



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 18, 2016

Title: P16RZ00008 Title Security Agency of AZ TR T-203 - N. Sandario Road Rezoning

Introduction/Background:

The applicant requests a rezoning of approximately 6.73 acres from GR-1(GZ2)(BZ) (Rural Residential - Public Preserve Gateway and Buffer Overlay Zones) to the CB-1 (GZ2)(BZ) (Local Business - Public Preserve Gateway and Buffer Overlay Zones), located on the southeast corner of N. Sandario Road and W. Picture Rocks Road for retail, medical, restaurant and farmers market uses. The property lies outside of the Maeveen Marie Behan Conservation Lands System.

Discussion:

Current GR-1 zoning allows for eight single-family residences to be developed and/or some limited conditional uses. The Comprehensive Plan designation of Rural Crossroads designates mixed-uses for the provision of basic goods and services in rural communities.

Conclusion:

The requested rezoning conforms to the Comprehensive Plan; the rezoning should benefit the area by providing additional local retail and commercial uses in an underserved area.

Recommendation:

Staff recommends approval subject to standard and special conditions; Planning & Zoning Commission also recommends approval subject to standard and special conditions.

Fiscal Impact:

0

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services - Planning

Telephone: 520-724-9000

Department Director Signature/Date:

[Signature] 9/20/16

Deputy County Administrator Signature/Date:

[Signature] 9/29/16

County Administrator Signature/Date:

[Signature] 9/30/16



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Sharon Bronson, Supervisor, District 3

FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division

DATE: September 26, 2016

SUBJECT: P16RZ00008 TITLE SECURITY AGENCY OF AZ TR T-203 - N. SANDARIO ROAD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, OCTOBER 18, 2016** hearing.

REQUEST: For a rezoning of approximately 6.73 acres from GR-1(GZ2)(BZ) (Rural Residential – Public Preserve Gateway and Buffer Overlay Zones) to the CB-1 (GZ2)(BZ) (Local Business – Public Preserve Gateway and Buffer Overlay Zones), located on the southeast corner of N. Sandario Road and W. Picture Rocks Road.

OWNER: Title Security Agency of AZ TR-203
Attn: Silverbell Properties Partnership
2625 N. Silverbell Road
Tucson, AZ 85745

AGENT: JAS Engineering
Attn: Jeff Stanley, P.E.
PO Box 1888
Tucson, AZ 85702

DISTRICT: 3

STAFF CONTACT: Terrill Tillman

PUBLIC COMMENT TO DATE: As of September 26, 2016, staff has received no written comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (8-0, Commissioners Bain and Gungle were absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside of the Maeveen Marie Behan Conservation Land System (MMBCLS).

TD/TT/ar
Attachments



PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P16RZ00008

Page 1 of 3

FOR OCTOBER 18, 2016 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division

DATE: September 26, 2016

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P16RZ00008 TITLE SECURITY AGENCY OF AZ TR T-203 - N. SANDARIO ROAD REZONING
Request of **Title Security Agency of AZ TR T-203**, represented by **JAS Engineering**, for a rezoning of approximately 6.73 acres from GR-1(GZ2)(BZ) (Rural Residential – Public Preserve Gateway and Buffer Overlay Zones) to the CB-1 (GZ2)(BZ) (Local Business – Public Preserve Gateway and Buffer Overlay Zones), located on the southeast corner of N. Sandario Road and W. Picture Rocks Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Rural Crossroads. On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Bain and Gungler were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 3)

PLANNING AND ZONING COMMISSION HEARING SUMMARY (August 31, 2016)

Staff presented information from the staff report to the commission with a recommendation of approval with conditions.

The applicant presented additional information.

The public hearing was closed.

Commissioner Matter made a motion to recommend **APPROVAL** of the rezoning subject to standard and special conditions.

Commissioner Cook gave second to the motion.

The commission voted to recommend **APPROVAL** of the rezoning subject to standard and special conditions. (8 – 0, Commissioners Bain and Gungle were absent)

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
 - D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. Transportation conditions:
 - A. The property shall be limited to the access points shown on the preliminary development plan.
 - B. The property owner shall dedicate 10 feet of right-of-way for Picture Rocks Road.
4. Regional Flood Control District conditions:
 - A. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary as determined at the time development plan is submitted, provisions for permanent maintenance of these measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management shall be submitted to the District for review and approval at the time of development.
 - B. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces including roads. This requirement shall be made a condition of the Site Construction Permit.
5. Regional Wastewater Reclamation condition: The owner must secure approval from the Pima County Department of Environmental Quality (PDEQ) to use on-site sewage disposal system within the rezoning area at the time a development plan or request for building permit is submitted for review.
6. Environmental Planning condition: Upon the effective date of the Ordinance, the owner shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner shall record a covenant, to run with the land, memorializing the terms of this condition.

7. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
8. Natural Resources, Park and Recreation conditions:
 - A. Construct a 12-foot asphalt path in the Sandario Road right-of-way near the property line from the Picture Rocks Road to the southern property line.
 - B. Provide a four-foot decomposed granite trail in the bufferyards along Sandario Road and Picture Rocks Road.
 - C. Provide a four-foot decomposed granite trail near the property line along Picture Rocks Road.
9. Adherence to the preliminary development plan as approved at public hearing.
10. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
11. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/TT/ar
Attachments

cc: Title Security Agency of AZ TR-203, Attn: Silverbell Properties Partnership
2625 N. Silverbell Road, Tucson, AZ 85745
JAS Engineering, Attn: Jeff Stanley, P.E., PO Box 1888, Tucson, AZ 85702
Tom Drzazgowski, Principal Planner
P16RZ00008 File

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

HEARING August 31, 2016

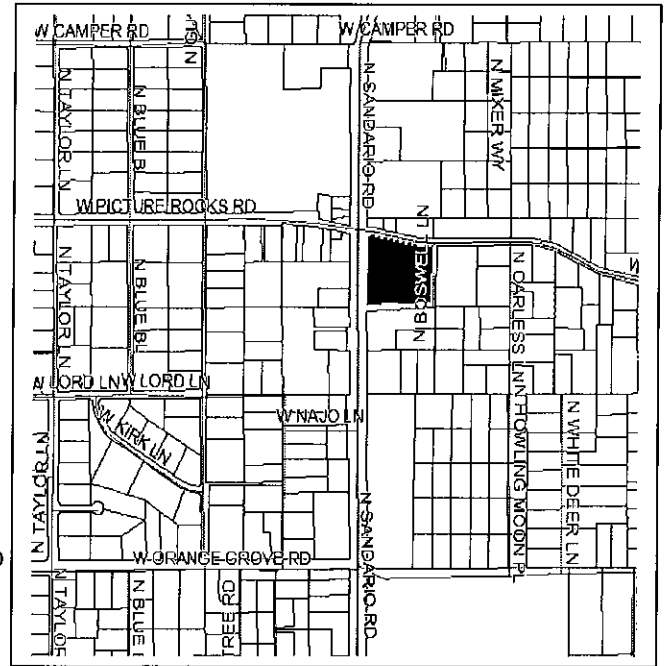
DISTRICT 3

CASE P16RZ00008 Title Security Agency
of AZ TR T-203 - N. Sandario Road
Rezoning

REQUEST Rezone 6.73 acres from GR-1
(GZ2)(BZ) (Rural Residential-Public
Preserve Gateway and Buffer
overlay) to CB-1 (GZ2)(BZ) (Local
Business -Public Preserve Gateway
and Buffer overlay) Zone

OWNER Title Security Agency of AZ TR-203
Attn: Silverbell Properties Partnership
2625 N. Silverbell Road
Tucson, AZ 85745

APPLICANT JAS Engineering
Attn: Jeff Stanley, P.E.
PO Box 1888
Tucson, AZ 85702



APPLICANT'S PROPOSED USE

The 6.73-acre subject site is proposed for a farmer's market, retail (Dollar General), medical and restaurant uses.

APPLICANT'S STATED REASON

The addition of a retail store, medical and restaurant uses along with a farmer's market is expected to benefit the nearby underserved residential areas.

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. There are no significant constraints on the site, the request is consistent with the Comprehensive Plan designation, and the use should benefit the area by providing another local retail opportunity.

PUBLIC COMMENT

As of August 18, 2016, staff has not received any public comments.

COMPREHENSIVE PLAN

The Pima County Comprehensive Plan designates the property as Rural Crossroads (RX) which designates mixed use areas where basic goods and services are provided to rural settlements and residents as conveniently as possible. Uses such as a grocery store, drugstore, variety/hardware store, laundry, bank and other similar uses are encouraged and are located at

rural roadway intersections of collector or arterial roads for the provision of limited commercial services to rural residents and travelers. The proposed uses of the property conform to the RX land use designation. The property is subject to Special Area Policy S-6 which is the Picture Rocks Activity Center Area Policy that contains design guidelines to protect the rural character, tourism attraction and scenic quality enhancing the "sense of place" of the rural community. The policy states:

- A. Create a pedestrian and equestrian scale streetscape; the development of unique street standards for Sandario Road is encouraged. Such standards, to be developed by the Pima County Department of Transportation, in cooperation with the Picture Rocks Business Association, will result in more attention to the street's relation to parking, sidewalks, and buildings. Examples of street design features include provision for on-street parking, sidewalks, planters and street trees.
- B. Development shall enhance this pedestrian scale environment, avoid strip auto-oriented commercial, and support through site planning and architectural design the traditional western "main street." The following development guidelines shall be considered:
 - a. Buildings shall have reduced front setbacks, with parking lots located to the rear or side of buildings.
 - b. A farmer's market located at the southeast corner of Sandario Road and Picture Rocks Road is regarded as a community asset and considered to be an allowable use.
- C. Residential structures shall be limited to one story, unless the unit is above a commercial establishment that fronts on Sandario Road.
- D. Each rezoning application shall be submitted to the Saguaro National Park staff for agency review and comments.

