



MEMORANDUM

DATE: November 3, 2025

For November 20, 2025 Hearing

A handwritten signature in black ink, appearing to read "Koren Manning".

TO: Jim Mazzocco
Zoning Examiner

FROM: Koren Manning
Planning & Development Services
Director

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

Issue – This request, submitted by Burch & Cracchiolo, P.A. on behalf of the property owner, SSCW 22508 Golf Links LLC, is a major change to the preliminary development plan and conditions for rezoning case TP-ENT-1022-00001, which was ordinances by Mayor and Council on November 19, 2024. It is proposed that the preliminary development plan for the original case remain in effect, and be combined with the new preliminary development plan, which pertains only to the change in landscaping along the site's southern property line.

The applicant seeks to modify Condition 14, which currently requires increasing the height of an existing block wall along the site's southern property line by two feet to screen an adjacent residential use. The requested change would substitute landscape screening in place of the increased wall height due to structural concerns with raising the existing wall. The proposal is located at the southeast corner of E Golf Links Road and S Pantano Parkway.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the modified Condition Number 14 and the associated Preliminary Development Plan, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Automatic car wash.

Zoning Descriptions: The property is currently zoned C-1 Commercial. But the site has been approved for C-2 Commercial under Case TP-ENT-1022-00001. 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; self-service car wash and commercial offices.

- South – zoned C-1; single-family residential.
- 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.

Project Background – In November 2024, the Mayor and Council authorized and ordinated the subject property from C-1 Commercial to C-2 Commercial (TP-ENT-1022-00001 / Ordinance 12136). The rezoning permitted the construction of a full-service automotive washing use on the site. This use is classified in the *Uniform Development Code* (UDC) as an Automotive Washing Full-Service use, under the Commercial Services Use Group, which requires C-2 zoning. The project is a car wash with a 4,350-SF one conveyor-belt automated car wash tunnel, and 31 self-service vacuum bays, along with required parking and landscaping have been constructed. Condition 14 needs to be satisfied in order for the rezoning to change and be effectuated.

Rezoning Condition 14, which states that:

Developer shall 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 Certificate of occupancy is issues for the proposed development.

In accordance with Condition 14, the applicant sent letters to the adjacent neighbors offering to increase the height of their walls on April 3, 2023. A sample letter is included in the Neighborhood Meeting Packet. Following this contact, the applicant worked with the Mesquites on Pantano Homeowner's Association to gain approval for the proposed raised wall. The applicant was

subsequently informed by their field team that the existing block wall could not safely support the additional two-course of CMU blocks to raise the wall, as was verified by email.

Following the determination that the height of the existing CMU wall could not be increased for safety reasons, the applicant proposed the installation of a landscape border in lieu of the increased wall height in a Proposed Landscape Screening Plan.

Applicant's Request – The applicant is requesting to modify condition 14 to substitute landscape screening instead of raising the adjacent existing block wall. It has been determined through an inspection that safely raising the existing block wall is not structurally feasible.

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 then 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 any bushes would be placed on the site. The attendee expressed that she was favorable to the proposed additional landscaping.

Planning Considerations – *Plan Tucson*, the *South Pantano Area Plan*, and the *Pantano East Area Plan* provide policy direction for the site. The property is located within the PT Business Centers Building Block, and Subarea Five of the *South Pantano Area Plan*.

Plan Tucson - Sensitivity to adjacent residential neighborhoods is a high priority within *Plan Tucson*, which supports neighborhood, commercial, and retail uses along arterial streets, taking into consideration the protection of established neighborhoods through compatible development, as well as addressing traffic safety and congestion issues.

Areas within the *Plan Tucson's* Business Centers Building Block are major commercial or employment districts that act as major drivers of Tucson's economy. These centers generally contain corporate or multiple-use office, industrial, or retail uses.

The following *Plan Tucson* policies support the proposed Major Change of Conditions:

- **LT28.4.6:** Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.
- **LT28.4.7:** Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.
- **T28.4.8:** Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

Land Use, Transportation, and Urban Design policies provide guidance for the property within the areas designated as existing neighborhoods. The applicable policies are:

- **LT 28.2.12:** Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.
- **LT.28.13:** Support infill redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.
- **LT28.2.14:** Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

Plan Tucson supports the expansion of commercial areas into adjoining residential areas when logical boundaries with adjacent residential property can be appropriately screened and buffered.

South Pantano Area Plan – The *South Pantano Area Plan* supports the development of commercial activities suited to meet the needs of the neighborhood, community, and region. Commercially zoned properties will be developed in a manner that is compatible with adjacent residential. Appropriate design elements (fences, walls, vegetation, etc.) identified during the rezoning and development review process will be utilized when locating commercial uses in proximity to established neighborhoods.

The subject site is within Plan Subarea 5 of the *South Pantano Area Plan*, which addresses specific land use needs in the vicinity of this property. Subarea 5 policies stipulate that special consideration be given to buffering and setbacks, along with transitioning development to densities that are compatible with contiguous development. In all cases, development should be transitioned to or integrated with suburban development.

Pantano East Area Plan – The *Pantano East Area Plan* supports the development of commercial uses to meet the needs of the area, provided that certain implementation techniques are followed. Specifically, the *Pantano East Area Plan* stipulates that uses should be adequately buffered to be in harmony with adjacent residential uses.

