



Zoning Examiner

PRELIMINARY REPORT

June 11, 2026

To: Keri Silvyn
Lazurus & Silvyn, P.C.
5983 E. Grant Road Suite 290
Tucson, Arizona 85712

SUBJECT: REZONING - TP-ENT-0326-00005 Monsoon Land Holdings – Pantano Rd C-1 to C-2 (Ward 2)

PUBLIC HEARING: June 4, 2026

Dear Ms. Silvyn,

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 – TP-ENT-0326-00005 Monsoon Land Holdings – Pantano Rd 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 (520-791-5550) 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 of the Zoning Examiner's public hearing.

SUMMARY OF FINDINGS

Applicant's Request for Rezoning C-1 to C-2

Lazarus & Silvyn, P.C. requests the property owner, Monsoon Land Holdings a rezoning of a 1.11-acre parcel from C-1 (Commercial Zone) to C-2 (Commercial Zone). The subject site is on the east side of Pantano Road, about 340 feet north of the intersection of Speedway Boulevard and Pantano Road. The rezoning will allow for the expanded development of an existing, legal nonconforming automotive major service and repair facility. Approval will result in removing the existing Pantano Car Wash and Automotive Repair Shop for a new automotive service and repair development.

The development plan keeps the existing 1,944-square-foot building and adds a new adjoining 8,736-square-foot building, connected by a sidewalk. This expansion brings the total gross floor area to approximately 10,680 square feet. The new building will have 12 standard repair bays linked by an internal north-south drive aisle, one alignment bay accessed from the south, a customer reception and waiting room, parts and equipment storage, and office space. Because the expansion and conversion of this legal nonconforming use cannot occur under current C-1 rules, a rezoning to C-2 is required.

Zoning Background Information

Existing Land Use: The parcel is currently occupied by Pantano Car Wash and Automotive Repair Shop. The development proposal would eliminate this use in favor of the Automotive Service & Repair use.

Zoning Descriptions:

Existing: C-1 (Commercial) – 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: C-2 (Commercial) – 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.

Adjacent Zones and Land Uses:

North: RX-1, Single-family residential

East: C-2, Plant nursery

South: C-1, Licensed Financial Institution

West: C-2, General Retail

Previous Cases on the Property: None

Related Cases: None

Neighborhood Meeting, February 17, 2026 – A neighborhood meeting was held by the applicant on February 17, 2026, at 6:00pm at the Ward 2 office at 7820 E Broadway Blvd. The

meeting was attended by the project team and 3 members of the public. After introducing the project, questions were raised and addressed on building heights, privacy concerns, ground contamination, timeline for constructions, and the differences between the existing and requested zoning.

Summary of Zoning Examiner Public Hearing June 4, 2026

Planning staff reported that the rezoning seeks to expand automotive major service and repair facility established as legal non-conforming use. Further, the expansion plan complies with *Plan Tucson* and *Pantano East Area Plan* policies. The staff did not receive written approvals or protests. Staff recommended approval of the C-2 rezoning request.

Keri Silvyn from Lazarus & Silvyn, P.C. on behalf of property owners made a presentation.

She mentioned information discussed with attendants at the February 17, 2026 neighborhood meeting.

The property is surrounded by commercial uses, except for a single residence to the north that is owned by the adjacent plant nursery. The closest neighboring residents attended the meeting and expressed support for the project, specifically regarding the removal of the existing outdoor car wash. Residents noted that replacing the 24-hour open-air car wash with an indoor facility would help eliminate ongoing issues with vagrancy and vandalism on the property.

The neighbors also confirmed that the existing mature trees and six-foot masonry wall on the northern property line will remain in place to maintain adequate screening. During the public review, site constraints and parking requirements were identified as factors that limit any significant development beyond the proposed preliminary development plan.

The applicant clarified that the automotive facility operates in full compliance with environmental regulations for waste disposal. The planned hours of operation are Monday through Friday, from 7:00 AM to 7:00 PM, with no standard weekend operations, though technicians may occasionally work on Saturdays if behind schedule. To mitigate noise impacts on the nearby residential property, all service activities will be contained entirely within the building. Repair bay doors will remain closed during operations, as the facility features an air-conditioned workspace for mechanics rather than a traditional open-bay layout. With no further public comment, the Zoning Examiner closed the public hearing.