The policies of the comprehensive plan are met by the proposed pedestrian, bicycle, and equestrian meandering paths located within the bufferyards. An additional 12-foot asphalt path in the Sandario Road right-of-way near the property boundary from Picture Rocks to the southern property boundary is required. The addition of the paths will be implemented by rezoning conditions #8A-C. There will be internal connectivity from the dollar store to the farmer's market. A split rail fence along the edge of the bufferyard will enhance the streetscape along Sandario Road and encourage equestrian uses. Buildings have reduced front yard setbacks and parking will be located on the sides or rear of the buildings. The rezoning application has been submitted to the Saguaro National Park staff for review and comment.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CB-2/CB-1	Residential/Tire Shop/Avra Water Co-op
South:	GR-1	Vacant Residential
East:	GR-1	Residential
West:	CB-1/GR-1	Convenience Store/Vacant Residential

The subject property lies along two major, scenic routes, Picture Rocks Road and Sandario Road, which are characterized by low-density (one-acre or larger lots) single family residences (primarily manufactured homes) in a rural community located along gateway corridors to the Saguaro National Park. Limited services exist within the area but include a church, a Family Dollar store, a hardware store, two convenience stores with gasoline stations, a restaurant, and a small grocery store and bar.

PREVIOUS REZONING CASES ON PROPERTY

There have been no previous rezoning cases on the property.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

Rezoning case Co9-08-22 – Sandario Road rezoning was approved by the Board of Supervisors April, 2010 for 6.11 acres from the GR-1(GZ)(Rural Residential - Gateway) to CB-1 (GZ)(Local Business - Gateway) zone for proposed retail uses located approximately 600 feet north of the subject site. Subsequent to the rezoning approval, a 1.43 acre portion of the original 6.11 acre rezoning reverted back to GR-1(GZ) through a Board of Supervisors approved closure request on June 16, 2015 with a 5-year time extension for the remaining 4.68 acre rezoning. A portion of the rezoning site contains a convenience store with a gas station with the balance remaining undeveloped.

Rezoning case Co9-06-18 – Sandario Road rezoning was approved by the Board of Supervisors June 5, 2007 for 6.45 acres from GR-1(GZ)(Rural Residential - Gateway) to CB-1 (GZ)(Local Business - Gateway)(5.62 acres) zone and to CB-1 ® (GZ)(Local Business – Gateway) Restricted zone (.83 acres) for proposed retail, office and restaurant uses located approximately 150 feet north of the subject site. The rezoning site remains undeveloped.

Past activity:

There have been a small number of rezonings in the vicinity of the site that were rezoned from the original GR-1 to the SH (Suburban Homestead) zones from the late 60's to the mid 70's. Additional rezoning activity occurred from the early 80's to the late 90's requesting commercial CB-1 and CB-2 zoning designations. Several of the cases were denied, few were approved. An attached map shows properties (in blue) within approximately one-half mile of the site for which rezoning requests have been made from the late 60's up to 2008.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS)

The subject property is located outside the Maeveen Marie Behan Conservation Lands System.

PLANNING REPORT

The request is to rezone 6.73 acres in a public preserve gateway and buffer overlay zone from the GR-1 to the CB-1 zone for a Dollar General store, future retail, medical use or restaurant, and a farmers market. The subject property is currently used as a farmers market. There is a large area of disturbance on the northwest corner of the property created primarily by the vehicular traffic to the farmers market.

There will be three access points to the site, one access point off of Sandario Road, one access point off of an un-named street to the south of the subject site, and one access point off of Picture Rocks Road to the proposed farmers market. Parking will be located to the sides and rear of the buildings with internal paths connecting the retail stores or restaurant to the farmers market. The pedestrian/equestrian/bicycle paths along the frontage of both Sandario Road and Picture Rocks Road is proposed to be co-located within the bufferyards. A 25-foot bufferyard "D" will be proposed along Sandario Road with a 20-foot bufferyard "D" along Picture Rocks Road. Natural open space will be located to the eastern half of the subject property. An enhanced bufferyard "D" will be located along the un-named street. The property is relatively flat and contains relatively dense population of saguaros. Most of the saguaros will be preserved in place or relocated within required bufferyards. A native plant preservation plan will be submitted with the development

plan and mitigation will be in accordance with the code. The development will rely upon on-site septic systems as there is no sewer service available in the area.

Sandario Road and Picture Rocks Road are classified as Major Streets and Scenic Routes (MSSR) per the Major Streets and Routes plan and the subject property lies within the Buffer Overlay Zone (BZ). The development will be subject to the most restrictive color requirement of the buffer overlay zone versus the scenic route requirement and will contain 52% of the site as set-aside natural and functional open space. The subject property proposes to preserve 44.5% of the site as natural open space with the remaining 7.5% of the property as functional open space exceeding the required 50% natural open space. Wildlife movement within the subject property's natural open space is limited by the existing residential population and inability to provide connectivity to/from existing natural open space. Natural open space is an undisturbed, preserved area containing the highest resource value credited at 100% while functional open space is credited at 50% for areas that provide visual relief, buffering and screening, or landscaped areas. The septic areas will be revegetated and counted as functional open space.

