



Zoning Examiner

PRELIMINARY REPORT

November 25, 2025

To: Madison Leake
Burch & Cracchiolo, P.A.
1850 N. Central Ave 17th floor
Phoenix, AZ 85004

SUBJECT: REZONING - Major Change to Preliminary Development Plan and Conditions -TP-MOD-0825-000045 – Super Star Car Wash – Golf Links – E Golf Links Road and S Pantano Parkway C-1 to C-2 (Ward 4)

PUBLIC HEARING: November 20, 2025

Dear Ms. Leake,

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 **Major Change to Preliminary Development Plan and Conditions -TP-MOD-0825-000045 – Super Star Car Wash – Golf Links – E Golf Links Road and S Pantano Parkway C-1 to C-2 (Ward 4)**.

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 Major Change C-2

The applicant, SSCW 22508 Golf Links LLC, represented by Burch & Cracchiolo, P.A., seeks a major change of a rezoning condition affecting the preliminary development plan of the recently approved rezoning case, TP-ENT-1022-00001 (Ordinance No. 12136). This rezoning, approved in November 2024, changed the zoning from C-1 to C-2 Commercial to allow the construction of a full-service automatic car wash use, which includes a 4,350-square-foot car wash tunnel and 31 self-service vacuum bays, located at the southeast corner of E Golf Links Road and S Pantano Parkway.

The main issue is to modify **Rezoning Condition 14**. This condition requires the applicant to offer to raise the height of the existing six-foot block wall of **a single-family residential subdivision** along the subject property's southern property line by approximately 18 to 24 inches (two feet) to provide increased visual screening and noise mitigation for the adjacent residences.

Although the applicant, initiated contact with adjacent neighboring property owners to fulfill the offer in Condition 14, a structural assessment determined that the existing CMU block wall cannot safely support the two additional courses of block required to increase its height. In lieu of the increase to wall height, the applicant proposes to plant a row of hopseed bushes or similar bushes along the subdivision's existing wall. The proposed change would amend the preliminary development plan to implement a landscaping border in place of increased wall height.

Zoning Background Information

Existing Land Use: rezoned and under construction automatic car wash.

Zoning Descriptions: Current zoning is C-1 but has been approved for C-2. The C-2 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 areas.

Adjacent Zones and Land Uses:

- North – zoned C-1; car wash and commercial offices.
- South – zoned C-1; single-family residential subdivision.
- East – zoned C-1; with an ordinance, but not effectuated C-2 rezoning. Construction of a tire shop is underway.
- West – zoned C-1; gas station and convenience store.

Previous Cases on the Property:

TP-ENT-1022-00001 Super Star Car Wash – Golf Links – This was the request to rezone the subject parcel from C-1 Commercial to C-2 Commercial to allow development of an automatic

car wash. The approval was subject to conditions, including an increased wall height along the southern property line, if structurally feasible. On November 19, 2024, Mayor and Council approved the ordinance, but the rezoning has not been effectuated.

Related Cases

C9-22-08 McNew Investments LLC – Golf Links, C-1 to C-2 - This was a rezoning request on a 1.12-acre portion of a 3.8-acre parcel located on the south side of E Golf Links Road directly east of the subject property. The rezoning allowed the development of a Big O Tire automotive repair and service use. The use includes a two-story, 30-foot tall, eight-bay, 7,020-SF tire installation and sales space, with an additional 1,500-SF office on the building's second floor. On November 14, 2022, the Mayor and Council voted to ordinance the rezoning. The rezoning has not been effectuated.

Summary of Planning Considerations

The proposed Major Change of Condition like the original rezoning is covered by Plan Tucson's goals for its Business Centers Building Block and protecting established residential neighborhoods. Plan Tucson encourages major commercial, employment, and retail development along arterial streets. The intent is for development to have environmentally sensitive design and be compatible with adjacent residential areas.

The property is also in Subarea Five of the South Pantano Area Plan and is also subject to the policies of the Pantano East Area Plan, which collectively guide development in this portion of Tucson's east side with the same directions of Plan Tucson.

Neighborhood Meeting – The applicant sent letters to the adjacent neighboring property owners informing them of the proposed landscaping change and offering a neighborhood meeting to discuss this change. The applicant team held a virtual neighborhood meeting at 6:00 pm on August 18, 2025. One resident attended in addition to the project team. The resident asked questions about whether mature bushes would be planted and how bushes would be placed on the site. The attendee expressed that she was favorable to the proposed landscaping.

Summary of Zoning Examiner Public Hearing November 20, 2025

The Zoning Examiner meeting on November 20, 2025, addressed the proposed major change of condition to the rezoning approved in 2024. There were presentations by Planning and Development Services Department (PDSD) staff and the applicant's representative, Madison Leake from the law firm Burch & Cracchiolo, P.A. No one else spoke. Two letters were received. There were two letters, a protest letter and a support letter.

