



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/7/2023

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P22RZ00010 EDWIN LLC – E. DREXEL ROAD REZONING

***Introduction/Background:**

The applicant requests an approximate 31.2-acre rezoning from the SR (AE) (Suburban Ranch – Airport Environs) to the CI-2 (AE) (General Industrial – Airport Environs) zone for a 400,000 square-foot warehouse and logistics center and a 150,000 square foot manufacturing/processing/assembly and office building located on the south side of the terminus of E. Drexel Road, approximately one-half mile east of the intersection of S. Wilmot Road and E. Drexel Road.

***Discussion:**

The uses of the site are compatible and appropriate given the site's location adjacent to the Davis Monthan Air Force Base.

***Conclusion:**

The proposed rezoning conforms to the site's Military Airport Comprehensive Plan land use designation.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the rezoning subject to standard and special conditions.

***Fiscal Impact:**




0

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services - Planning Telephone: 520-724-8800

Contact: Tom Drzazgowski, Chief Zoning Inspector Telephone: 520-724-6675

Department Director Signature:		Date: 2/14/23
Deputy County Administrator Signature:		Date: 2/14/2023
County Administrator Signature:		Date: 2/15/2023



TO: Honorable Steve Christy, Supervisor, District 4

FROM: Chris Poirier, Deputy Director *Tom Drzazgowski*
Public Works-Development Services Department-Planning Division

DATE: February 14, 2023

SUBJECT: **P22RZ00010 EDWIN LLC – E. DREXEL ROAD REZONING**

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, March 7, 2023** hearing.

REQUEST: For a **rezoning** of approximately 31.2 acres (parcel codes 141-03-0120, 141-03-0130, and 141-03-0140) from the SR (AE) (Suburban Ranch – Airport Environs) to the CI-2 (AE) (General Industrial - Airport Environs) zone located on the south side of the terminus of E. Drexel Road, approximately one-half mile east of the intersection of S. Wilmot Road and E. Drexel Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Military Airport.

OWNERS: Edwin LLC
4725 S. Contractors Way
Tucson, AZ 85714

AGENT: The Planning Center
Attn: Brian Underwood
2 E. Congress, Suite 600
Tucson, AZ 85701

DISTRICT: 4

STAFF CONTACT: Terrill L. Tillman, AICP, Principal Planner

PUBLIC COMMENT TO DATE: As of January 14, 2023, staff has received one written letter of support.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL** 8-0 (Commissioners Membrila and Tronsdal were absent)

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

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

TD/TT/ds
Attachments



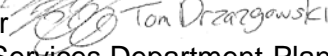
BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P22RZ00010

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FOR MARCH 7, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: February 14, 2023

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P22RZ00010 EDWIN LLC – E. DREXEL ROAD REZONING

Edwin LLC, represented by The Planning Center, request a **rezoning** of approximately 31.2 acres (parcel codes 141-03-0120, 141-03-0130, and 141-03-0140) from the SR (AE) (Suburban Ranch – Airport Environs) to the CI-2 (AE) (General Industrial - Airport Environs) zone located on the south side of the terminus of E. Drexel Road, approximately one-half mile east of the intersection of S. Wilmot Road and E. Drexel Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Military Airport. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 8 – 0**; (Commissioners Membrila and Tronsdal were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 4)

Planning and Zoning Commission Public Hearing Summary (January 11, 2023)

The public hearing was held virtually. Some commissioners were virtual while others attended through the telephonic option. Staff and the applicant attended and presented virtually.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions. Staff would like to clarify that staff's report indicated 30.27 acres, but posted notice and advertisement was for 31.2 acres per the applicant's request and does not affect the action of the Planning and Zoning Commission nor potential public comment because the advertisement was less restrictive. Assessor's records indicate a total of 30.27 acres.

The applicant further discussed the merits of the project.

A commissioner questioned whether the use of the property. Another commissioner questioned whether the use of the property would be a highly intensive water use. The applicant discussed that the use of the property is for Rainbird which specializes in the assembly of irrigation components and will not have heavy water usage.

The hearing was opened to the public.

One speaker shared concerns over the drainage of the site and whether the wall is required as part of the rezoning approval.

The public hearing was closed.

The applicant discussed that the project proposes a large drainage basin to capture the storm water to meet first flush retention and that the 6 foot masonry wall will be installed.

Commissioner Matter made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Maese gave second.

The commission voted to recommend **APPROVAL** of the rezoning 8 - 0 (Commissioners Membrila and Tronsdal were absent).

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

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the development plan submittal. Offsite improvements determined necessary as a result of the TIS shall be provided by the property owner(s).
 - B. Prior to development plan approval, written proof of coordination with the City of Tucson is required regarding any traffic impacts to their roadway system.
 - C. A cross access easement through the adjacent private properties to the south will be required prior to development plan approval. The location and design shall be determined at the time of development plan submittal and are subject to the Department of Transportation approval.
 - D. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.
 - E. Prior to development plan approval, written proof from the HOA or governing body of Southpointe Business Park shall be provided allowing use of its private road common area.
3. Regional Flood Control District conditions:
 - A. First Flush retention shall be provided in Low Impact Development practices distributed throughout the site.
 - B. If the detailed engineering analysis of the boundary channels shows that additional width is required to accommodate boundary channel design requirements, the site layout shall be modified to provide the necessary area to mitigate flood and erosion risk and impacts to adjacent properties.
 - C. At the time of development, the developer shall be required to select a combination of