The Public Preserve Gateway Overlay Zone (GZ2) applies to the subject property and is subject to review by the Design Review Committee. The committee will provide guidance through the review process to encourage sensitive building and site planning based upon the scenic and environmental significance of the property.

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
PARKS AND RECREATION	Yes	No objection, subject to conditions
WATER	Yes	Avra Valley "will serve" letter in site analysis.
SCHOOLS	N/A	N/A

TRANSPORTATION REPORT

The Pima County Department of Transportation has no objection to this request, as all roadways in the area are functioning under capacity. Access to the site is shown via two access points on Sandario Road and one on Picture Rocks Road. The southern access onto Sandario Road is via

an unnamed right-of-way. The retail dollar store will generate approximately 515 average daily trips (ADT). Trip generation for the general retail building or restaurant on the southwest corner could generate an additional 500 ADT or more if developed as a restaurant. A sit-down restaurant could generate 800 ADT, and a fast-food restaurant could generate upwards of 4,000 ADT.

Sandario Road is a collector road as identified on the Major Streets and Scenic Routes Plan. It has 150 feet of existing right-of-way. Because it is designated as a collector, the future right-of-way is only 80 feet. Therefore, a right-of-way dedication will not be requested for Sandario Road. The current traffic volume is 5,020 ADT and the capacity is 15,930 ADT.

Picture Rocks Road is also designated as a collector on the Major Streets and Scenic Routes Plan. There is 60 feet of existing right-of-way. As a condition of this rezoning, a ten-foot right-of-way dedication is being requested for Picture Rocks Road. The current traffic volume for Picture Rocks Road is 5,969 ADT and the capacity is 13,122 ADT.

The Department of Transportation has no objection to this request subject to the addition of rezoning conditions #3A-B.

FLOOD CONTROL REPORT

Regional Flood Control District has the following comments:

1. The site is entirely within approximately mapped sheet flood area with up to 6 inches of flow during the regulatory 100 year storm event as shown on Exhibit IC4 of the Site Analysis. Per Pima County Geographical Information Systems (PCGIS) there are two washes with 25-foot setbacks, these have not been shown. The application states that no defined washes exist on-site. There are 2 flow paths shown on PCGIS and the Picture Rocks Basin Study. Per the Site Analysis Requirements regulatory flows must be shown and structures placed outside the Erosion Hazard Setback. The application states that these do not exist as defined watercourses and therefore floodplains, erosion hazard setbacks and concentration points entering and leaving the site have not been shown as required. The presence or absence of regulatory flows will be evaluated at the development plan stage. Due to their location and the site plan it is not expected to necessitate a substantial change to the PDP.
2. A Preliminary Integrated Water Management Plan has been submitted as required. As of this writing I have seen only Table A and the will serve letter.
3. As required, staff has conducted the Water Resources Impact Analysis (WRIA) as follows:
 - A. The project will be served by the Avra Water Co-op.
 - B. Per the ADWR Well Inventory the Co-op wells immediately north and west of the site had depths to groundwater between 400 and 500 feet. Maps published by ADWR in 2014 indicate that the projected water level change between 2010 and 2025 is expected to rise however per ADWR water level data as of January 2016 water levels have declined since the last test conducted in 2005.
 - C. The site is not located within a covered subsidence zone or isolated basin.
 - D. There is no Groundwater-Dependent Ecosystem within 5 miles of the site. The location of wells intended to serve the site is not known.
 - E. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 800-1600 feet.

The WRIA finds that *the project is not expected to have adverse impacts on groundwater dependent ecosystems.*

The District recommends the addition of rezoning conditions #4A-B.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced rezoning request and has no objection to the request subject to the addition of rezoning condition #5.

ENVIRONMENTAL PLANNING REPORT

Environmental Planning has no objection to this request subject to the addition of condition #6.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of condition #7.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no objection to this request subject to the addition of condition #8A-C

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service have no comment.

WATER DISTRICT REPORT

Avra Water Picture Rocks has no comment. A will-serve letter is contained within the site analysis.

