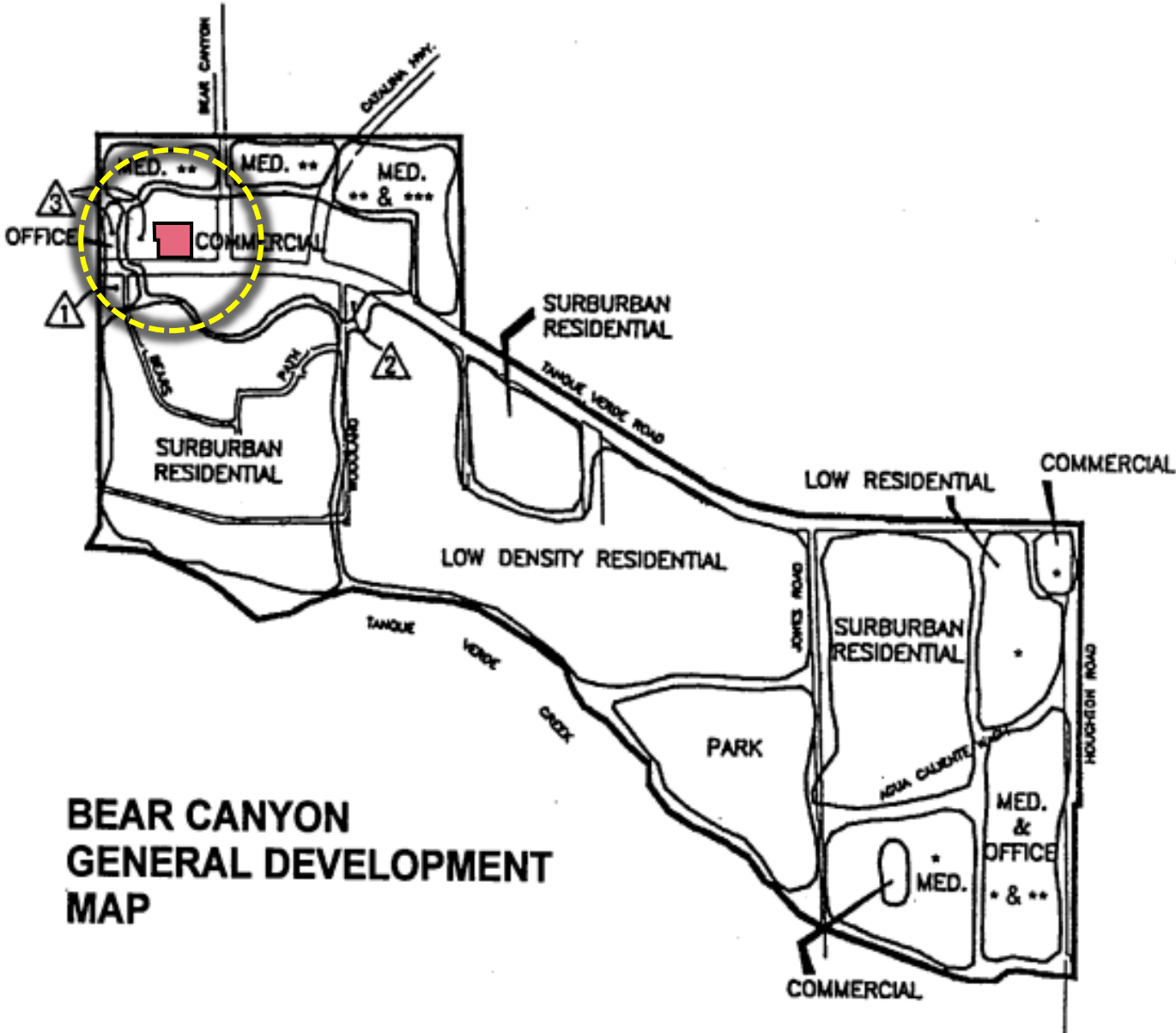
**Legend**  
[Black Outline] Subject Property

E Tanque Verde Road (Scenic Route)