Design Considerations

Land Use Compatibility – The car wash is designed as a 26-foot-high automated full-service car wash tunnel and 31 self-service vacuum bays with the tunnel facing east-west away from the single-family residences to the south. This configuration was designed to mitigate noise from the project. Additionally, all noise producing equipment, including the vacuum turbine motors for the outdoor vacuum stations, are housed inside the wash tunnel's attached and fully enclosed equipment room. This mechanical room is located approximately 120 feet from the southern property line, which abuts the Oasis Golf Links residential neighborhood.

During the neighborhood meeting, it was brought up by the Oasis Golf Links HOA President, requesting that the applicant match the offer made by Big-O Tires for the parcel to the east. That offer was to raise the existing block wall along the southern property by approximately 18 inches to aid with noise attenuation. Super Star Car Wash agreed to make that same offer to neighbors. However, the applicant acknowledged that it would need to be determined that the existing 6-foot wall is structurally sound to handle the additional height and wind loading. The Zoning Examiner revised the condition for the screen wall to state:

Developer shall 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 for 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 Certificate of Occupancy is issued for the proposed development.

However, upon further evaluation, the applicant determined that there is no footing on the neighboring wall, which was constructed as a post-tension wall system. As a result, the applicant is seeking the major change of conditions to address the screening requirement without raising the existing wall height.

The proposed revised Condition 14 is proposed:

*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 completed before a final certificate of occupancy is issued for the proposed development.*

The applicant is proposing to substitute the wall height increase with the installation of mature landscaping along the southern edge of their property line. This landscaping will consist of either hopseed bush (*dodonaea viscosa*) or Arizona rosewood (*vauquelinia californica*), set seven (7) feet off center. The mature bushes will be approximately 8.5 feet in height at the time of planting and cover the entire length of the property line. Covering the entire length of the property line is an improvement over the previous condition, which would only raise the wall height where neighbors agreed to the condition.

Conclusion –The proposed major change to the development plan is appropriate for this location, is compatible with existing surrounding land uses, and is in compliance with *Plan Tucson* and *South Pantano Area Plan*, and the *Pantano East Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the modified conditions and associated preliminary development plan is recommended.

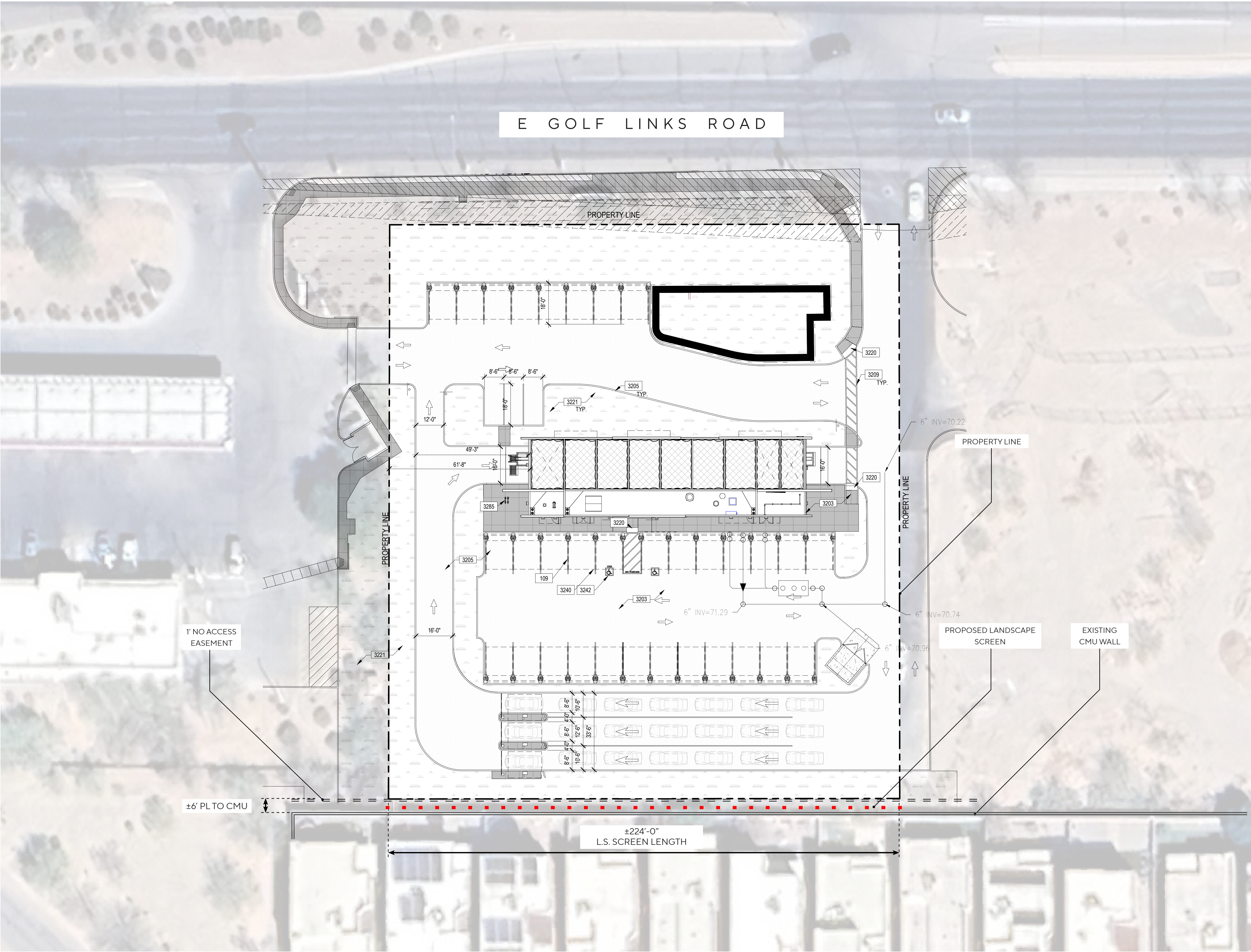
PROCEDURAL

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.
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.



