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# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

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**DATE:** November 15, 2013

**TO:** Honorable Board of Supervisors

**FROM:** Terrill L. Tillman, Senior Planner

**SUBJECT:** Co9-13-11 AZ Square #7, LLC – Nogales Highway Rezoning for November 19, 2013 Hearing (Continued by the Board of Supervisors from the November 5, 2013 Hearing)

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Attached is a supplemental memorandum from the Department of Transportation (DOT) recommending a modification to rezoning condition #7B (noted as condition #2 in the DOT memorandum). There is no requested modification to rezoning condition #7A (noted as condition #1 in the DOT memorandum).

Staff supports the requested modification.



DEPARTMENT OF TRANSPORTATION  
201 NORTH STONE AVENUE, FOURTH FLOOR  
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PRISCILLA S. CORNELIO, P. E.  
DIRECTOR

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### Memorandum

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Date: November 15, 2013  
To: Chris Poirier, Assistant Planning Director, Pima County Development Services  
From: Jeanette DeRenne, AICP, Principal Planner, Pima County Department of Transportation  
Subject: Co9-13-11 AZ Square #7 LLC – Nogales Highway Rezoning

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After the Board of Supervisors meeting on November 5, 2013, our director spoke to the applicant and agreed to allow the driveway shown on the preliminary development plan. The developer will be responsible for closing the existing easement and diverting traffic into the access point created through the intersection improvement project. At this time we recommend the following changes to the rezoning conditions to reflect this agreement.

#### Transportation conditions:

1. Access shall be designed to provide cross access between the rezoning site and the adjacent property to the north, south, and west. Cross access easements shall be provided by the property owner for all affected portions of the rezoning site to adjacent properties.
2. The property shall be limited to one access point on S. Nogales Highway as shown on the preliminary development plan. The existing easement serving the property (Dusty Lane) shall be closed prior to the issuance of the Certificate of Occupancy. Traffic from the easement shall be diverted through either the access point serving the rezoning site or through the access point for the proposed intersection improvement project at Old Nogales Highway, in a manner approved by the Department of Transportation.