# BEAR CANYON NEIGHBORHOOD PLAN



**BEAR CANYON  
GENERAL DEVELOPMENT  
MAP**

## Plan Overview

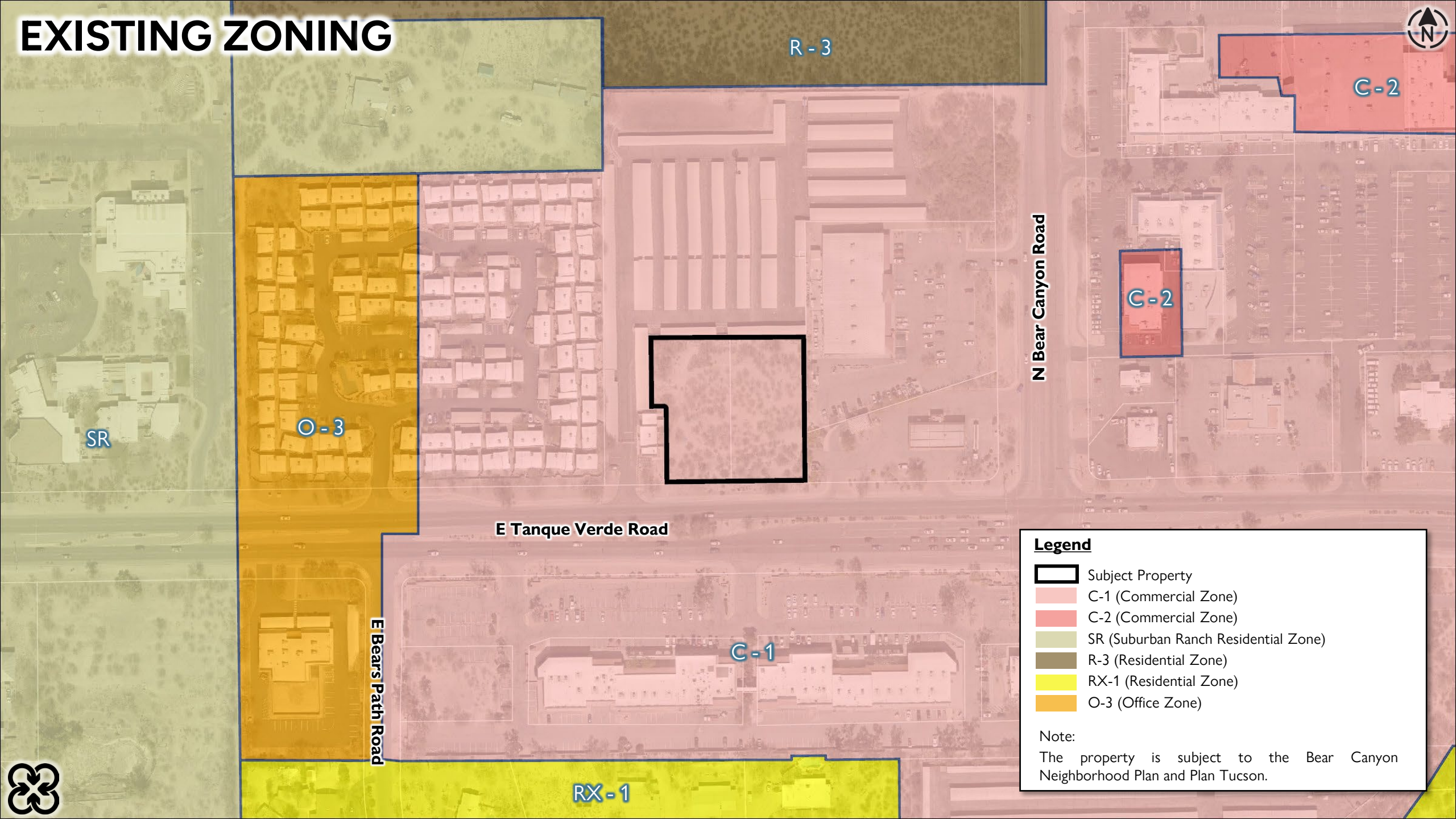
- Guides future development of properties located within the planning boundary through specific goals and policies
- Designates as the subject property as commercial per the General Development Map
- Offers 'Implementation Techniques' or design guidelines to ensure future development is compatible and consistent with surrounding properties and the neighborhood

## Implementation Techniques

- Encourages commercial uses that serve the immediate neighborhood to locate where they:
  - Already exist
  - Are integrated with other commercial uses
  - Are adjacent to major roads
  - Are adequately buffered
- Ensures high-quality design that is context-sensitive to the Bear Canyon neighborhood
  - Architectural design, styles and materials
  - Landscaping and screening
  - Drainage