GENERAL NOTES

- THE SITE INFORMATION IS SHOWN FOR REFERENCE ONLY.
 - SEE CIVIL ENGINEERING DRAWINGS FOR PROPERTY LINE INFORMATION.
 - REFER TO SITE IMPROVEMENT DRAWINGS UNDER A SEPARATE PERMIT FOR SITE WORK INCLUDING SITE LIGHTING, RETAINING WALLS, SOUND WALLS, TRASH ENCLOSURES, AND SITE PARKING WILL BE SUBMITTED UNDER A SEPARATE SITE DEVELOPMENT PERMIT.
 - REFER TO CIVIL GRADING PLANS UNDER A SEPARATE PERMIT FOR SITE WORK INCLUDING SITE GRADING, HORIZONTAL CONTROLS, PAVING / HARDSCAPE, AND OTHER PRIVATE IMPROVEMENT DETAILS.
 - REFER TO THE LANDSCAPE DRAWINGS UNDER A SEPARATE PERMIT FOR SITE WORK INCLUDING FOR HARDSCAPE COLOR & FINISH, PLANTING & IRRIGATION INFORMATION, AND SITE FURNISHINGS.
- PRIOR TO CONSTRUCTION CONTRACTOR TO OBTAIN CURRENT TENANT IMPROVEMENT DRAWINGS FOR ALL UTILITY AND UTILITY CONNECTION REQUIREMENTS
- ACCESSIBLE PATH OF TRAVEL:
THE SITE ACCESSIBLE PATH OF TRAVEL SHALL BE A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES. SEE SITE PLAN GENERAL NOTES AND THE TITLE 24 ACCESSIBILITY REQUIREMENTS NOTES ON SHEETS 0 TO 0 THRU T3.2 FOR MORE INFORMATION - SEE CIVIL GRADING PLANS AND LANDSCAPE DRAWINGS UNDER SEPARATE PERMIT FOR WALKWAY SLOPES, CURB RAMP, RAMP LOCATIONS, HARDSCAPE, AND SITE FURNISHING DETAILS.

KEYNOTES

- ###
- VACUUM PARKING STATION POLE, FABRIC CANOPY AND LIGHTING BY VENDOR - G.C. TO COORDINATE FOOTING, ELECTRICAL AND VACUUM RUNS.
 - CONCRETE SIDEWALK TO MATCH EXISTING ADJACENT.
 - NEW CONCRETE CURB PER CIVIL ENGINEERING DRAWINGS.
 - PAINTED STRIPING AT ACCESSIBLE ROUTE PER DETAIL 19 / SHEET T3.1.
 - MORTAR SET ADA COMPLIANT TRUNCATED DOMES PAVERS. SEE TYPICAL DETECTABLE WARNING DETAIL 21 / SHEET T3.3.
 - LANDSCAPE AREA: SEE CIVIL AND LANDSCAPE DRAWINGS.
 - STANDARD PARKING SPACE. PAINT SINGLE STRIPED SPACES WITH (2) COATS 4" WIDE WHITE HIGHWAY PAINT.
 - ACCESSIBLE PARKING SPACE. PAINT SINGLE STRIPED SPACES WITH (2) COATS 4" WIDE BLUE HIGHWAY PAINT (COLOR #15090 IN FED. STD. 595B). PAINT ACCESSIBLE PARKING SYMBOL. SEE TYPICAL ACCESSIBLE PARKING SPACE DETAIL 11 / SHEET T3.1 FOR MORE INFORMATION.
 - SHORT TERM BICYCLE STORAGE RACK: PROVIDE 2 LEVEL. 8 BICYCLE STORAGE RACK.

MAJOR CHANGE OF CONDITIONS

Preliminary Development Plan

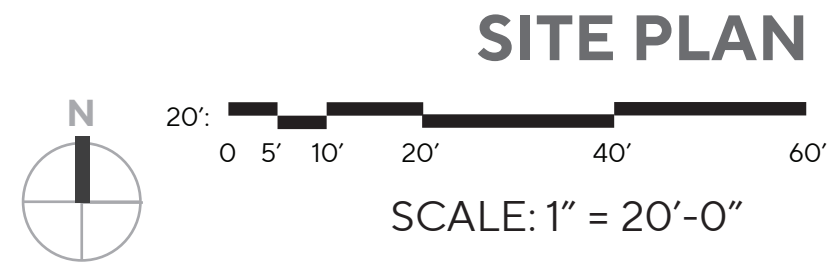
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Planning & Development Services