FIRE DISTRICT REPORT

Picture Rocks Volunteer Fire Department has no comment.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

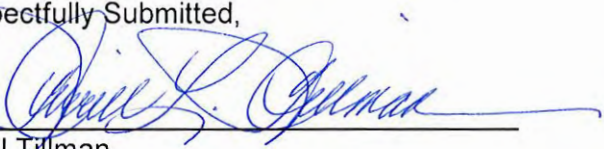
Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The owner shall:
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6. Environmental Planning condition: Upon the effective date of the Ordinance, the owner shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner shall record a covenant, to run with the land, memorializing the terms of this condition.
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8. Natural Resources, Park and Recreation conditions:
 - A. Construct a 12-foot asphalt path in the Sandario Road right-of-way near the property line from the Picture Rocks Road to the southern property line.
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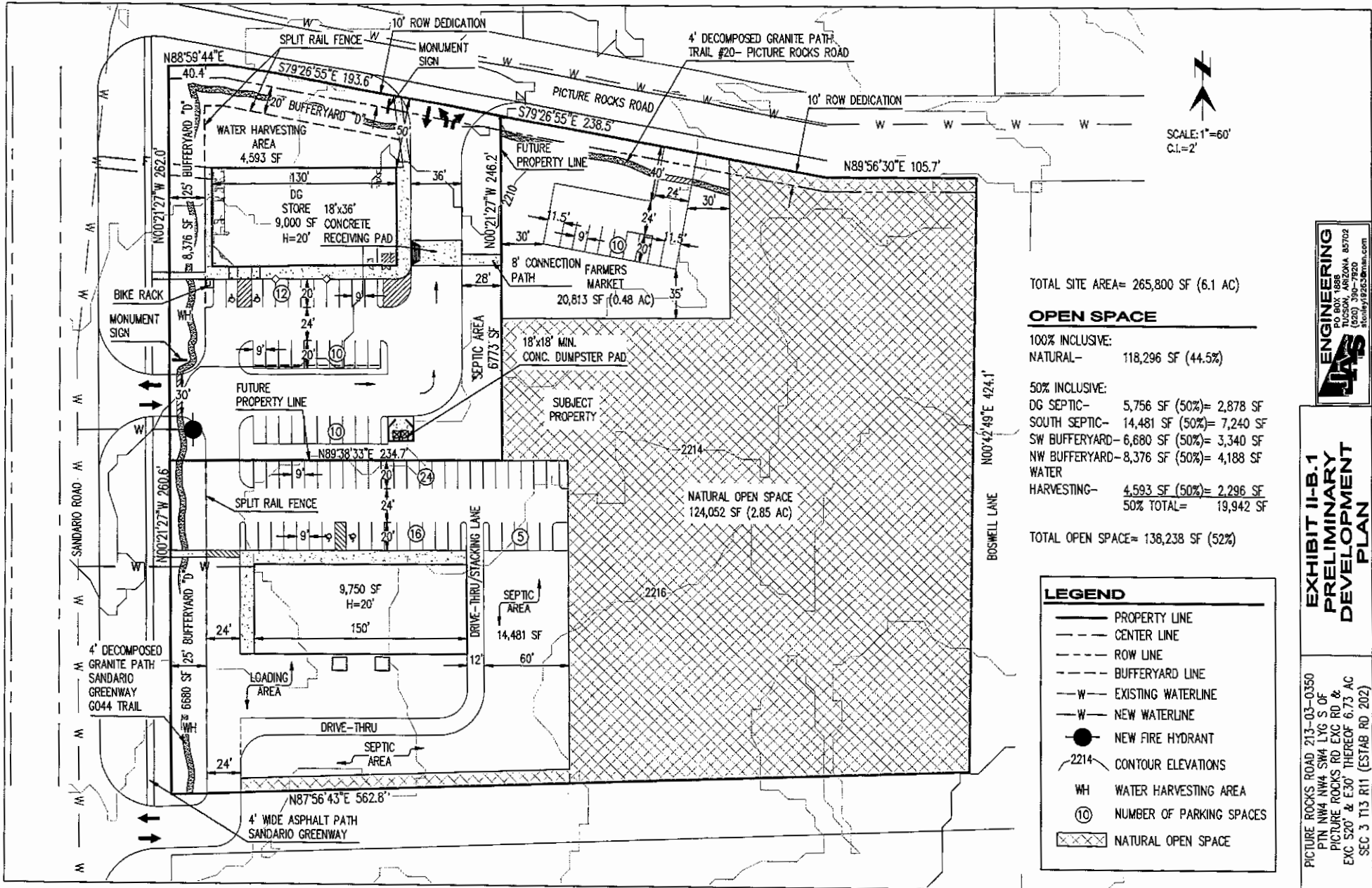
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Respectfully Submitted,



Terrill Tillman
Senior Planner

c: Jeff Stanley, P.E., PO Box 1888, Tucson, AZ 85702



SCALE: 1"=60'
C.I.=2'

TOTAL SITE AREA= 265,800 SF (6.1 AC)

OPEN SPACE

100% INCLUSIVE:	
NATURAL-	118,296 SF (44.5%)
50% INCLUSIVE:	
DG SEPTIC-	5,756 SF (50%)= 2,878 SF
SOUTH SEPTIC-	14,481 SF (50%)= 7,240 SF
SW BUFFERYARD-	6,880 SF (50%)= 3,340 SF
NW BUFFERYARD-	8,376 SF (50%)= 4,188 SF
WATER HARVESTING-	4,593 SF (50%)= 2,296 SF
50% TOTAL=	19,942 SF