# EXISTING ZONING



**Legend**

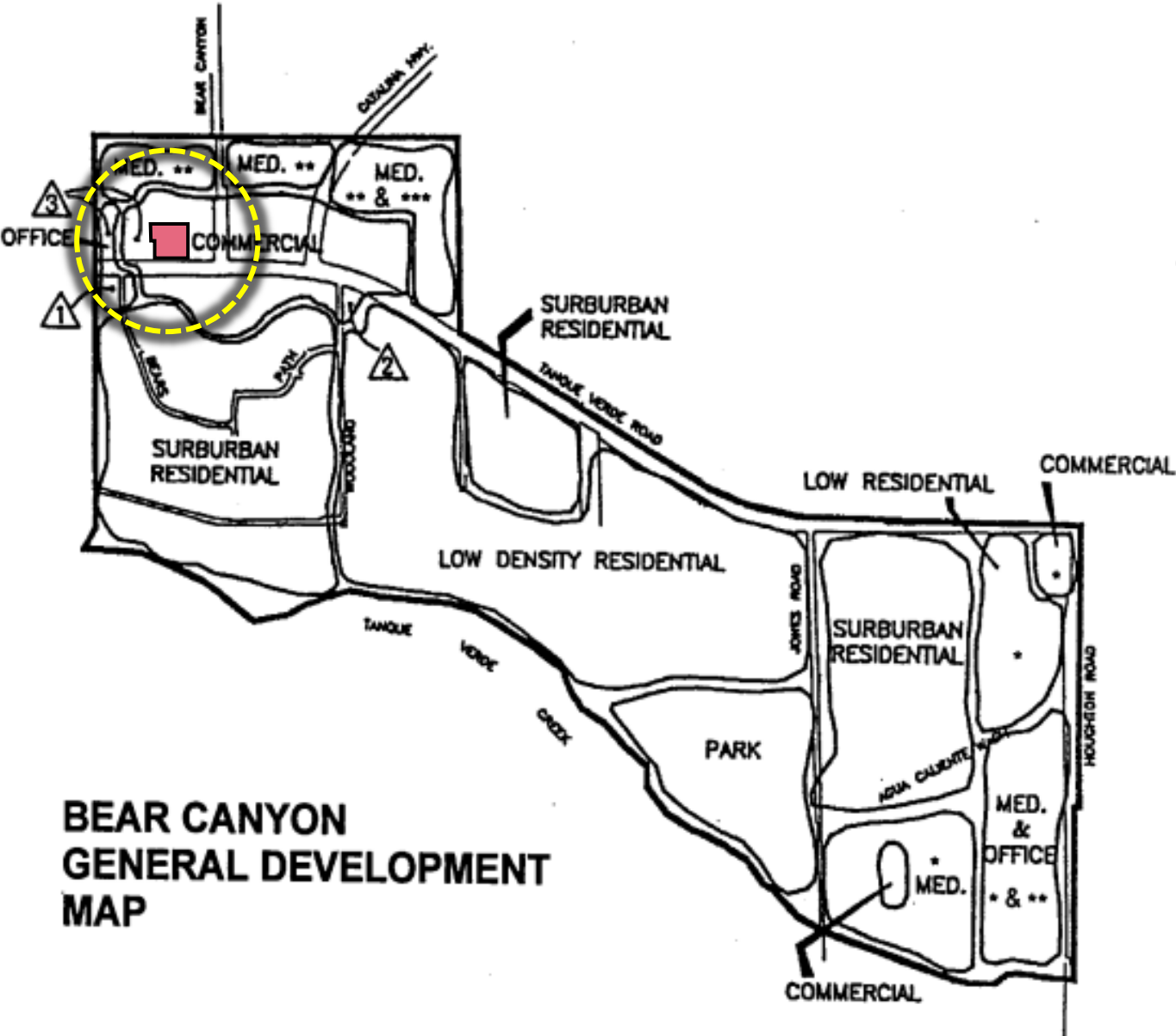
- Subject Property
- C-1 (Commercial Zone)
- C-2 (Commercial Zone)
- SR (Suburban Ranch Residential Zone)
- R-3 (Residential Zone)
- RX-1 (Residential Zone)
- O-3 (Office Zone)

Note:  
The property is subject to the Bear Canyon Neighborhood Plan and Plan Tucson.