Planning Considerations

Land use policy for this area is from *Plan Tucson* and the *Pantano East Area Plan*.

Plan Tucson

On the *Plan Tucson Future Growth Scenario Map*, the 1.11-acre property is within the Mixed-Use Corridors building block. This designation encourages a mix of retail services, employment

centers, and housing along major streets. While this building block often features high-intensity or vertical development, it also supports retaining and modernizing existing local businesses.

The applicable *Plan Tucson* policies include the following:

Business Retention - Policy A.8 and Policy A.24 supports retaining and the growth of existing businesses through infill and redevelopment when showing sensitivity to local neighborhoods.

Appropriate Nonresidential Uses - Policy MUC.5 and Policy MUC.7 support nonresidential expansions and commercial redevelopments that complement adjacent land uses and improve the overall function of the streetscape.

Site Design: The proposal meets corridor criteria for required parking, loading, and maneuvering on-site, orienting service activities inward, and using direct access to the adjoining major street.

Pantano East Area Plan

The *Pantano East Area Plan* provides policies for commercial rezonings, noting commercial uses should be along arterial roads and integrated with existing commercial zoning. Under Policy 1.B of the *Plan*, a shift to a heavier commercial designation must be based on a demonstrated need, arterial location, integration with surrounding businesses, and adequate buffering. The requested C-2 zoning satisfies these plan conditions:

Location - The site is along Pantano Road, a major arterial street, just north of the Speedway Boulevard intersection where commercial uses are established. The expansion allows a long-standing business to remain integrated within an existing commercial area.

Access and Compatibility: Policy 2.B focuses on restricting commercial developments to a limited number of access points and ensuring compatibility with surrounding uses. By converting the existing outdoor car wash into an indoor automotive service facility, the proposal limits outdoor noise and activity and removes adjacency conflicts with nearby neighborhoods.

Context of the Rezoning and Proposed Conditions

The proposed rezoning from C-1 to C-2 represents a compatible adaptive reuse of an established commercial property. Evaluated against *Plan Tucson* and the *Pantano East Area Plan*, the project modernizes the site while respecting the surrounding constraints. Adjoining property owners support this change in use, noting that replacing the 24-hour open-air car wash with an entirely indoor automotive operation creates a much better fit for the neighborhood. Moving all service activities inside and closing the bay doors during operations will effectively eliminate previous issues with vagrancy, vandalism, and outdoor noise, ensuring a superior transition to the residential property situated north of the alley.

The recommended conditions are standard requirements applied by the City to ensure a development that is compatible with the surrounding area:

Procedural and Plan Compliance (Conditions 1, 2, and 5): These conditions require the final development package match the approved preliminary plan, file common property rights waiver prior to Mayor and Council action, and set up the five-year timeframe to meet all code requirements.

Site and Resource Protection (Conditions 3, 4, and 6): These conditions protect local infrastructure and neighborhood character. They require any utility modifications to be done at no public expense, establish standard protocols to halt work if cultural resources are discovered during grading, and mandate the removal of graffiti within 72 hours to prevent blight.

Together, the conditions ensure that the proposed facility will operate as a clean, indoor infill project that fits into the Pantano Road commercial corridor

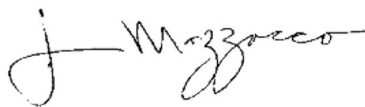
CONCLUSION

The subject rezoning conforms to *Plan Tucson* and the *Pantano East Area Plan*. The rezoning is also compatible with *Plan Tucson's Future Growth Scenario Map's* mixed use corridors designation. The applicant accepts the Planning and Development Services conditions. The proposal is compatible with the surrounding land uses and transportation features. Approval of the request is appropriate subject to the recommended conditions

RECOMMENDATION

The Zoning Examiner recommends approval of the rezoning subject to the recommended conditions of PDS staff.