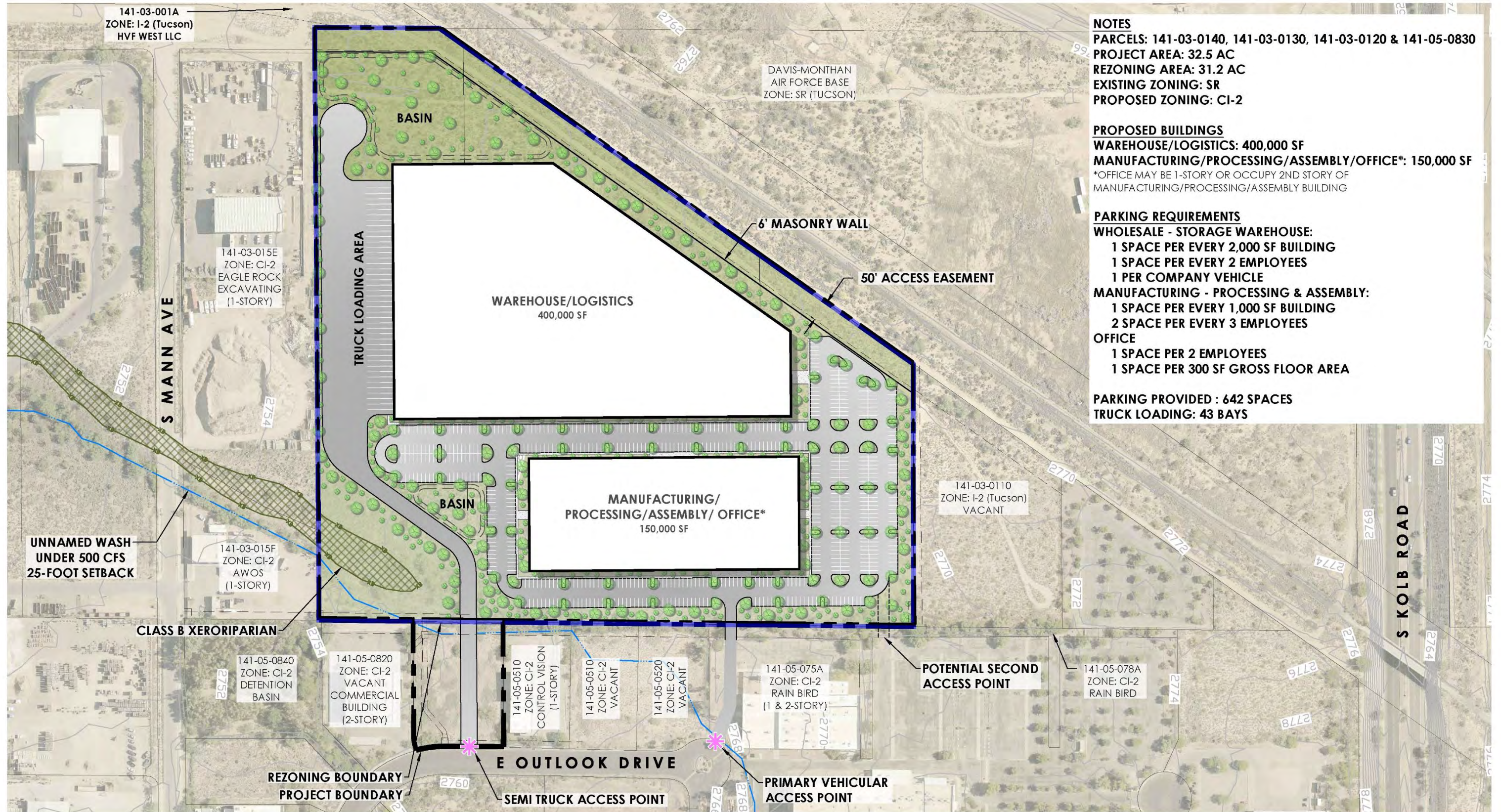
Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.

4. Regional Wastewater Reclamation conditions:
 - A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
 - B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) 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.
6. 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 grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
7. Adherence to preliminary development plan approved at public hearing.

8. The development shall meet Section 18.57.031E2 ADC-2 Land Use Overlay Zone of the Pima County Zoning Code. The office use is considered accessory to the main use and the assembly and distribution of petroleum based products is allowed.
9. 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.
10. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "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/ds
Attachments

c: Brian Underwood



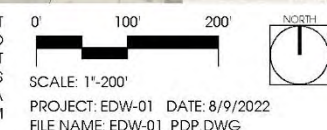
NOTES
PARCELS: 141-03-0140, 141-03-0130, 141-03-0120 & 141-05-0830
PROJECT AREA: 32.5 AC
REZONING AREA: 31.2 AC
EXISTING ZONING: SR
PROPOSED ZONING: CI-2

PROPOSED BUILDINGS
WAREHOUSE/LOGISTICS: 400,000 SF
MANUFACTURING/PROCESSING/ASSEMBLY/OFFICE*: 150,000 SF
 *OFFICE MAY BE 1-STORY OR OCCUPY 2ND STORY OF MANUFACTURING/PROCESSING/ASSEMBLY BUILDING

PARKING REQUIREMENTS
WHOLESALE - STORAGE WAREHOUSE:
 1 SPACE PER EVERY 2,000 SF BUILDING
 1 SPACE PER EVERY 2 EMPLOYEES
 1 PER COMPANY VEHICLE
MANUFACTURING - PROCESSING & ASSEMBLY:
 1 SPACE PER EVERY 1,000 SF BUILDING
 2 SPACE PER EVERY 3 EMPLOYEES
OFFICE
 1 SPACE PER 2 EMPLOYEES
 1 SPACE PER 300 SF GROSS FLOOR AREA

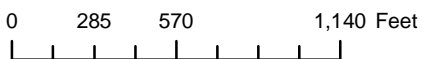
PARKING PROVIDED : 642 SPACES
TRUCK LOADING: 43 BAYS

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.



Case #: P22RZ00010
 Case Name: EDWIN LLC. - E. DREXEL ROAD REZONING
 Tax Code(s): 141-03-0120, 141-03-0130 & 141-03-0140

AERIAL EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION



Notes:

Map Scale: 1:8,000 Map Date: 10/31/2022 - ds



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

HEARING January 11, 2023

DISTRICT 4

CASE P22RZ00010 Edwin LLC - E. Drexel Road Rezoning

REQUEST Rezone 30.27 acres from SR (AE) (Suburban Ranch - Airport Environs) to the CI-2 (AE) (General Industrial – Airport Environs) zone

OWNER Edwin LLC
4725 S. Contractors Way
Tucson, AZ 85714

APPLICANT The Planning Center
Attn: Brian Underwood
2 E. Congress, Suite 600
Tucson, AZ 85701



APPLICANT'S PROPOSED USE

The subject 30.27-acre site is comprised of 3 parcels of land for a 400,000 square foot warehouse and logistics center and a 150,000 square foot manufacturing/processing/assembly and office building with a maximum height of 54 feet for industrial uses.

APPLICANT'S STATED REASON

“This rezoning request is to change incompatible Suburban Ranch (SR) zoning to General Industrial (CI-2) to accommodate over 550,000 square feet of logistics, warehousing, manufacturing, and other related uses while providing economic development to Pima County through employment generation.”

STAFF REPORT SUMMARY

Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the CI-2 (AE) (General Industrial – Airport Environs) zone for a 400,000 square foot warehouse and logistics center and a 150,000 square foot manufacturing/processing/assembly and office building which are compatible and appropriate given the subject site’s location adjacent to Davis Monthan Air Force Base (DMAFB). The proposal conforms to its Military Airport comprehensive plan land use designation and promotes the long-term viability of the base. The Davis Monthan Air Force Base has worked with the applicant and finds the request acceptable subject to conformance with the Approach-Departure Corridor - 2 (ADC-2) limitations.

PUBLIC COMMENT

As of the writing of this staff report, staff received one public comment supporting the proposal.

Published and mailed notice of the proposal along with the website posting of staff's report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN

The comprehensive plan land use designates the property as Military Airport (MA). The MA designation provides guidance for compatible land uses that protect the health, safety and welfare of the community, and promotes the long-term viability of DMAFB and its missions.

There are no special area or rezoning policies applicable to the property.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SR	DMAFB/City of Tucson
South:	CI-2	Developed Industrial Subdivision
East:	SR/I-2	DMAFB/City of Tucson
West:	CI-2	Contractors Yard/Recycle Center

The subject property lies adjacent to the DMAFB within a pocket of industrial zoned properties surrounded by the base. Approximately one-mile to the southeast lies the Amazon fulfillment center and approximately one-mile to the southwest lies the Pima Air and Space Museum. The area is characterized by the Air Force Base uses and industrial uses within commercial subdivisions, with a few of the lots from lot splits. The nearest residential uses are approximately one and one-half mile south of the site and adjacent to Union Pacific Railroad track.