# PLAN AMENDMENT



**BEAR CANYON  
GENERAL DEVELOPMENT  
MAP**

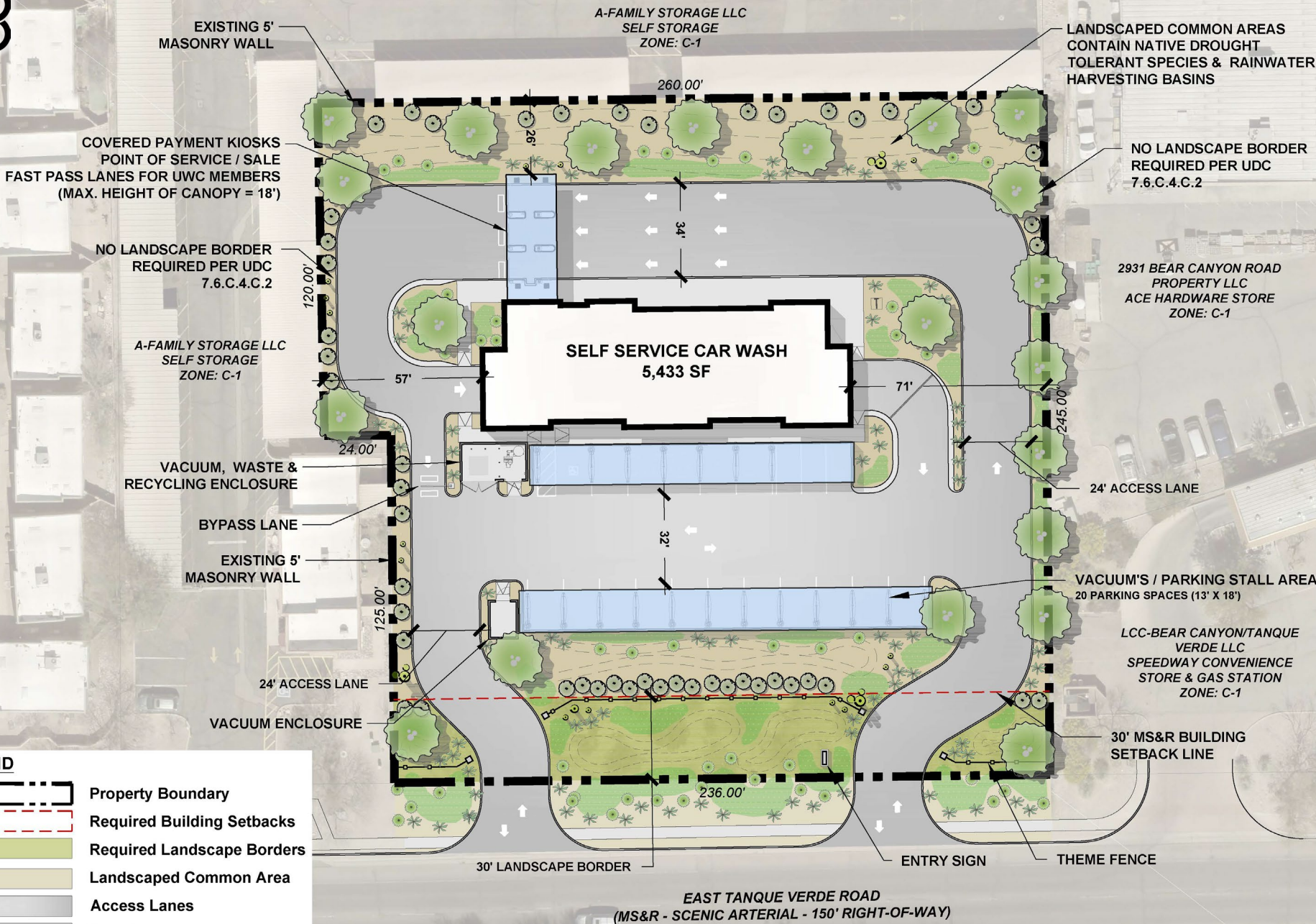
**Need for Plan Amendment:**

- Nonresidential Uses Implementation Technique 11.g:
  - “Completely contained within an enclosed and roofed structure, except as noted in 11.e, above”
- Vacuum bays associated with the proposed express car wash are not contained within an enclosed structure

**Proposed Amendment:**

- Modify Nonresidential Uses Implementation Technique 11.g as listed:
  - “Completely contained within an enclosed and roofed structure, except as noted in 11.e above;
    1. Exception to Section g: Parcels 114-51-200B and 114-51-200C is exempt from Implementation Technique 11.g, and is subject to the following. All uses associated with an express car wash are to be screened from adjacent properties and streets by landscaping and decorative fencing or masonry wall.”