Sincerely,



Jim Mazzocco

Zoning Examiner

ATTACHMENTS:

Case Location Map

Aerial Map

Rezoning Case Map

Recommended Conditions

cc: City of Tucson Mayor and Council

RECOMMENDED CONDITIONS

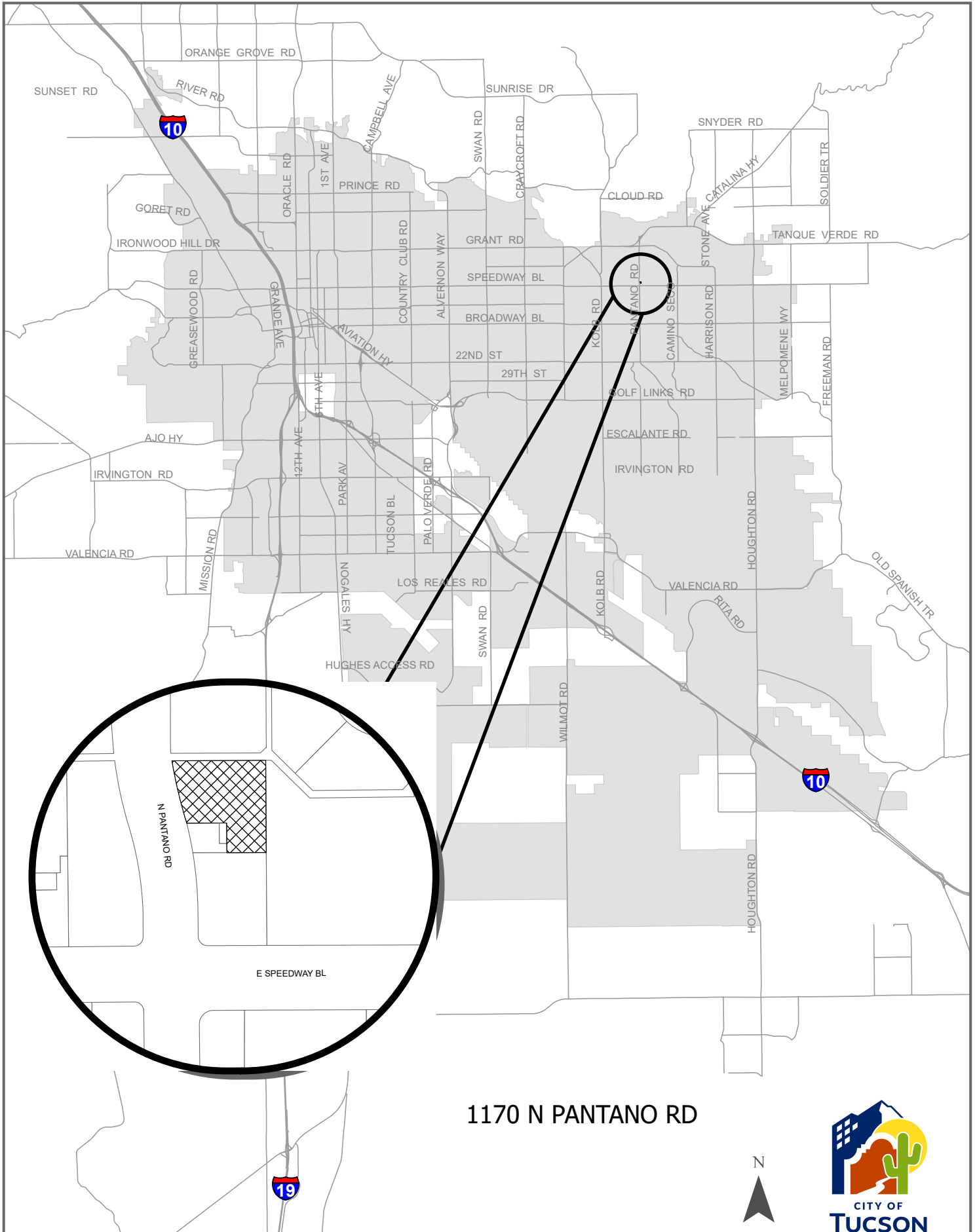
PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan, dated March 27, 2026, 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. Should historic or prehistoric features, artifacts, or funerary items be discovered during grading, boring, trenching, or other ground disturbing activities, work shall cease immediately, and the Tucson Historic Preservation Office shall be contacted to assess the resource. 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.