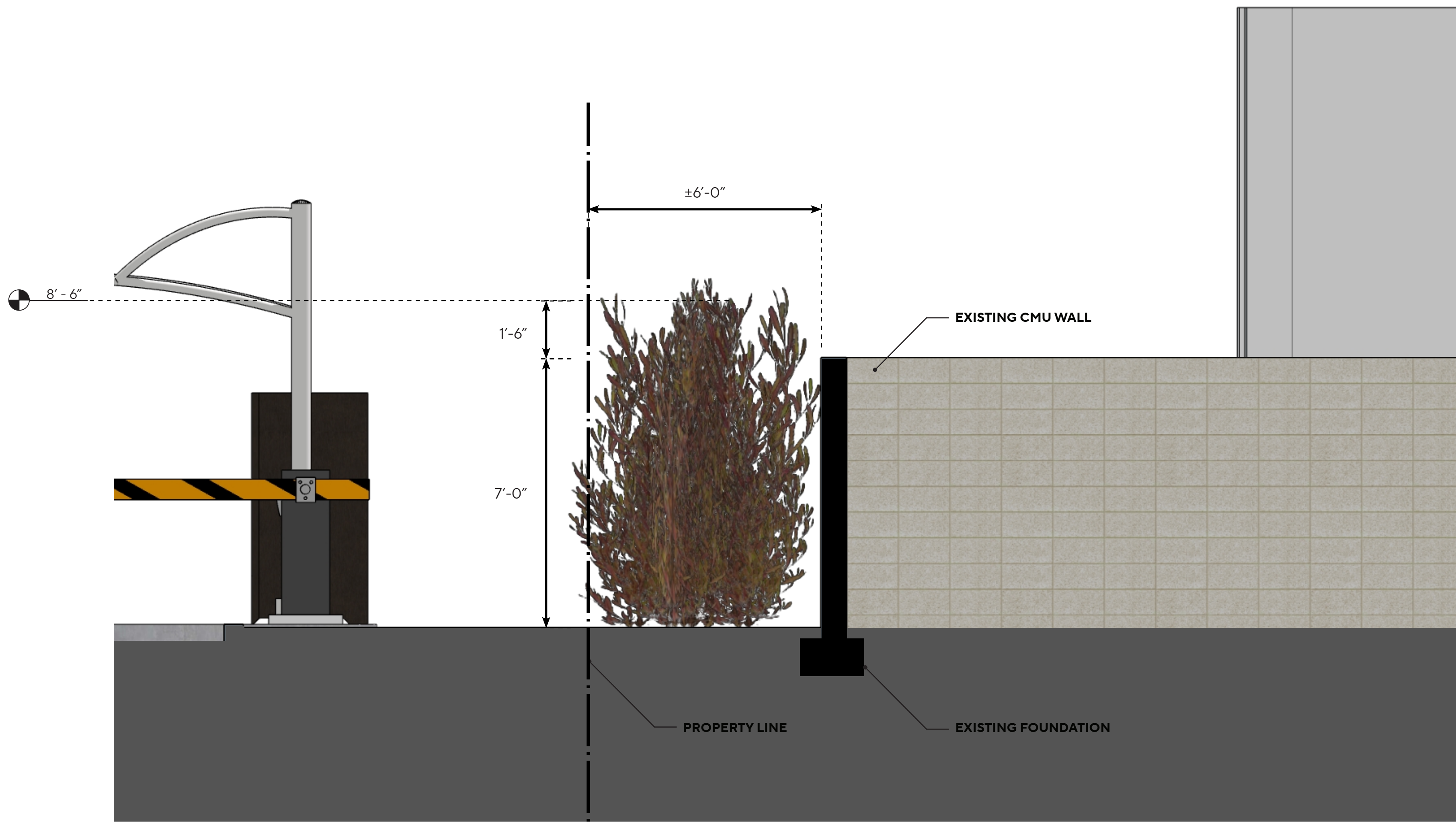
GOLF LINKS ROAD

TUCSON, AZ 85730

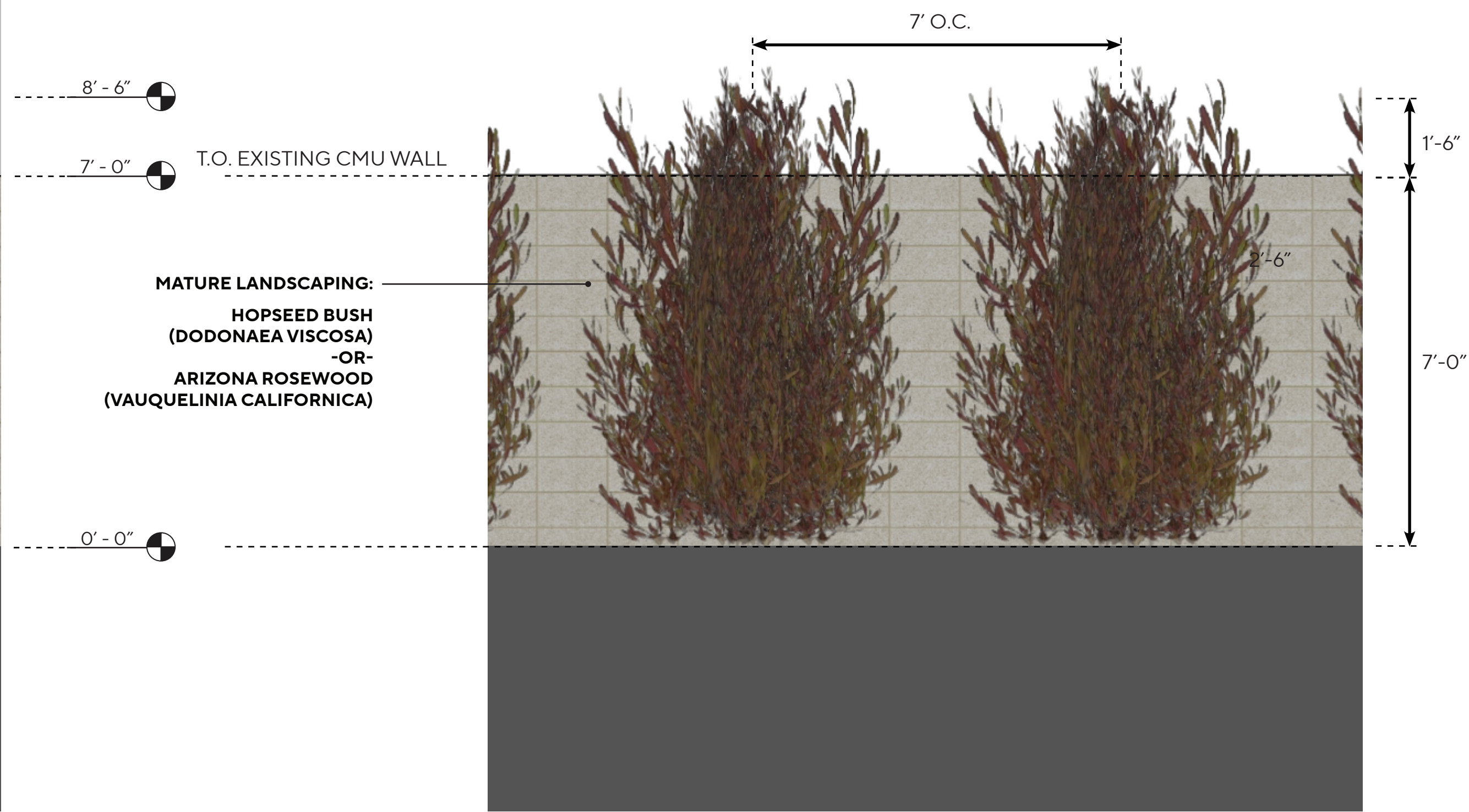


A-01

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Job No. 2021-640