PREVIOUS REZONING CASES ON PROPERTY

There has been no previous rezoning case for the subject site, the properties retain their original, incompatible, SR zoning.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

P20RZ00005 – S. Kolb Road for a 3.47 acre rezoning from the SR (AE) to the CB-2 (AE) (General Business – Airport Environs) located approximately one-mile southeast of the subject site for container self-storage, RV, boat and auto storage as approved by the Board of Supervisors October 6, 2020.

Past activity:

Most of the properties in the area have been rezoned from the original SR zoning to the compatible CB-2, CI-1 (Light Industrial/Wharehousing) and CI-2 zones due to the proximity to DMAFB over the course of years from the late 50's through the late 80's.

A significant amount of property southeast of the subject site was rezoned to SP (Specific Plan) through the South Kolb Road Specific Plan in 1988 which subsequently has been annexed into the City of Tucson.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

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

PLANNING REPORT

The rezoning site is zoned SR (AE) and is outside of ADC-2, but a portion of the site is under the DMAFB Height Overlay Zone and the entire site is under the Noise Control Zone-B (NCZ-B) overlay. Structure heights under the proposed rezoning are below the overlay restrictions. While the NCZ-B overlay prohibits residential uses in general, NCZ-B provides an exception for single detached one-family dwellings, which are permitted under SR zoning. The DMAFB finds the rezoning use a more compatible option than residential use.

Staff also supports the request because the proposed use is more compatible with the existing uses adjacent to, and near the site. The proposal conforms to the MA comprehensive plan land use designation and is an efficient use of existing infrastructure. The subject site is located adjacent to the Davis Monthan Air Force Base and lies adjacent to the ADC-2 Davis-Monthan Air Force Base (DMAFB) Approach-Departure Corridor designation. During discussions with the DMAFB, the applicant has agreed to conform with the limitations of the ADC-2 to adequately address employee population, allowable uses, coverage of structures and the long-term viability of the base.

The rezoning site contains three parcels of land. The development will encompass a fourth, 1.28-acre parcel described as Lot 5 of the Southpointe II subdivision, located due south of the westernmost entry drive, already zoned CI-2. Two access drives are planned for the development to avoid potential semi-truck and vehicular conflicts: the westernmost drive connecting through the Southpointe II subdivision onto Outlook Drive is planned for semi-truck access and an eastern vehicular access drive is planned through the Rain Bird development to the south, also connecting to Outlook Drive.

The proposal is for a 400,000 square-foot warehouse and logistics building and a 150,000 square foot manufacturing, processing, assembly and office building. The buildings are planned for one story with a potential second story for the office use. The ADC-2 designation prohibits office uses and the manufacturing of petroleum based products. The office is considered an accessory to the main use and the office use limitation in the ADC-2 designation is related to the office use as the main/singular use of a site. The applicant has stated that there will not be manufacturing of petroleum products, as that will be off-site, but assembly of petroleum products will be conducted on-site which meets the standard for the ADC-2 designation. The noise generated from the base furthers the compatibility of industrial uses on the subject site. The buildings will be required to have sound attenuation to mitigate the potential impacts of the noise generated by the base for the employees.

The property is relatively flat and the vegetative qualities of the site are comprised of palo verde trees and desert scrub, located closer to the Xeroriparian "B" habitat is associated with an unnamed wash in the far southwestern corner of the subject, which will remain mostly undisturbed. The western portion of the site contains class "C" habitat which does not meet the criteria for preservation/mitigation and will be re-mapped with planned mitigation on-site for any area of disturbance during development review. The property contains no saguaros nor ironwood trees. Two retention/detention basins are proposed for the conveyance of on-site stormwater. Since the property does not abut a street, no bufferyards are required. The proposal includes providing a 50-foot access and utility easement between DMAFB and the subject site along with a 6-foot masonry wall and bufferyard to provide separation and screening between the uses.

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	N/A	
WATER	Yes	Will serve letter contained within the Site Analysis
SCHOOLS	N/A	
ENVIRONMENTAL QUALITY	Yes	No comment

TRANSPORTATION REPORT

Access to the rezoning site is proposed through the neighboring Southpointe Business Park's existing private street network. The Southpointe Business Park streets provide access to Valencia Road, Kolb Road and Mann Avenue. Two access points are proposed and a potential third or alternate access drive is proposed through adjacent properties to the south, therefore, cross access easements will be required. The location and design of said access easements shall be determined at the time of development plan submittal.

Valencia Road is a paved, six-lane divided roadway with a posted speed limit of 45 miles per hour (mph). The county maintains Valencia Road west of McCulloch Drive, and the City of Tucson maintains Valencia Road east of McCulloch Drive. Valencia Road is classified as an Urban Principal Arterial by its Federal Functional Classification. The most recent traffic counts for Valencia Road west of Kolb Road is 30,029 average daily trips (ADT) with an approximate traffic capacity of 53,910 ADT.

Kolb Road is a paved four-lane divided roadway maintained by the City of Tucson. Kolb Road is classified as an Urban Principal Arterial by its Federal Functional Classification.

Mann Avenue is a paved two-lane local roadway maintained by the county with a posted speed limit of 25 mph. There are no available traffic counts for Mann Avenue, but the capacity of two-lane roadways is approximately 10,360 ADT. The development intensity in the vicinity of the site indicates Mann Avenue should be functioning below capacity.

The rezoning document indicates that the site will generate approximately 1,641 ADT, but a traffic impact study will better determine any traffic impacts to the adjacent roadway network and will be

a condition of this rezoning. There are no Pima County Transportation concurrency concerns, but coordination with City of Tucson in regards of traffic impacts to their roadway system is required.

The Department of Transportation supports the proposed rezoning subject to the addition of rezoning conditions #2A-E.

FLOOD CONTROL REPORT

Regional Flood Control District has the following comments:

1. This property contains Flood Control Resource Areas (FCRA) at the southwest corner of the project. The FCRA is comprised of Regulated Riparian Habitat classified as Xeroriparian Class B and C Habitat. When possible, avoidance of the FCRA is a primary goal of the policy outlined in the Pima County Comprehensive Plan Initiative Pima Prospers. The project footprint encroaches into the FCRA. The RRH classified as Xeroriparian Class B is entirely avoided. The Xeroriparian Class C Habitat appears to not be the density of vegetation that warrants the mapped classification and boundary. The Site Analysis provides discussion that the Class C Habitat will be further analyzed to determine if a boundary or classification modification should occur at the time of development and the District supports this effort. Additional discussion is also provided on required mitigation due to the project disturbance and states the mitigation will be located within the proposed basins and/or buffer areas.
2. A regulatory wash located within the southwest corner and along the southern boundary of the project has an associated erosion hazard setback of 25'. The first submittal site analysis did not provide a delineation of the regulatory wash, and the delineation is required to determine if the proposed project impacts or avoids the regulatory wash.
 - The plat for McCulloch Industries, Lots 1 and 2, Book 42, Page 98, shows a regulatory 100-year peak discharge of 125 cubic feet per second (cfs) at the southeast corner of Parcel 141-03- 0130, and the Development Plan for Tucson Recycling, Book 31, Page 92, shows a 100-year peak discharge of 459 cfs at Mann Avenue downstream of the southwest project corner. The recent development upstream has shown a floodplain boundary that appears would impact the southern boundary of this development.
 - The site analysis provided an estimated floodplain boundary on the existing conditions drainage exhibit without a supporting engineering analysis and the City of Tucson method for calculating the erosion hazard setback (EHS). The District accepts this method when engineering is provided and requires the default EHS when an engineering analysis is not submitted. While the submitted information is approximate, it is acceptable for concept level planning; however, the approximate information does not fully describe the anticipated project costs and feasibility which may impact project analysis, schedule and budget at the time of development.
3. The parcel with the tax code 141-050-830 is part of the project but is not included in the rezoning request since the parcel is zoned CI-2 and minimal discussion is provided on this parcel. The parcel is part on the Southpointe II Subdivision platted in 2007 has a 35' Drainage Easement and shows a 100-year peak discharge of 156 cfs. The site analysis has been revised to provide discussion on the offsite drainage easement however the exhibits have not been updated. The drainage easement and associated 100-year peak discharged will be required to be shown on the construction documents at the time of permitting.
4. First Flush retention is a requirement. The Site Analysis has been revised to state First Flush stormwater harvesting will be provided. The PDP shows water harvest areas will be part of this project. A condition will be provided in support of First Flush retention to be utilized throughout the site.

5. This site has an assured water supply by Tucson Water. The site analysis provides the selection of indoor and outdoor measures Water Conservation Measures from Table B (Commercial Development). At the time of development, the developer shall be required to provide the combination of Water Conservation Measures from Table B. A condition will be provided to ensure compliance with the Water Policy of the Comprehensive Plan.

The District has no objection subject to recommended conditions #3A-C.

WASTEWATER RECLAMATION REPORT

Sewer service is available in the existing 8" sewer main I-85-207 in Outlook Drive, downstream from manhole 4559-07 (Type I P22WC00140, dated May 10, 2022). Allocation of capacity is made by the Type III Capacity Response.

The Pima County Regional Wastewater Reclamation Department has no objection to the proposed rezoning request subject to the addition of rezoning conditions #4A-F.

DEPARTMENT OF ENVIRONMENTAL QUALITY REPORT

Environmental Quality has no comment.

ENVIRONMENTAL PLANNING REPORT

Environmental Planning has no objection to this request subject to the addition of condition #5.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of condition #6.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service has no comment.

TUCSON WATER DEPARTMENT REPORT

The Tucson Water Department has no comment. A will-serve letter is contained within the site analysis for the eastern parcel with water service under an existing pre-annexation development agreement. The remaining two parcels are surrounded on three sides by Tucson Water and will obtain service in accordance with City of Tucson water policies.

FIRE DISTRICT REPORT

The site lies outside a dedicated fire district and will be served through subscriber access.

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 approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the development plan submittal. Offsite

- improvements determined necessary as a result of the TIS shall be provided by the property owner(s).
- B. Prior to development plan approval, written proof of coordination with the City of Tucson is required regarding any traffic impacts to their roadway system.
 - C. A cross access easement through the adjacent private properties to the south will be required prior to development plan approval. The location and design shall be determined at the time of development plan submittal and are subject to the Department of Transportation approval.
 - D. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.
 - E. Prior to development plan approval, written proof from the HOA or governing body of Southpointe Business Park shall be provided allowing use of its private road common area.
3. Regional Flood Control District conditions:
- A. First Flush retention shall be provided in Low Impact Development practices distributed throughout the site.
 - B. If the detailed engineering analysis of the boundary channels shows that additional width is required to accommodate boundary channel design requirements, the site layout shall be modified to provide the necessary area to mitigate flood and erosion risk and impacts to adjacent properties.
 - C. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Regional Wastewater Reclamation conditions:
- A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
 - B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review

- of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- F. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) 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.
 6. 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 grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
 7. Adherence to preliminary development plan approved at public hearing.
 8. The development shall meet Section 18.57.031E2 ADC-2 Land Use Overlay Zone of the Pima County Zoning Code. The office use is considered accessory to the main use and the assembly and distribution of petroleum based products is allowed.
 9. 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.
 10. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "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)."

