



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 5/3/2022

**= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

RESOLUTION: Co9-00-35 SOUTHWEST FOOD SYSTEMS, INC. – ORACLE ROAD #2 REZONING

***Introduction/Background:**

The Board of Supervisors approved the modification of rezoning conditions (substantial change) on October 19, 2021.

***Discussion:**

The modification of rezoning conditions allows for an automated self-service car wash to be located on the southwest corner of W. Orange Grove Road and N. Oracle Road.

***Conclusion:**

The Resolution reflects the Board of Supervisors' approval.

***Recommendation:**

Approval

***Fiscal Impact:**

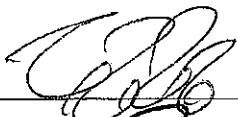
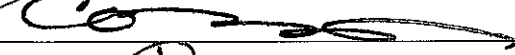

0

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services - Planning Telephone: 520-724-8800

Contact: Terrill L. Tillman, AICP, Principal Planner Telephone: 520-724-6921

Department Director Signature:		Date:	<u>4/12/22</u>
Deputy County Administrator Signature:		Date:	<u>4/12/2022</u>
County Administrator Signature:		Date:	<u>4/13/2022</u>



Subject: Co9-00-35

Page 1 of 1

MAY 3, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Planning Official *Tom Drzazgowski*
Public Works-Development Services Department-Planning Division
DATE: April 12, 2022

RESOLUTION FOR ADOPTION

Co9-00-35 **SOUTHWEST FOOD SYSTEMS, INC. – ORACLE ROAD #2 REZONING**
Owner: QuikTrip
(District 1)

If approved, adopt RESOLUTION NO. 2022 - _____

OWNER: QuikTrip
Attn: Larry Dixon
PO Box 3475
Tulsa, OK 74101-3475

AGENT: Cawley Architects
Attn: D. Christopher Barta
730 North 52nd Street, Ste. 203
Phoenix, AZ 85008

DISTRICT: 1

STAFF CONTACT: Terrill L. Tillman, AICP, Principal Planner

STAFF RECOMMENDATION: APPROVAL

TD/TT/ds
Attachments

c: Tom Drzazgowski, Chief Zoning Inspector
Cawley Architects, D. Christopher Barta

RESOLUTION 2022-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; IN CASE Co9-00-35 SOUTHWEST FOOD SYSTEMS, INC. – ORACLE ROAD #2 REZONING; LOCATED ON THE WEST SIDE OF ORACLE ROAD APPROXIMATELY 100 FEET SOUTH OF W. ORANGE GROVE ROAD; AMENDING REZONING CONDITIONS SET FORTH IN SECTION 2 OF ORDINANCE NO. 2001-30, AS AMENDED BY RESOLUTION 2010-255.

The Board of Supervisors of Pima County, Arizona finds that:

1. On May 19, 2000, the owner of approximately 0.28 acres applied for a rezoning from CB-1 (Local Business) to CB-2 (General Business).
2. On October 17, 2000 the Pima County Board of Supervisors approved the rezoning of approximately 0.28 acres from CB-1 (Local Business) to CB-2 (General Business), subject to standard and special conditions.
3. On February 20, 2001 the Pima County Board of Supervisors adopted rezoning Ordinance No. 2001-30, as recorded in Docket 11499 at Page 1623, rezoning the approximately 0.28 acres described in rezoning case Co9-00-35 (as shown on the map attached hereto as EXHIBIT A) and memorializing the standard and special conditions.
4. On February 16, 2010 the owner of approximately 0.28 acres, applied for a modification (substantial change) of rezoning conditions #'s 9, 10, 14, 15, and 16.
5. On June 15, 2010 the Pima County Board of Supervisors approved the modification (substantial change) of rezoning condition #'s 9, 10, 14, 15, and 16 subject to original standard and special conditions with modifications to condition #'s 7(A) and 7(B) and the addition of condition #'s 7(C), 18, 19, 20(A-E) and 21.
6. Section 3 of Ordinance No. 2001-30 allows the Board of Supervisors to amend the rezoning conditions by resolution.
7. On October 19, 2010, the Pima County Board of Supervisors adopted rezoning Resolution No. 2010-255 that modified Ordinance No. 2001-30.
8. On July 1, 2021, the owner of approximately 0.28 acres, applied for a modification (substantial change) of rezoning condition #'s 9, 10, 13, 14 and 15.
9. Ordinance No. 2001-30, as amended by Resolution 2010-255, allows the Board of Supervisors to amend the rezoning conditions by resolution.
10. On October 19, 2021, the Pima County Board of Supervisors approved the modification (substantial change) of rezoning condition #'s 9, 10, 13, 14 and 15 subject to original standard and special conditions with modifications to condition #'s 1-5 and the addition of condition #7F.