Date 2025-07-29

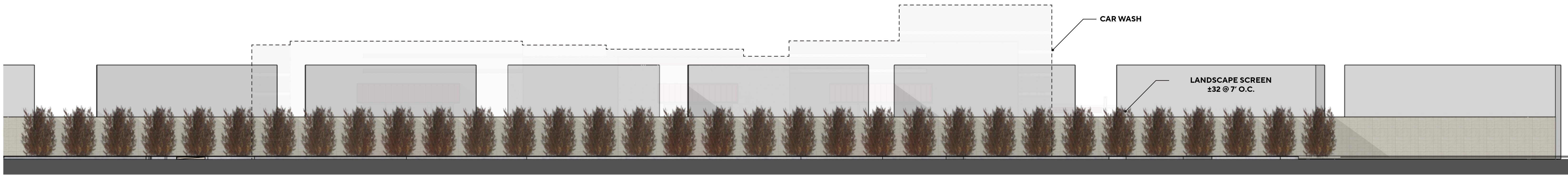


LANDSCAPE SCREEN SECTION

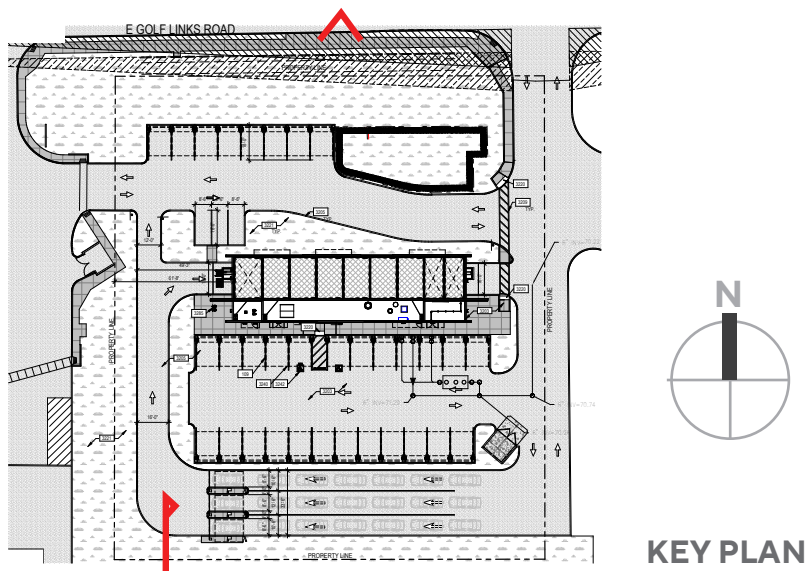


LANDSCAPE SCREEN ELEVATION

1/2" = 1'-0"



