



# Pima County

## Legislation Text

MEETING LOCATION  
Administration Bldg - East  
130 W. Congress Street  
1st Floor  
Tucson, AZ 85701  
Public Access to Hearing  
Room at 8:40 a.m.

File #: File ID 13616, Version: 1

### 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 Quick Trip Corporation, represented by Cawley Architects, 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 Membrilla 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)