NOW, THEREFORE, IT IS RESOLVED:

Section 1: The rezoning conditions in Section 2 of Ordinance 2001-30, as amended by Resolution

2010-255, are restated and modified as follows:

- ~~1.~~ Submittal of a development plan if determined necessary by the appropriate County agencies.
- ~~2.~~ Recording of a covenant holding Pima County harmless in the event of flooding.
- ~~3.~~ Recording of the necessary development related covenants as determined appropriate by the various County agencies.
- ~~4.~~ Provision of development related assurances as required by the appropriate agencies.
- ~~5.~~ Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.
- 6.1. There shall be no further lot splitting or subdividing of residential development without written approval from the Board of Supervisors.
- ~~7.2.~~ Transportation conditions:
 - A. One access shall be allowed on Orange Grove Road and one on Oracle Road. The existing driveways and/or any changes shall require approval from Arizona Department of Transportation and/or Pima County Department of Transportation.
 - B. Written certification from Arizona Department of Transportation, stating satisfactory compliance with all its requirements shall be submitted to development services department prior to approval of a development plan and subdivision plat.
 - C. The property owner(s) shall provide off-site improvements to Orange Grove Road and/or Oracle Road as determined necessary by Arizona Department of Transportation and Pima County Department of Transportation.
 - D. A Traffic Impact Study shall be submitted for review and approval by the Department of Transportation during the development plan process.
- ~~8.3.~~ Flood Control District conditions:
 - A. Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.
 - B. The property owner(s) shall provide all necessary drainage related improvements created by the proposed development both on-site and off-site of the subject property. The location, design and construction of said improvements shall be subject to the approval of the Flood Control District.
- ~~9.4.~~ CB-2 (General Business) zone uses are restricted to automated self-service car wash and the sale, rental and display of automobiles. Car washing associated with ~~for the sale, rental and display of automobiles~~ CB-2 use shall be limited to the vehicles that are for sale or rent on the site only and shall not be conducted outdoors. Car wash doors shall open only to the north or east. No outdoor storage of auto parts, maintenance equipment, or other materials. All waste oils and other fluids are subject to all applicable requirements for disposal. TR (Transitional) zone uses and CB-1 (Local Business) zone uses are permitted excluding: Auto mechanical repair; Automobile tires, batteries and accessories installation in conjunction with a department store; Billiard or pool hall; Feed store: No sales or storage of hay; Large scale retail establishment; Liquor store; Religious rescue mission or temporary revival; ~~Self-service car wash~~; Station: Bus or stage; Trailer rental; Wholesale of oil; Trailer or manufactured home for caretaker; and Feed store: Including sales and outdoor storage of hay. The CB-1 use of Auto parking lot (with or without a building) shall be subject to the conditions related to the CB-2 use of sale, rental and display of automobiles. The Performance Standards codified for the CB-1 zone shall apply to the CB-1 uses.
- ~~10.5.~~ Adherence to the 2020 revised preliminary development plan dated ~~May 21, 2010~~ (Exhibit

