

MEMORANDUM

DATE: April 3, 2024 **CASE NO:** MCW-05
TO: City of Tucson Planning Commission
FROM: Linda Morales, AICP
SUBJECT: TP-AMD-0124-00001 – Bear Canyon Neighborhood Plan Amendment

The following memorandum provides additional background information as it relates to questions brought forth by Commissioner Martin at the Planning Commission Study Session on March 6, 2024, for the concurrent plan amendment and rezoning request for the proposed Mister Car Wash located on Tanque Verde Road, just west of Bear Canyon Road.

1. Canopies Over Vacuum Stalls
 - a. While the Site Inventory and Design Compatibility Report (DCR) submitted with the application indicated that canopies were going to be placed over the vacuum stalls, this was an error. Canopies will not be provided over the vacuum stalls. The Site Inventory and DCR have been revised to remove this oversight.
2. Vacuum Stall Placement
 - a. Commissioner Martin inquired about the current site configuration, particularly the vacuum stall placement, and why they could not be relocated to the north side of the building. Due to the 100-foot building setback from the scenic corridor as required by Nonresidential Uses Implementation Technique 11.b.i, the proposed site plan was configured to position the building and canopy covering the payment kiosk as far away from the scenic corridor while maintaining adequate space onsite for optimal vehicular circulation and vehicle queuing/stacking.
3. Drainage Basins Located in the Scenic Corridor Buffer Area
 - a. At the onset of this project, Councilmember Cunningham requested that additional detention/retention basins be incorporated adjacent to Tanque Verde Road to help with existing drainage challenges in this general area (refer to the Preliminary Development Plan shown in the 'Documentation of Neighborhood Meeting' material). Upon further coordination with the Planning and Development Services Department and prior to



application submittal, it was deemed that these improvements were not appropriate within the scenic corridor buffer area and have been since removed. Final locations of detention/retention will be determined upon further studies at the time of development and will abide by all requirements of the Scenic Corridor Zone.

4. Screening

- a. Commissioner Martin noted that conceptual renderings shown during the study session did not represent the intent for screening proposed, nor did they accurately depict the existing 'natural' condition of the scenic corridor buffer area. While the intent of these renderings was to showcase the architectural characteristics of the proposed facility, our team has updated the renderings to now conceptually illustrate the proposed landscaping and screening and, ultimately, how we mitigate any visual impact from the proposed amendment to the BCNP. The landscape between the vacuum stalls and the 30-foot natural buffer area will be planted per the applicable provisions outlined in UDC Section 7.6 and will feature drought-tolerant plant species.



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