NORTH ELEVATION



KEY PLAN



GOLF LINKS ROAD
TUCSON, AZ 85730

SOUND SCREEN WALL SECTION & ELEVATION

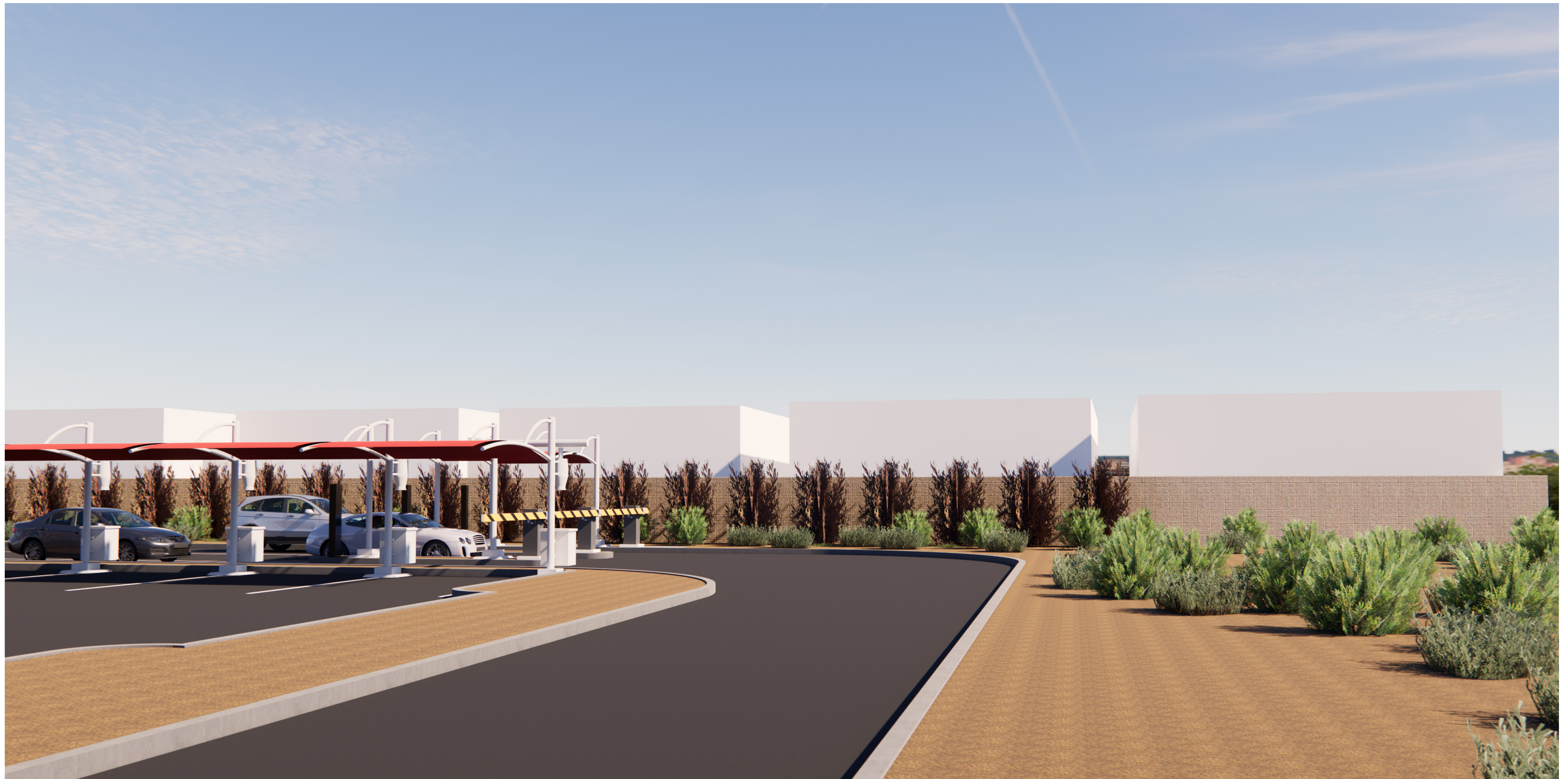
1/8" = 1'-0"

Architecture.
Design.
Relationships.

A-02

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Job No.
Date

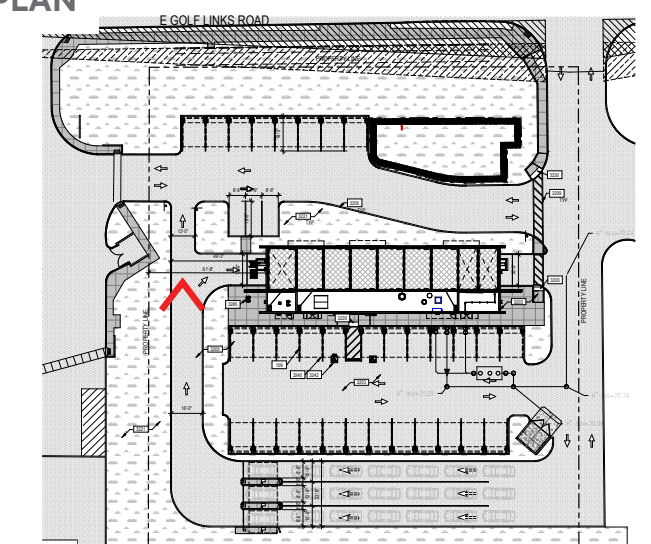
VARIES
2021-640
2025-07-29



GOLF LINKS ROAD
TUCSON, AZ 85730

PERSPECTIVE 1

KEY PLAN



A-03

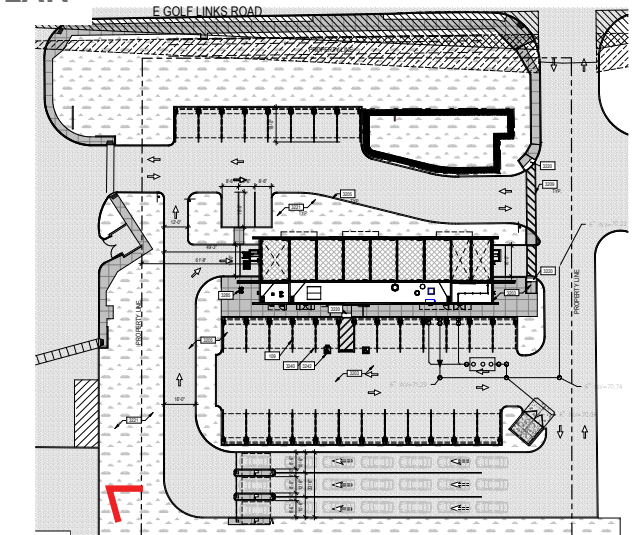
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Job No.: 2021-640
Date: 2025-07-29