- B).
- ~~41.6.~~ Use of an outdoor sound system shall be prohibited.
- ~~42.7.~~ Outdoor lighting shall be shielded and directed away from residential areas to the south and west.
- ~~43.8.~~ The 10-foot type "D" bufferyard along the street frontage shall contain the minimum plant densities required by code. A six-foot-high solid masonry wall and minimum 15-gallon trees shall be used in the south 10-foot type "D" bufferyard. ~~The 15-gallon trees in the south bufferyard shall be of a variety which grows to less than 20 feet in height at maturity.~~ A six-foot-high solid masonry wall shall be used in the west ~~105-~~10-foot type "D" bufferyard. The rear of the proposed building can be used as part of the west bufferyard wall.
- ~~44.9.~~ The maximum building height shall be ~~45~~ 23 feet, excluding the parapet for the CB-2 use. Architectural elements shall be limited to a maximum of 30 feet.
- ~~45.10.~~ Automated self-service car wash hours of operation are from 7:00 a.m. to 9:00 p.m. with the exit tunnel open to the north or the east. Car wash operations for the CB-2 use—sale, rental and display of automobiles shall be limited to between 7:30 a.m. and 6:00 p.m. Sale and rental—Office operations for the CB-2 use sale, rental and display of automobiles shall be limited to between 8:00 a.m. and 9:00 p.m.
- ~~46.11.~~ Building heights for CB-1 uses shall be limited to a maximum of 28 feet (including architectural elements) from the average existing grade of the property.
- ~~47.12.~~ The existing sign shall be removed and replaced with a monument sign as required by Pima County.
- ~~48.13.~~ Auto service bays shall open only to the north and east.
- ~~49.14.~~ Deliveries, loading, idling, or similar operations shall not occur between 10:00 p.m. and 6:00 a.m. unless the activity occurs within a loading bay or on the street side of the building.
- ~~20.15.~~ Wastewater Reclamation conditions:
- A. The owner/developer shall construe no action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes and agreement with the owner/developer to that effect.
 - B. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation department 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 Pima County Regional Wastewater Reclamation Department.
 - C. The owner/developer shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner/developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the Regional Wastewater Reclamation Department in its capacity response letter and as specified by the Development Services Department at the time of review of the tentative plat, development plan, sewer construction plan, or request for building permit.

E. The owner/developer shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, sewer construction plan, or request for building permit.

F. The owner/developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by Arizona Department of Environmental Quality, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

24.16. Cultural Resources condition: A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

Passed and adopted, this _____ day of _____, 2022.

Chair, Pima County Board of Supervisors

ATTEST:

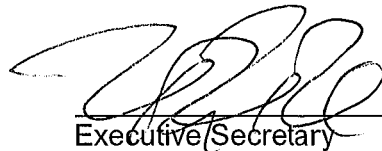
Clerk, Board of Supervisors

APPROVED AS TO FORM:



Deputy County Attorney
Lesley M. Lukach

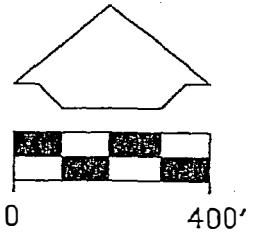
APPROVED:



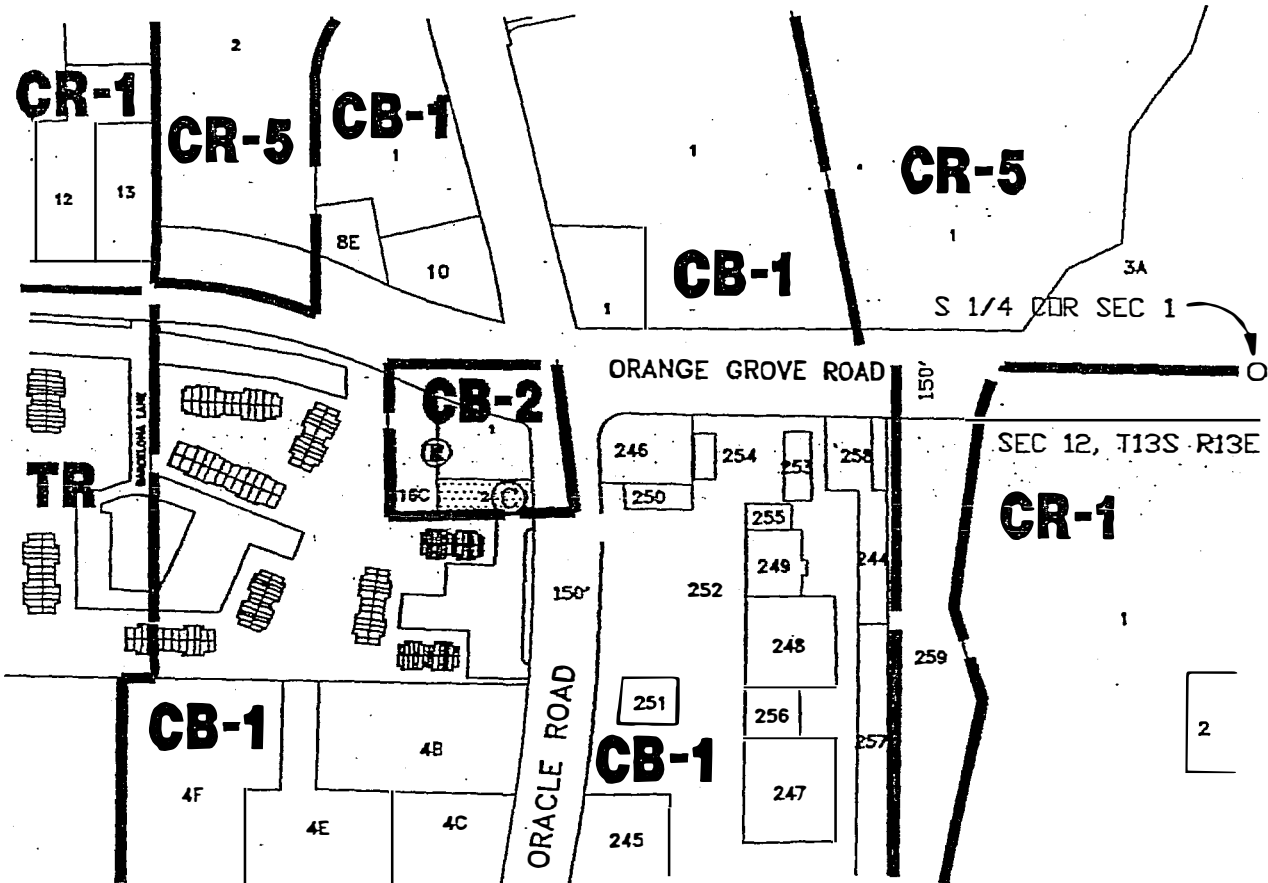
Executive/Secretary
Planning and Zoning Commission

EXHIBIT A

AMENDMENT NO. 65 BY ORDINANCE NO. 2001-30
 TO PIMA COUNTY ZONING MAP NO. 77 TUCSON, AZ.
 LOT 2 OF HARDEE'S SUBDIVISION BEING A PART OF
 SEC. 12, T13S R13E.