Staff recommended approval of the major change and explained the request to raise the wall was not feasible and a landscape buffer of hopseed bushes was a practical alternative. Staff also mentioned that the applicant's representative has reached out to a neighbor who submitted a protest

letter with noise concerns and wished to add a condition regarding a noise mitigation feature to the car wash tunnel as part of the major change condition.

The applicant's representative said that the initial inquiry of neighbors on raising the wall height was about 50 percent for it and 50 percent against it. She explained after reviewing the six-foot wall, the applicant's engineers found that adding materials to the current wall would be unsafe because the wall did not have adequate footings for the added materials to increase wall height. After consulting with the City's landscaping review staff, the representative said the applicant offered to add a row of hopseed bushes along the six-foot wall. When this idea was discussed at the neighborhood meeting, a neighbor asked about the size of the bushes. The representative said at the public hearing they would plant hopseed bushes that were eight and a half feet in height along the wall. It was mentioned hopseed bushes can grow into a hedge formation and up to 15 feet to 20 feet in height. The City's landscaping ordinance requires new plantings to be five-gallon plants and for a hopseed bush that would be about three-feet high. Hopseed bushes grow about two feet per year.

The representative mentioned receiving a protest letter from a neighbor concerned about noise. She discussed the matter with the neighbor. After consulting the applicant's acoustics team, she said the applicant is willing to insert a condition regarding adding a sound dampening material to the car wash's tunnel exit. She said that adding noise mitigation at the tunnel exit may be more effective than an addition of 18 inches of wall height. The representative said the neighbor was satisfied with this noise mitigation proposal. It was noted that the applicant as part of the original rezoning did a noise analysis and found that they were in compliance with the City's noise ordinance and the representative said that the study found that their results were lower than the 70 decibel range allowed for a commercial use next to a residential use.

It was agreed at the end of the hearing that staff would prepare an additional recommended condition that would be delivered to the Zoning Examiner after the public hearing. The public hearing was then closed at 6:21 pm.

Context of the Major Change of the Rezoning Condition

The subject property, located at the southeast corner of E Golf Links Road and S Pantano Parkway, was rezoned from C-1 to C-2 in November 2024 to allow development of a full-service automatic car wash. As part of the rezoning approval, Condition 14 required the applicant to offer to raise the existing six-foot block wall along the southern property line by approximately 18 inches to provide additional noise mitigation and visual screening for adjacent residential uses. Following an engineering review, it was determined that the wall was constructed without adequate footings and could not safely support the added height.

In response, the applicant has requested a major change to Condition 14, substituting mature landscape screening in place of the wall height extension. The revised condition requires installation of hopseed bush or Arizona rosewood plantings, spaced no more than seven feet on center and at least 8.5 feet in height at the time of planting, with underground irrigation. This landscape buffer will extend along the entire southern property line, providing continuous

screening where the original condition would have applied only to walls of neighbors who accepted the offer.

During the Zoning Examiner hearing on November 20, 2025, staff recommended approval of the modification, noting that the landscape buffer is a practical alternative given the structural infeasibility of raising the wall. In addition, the applicant agreed to an additional condition requiring sound-dampening treatment at the car wash tunnel exit or wing wall. This measure was developed in consultation with a neighbor who had submitted a protest letter and is intended to provide more effective noise mitigation than the originally proposed wall height extension.

Together, the revised landscape screening and the added tunnel noise mitigation condition address the intent of the original rezoning requirement, ensuring compatibility with adjacent residential uses while maintaining compliance with Plan Tucson and the South Pantano Area Plan. The addition of the proposed noise mitigation condition to the landscaping condition meet the intent and compatibility goals of the original rezoning and preliminary development plan.

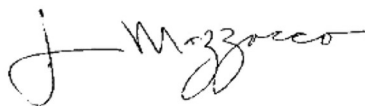
CONCLUSION

The major change in condition as recommended conforms to Plan Tucson and the South Pantano Area Plan policies. The change is also compatible with Plan Tucson's Future Growth Scenario Map's Business Centers Building Block designation. The applicant accepts the Planning and Development Services recommended changes in the condition. The proposal has similar noise mitigation and visual screening features to the original condition.

