



Zoning Examiner

Preliminary Report

September 21, 2023

Lexy Wellott
The Planning Center
2 E. Congress, Suite 600
Tucson, AZ 85701

**SUBJECT: TP-ENT-0623-00030 Mister Car Wash – E Grant Road
C-1 to C-2 (Ward 2)**

Public Hearing: September 14, 2023

Dear Ms. Wellott:

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules and Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case TP-ENT-0623-00030 Mister Car Wash – E Grant Road C-1 to C-2 (Ward 2).

At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report to the Mayor and Council (including background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) shall be filed with the City Manager. A copy of that report can be obtained from the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close

TP-ENT-0623-00030 Mister Car Wash – E Grant Road C-1 to C-2 (Ward 2)



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of the Zoning Examiner's public hearing.

BACKGROUND

This is a request by The Planning Center, to rezone approximately 1.23 acres from C-1 (Commercial) to C-2 (Commercial) zoning. The site, which spans two parcels is currently occupied by a vacant office building, and a vacant dentist's office. The rezoning area is located on the north side of Grant Road, approximately 200 feet east of Craycroft Road. Grant Road in this area is identified as an Arterial Roadway in the Major Streets and Routes Plan.

The preliminary development plan (PDP) proposes a one-story building, 35 feet high with a building footprint of 5,415 square feet, and a separate covered payment kiosk 18 feet in height. The building would be constructed for a new Mister Car Wash location and requires the demolition of the existing vacant office buildings at the project location. While Automotive: Minor Service and Repair is a permitted use in a C-1 zone, the use is subject to use-specific standard UDC 4.9.4.F.1 stipulates that "Auto washing is prohibited." A rezoning to C-2 is necessary to allow the placement of a new Mister Car Wash at this location.

SUMMARY OF FINDINGS

Background Information

Existing Land Use: Vacant office buildings.

Zoning Descriptions:

Existing: Commercial C-1: This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

Proposed: Commercial C-2: This zone provides for general commercial uses that serve the community and region. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

Surrounding Zones and Land Uses:

North: Zoned R-1; Alamo Wash is immediately north of the subject property, which creates a 80-foot buffer between the commercial properties on Grant and the single-family dwellings in the R-1 zone to the north.

South: Zoned C-1; Grant Road, an Arterial Roadway, is to the south. Across Grant Road there is a vacant building that previously was a Bank of America location.



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East: Zoned C-1; Various commercial uses including office, personal service, and food service.

West: Zoned C-1; Convenience store, retail, and food service uses.

Planning Considerations – *Plan Tucson* and the *Arcadia-Alamo Area Plan* provide policy direction for the rezoning site.

Plan Tucson: Plan policy is provided by Plan Tucson, which contains a variety of elements that are broken down into four focus areas - the Social Environment, the Economic Environment, the Natural Environment, and the Built Environment. Each focus area contains specific goals, while each element contains specific policies.

The project site is located in an area identified on Plan Tucson's Future Growth Scenario Map as the Mixed-Use Corridors building block. Mixed-Use Corridors provide a higher intensity mix of jobs, services, and housing along major streets. The businesses and residences within these corridors will be served by a mix of high-frequency transit options, as well as pedestrian and bicycle facilities. The following policies are applicable to the proposed development:

LT28.6.3 Support community commercial and office uses located at the intersections of arterial streets, taking into consideration traffic safety and congestion issues.

This location is located near the intersection of Grant Road and Craycroft Road, both Arterial Roadways with 150-foot and 120-foot widths, respectively. A community commercial use is appropriate at this location given the side of the roadways and is compatible with other uses in the region such as a large hospital, retail, food service, and fitness center use. The site is buffered from residential by a large wash with natural vegetation.

Arcadia-Alamo Area Plan: The proposed development is located within the *Arcadia-Alamo Area Plan*. The Plan's Conceptual Land Use Plan identifies the site within the Office, Commercial, High Density Residential land uses category, which include commercial uses intended primarily to serve an area-wide market. The following nonresidential policies apply to the proposal:

Intent Statement: The nonresidential policies are intended to encourage office and commercial development at locations within the plan area that are most suited to handle the intensity of such uses in terms of traffic generated and potential impacts on adjacent residential uses. These policies are designed to be used in conjunction with the General Design Guidelines.

Nonresidential Subgoal: Provide for nonresidential uses in the Arcadia-Alamo area that are designed in harmony with adjacent development. Establish design and location criteria for nonresidential uses adjacent to existing neighborhoods.

- **Policy 2: Allow new nonresidential uses as shown on the Conceptual Land Use Map**



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when all of the following criteria are met.