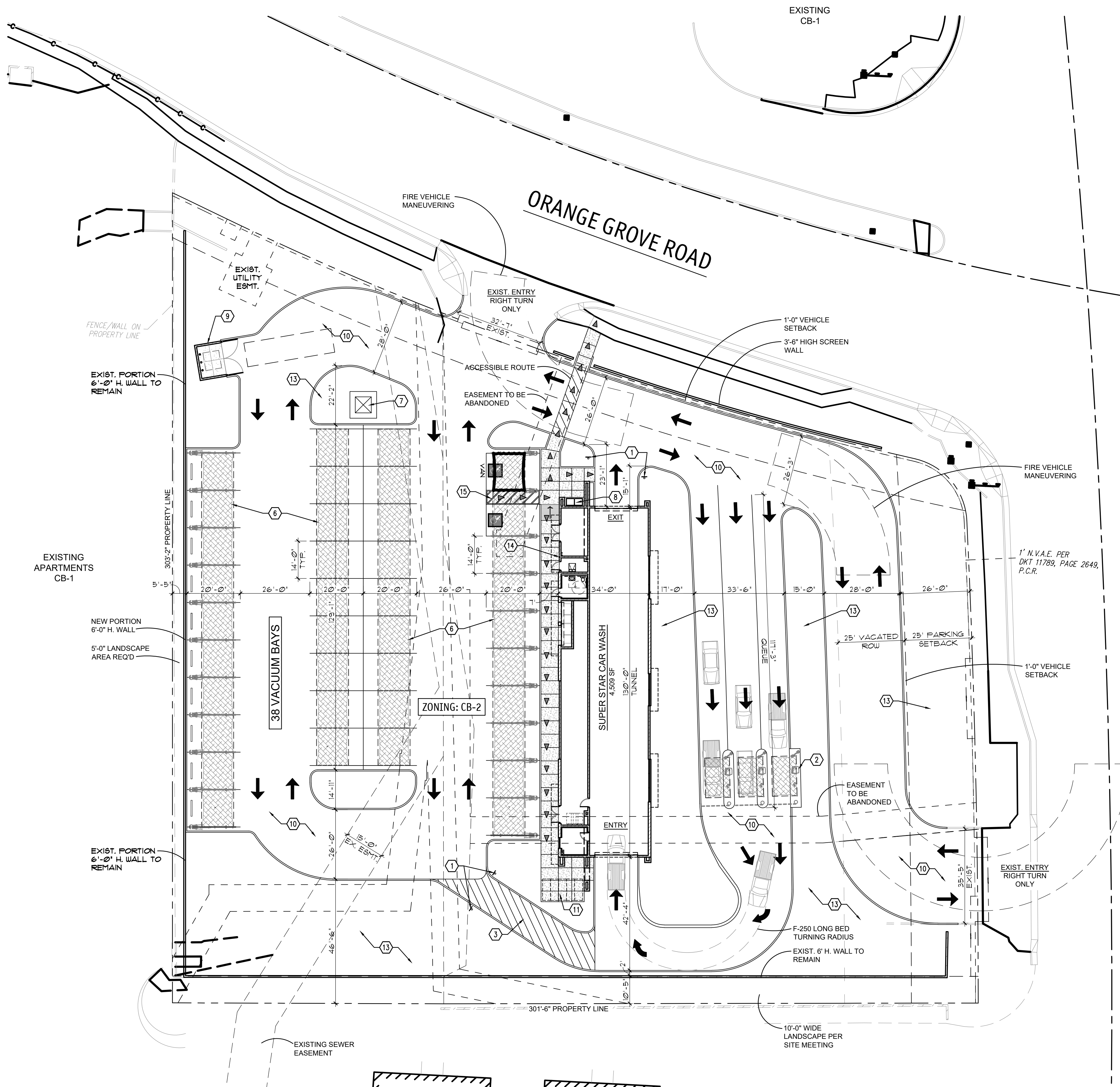
ADOPTED 2-20-01 EFFECTIVE 2-20-01



J. Mazzocco
 EXECUTIVE SECRETARY, PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
 FROM CB-1 0.28 ac±
 xa-JANUARY 10, 2001

CD9-00-35
 Ref.CD9-93-8
 Ref.CD9-83-8
 CD7-89-2
 102-20-1230
 Ref. BK 27 PG 16



PROJECT NARRATIVE

THE SCOPE OF WORK INCLUDES THE CONSTRUCTION OF A NEW DRIVE-THRU CAR WASH FACILITY WITH FREE-STANDING, PRE-FABRICATED VACUUM ARCHES FOR SUPER STAR CAR WASH. THE BUILDING HAS BEEN DESIGNED TO CONTAIN ALL CAR WASHING AND VACUUM MOTOR EQUIPMENT INSIDE TO MITIGATE VISUAL AND ACOUSTIC IMPACTS.