Respectfully Submitted,



Terrill L. Tillman, AICP
Principal Planner

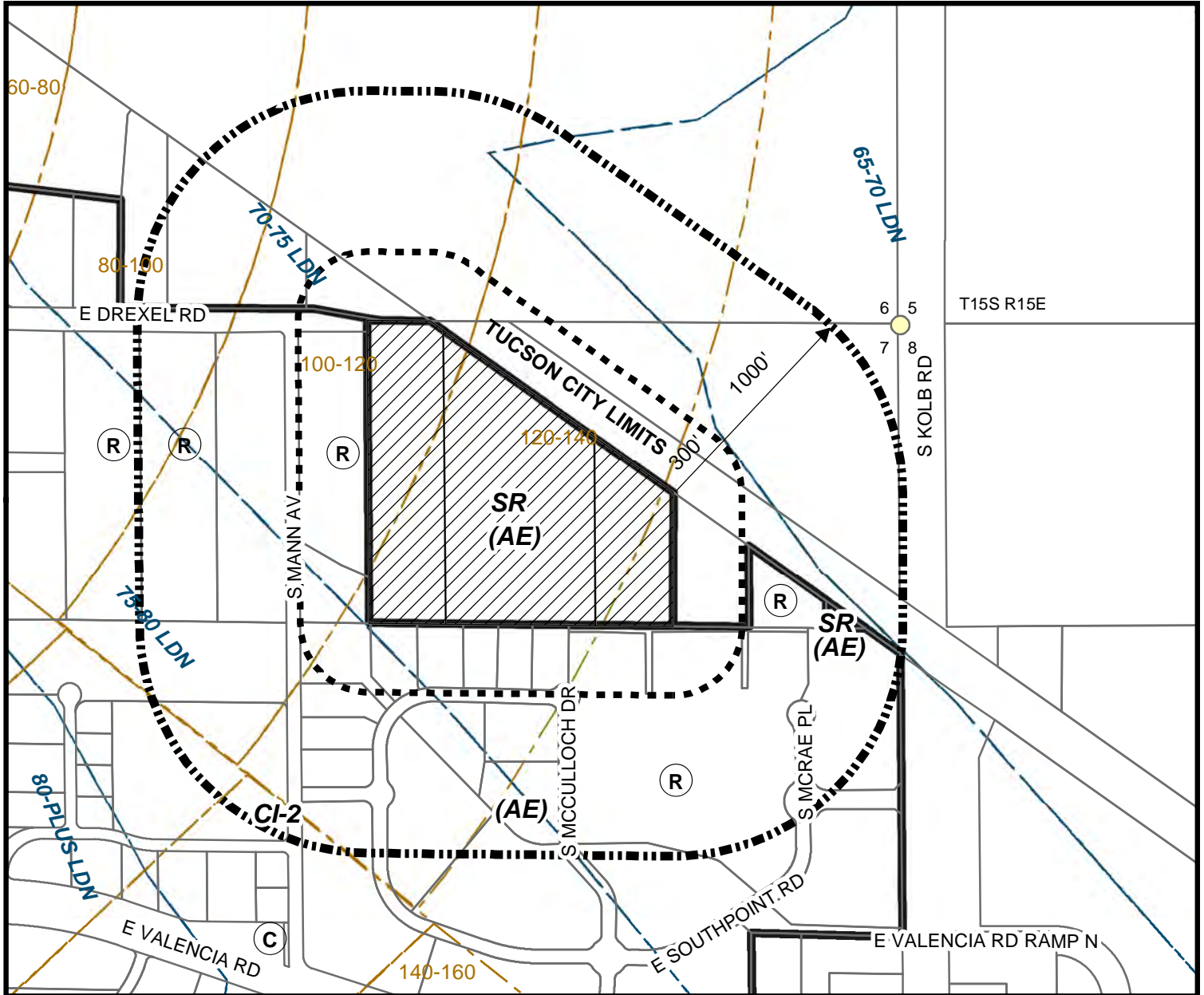
c: Brian Underwood

Case #: P22RZ00010

Case Name: EDWIN LLC. - E. DREXEL ROAD REZONING

Tax Code(s): 141-03-0120, 141-03-0130 & 141-03-0140

-  Subject Property
-  300' Notification Area
-  1000' Notification Area
-  Zoning Boundary
-  AE Height Overlay Zone
-  AE Noise Overlay Zone



Area of proposed rezoning from SR (AE) to CI-2 (AE) 

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 1/11/23 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 31

Map Scale: 1:8,000

Map Date: 10/31/2022 - ds





Military Airport (MA)

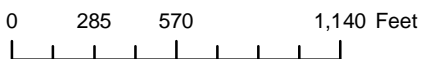
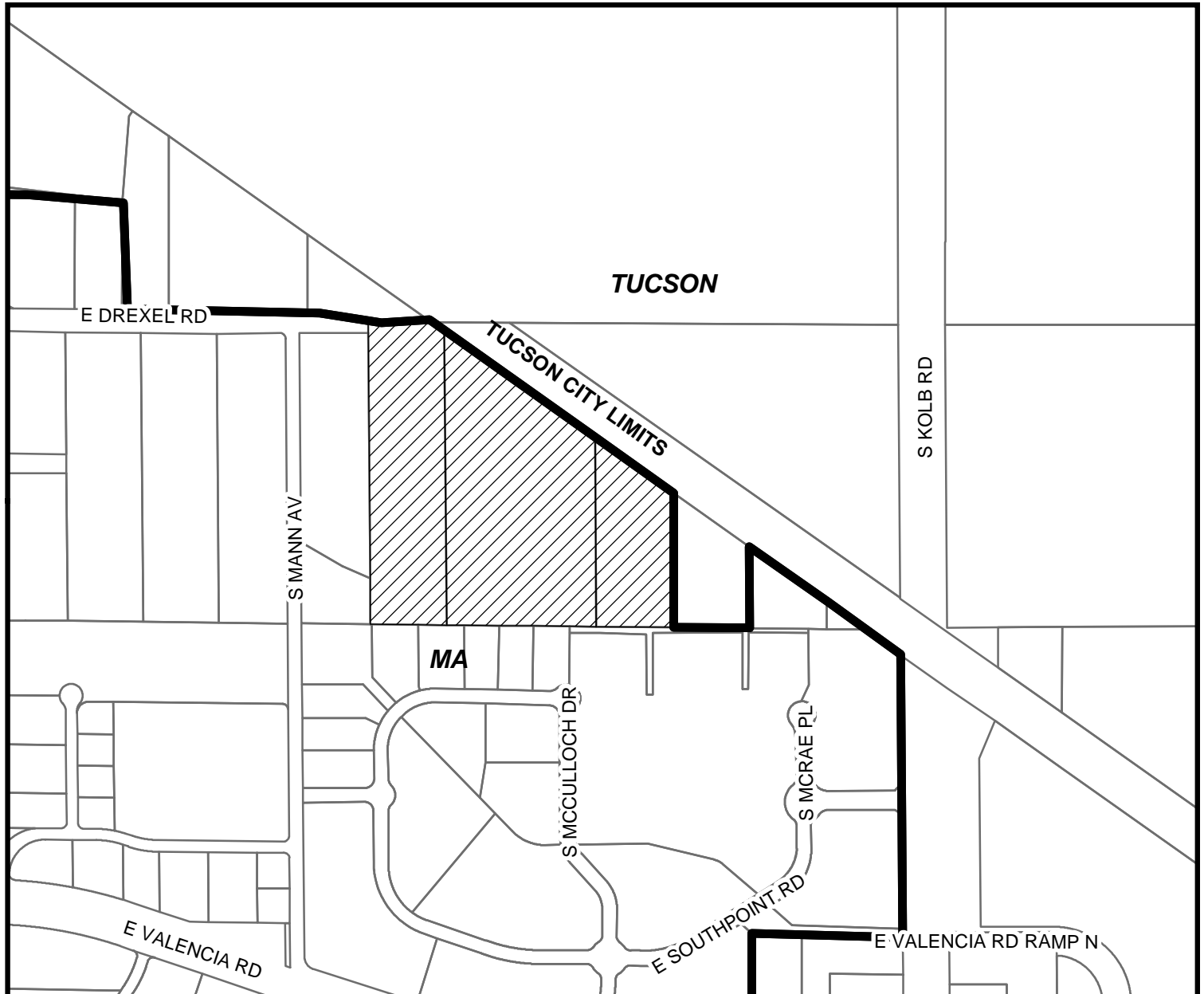
Objective: To recognize Davis-Monthan Air Force Base (DMAFB) as a unique and significant factor in shaping the history, character, and economy of Eastern Pima County; provide guidance for future compatible land uses to promote the health, safety and welfare of the community; and, to promote the long-term viability of the base and its missions.

- Residential Gross Density: New residential development is not a compatible use.
- Zoning Districts: Only the following zoning districts shall be allowed:
 1. CB-1 Local Business Zone
 2. CB-2 General Business Zone
 3. CPI Campus Park Industrial Zone
 4. CI-1 Light Industrial/Warehousing Zone
 5. CI-2 General Industrial Zone
 6. SP Specific Plan Zone



Case #: P22RZ00010
 Case Name: EDWIN LLC. - E. DREXEL ROAD REZONING
 Tax Code(s): 141-03-0120, 141-03-0130 & 141-03-0140

COMPREHENSIVE PLAN EXHIBIT

 Subject Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Map Scale: 1:8,000	Map Date: 10/31/2022 - ds	



M E M O R A N D U M

Date: 12/16/2022 **Case No:** P22RZ00010 (TPC Job No. EDW-01)

To: Terri Tillman, Pima County Development Services

From: Brian Underwood, The Planning Center

Project: Edwin Industrial Park at Southpoint Rezoning

This memorandum includes a record of correspondence with surrounding property owners throughout this rezoning request. In addition to the attached email messages, telephone conversations with Scott Laughlin (HVF West LLC) to the north and Zeke Woolley to the south occurred on November 1st and November 7th, respectively. Neither individual expressed any concerns about the proposed rezoning project.