TOTAL OPEN SPACE= 138,238 SF (52%)

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- - - ROW LINE
- - - BUFFERYARD LINE
- W- EXISTING WATERLINE
- W- NEW WATERLINE
- NEW FIRE HYDRANT
- 2214 CONTOUR ELEVATIONS
- WH WATER HARVESTING AREA
- ⓪ NUMBER OF PARKING SPACES
- XXXX NATURAL OPEN SPACE

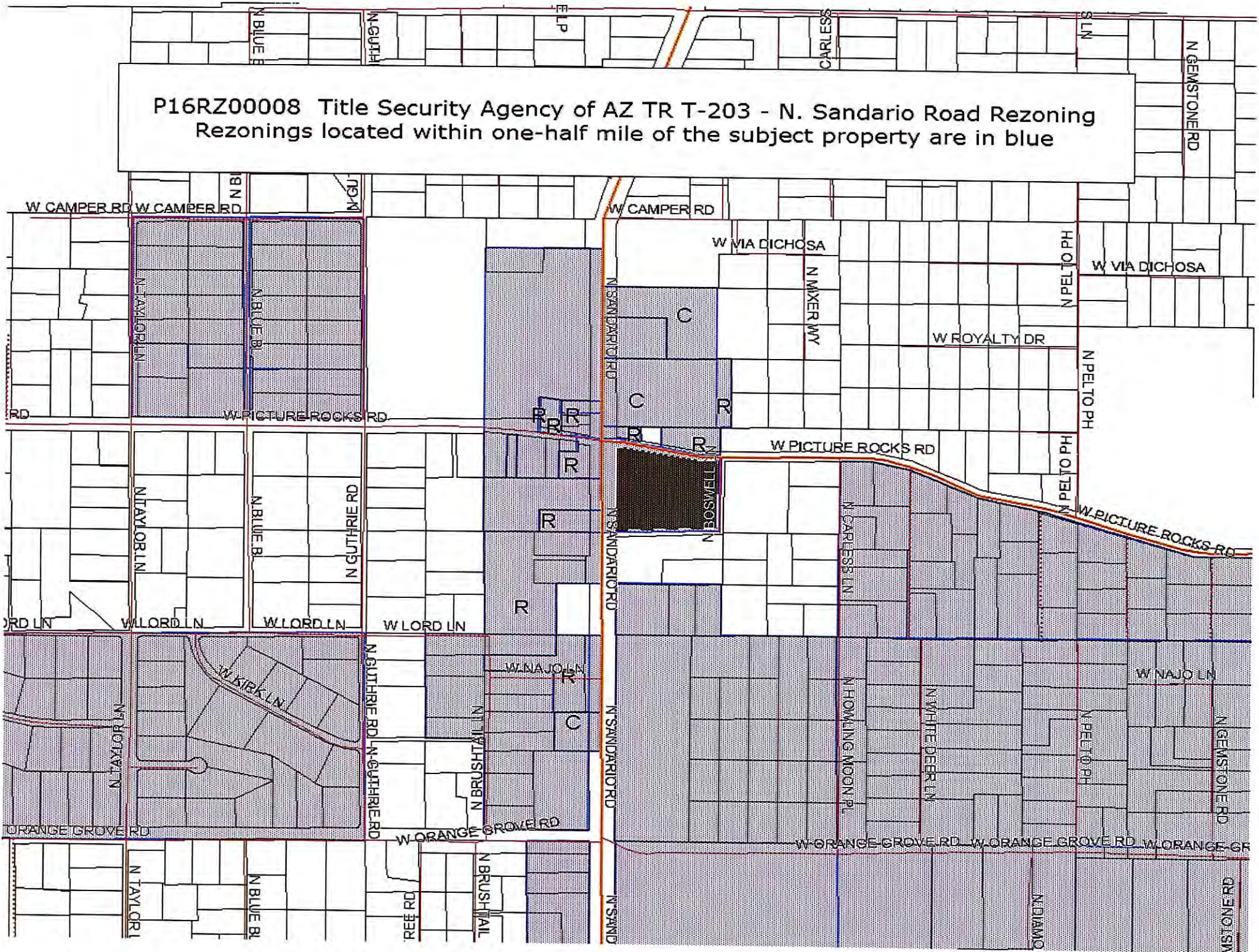


**EXHIBIT II-B.1
PRELIMINARY
DEVELOPMENT
PLAN**

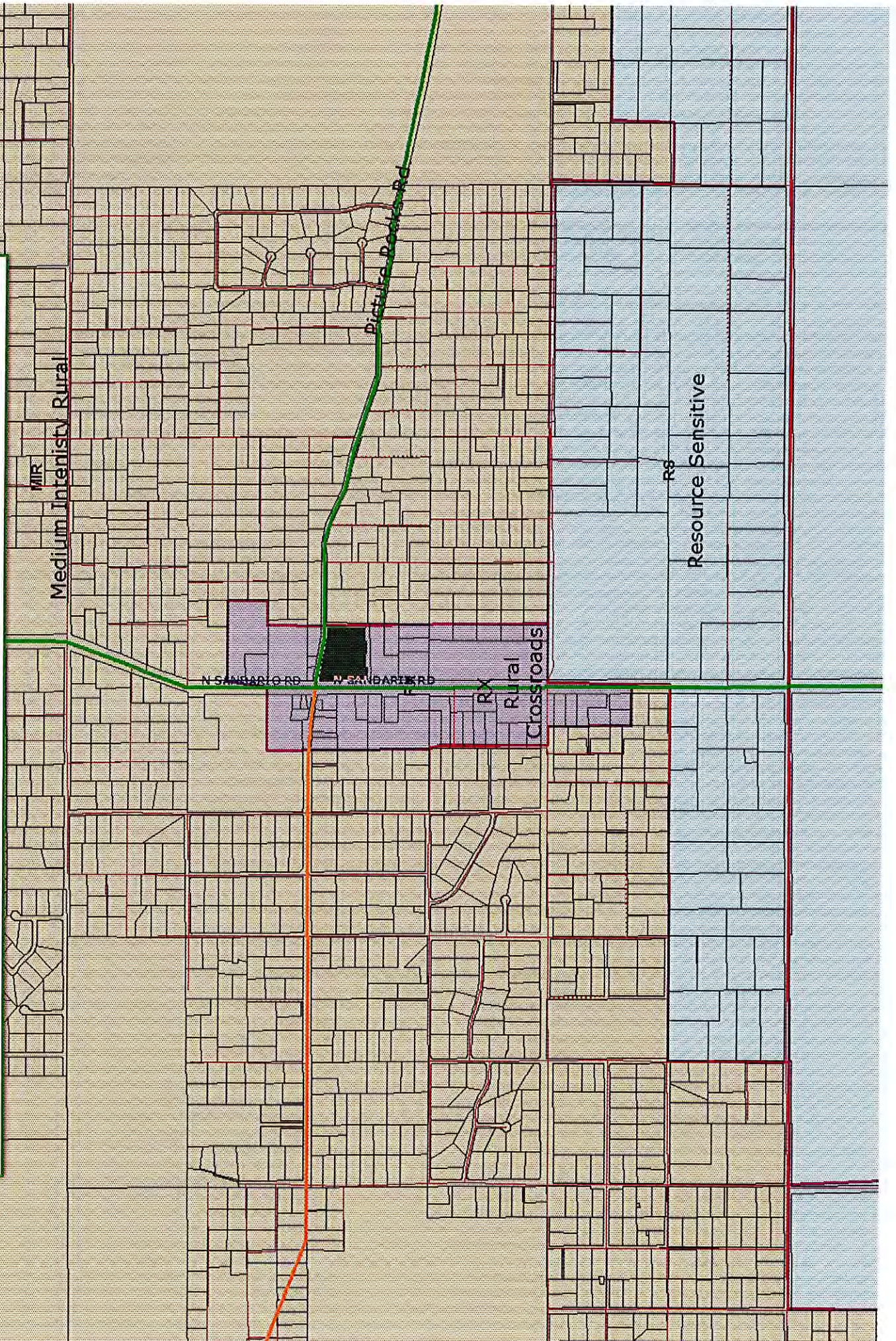
PICTURE ROCKS ROAD 213-03-0350
PTN NW4 NW4 SW4 LY6 S OF
PICTURE ROCKS RD EXC RD &
EXC S20' & E30' THEREOF 6.73 AC
SEC 3 T13 R11 (ESTAB RD 202)

P16RZ00008 Title Security Agency of AZ TR T-203 - N. Sandario Road Rezoning

Rezonings located within one-half mile of the subject property are in blue



P16RZ00008 Tile Security Agency of AZ TR T-203 - N. Sandario Road Rezoning
Comprehensive Plan Land Use Designation: RX (Rural Crossroads)
Comprehensive Plan Planning Area: Avra Valley



Rural Crossroads (RX)

Objective: To designate mixed use areas where basic goods and services are provided to rural settlements and rural residents as conveniently as possible. Residential densities slightly higher than the surrounding rural neighborhoods are allowed to provide opportunities especially for certain housing types such as those serving the elderly, single, and low income residents. In more developed communities, a grocery may be the principal anchor tenant, along with other uses such as a drugstore, variety/hardware store, self-service laundry, bank, and other similar uses. Such areas will generally be less than twenty acres. Smaller rural crossroads will generally be located at rural roadway intersections of collector or arterial roads for the provision of limited commercial services to rural residents and travelers.

- Residential Gross Density: Minimum- 1.2 RAC; Maximum- 10 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 1.2 RAC; Maximum- 5 RAC

DCM Development Company LLC

4122 E Grant Rd
Tucson, AZ 85712
520-293-1217 phone
520-888-1216 fax

8/4/16

Re: Neighborhood Rezoning Meeting at 6780 N. Sandario Rd. Picture Rocks, Arizona.