BEFORE CONSTRUCTION DOCUMENTS ARE SUBMITTED FOR REVIEW AND PERMIT, AN INITIAL SUBMITTAL SHALL BE MADE TO PIMA COUNTY PLANNING & ZONING COMMISSION REQUESTING MODIFICATION OF REZONING CONDITIONS. SIX CONDITIONS SHALL BE ADDRESSED.

THE PROPOSED BUILDING IS CONSTRUCTED OF CMU MASONRY THROUGHOUT WITH STEEL FRAMING AT THE OPEN-AIR CAR WASH TUNNEL. DECORATIVE ELEMENTS INCLUDE: METAL PANELS, OFF-SET MASONRY, STEPPED PARAPETS, AND METAL LOUVER WALL CLADDING AT THE FEATURE/SIGNAGE WALLS.

FORTHCOMING CONSTRUCTION DOCUMENTS SHALL INCLUDE ALL ASSOCIATED CIVIL, LANDSCAPING, ARCHITECTURAL, STRUCTURAL, MECHANICAL & PLUMBING AND ELECTRICAL IMPROVEMENTS TO COMPLETE THE PROJECT. THE CAR WASH EQUIPMENT PACKAGE WILL ALSO BE INCLUDED FOR REFERENCE.

SHEET KEYNOTES

- 1 "DO NOT ENTER" DIRECTIONAL SIGNAGE
- 2 CAR WASH PAY STATIONS, TYP. OF (3)
- 3 CAR WASH ESCAPE LANE
- 4 FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE CIVIL DRAWINGS
- 5 FIRE RISER - SEE CIVIL DRAWINGS
- 6 LINE OF CANOPY - SEE CANOPY DRAWINGS AND EXTERIOR ELEVATIONS
- 7 TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
- 8 SERVICE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS
- 9 REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
- 10 CONCRETE PAVEMENT OVER ABC, TYP. - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 11 BIKE RACK - SEE SITE DETAILS
- 12 LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS
- 13 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- 14 KNOX BOX PER CITY FIRE DEPARTMENT REGULATIONS
- 15 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS

SITE DATA

PROJECT:	SUPER STAR CAR WASH
ADDRESS:	401 W. ORANGE GROVE ROAD TUCSON, AZ 85704 AHJ: PIMA COUNTY, AZ
DEVELOPER:	SUPER STAR CAR WASH 1830 N. 95TH AVENUE PHOENIX, ARIZONA 85037 CONTACT: TIM VARLEY
SCOPE:	A NEW 4,509 SF SUPER STAR CAR WASH PROVIDING AUTOMATED SERVICES
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	102-20-122B
EXISTING ZONING:	CB-2 (GENERAL BUSINESS)
EXISTING SITE AREA:	+/- 88,282 SF +/- 2.03 ACRES
PROPOSED SITE AREA:	+/- 73,065 SF +/- 1.68 ACRES
BUILDING AREA:	4,509 SF
STORIES:	SINGLE STORY
LOT COVERAGE:	4,509 / 55,267 = 0.082 (8.0%)
LANDSCAPE AREA:	+/- 10,014 SF
LANDSCAPE COVERAGE:	10,014 / 55,267 = 0.181 (18.0%)
OCCUPANCY:	B / U
CONSTRUCTION TYPE:	V-B
ALLOWABLE AREA:	36,000 SF (PER I.B.C.)
BUILDING HEIGHT:	VARIABLE (30'-0" MAX.)
VACUUM ARCH HEIGHT:	9'-6"