GOLF LINKS ROAD
TUCSON, AZ 85730

PERSPECTIVE 2

KEY PLAN



A-04

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Job No.
Date

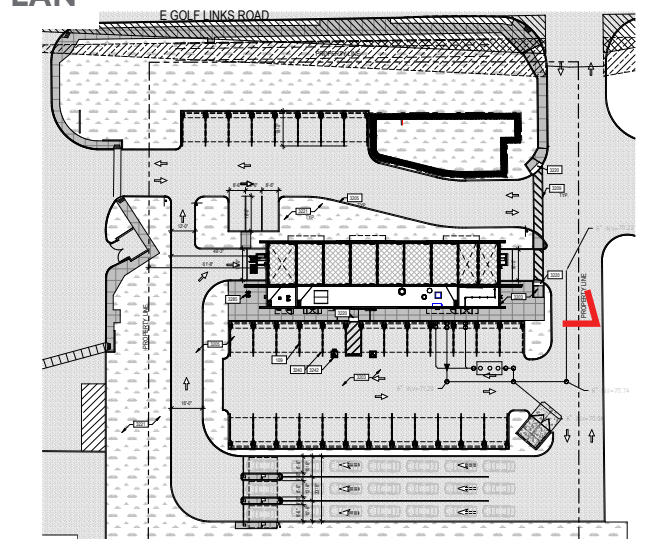
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2021-640
2025-07-29



GOLF LINKS ROAD
TUCSON, AZ 85730

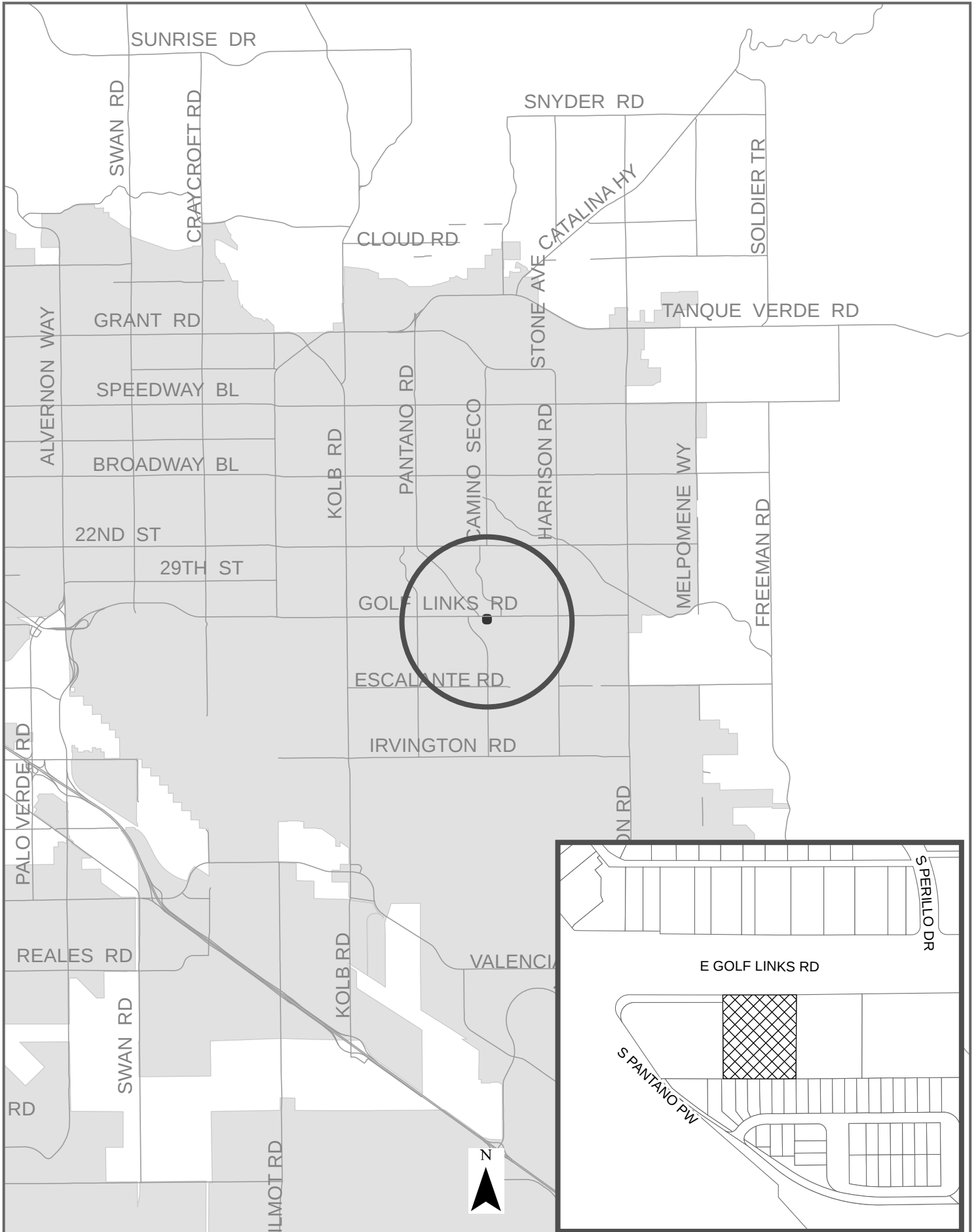
PERSPECTIVE 3

KEY PLAN



A-05

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Job No. 2021-640
Date 2025-07-29



