



DEPARTMENT OF TRANSPORTATION
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Memorandum

Date: October 31, 2013
To: Arlan Colton, FAICP, 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

On November 5, 2013 the above referenced case will be heard by the Pima County Board of Supervisors. We wanted to offer a status update on our department's position on this case.

On October 22, 2013, the Subdivision and Development Street Standards Modification Committee recommended denial of the applicant's request to reduce the minimum driveway spacing between the proposed driveway for the Family Dollar Development and the driveway to the south serving Pepe's Tires. On October 23, 2013, the County Engineer (Director of Transportation) accepted this recommendation, and denied the request.

In response, we received a revised access point from the applicant. The access point was moved north, approximately 232 feet from the driveway to the south. Additionally, the easement known as Dusty Lane is diverted into the access point proposed as part of the intersection improvements project.

At this time we offer the following:

- The property owned by AZ Square, both lots 1 and 2, have legal access. The legal access is the easement known as Dusty Lane. Rezoning and splitting the lot does not entitle the applicant to an additional access point onto South Nogales Highway.
- The intersection improvement project north of this site is being completed with the goal of increasing safety along South Nogales Highway. Access control is a major feature of this project. Adding another access point is contrary to this goal.
- The project manager for the intersection safety project has advised us that they intend to move the proposed consolidated access point to Dusty Lane. This access point will service the proposed development (both lots 1 & 2), the applicant's property to the west of this site, as well as four properties to the north. A northbound turn lane will be constructed and fencing will be added to divert local traffic into this one access point.
- Using Dusty Lane as the access point to the proposed Family Dollar does not constitute a trade barrier. If anything, having multiple unsafe driveways along South Nogales Highway creates a bigger deterrent to future customers. The practice of consolidating driveways has been used

throughout the County to provide safer roadways, most notably along Oracle Road through Catalina.

For these reasons, the Pima County Department of Transportation stands by our original recommendation of locating the access point for this project at Dusty Lane. Feel free to contact us with any questions you might have prior to the Board of Supervisors hearing.

Cc: Priscilla S. Cornelio, P.E., Director, Pima County Department of Transportation
Chris Poirier, Assistant Planning Director, Pima County Development Services
Terri Tillman, Senior Planner, Pima County Development Services

APPLICANT'S PROPOSED DRIVEWAY (NOVEMBER 4, 2013)

CAPITAL IMPROVEMENT
COORDINATION EXHIBIT