PARKING CALCULATIONS

OFF-STREET PARKING REQUIREMENTS PER 18.75.030

STANDARD PARKING SPACE: 9'-0" x 20'-0" (MIN.)	
ACCESSIBLE PARKING SPACE: 12'-0" x 20'-0"	
PARKING PROVIDED: 12'-0" x 20'-0" (TYP.)	
STANDARD PARKING (VACUUM BAYS)	36 SPACES
ACCESSIBLE (INCLUDING 1 VAN SPACE)	2 SPACES
TOTAL PARKING PROVIDED:	38 SPACES

BICYCLE PARKING REQUIREMENTS PER 18.75.030

REQUIRED PARKING SPACE: 3'-0" x 8'-0"	
TWO SPACES (MIN.) PLUS 1:15 PARKING SPACES	
BICYCLE PARKING PROVIDED:	5 SPACES

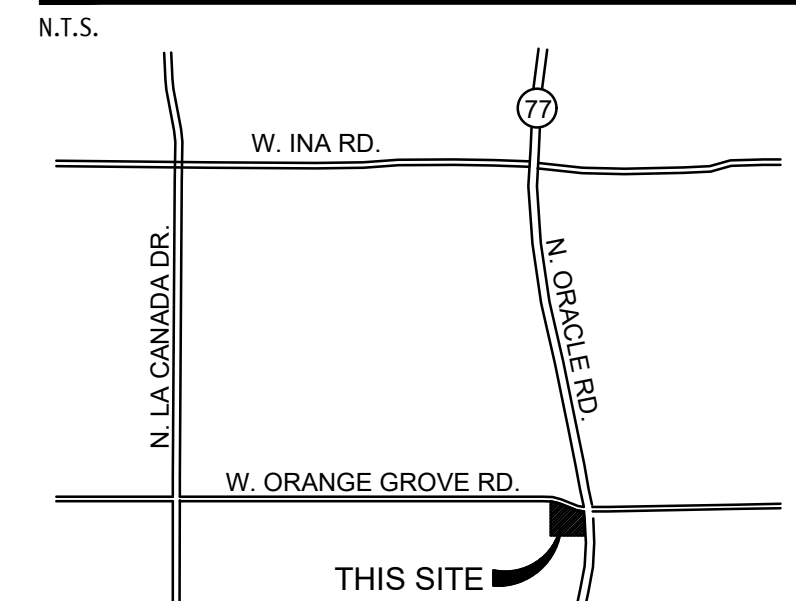
LANDSCAPE, BUFFERING & SCREENING PER 18.73 & 18.75

WHEEL STOPS REQ'D. TO MAINTAIN MIN. 5'-0" WIDTH OF LANDSCAPE AT BUFFER YARDS. PROVIDE 3'-6" HIGH SCREEN WALL AND/OR BERM AT PERIMETER OF PARKING

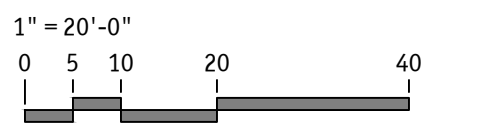
LEGEND

- PROPERTY LINE
- - - EASEMENT / SETBACK LINE
- - - CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- ▨ SALT FINISH CONCRETE SIDEWALK
- ▨ PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ▲ ACCESSIBLE ROUTE / PATH OF TRAVEL

VICINITY MAP



ARCHITECTURAL SITE PLAN



KIVA:
PAPP:
Q.S.:
SDEV:
ZA:
PERMIT:

EXHIBIT B
PAGE 6 OF 6

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

SUPER STAR CAR WASH

401 W. ORANGE GROVE ROAD
TUCSON, AZ 85704

AHJ: PIMA COUNTY, AZ

DATE
PRE-SUBMITTAL REVIEW
04/05/2021
MODIFICATION OF A RE-ZONING CONDITION
07/01/2021

NOTICE OF ALTERNATE BILLING CYCLE:
This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of Cawley Architects. Any other use or release of these drawings may result in civil damages.

The site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of the site. All design shown here is strictly conceptual.

Project: 21013

A1.1