TP-MOD-0825-000045 Superstar Car Wash



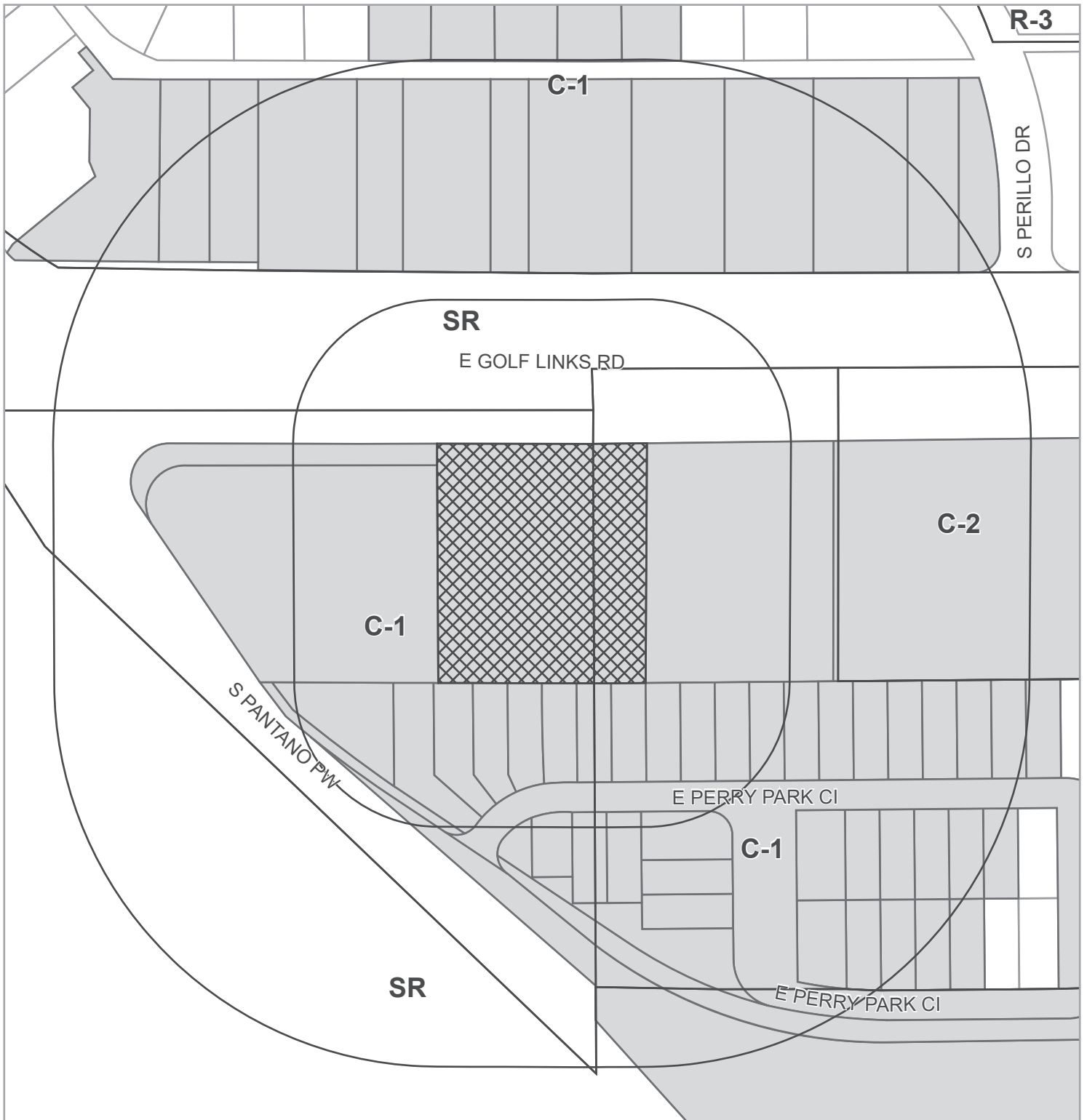
 Area of Rezoning

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

0 70 140 Feet
1:1,747



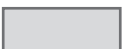
TP-MOD-0825-000045 Superstar Car Wash



Area of Rezoning



Zone Boundaries



Properties Notified

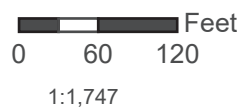


400' Notification Area



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



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City of Tucson
Planning and Development Services Department
Entitlements Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

TP-MOD-0825-00045 CS

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CITY OF
TUCSON
PLANNING &
DEVELOPMENT SERVICES

Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of $\frac{3}{4}$ of the Mayor and Council (5 of 7 council members) to approve the Original City Zoning translation. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

Property Owner(s) (PLEASE PRINT)

- Reason:**

[illegible]

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS

Date _____