December 8, 2022 was the date of the Southpoint Owners Association Annual Meeting. The Edwin LLC property owner, Mike Roberts, attended the meeting, and there was no rezoning opposition. This project's proposed access through the Southpoint Industrial Park was also discussed at the Annual Meeting.

Should you have any questions, please do not hesitate to contact me.

Correspondence regarding adjacency to Davis-Monthan Air Force Base

Brian Underwood

From: Brian Underwood
Sent: Tuesday, May 17, 2022 1:34 PM
To: Diana Durazo
Cc: CARTER, BONNIE K CIV USAF ACC 355 CES/CENPL; Adam Call; TORIELLO, MICHAEL R GS-14 USAF ACC 355 WG/CPD
Subject: RE: Rezoning Update

Hi Diana,

I'm not sure if you have already had a chance to connect with Kacey about our meeting last week, so I figured I would follow up with a brief update. For this rezoning, we are limiting the maximum number of employees to twenty per acre in accordance with ADC-2 since that is the approach-departure corridor we're closest to. This equates to a maximum of 624 employees on the 31.2-acre subject property.

We hope to have the rezoning application submitted for review by the end of May. If you have any questions or would like to discuss further, please feel free to contact me.

Regards,
Brian

 BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628



From: Diana Durazo [REDACTED]
Sent: Wednesday, May 4, 2022 3:12 PM
To: Adam Call <ACall@azplanningcenter.com>; CARTER, BONNIE K CIV USAF ACC 355 CES/CENPL [REDACTED]
Cc: Brian Underwood <bunderwood@azplanningcenter.com>; TORIELLO, MICHAEL R GS-14 USAF ACC 355 WG/CPD [REDACTED] RUEDA, OSCAR D GS-14 USAF ACC 355 CES/CEN [REDACTED] FROSCH, JARED C GS-13 USAF ACC 355 CES/CENP [REDACTED]
Subject: RE: Rezoning Update

Good afternoon everyone,

I in no way want to hold up this meeting from occurring, but I will be out of town next week and unable to call in to the meeting. I can check in with Kacey when I get back.

Thank you,
Diana

Diana Durazo
 Special Projects Manager
 Pima County Administrator's Office
 115 North Church, Suite 231
 Tucson, Arizona 85701
 (o) 520.724.8801
 (m) 520.330.6245
diana.durazo@pima.gov

From: Adam Call <ACall@azplanningcenter.com>
Sent: Wednesday, May 4, 2022 1:26 PM
To: CARTER, BONNIE K CIV USAF ACC 355 CES/CENPL [REDACTED] Diana Durazo <diana.durazo@pima.gov>
Cc: Brian Underwood <bunderwood@azplanningcenter.com>; TORIELLO, MICHAEL R GS-14 USAF ACC 355 WG/CPD [REDACTED] RUEDA, OSCAR D GS-14 USAF ACC 355 CES/CEN [REDACTED] FROSCH, JARED C GS-13 USAF ACC 355 CES/CEN [REDACTED]
Subject: RE: Rezoning Update

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Kacey,

Thank you for responding with your availability. The meeting will be via Teams for the meeting at 1:00 pm on Monday. I will send an calendar invite shortly make sure to include Michael.

Thank you,



From: CARTER, BONNIE K CIV USAF ACC 355 CES/CENPL [REDACTED]
Sent: Wednesday, May 4, 2022 12:41 PM
To: Adam Call <ACall@azplanningcenter.com>; Diana Durazo <diana.durazo@pima.gov>
Cc: Brian Underwood <bunderwood@azplanningcenter.com>; TORIELLO, MICHAEL R GS-14 USAF ACC 355 WG/CPD [REDACTED] RUEDA, OSCAR D GS-14 USAF ACC 355 CES/CEN [REDACTED] FROSCH, JARED C GS-13 USAF ACC 355 CES/CEN [REDACTED]
Subject: RE: Rezoning Update

Mr. Call

Will the meeting you are requesting be in person? If not will it be a call or virtual? If virtual it will need to be through Teams as this is the only virtual platform we have easy access. If in person, where will the meeting be held. Below is my availability Monday and Tuesday:

Monday 9 May – 1:00 pm to 4:30 pm
 Tuesday 10 May – 12:00 pm to 4:30 pm



Please add Mr. Michael Toriello to your distro on this subject for his situational awareness. He is DMAFB Director, Community Partnership.

Kacey

B. Kacey Carter, Civ USAF
Base Community Planner
355th Civil Engineer Squadron/CENPL
Davis-Monthan AFB AZ

From: Adam Call <ACall@azplanningcenter.com>
Sent: Tuesday, May 3, 2022 4:22 PM
To: CARTER, BONNIE K CIV USAF ACC 355 CES/CENPL; Diana Durazo <diana.durazo@pima.gov>
Cc: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: [Non-DoD Source] Rezoning Update

Good afternoon, Kacey and Diana,

I wanted to provide you with an update on the proposed rezoning for 32 acres south of Davis-Monthan Air Force Base. I have attached a revised site plan based on the feedback from the pre-app meeting. The civil engineer on the project has also concluded the preliminary hydrologic analysis. With the preliminary layout in place, I want to schedule a meeting to discuss the project further regarding the Base's REPI requirements. Are you available Monday afternoon or Tuesday morning? Please let me know what time works for you, and I will send a calendar invite.

Thank you,



ADAM CALL | PLANNER
THE PLANNING CENTER
2 E Congress Ste 600 Tucson, AZ 85701
Office: 520.623.0166 | Direct: 520.209.2620



Brian Underwood

From: Brian Underwood
Sent: Monday, September 26, 2022 4:09 PM
To: Diana Durazo; Chris Poirier
Cc: Thomas Drzazgowski; Terri Tillman; Mark Holden
Subject: RE: Warehouse

Thank you for following up, Diana. Kacey did mention a pararescue training course with a wind tunnel that we didn't know about. We discussed it with our client and the prospective buyer he is now in escrow with, and they do not believe it will be an issue.

Regards,
Brian

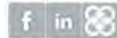


BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2628



From: Diana Durazo <diana.durazo@pima.gov>
Sent: Monday, September 26, 2022 8:03 AM
To: Chris Poirier <Chris.Poirier@pima.gov>; Brian Underwood <bunderwood@azplanningcenter.com>
Cc: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; Terri Tillman <Terri.Tillman@pima.gov>; Mark Holden <Mark.Holden@pima.gov>
Subject: RE: Warehouse

Good morning everyone – if this is the one adjacent to DM base boundary, Mark set up a meeting with them and Kacey. They are not within the ADC but said they would abide by ADC-2 rules to appease DM. I think they wanted to adjust something to do with their back wall. Kacey let them know that on the other side of their wall on the DM side, the base was looking into possibility of constructing a testing site of some sort. However, that was not set in stone. That surprised project proponents. Mark may remember more.