- a. Primary access can be provided from an arterial street or as reflected in Policy 4.
 - b. Parking and maneuvering requirements can be met on-site.
 - c. Screening and buffering for adjacent residential uses can be provided on-site.
- **Policy 5: Support the development of well-designed, (see General Design Guidelines) concentrated centers of pedestrian-oriented commercial/office activity at appropriate locations as shown on the Conceptual Land Use Map.**
 - a. Community commercial uses are generally appropriate at the intersections of arterial streets.
 - b. Encourage the consolidation of adjacent parcels to provide integrated vehicular circulation and access through joint-use agreements to reduce the number of curb cuts along the street.
 - c. Encourage the establishment of pedestrian linkages between adjacent uses, bicycle parking and transit facilities as integral components of new office/commercial uses.

Design Considerations

Land Use Compatibility – The rezoning request to C-2 is to allow the construction of a new Mister Car Wash location on the site, and to replace two currently vacant buildings on the project parcels with a use which reactivates the space in a way that’s appropriate and sensitive to the surrounding community. The project is located on Grant Road, between Grant Road and the Alamo Wash, which runs east-to-west on the northern edge of the property. This wash is 80 feet across and is naturally vegetated, providing a screen from commercial uses along Grant Road with the single-family residential neighborhood to the north.

The car wash tunnel itself is set back 170 feet from the north property line, for a total distance of 150 feet from the nearest residential property. The car wash tunnel building will be located 20 feet from the right-of-way on the Grant Road facing south side of the property. There is a second structure, a covered payment kiosk, located roughly two-thirds into the parcel from the south, and 22 vacuum bays between the two. Architectural styles are consistent with other Mister Car Wash locations in Tucson.

The site is flanked on the east and west by a range of commercial uses including office, small retail, convenience store, and food service uses.

The anticipated traffic counts are 39 trips during the a.m. peak hour, 78 trips in the p.m. peak hour, and 775 total daily trips. This is based on a traffic assessment conducted by LSA. The development will not affect existing pedestrian, bicycle, or transit opportunities in the area, or



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impact access to/from neighboring properties. All vehicle maneuvering is to be performed on-site, and no traffic improvements are proposed.

The project's height is compatible with the surrounding development, and the proposed land use intensity identified for this location in both Plan Tucson and the Arcadia-Alamo Area Plan. The project will have no impact on existing viewsheds from any residential property and is much shorter than other commercial and healthcare uses in the surrounding area.

Landscaping/Screening – The project will incorporate a minimum 10-foot landscape border with Grant Road. Landscaping on-site will be consistent with the landscaping standards of the City of Tucson Unified Development Code, including located canopy trees every 33 linear feet of landscape border, and 50 percent of the street landscape border covered with vegetation.

Signage and Outdoor Lighting – The project will comply with the outdoor lighting code, and all onsite lighting will be shielded and directed downward. No bright lights or spotlighting will be installed. Final lighting types and locations will be detailed in the development review process.

Signage on the property will be subject to sign standards of the Unified Development Code and will be consistent with other Mister Car Wash locations. Typical signage includes a large logotype on the main building's facade and a lighted monument sign placed near the driveway.

Drainage/Grading – The project site is relatively flat, and the topography is not expected to change apart from reconfiguration of the parking area and driveways.

Road Improvements/Vehicular Access/Circulation – This project will have primary access from Grant Road. There are potentially existing cross-access agreements with the parcels to the west and east, and a 20-foot shared access land is to remain on the north side of the property. All circulation is to be performed on-site, and the car wash tunnel is traversed from west-to-east, with the open ends of the tunnel facing perpendicular to the nearest residential land use to minimize any noise disturbance.

No street improvements are proposed.

Per UDC standards, 0 parking spaces are required, and 32 are provided. Bicycle parking spaces are not indicated in the design compatibility report materials or preliminary development plan.

The preliminary plan shows a waste and recycling enclosure off the 20-foot access lane running within the north side of the property. No solid waste calculations are provided.

September 14, 2023, Zoning Examiner Hearing



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The Applicant's representative spoke in support of the requested rezoning at the September 14, 2023, Zoning Examiner hearing and addressed concerns about traffic and noise generated by the proposed use. The Applicant's representative explained that the project was designed so that the noise generating components are located on the western side of the site, away from adjacent existing uses, and that the traffic report demonstrated that the proposed use would not cause a reduction in the level of service at the Craycroft/Grant intersection. No other person spoke.

As of the date of the Zoning Examiner hearing, there were two (2) written approvals and four (4) written protests.

Conclusion – The proposed rezoning is consistent with, and supported by, the policy direction provided in *Plan Tucson* and the *Arcadia-Alamo Area Plan*. Subject to compliance with the preliminary conditions proposed by PDSD, approval of the requested rezoning is appropriate.