We conducted our neighborhood rezoning meeting on Thursday, August 4 @ 5pm at 6780 N. Sandario Rd. Picture Rocks, Arizona. Our team was on site from approximately 4:40pm to 6:15pm. We provided a sign-in sheet, table, chairs, bottled water, the site analysis report and a document with pictures of previous Dollar General Stores we built to show the neighbors what the retail store would look like as well as a future retail building on the same parcel.

We had eleven neighbors show up to the meeting and they were all in support of the proposed store. Most had received the meeting letter and some people were passing by and wanted to see what was going on. Five people couldn't make it to the meeting but called our office with their questions. Everyone was in full support of the rezone. They asked construction questions such as security, lighting and miscellaneous items for the proposed retail store. We answered their questions to our best ability based on previous stores we have completed. They were pleased to know that we will be designating a spot for their local farmer's market and leaving a few acres of open natural space.

None of the attendees were a part of a larger group like a Home Owners Association.

*Thank you,
Jocelyn Clark
Lechner Construction/DCM Development Company LLC
4122 E. Grant Rd.
Tucson, AZ 85712
520-888-1212 Office
520-888-1216 Fax*

DCM Development Co. LLC

Neighborhood Rezoning Meeting
 Date: Thursday, August 4th, 2016 @ 5pm
 Location: 6780 N. Sandario Road Picture Rocks, AZ
 Called by: Chris Lochner

5pm to 6pm

Attendees

#	Name and address:	Arrival time:
1	Jamie Atkinson 11655 Picture Rocks Rd	4:45
2	Albie Johnson (albiecjohnson@gmail.com) 11668 W Picture Rocks	4:50
3	Charles Strauss 12260 W. Orange Grove RD.	4:55
4	Christopher W. Banks 6950 N Blue Blvd. Tucson	4:59
5	Teresa Mitchell 85745 11730 W. Orange Grove 85745	4:59
6	THOMAS MITCHELL 85715 11730 W. ORANGE GROVE RD	4:59
7	JEFF VAN HAN 6604 N. Bushwell Ln.	
8	MARK & MARY LOU WRIGHT 5020 N. LAKA-YUCCA RD.	5:00
9	DENNIS & FAYE BURGESS 11850 W. NAJO LANE	5:10
10	Sharon Williams 11082 W. Desert Grass Ln	5:30
11	Esperanza W. Moore 6631 W. Camelback Drive	5:45
12		

PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING

Title Security Agency of Arizona 2625 N. Silverbell

Owner <i>JEFFREY A. STANLEY</i>	Mailing Address <i>PO Box 1888</i>	Email Address/Phone daytime / (FAX) <i>Stanley4263@nsn.com</i>
Applicant (if other than owner) <i>SE Corner SANDARU / ACNAE ROLDS</i>	Mailing Address	Email Address/Phone daytime / (FAX) <i>213-03-0350</i>
Legal description / property address <i>6.73 GR-1 CB-1</i>		Tax Parcel Number <i>AURA VALLEY / RX / 5-6</i>
Acresage	Present Zone	Proposed Zone
		Comprehensive Plan Subregion / Category / Policies

The following documentation must be attached:

1. Assessor's map showing boundaries of subject parcel and Assessor's Property Inquiry (APIQ) printout showing current ownership of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with an **original signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, an **original signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, an **original signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit the site analysis fee and eight (8) copies of the site analysis document. If the proposed project will use an on-site wastewater treatment and disposal system (such as a septic system), nine (9) copies of the site analysis document must be submitted. Also submit one CD of the site analysis document.
3. For all rezonings, submit the entire rezoning fee.

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

6-7-16
Date

Jeffrey A Stanley
Signature of Applicant

FOR OFFICIAL USE ONLY				
Case name <i>Title Security Agency of AZ TR-2009 - N Sandarud Rd</i>		Co9-	<i>P10P200000</i>	
Rezoning from <i>GR-1</i>	Rezoning to <i>CB-1</i>	Official Zoning Base Map Number	Fee	Supervisor District <i>3</i>
Conservation Land System category				
Cross reference: Co9-, Co7-, other			Comprehensive Plan Subregion / Category / Policies	
Received by _____	Date _____	Checked by _____	Date _____	

June 10, 2016

To: Pima County Planning and Zoning Department
Together with any other department connected with the rezoning process

Re: Rezoning Authorization for tax parcel number 213-03-0350

To Whom it May Concern,

Title to tax parcel 213-03-0350 is currently held by Title Security Agency of Arizona, as Trustee of Trust No. T-203.


The authorized spokesperson of said trust, by signing below, hereby directs the Trust Officer to execute this authorization.

DCM Development Company and/or their representatives, are hereby authorized to seek rezoning for said parcel mentioned above.



Richard Fe Tom, Authorized Spokesperson

Title Security Agency of Arizona, as Trustee of Trust No. T-203
And not personally



By: Diane L. Sloane
Its: Trust Officer