LAND USE COMPATIBILITY

6. Graffiti on walls or on any other location on site shall be removed within seventy-two (72) hours of discovery.

TP-ENT-0326-00005 - 1170 N PANTANO RD



1170 N PANTANO RD

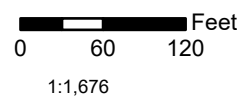


TP-ENT-0326-00005 - 1170 N PANTANO RD

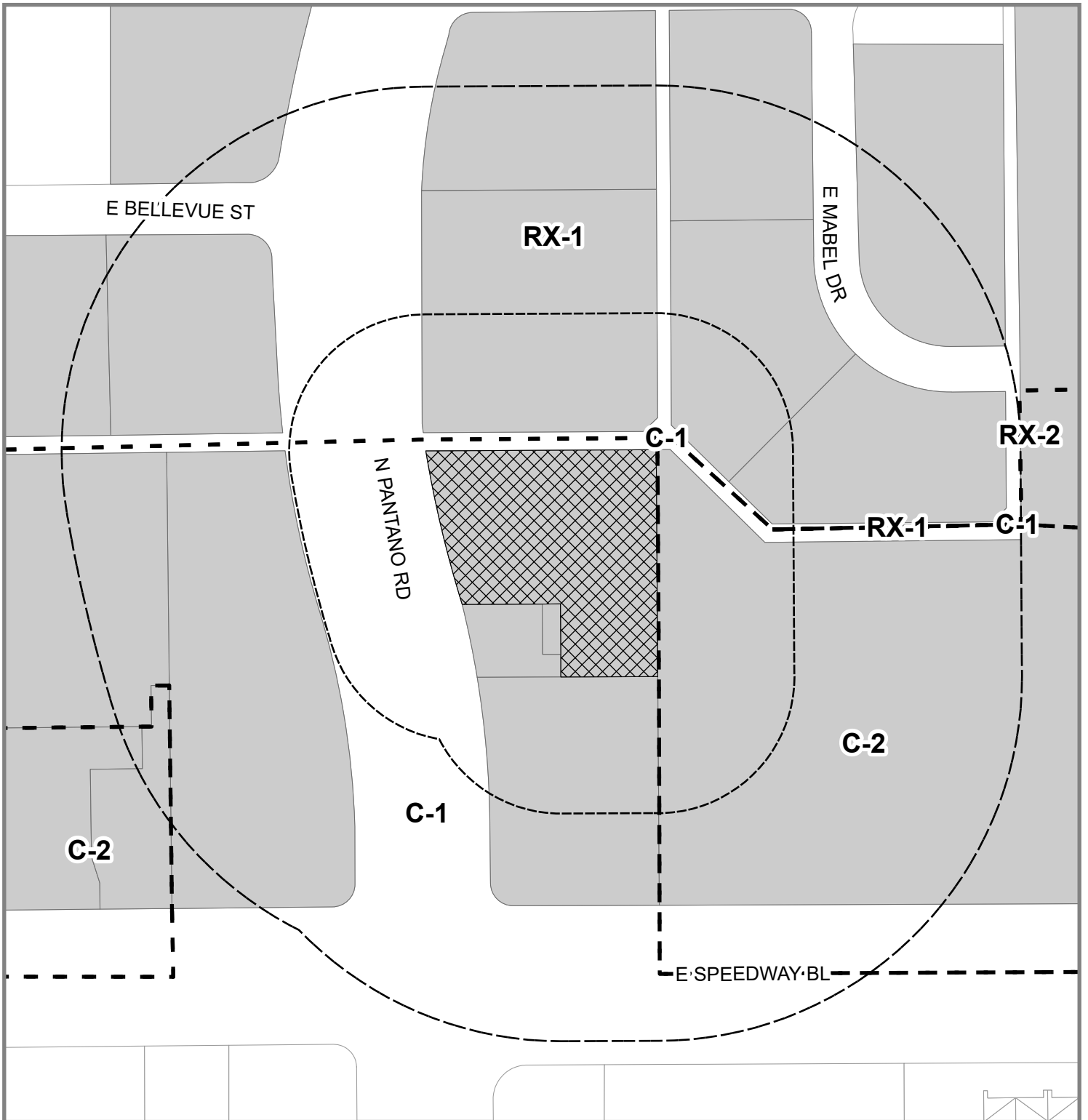


 Area of Rezoning

Address: 1170 N PANTANO RD
Base Maps: Twp. 14S 15R. E Sec. 04
Ward: 2



TP-ENT-0326-00005 - 1170 N PANTANO RD



Address: 1170 N PANTANO RD
Base Maps: Twp. 14S 15R. E Sec. 04
Ward: 2

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