RECOMMENDATION

The Zoning Examiner recommends approval of the major change of condition as presented in the PDSD recommended conditions.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Mazzocco". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jim Mazzocco

Zoning Examiner

ATTACHMENTS:

Recommended Conditions

Case Location Map

Aerial Map

Rezoning Case Map

cc: City of Tucson Mayor and Council

RECOMMENDED CONDITIONS

PROCEDURAL

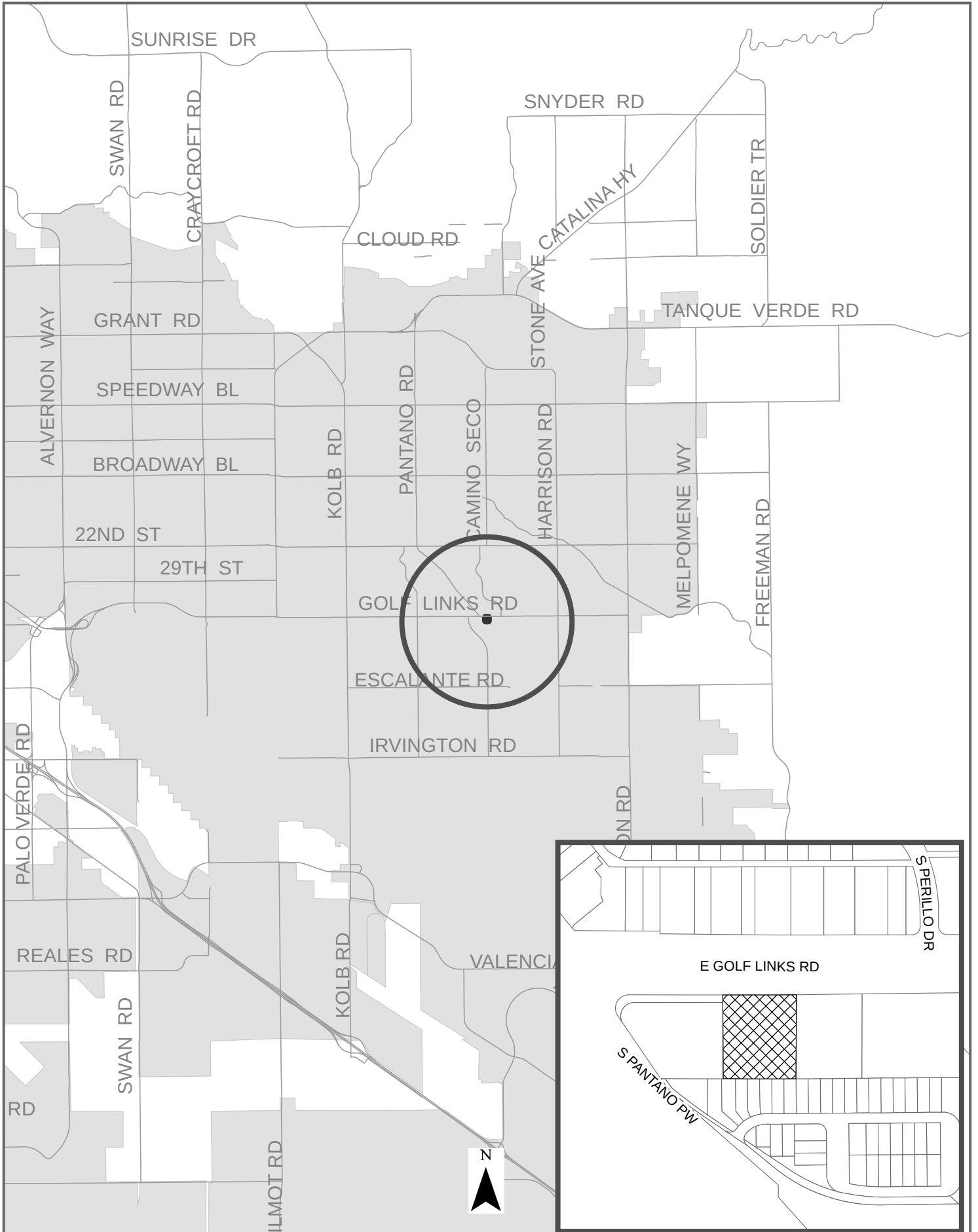
1. A development package in substantial compliance with the revised preliminary development plan, and required reports, dated December 2022, **and July, 2025 is are** to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver 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". 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 the Applicant's sole expense, the 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 offer to each of the adjacent neighbors to raise their existing block wall approximately 18 inches to help with noise attenuation at the Applicant's sole expense. This offer shall occur within sixty days after the Zoning Examiner issues his Final Report to the Mayor and Council. Construction of each of the walls to be raised will occur at the same time and by the same contractor, and this work shall be completed before a final Certificate of Occupancy is issued for the proposed development. 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 (PDSD). 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.

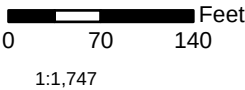
15. Developer, if granted legal access by the adjacent property owners, will landscape the 5-foot gap between the southern property line of the site and The Oasis Golf Links existing wall. This minimum 5-foot landscape border will feature drought-tolerant vegetation and serve as a buffer between the 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.