**NOTES:**

Project Acreage: 1.39 Acres  
 Parcels: 114-51-200B and 114-51-200C  
 Addresses: No Situs Address Information  
 Jurisdiction: City of Tucson (Ward 2)  
 Existing Zoning: C-1 (Commercial)  
 Existing Use: Vacant

Proposed Zoning: C-2 (Commercial)  
 Proposed Use: Express Car Wash (Self Service)  
 Proposed Building Area: 5,433 SF  
 Proposed Building Heights:

- Main Structure - 30 feet (one-story)
- Covered Payment Kiosk - 18 feet (one-story)

Required Building Setbacks:

- North / East / West: Non-Residential Zones = 0 feet
- South: MS&R Scenic Arterial = 30 feet

Required Landscape Borders:

- North / East / West: Non-Residential Uses = 0 feet
- South: MS&R Scenic Arterial = 30-foot

Required Screening:

- North / East / West: Commercial Zone = None
- South: MS&R Street = 30-inch Screen

Required Parking Spaces: 0 Parking Spaces  
 Provided Parking Spaces: 20 Parking Spaces

**LEGEND**

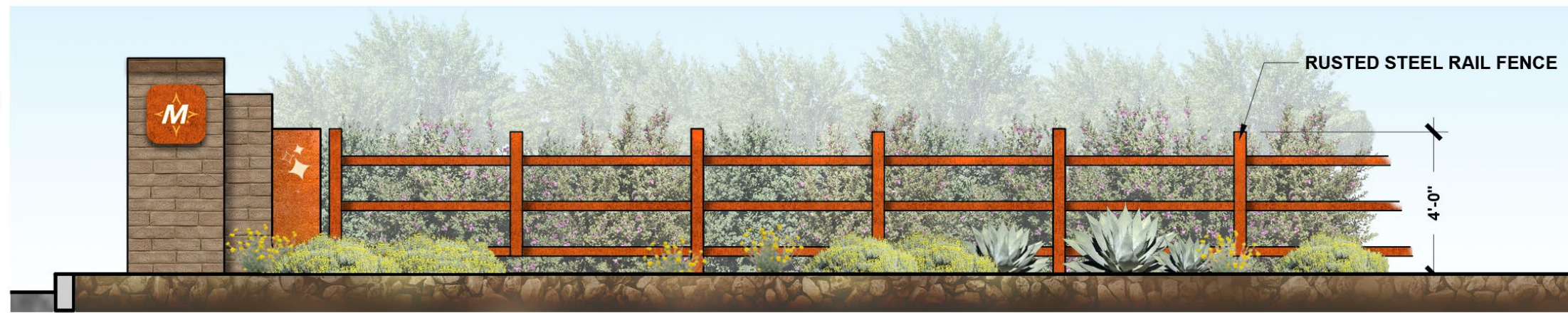
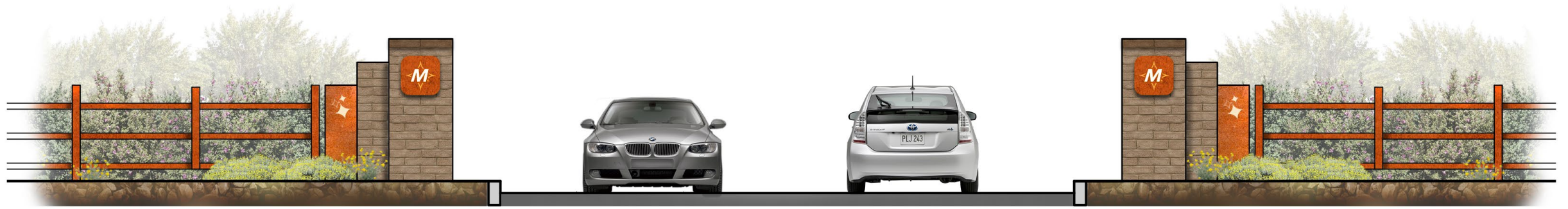
- Property Boundary
- Required Building Setbacks
- Required Landscape Borders
- Landscaped Common Area
- Access Lanes
- Parcels
- Basin
- Theme Fence

EAST TANQUE VERDE ROAD  
 (MS&R - SCENIC ARTERIAL - 150' RIGHT-OF-WAY)

# PRELIMINARY DEVELOPMENT PLAN



# PROPOSED DECORATIVE FENCING



SLUMP BLOCK COLUMNS  
WITH STEEL PANEL  
AND LOGO

RUSTED STEEL RAIL FENCE

4'-0"





# CONCEPTUAL RENDERING







**CONCEPTUAL RENDERING**





# PLAN AMENDMENT AND REZONING



**CONCURRENT PROCESS**



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Concurrent Plan Amendment & Rezoning

Questions????

Lexy Wellott, AICP – Principal  
lwellott@azplanningcenter.com  
520.209.2934

Adam Call – Planner  
acall@azplanningcenter.com  
520.209.2629



November 30, 2023