Thank you – Diana

From: Chris Poirier <Chris.Poirier@pima.gov>
Sent: Monday, September 26, 2022 7:51 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Cc: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; Terri Tillman <Terri.Tillman@pima.gov>; Diana Durazo <diana.durazo@pima.gov>
Subject: RE: Warehouse

Thank you, very helpful

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Friday, September 23, 2022 6:01 PM
To: Chris Poirier <Chris.Poirier@pima.gov>
Cc: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; Terri Tillman <Terri.Tillman@pima.gov>; Diana Durazo <diana.durazo@pima.gov>
Subject: RE: Warehouse

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Hi Chris,

We don't have a formal agreement, but we met with Kacey (as suggested in the attached email from Mark) and Mike Toriello from Davis-Monthan, and Diana Durazo. I think Kacey and Mike would've said boo when I sent this update to Diana months ago if we weren't in agreement.

We reached out to Mark in March and had our pre-app meeting on March 16th.

Have a great weekend,



From: Chris Poirier <Chris.Poirier@pima.gov>
Sent: Friday, September 23, 2022 10:51 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Cc: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; Terri Tillman <Terri.Tillman@pima.gov>; Diana Durazo <diana.durazo@pima.gov>
Subject: FW: Warehouse

Brian,
Below suggests conversations have occurred with the base. However what **agreement** was reached with the base? Also, who at the County was informed of this case prior to this submittal?
Thanks
Chris

From: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Friday, September 23, 2022 10:26 AM
To: Chris Poirier <Chris.Poirier@pima.gov>
Subject: RE: Warehouse



I don't see an exhibit and can ask for one.....Its in the height 100-120 and 120-140, land use, and noise overlays and just east (outside) of the ADC-2



II-O AGREEMENTS

Due to the property's proximity to Davis-Monthan, the proposed development is sensitive to the base's long-term mission. As such, the property owner's representatives engaged with Davis-Monthan's Community Partnership Office to discuss a development approach that would be mutually beneficial. To ensure compatible land use and to respect the mission of the REPI program, this rezoning proposes to limit the number of employees to a maximum of 650 employees present on-site at one time. Although the subject property is not within a defined Approach-Departure Corridor, this employee limit meets the standard for development within the ADC-2 described in Chapter 18.57 of the Pima County Zoning Code.

From: Chris Poirier <Chris.Poirier@pima.gov>
Sent: Friday, September 23, 2022 10:12 AM
To: Terri Tillman <Terri.Tillman@pima.gov>; Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Subject: RE: Warehouse

Any exhibits showing the overlays?

From: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Friday, September 23, 2022 9:29 AM

To: Chris Poirier <Chris.Poirier@pima.gov>; Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Subject: Warehouse

Terrill L. Tillman, AICP
Principal Planner
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701
520-724-6921

Brian Underwood

From: Brian Underwood
Sent: Wednesday, October 19, 2022 2:51 PM
To: Terri Tillman
Cc: Adam Call
Subject: RE: Edwin Rezoning
Attachments: RE: Edwin Rezoning

Hi Terri,

According to the attached email string, the products are mostly petroleum-based plastics, but they will only be assembling already molded parts, not manufacturing petroleum-based plastics onsite.

Hopefully, that helps. Please let me know if you or the base have any additional questions.

Thanks,
Brian



BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2628



From: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Wednesday, October 12, 2022 1:39 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: RE: Edwin Rezoning

Hi Brian!

You'll have to clarify whether these plastic products are petroleum, rubber or hazardous? I presume they are petroleum based, but let me know. I can check with Kacey and see, if so.

Thanks,
Terri

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Wednesday, October 12, 2022 1:33 PM
To: Terri Tillman <Terri.Tillman@pima.gov>
Subject: FW: Edwin Rezoning

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Hi, Terri! I promise this is my third and last email for now. Donna from Rain Bird would like to know if the warehousing, distribution, and light assembly of their molded plastic products would be allowed. Can you please confirm?

Thanks!
Brian



BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.823.5146 | Direct: 520.209.2628



From: Rob Glaser <rglaser@picor.com>

Sent: Wednesday, October 12, 2022 9:07 AM

To: Brian Underwood <bunderwood@azplanningcenter.com>

Cc: Mike Roberts <mroberts@cmrconstruction.org>; Adam Call <ACall@azplanningcenter.com>

Subject: RE: Edwin Rezoning

Brian,

Please see this note from Rainbird:

Rob –

We would likely use the site for warehousing/distribution and light assembly.

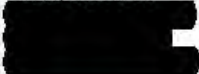
The bulk of our products are made from molded plastics.

It is not clear to me that this would be ok under items 12 and 18 below. I do not think it would be an issue, however I think there should be deliberate communication on this point.

Regards,

Donna Millan
Vice President Human Relations

Rain Bird Corporation
1000 W. Sierra Madre Avenue
Azusa, CA 91702



www.rainbird.com

Robert Glaser, CCIM, SIOR
Principal, Industrial Properties
PICOR Commercial Real Estate Services

Direct: +1 520 546 2707



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Tara Kernen
Broker Assistant
PICOR Commercial Real Estate Services

Direct: +1 520 546 2723
Mobile +1 520 982 6909
Fax: +1 520 546 2799
tkernen@picor.com

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Tuesday, October 11, 2022 4:00 PM
To: Rob Glaser <rglaser@picor.com>
Cc: Mike Roberts <mroberts@cmrconstruction.org>; Adam Call <ACall@azplanningcenter.com>
Subject: FW: Edwin Rezoning

Hi Rob,

Based on Terri's response, office would only become an issue on this property if it was the primary use (i.e., the lion's share of the gross floor area).

I hope this helps. Let me know if you need me to help clarify further with Rain Bird.

Regards,
Brian



From: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Tuesday, October 11, 2022 2:56 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: RE: Edwin Rezoning



Brian,
That is referring to the sole use of a professional office and are defined differently in the code, not an office in conjunction with a warehouse, ect approved SP.
Thanks,
Terri

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Tuesday, October 11, 2022 2:38 PM
To: Terri Tillman <Terri.Tillman@pima.gov>
Subject: FW: Edwin Rezoning

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Hi Terri,

As you can see in the email below, an outright prohibition on office use could be a dealbreaker for Rain Bird.

Would the base be amenable to modifying the language for prohibited use b.1 via a rezoning condition?

I was thinking we could keep the prohibition on clinics, repair, and rental services but still allow Rain Bird to have an office component subject to the overall cap on the number of employees per ADC-2 standards. Their primary goal is to have industrial space for manufacturing, product assembly, processing, warehousing, and logistics, but office space is a crucial component of those operations.