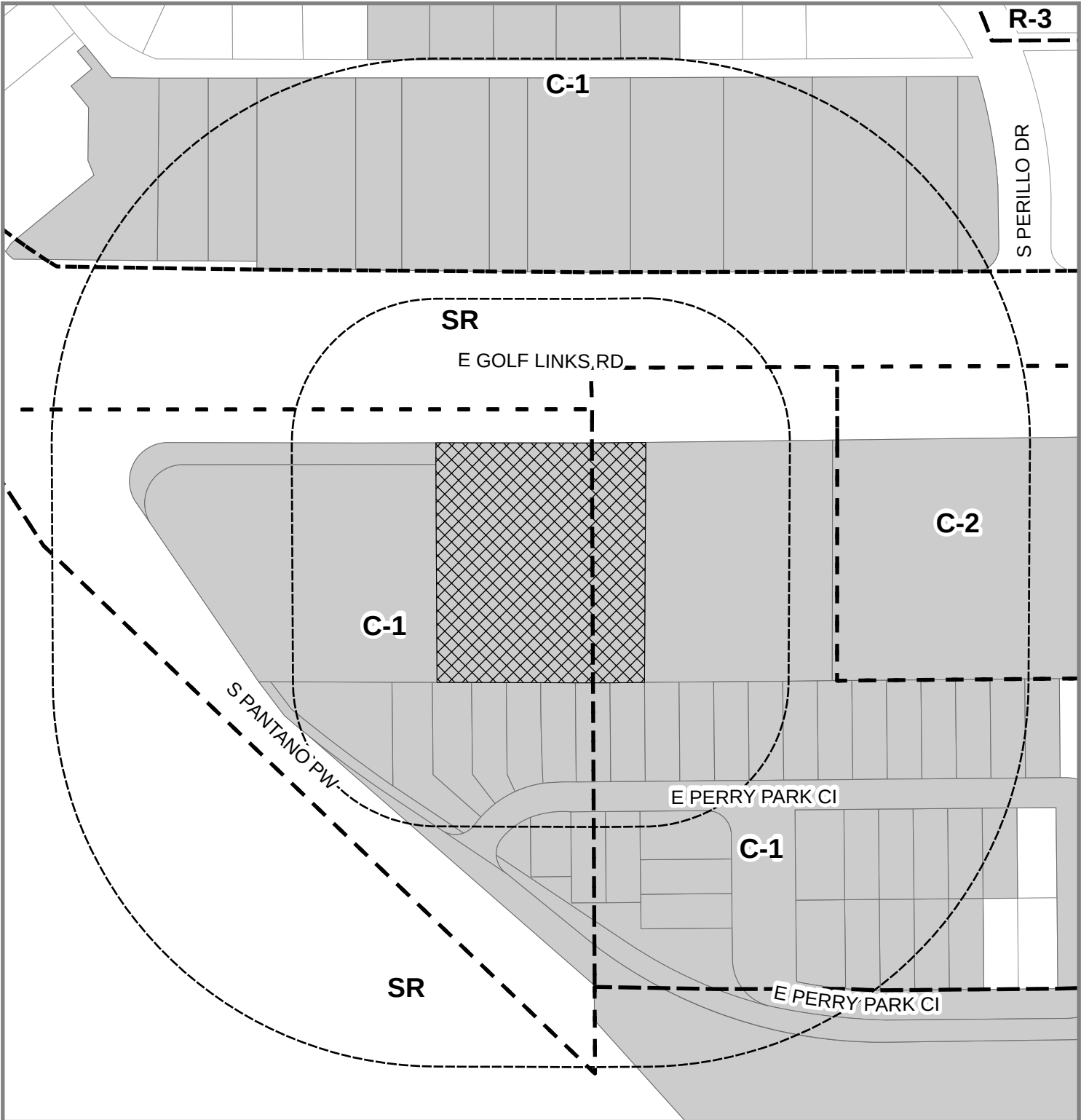




Area of Rezoning

Address: 8690 E GOLF LINKS RD
Base Maps: Twp. 1403 Range 1502 Sec. 28
Twp. 1403 Range 1502 Sec. 27
Ward(s): 4





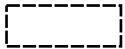
Area of Rezoning



Zone Boundaries



Properties Notified



400 Foot Notification Area



Protest Area (150 ft. Radius)

Address: 8690 E GOLF LINKS RD
Base Maps: Twp. 1403 Range 1502 Sec. 28
Twp. 1403 Range 1502 Sec. 27
Ward(s): 4

0 60 120 Feet
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