

## Pima County

## Legislation Details (With Text)

	File ID 13616		1	Name:		
Туре:	Public Hearing	Item		Status:	Public Hearing	
File created:	10/4/2021			In control:	Development Services	
On agenda:	10/19/2021			Final action:	10/19/2021	
Title: Sponsors: Indexes:	Hearing - Modi Co9-83-08, SP Co9-93-08, SC Co9-00-35, SC Request of Qui change) of the addressed as 4 rezoning condi the conditions f rezoning condi boundaries. Th of the property rezoning condi boundaries. Th of the property rezoning condi The request is architectural el rezoning condi vehicle sales a and car rental I the hours of op exit tunnel ope subject propert decomposed g The approxima on the southwe Zoning Commi Becker was ab STANDARD A	EER - ORA DUTHWEST DUTHWEST DUTHWEST DUTHWEST of the Corr following re 401 W. Ora No. 15 (C tions prohib to allow an No. 19 (C tions requir to modify th e Automate No. 22 (C tions requir to allow a r No. 22 (C tions limit th to modify th ements to b No. 23 (C tions limit th to modify th ements to b No. 24 (C tions limit th nd rental. C hours of op- beration for n to the nor No. 18 (C ty to be grad ranite and I ately 1.64 ac est corner o ssion voted sent) to rec ND SPECIA	ANGE FFOC rporate ezonii nge C co9-83 bit the Autor co9-83 re adh he reve co9-83 re adh he reve co9-83 reve ded do low w cre pro for CO comma AL CO	ntial Change) of F GROVE ROAD DD SYSTEMS, IN DD SYSTEMS, IN The system of the Grove Road. 3-08), No. 11 (Co Decent Self-Service 3-08), No. 8 (Co Deference to the Ma vised preliminary If-Service Car W 3-08), No. 8 (Co Defeot type "D" bu nodify the require sum 5-foot buffer 3-08), No. 12 (Co Defeot type "D" bu nodify the require sum 5-foot buffer 3-08), No. 13 (Co ight of the buildir naximum height 3-08), No. 14 (Co urs of operation f ash hours of ope ash hours of ope on are limited to 8 utomated Self-Se east. 3-08). This rezon ownward to the I ater use vegetation (Commissioners end APPROVAL DNDITIONS. Stat	Rezoning Conditions REZONING NC ORACLE ROAD REZONING NC ORACLE ROAD NO. 2 REZONI by Cawley Architects, for a modification in three rezoning cases on one parcel (9-93-08) and No. 9 (Co9-00-35). The nated Self-Service Car Wash. The red ce Car Wash. I-93-08) and No. 10 (Co9-00-35). The ay 21, 2010 revised preliminary devel- development plan to change the use ash use. (9-93-08) and No. 13 (Co9-00-35). The ufferyard adjacent to the streets, the steed to foot wide bufferyard "D" along the yard "D". (9-93-08) and No. 14 (Co9-00-35). The to 15 feet, excluding the parapet for for a maximum building height of 23 for	ion (substantial of land se three juest is to modify se three opment plan. and ese three south and west ne west boundary ese three or the CB-2 use. eet and allow ese three unction with 6:00 p.m. Sales est is to modify 0 p.m. with the 25 feet of the dscaped with is condition. ) and is located the Planning and nmissioner UFIED
Code sections: Attachments:	1. DSD_Co9-8	3-08_Co9-§	93-08	_Co9-00-35		

## 10/19/2021 1 Board of Supervisors

Hearing - Modification (Substantial Change) of Rezoning Conditions Co9-83-08, SPEER - ORANGE GROVE ROAD REZONING

Co9-93-08, SOUTHWEST FOOD SYSTEMS, INC. - ORACLE ROAD REZONING

Co9-00-35, SOUTHWEST FOOD SYSTEMS, INC. - ORACLE ROAD NO. 2 REZONING

Request of <u>Quick Trip Corporation, represented by Cawley Architects</u>, for a modification (substantial change) of the following rezoning conditions from three rezoning cases on one parcel of land addressed as 401 W. Orange Grove Road.

- No. 15 (Co9-83-08), No. 11 (Co9-93-08) and No. 9 (Co9-00-35). These three rezoning conditions prohibit the use of an Automated Self-Service Car Wash. The request is to modify the conditions to allow an Automated Self-Service Car Wash.
- No. 19 (Co9-83-08), No. 8 (Co9-93-08) and No. 10 (Co9-00-35). These three rezoning conditions require adherence to the May 21, 2010 revised preliminary development plan. The request is to modify the revised preliminary development plan to change the use and demonstrate the Automated Self-Service Car Wash use.
- No. 22 (Co9-83-08), No. 12 (Co9-93-08) and No. 13 (Co9-00-35). These three rezoning conditions require a 10-foot type "D" bufferyard adjacent to the streets, the south and west boundaries. The request is to modify the required 10-foot wide bufferyard "D" along the west boundary of the property to allow a minimum 5-foot bufferyard "D".
- No. 23 (Co9-83-08), No. 13 (Co9-93-08) and No. 14 (Co9-00-35). These three rezoning conditions limit the height of the buildings to 15 feet, excluding the parapet for the CB-2 use. The request is to modify the conditions to allow for a maximum building height of 23 feet and allow architectural elements to be a maximum height of 30 feet.
- No. 24 (Co9-83-08), No. 14 (Co9-93-08) and No. 15 (Co9-00-35). These three rezoning conditions limit the hours of operation for the CB-2 use of a car wash in conjunction with vehicle sales and rental. Car wash hours of operation are limited to 7:30 a.m. through 6:00 p.m. Sales and car rental hours of operation are limited to 8:00 a.m. through 9:00 p.m. The request is to modify the hours of operation for an Automated Self-Service Car Wash from 7:00 a.m. to 9:00 p.m. with the exit tunnel open to the north or east.
- No. 18 (Co9-83-08). This rezoning condition requires that the south 25 feet of the subject property to be graded downward to the level of the adjacent property and landscaped with decomposed granite and low water use vegetation. The request is to strike/remove this condition.

The approximately 1.64 acre property is zoned CB-2® (General Business- Restricted) and is located on the southwest corner of W. Orange Grove Road and N. Oracle Road. On motion, the Planning and Zoning Commission voted 7-2 (Commissioners Hanna and Membrila voted NAY, Commissioner Becker was absent) to recommend **APPROVAL SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS**. Staff recommends **APPROVAL SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS**. (District 1)