Sincerely,

John Iurino

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ATTACHMENTS:

Case Location Map

Rezoning Case Map

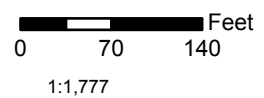
Cc: Mayor and Council

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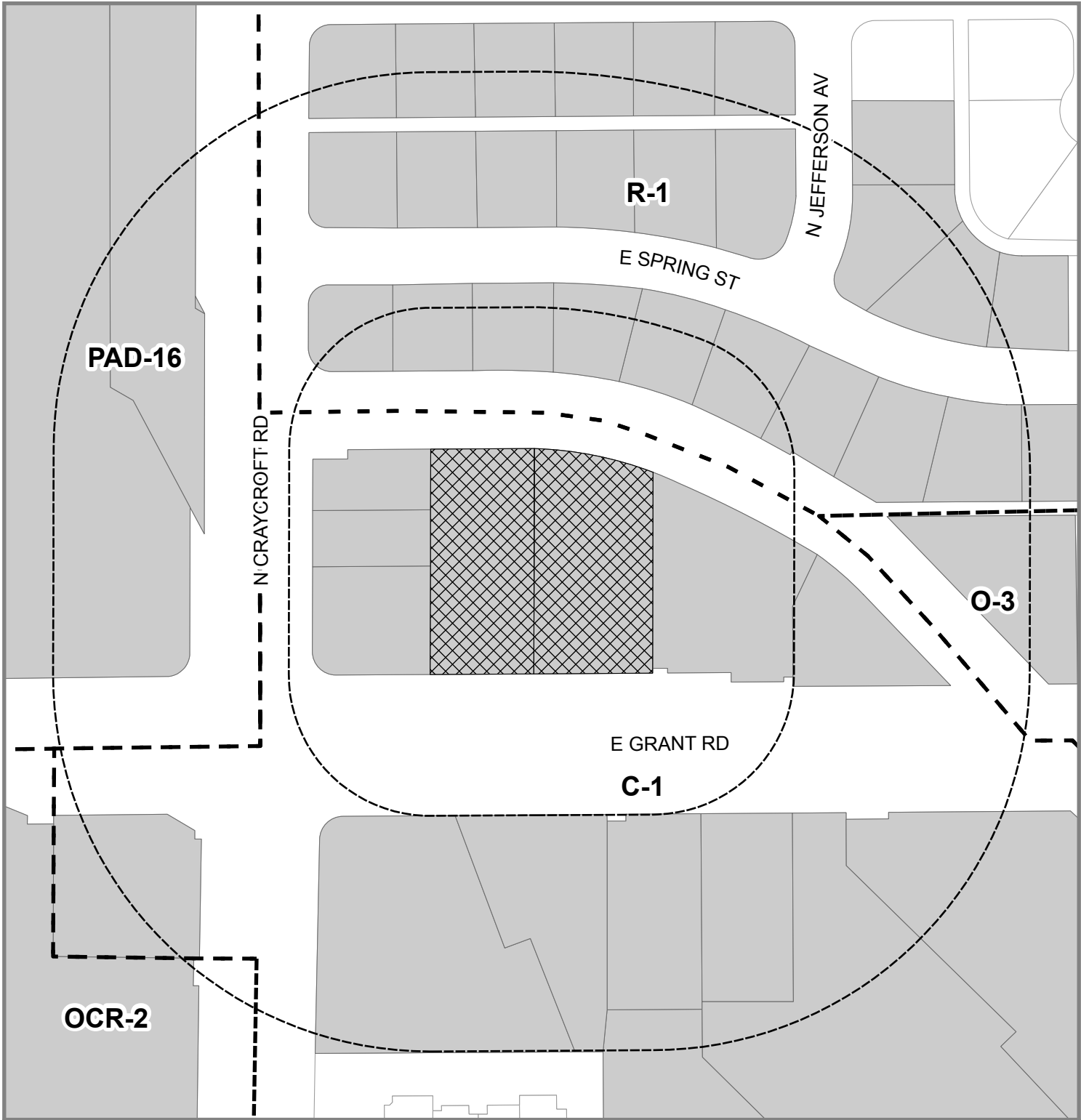





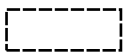

 Area of Rezoning

Address: 5523 E GRANT RD
Base Maps: Twp. 1303 Range 1402 Sec. 36
Ward(s): 2



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-  Area of Rezoning
-  Zone Boundaries
-  Properties Notified
-  400' Notification Area
-  Protest Area (150 ft. Radius)

Address: 5523 E GRANT RD
Base Maps: Twp. 1303 Range 1402 Sec. 36
Ward(s): 2