Thanks!
Brian



BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
311 Congress Ste 600 Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2622



From: Rob Glaser <rglaser@picor.com>
Sent: Tuesday, October 11, 2022 10:54 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Cc: Mike Roberts <mroberts@cmrconstruction.org>; Adam Call <ACall@azplanningcenter.com>
Subject: RE: Edwin Rezoning

Brian,
Before forwarding I wanted to ask about the restriction outlined under B1. I think this could be an issue for Rainbird. Under this list, would office space be prohibited?
Thanks,

Rob

Robert Glaser, CCIM, SIOR
Principal, Industrial Properties
PICOR Commercial Real Estate Services

Direct: +1 520 546 2707
Mobile: +1 520 850 9642
Fax: +1 520 546 2799
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tkernen@picor.com

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Monday, October 10, 2022 5:43 PM
To: Rob Glaser <rglaser@picor.com>
Cc: Mike Roberts <mroberts@cmrconstruction.org>; Adam Call <ACall@azplanningcenter.com>
Subject: FW: Edwin Rezoning

Hi Rob,

I passed this information on to Mike last week and wanted to send it to you as well so you can let Rain Bird know. Pima County staff met with representatives from Davis-Monthan on Thursday. They initially had concerns about what might be manufactured there (e.g., flammable or explosive materials). Luckily, I caught our County case planner on the phone during their Zoom meeting and was able to tell her it would be Rain Bird on the property. She called me afterward and said DM doesn't have any issues with Rain Bird. They want us to prohibit the uses in the email below and would also like a 7' wall adjacent to the base.

Please let me know if you have any questions.

Regards,
Brian



BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.299.3626





From: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Thursday, October 6, 2022 1:42 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: RE: Edwin Rezoning

Hi Brian.....sorry about that.....cutting it short twice!! The base also will want a 7ft high wall adjacent to their property. The following is from the code and the subject of the base's request. Section 18.57.031E2b of the Pima County Zoning Code

b. Prohibited Uses.

- 1) Business, personal, professional and semi-professional services, including general offices
- 2) Child care centers;
- 3) Cultural activities, including libraries, museums, theaters, concert halls, and religious facilities
- 4) Educational facilities, including colleges and trade schools;
- 5) Elementary and secondary schools;
- 6) Governmental uses that provide services directly to the public or places of public assembly (communications, sewage or water treatment, and water storage);
- 7) Hospitals, extended care facilities, and assisted living centers;
- 8) Hotels, resorts, and other lodging facilities, including group camps;
- 9) Indoor public assembly, including amusement or recreational enterprises;
- 10) Indoor recreation, including clubhouses and swimming pools, etc.;
- 11) Landfills;
- 12) Manufacturing and processing of chemical, petroleum, rubber, or other hazardous or high
- 13) Outdoor public assembly, including stadiums and amphitheaters;
- 14) Outdoor recreation (such as picnic areas, swimming pools, and playgrounds) which provide
- 15) Residential;
- 16) Restaurants and other eating and drinking establishments;
- 17) Retail sales, including direct retail sales of agricultural products; and
- 18) Wholesale trade, warehousing, and distribution of chemical, petroleum, and rubber products

Thanks,
Terri

Terrill L. Tillman, AICP
Principal Planner

Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701
520-724-6921

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Thursday, October 6, 2022 1:25 PM
To: Terri Tillman <Terri.Tillman@pima.gov>
Subject: Edwin Rezoning

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Hi Terri,

When you have a moment, can you please send me a list of the manufacturing materials DM would like to prohibit so I can share it with the property owner and buyer?

We talked about some of the obvious ones during our meetings, like hazardous or explosive materials, but it'd be great to have a list of exactly what they don't want.

Thanks!
Brian



BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

2 E Congress Ste 500, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2628



Correspondence regarding ingress/egress through Southpoint Industrial Park

Brian Underwood

From: Brian Underwood
Sent: Monday, November 7, 2022 4:04 PM
To: Daniel J. Quigley
Cc: Julie Niles
Subject: RE: Edwin LLC Rezoning for Mike Roberts

You too, Dan! Thank you.



BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628



From: Daniel J. Quigley [REDACTED]
Sent: Monday, November 7, 2022 4:03 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Cc: Julie Niles [REDACTED]
Subject: RE: Edwin LLC Rezoning for Mike Roberts

Brian

It was a pleasure chatting with you this afternoon.

I have attached a copy of the CC&Rs for Southpointe.

Dan

--
Daniel J. Quigley [REDACTED]
Daniel J. Quigley, PLC
5425 E. Broadway, Suite 352
Tucson, Arizona 85711

[REDACTED]
www.digplc.com

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Monday, November 7, 2022 2:47 PM
To: Julie Niles [REDACTED]
Cc: Daniel J. Quigley [REDACTED]
Subject: RE: Edwin LLC Rezoning for Mike Roberts



Hi Julie,

Here's the Zoom link for Thursday's meeting. As I mentioned on the phone, I dropped the ball on calling Dan last week, so he and I haven't had a chance to discuss this further, but hopefully, we can before the meeting.

<https://us06web.zoom.us/j/9844761151>

Enjoy the rest of your day,
Brian



BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2628



From: Brian Underwood
Sent: Tuesday, November 1, 2022 4:32 PM
To: Julie Niles
Cc:
Subject: RE: Edwin LLC Rezoning for Mike Roberts

Hi Julie,

Thank you for putting us in contact. I'll give Dan a call tomorrow or Thursday.

Regarding your first question, the Drexel Road right-of-way is 100' wide west of this project. Drexel's right-of-way narrows to about 50-60' at the northwest corner of the Edwin LLC property, but I think that may still be wide enough to accommodate access per Pima County standards. However, drainage could make accessing Drexel challenging since a large portion of the site drains to that corner where we're showing a basin on the plan. It could also necessitate improvements to Drexel and Mann Avenue that are cost-prohibitive for the property's development.

Mike Roberts (Edwin LLC) mentioned the City of Tucson was recently considering annexing Southpointe, and if they did, Southpointe's private streets would become public, relieving the Association from maintaining them. If you would like, I told him I would reach out to the City's annexation manager to inform him about this project and see if it spurs any renewed interest.

Dan can probably answer your second question better than I can, but I think the 31-acre Edwin LLC property would be subject to the Southpointe CC&Rs if it's annexed into Southpointe.

Regards,
Brian





BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2628



From: Julie Niles [REDACTED]
Sent: Tuesday, November 1, 2022 2:25 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Cc: [REDACTED]
Subject: FW: Edwin LLC Rezoning for Mike Roberts

Dear Brian,

Please be advised that Dan Quigley is the lawyer who represents the Southpointe Property Owners' Association, and you should speak with him regarding these proposed changes. His contact information is below, and I am copying him on this email:

Daniel J. Quigley [REDACTED]
Daniel J. Quigley, PLC
5425 E. Broadway, Suite 352
Tucson, Arizona 85711
[REDACTED]
www.digplc.com

Can you answer a couple of quick questions:

- 1. Does this property that you are proposing to annex into Southpointe have roadway access via Drexel Road? If so, what specifically would the access through the Edwin, LLC, lot be used for?
- 2. If the entire property were to be annexed into Southpointe, would it then be subject to our C.C. & R.'s?

I'll see you at the neighborhood meeting. Can I come in person, or is it only held via zoom? If I can come in person, please provide me with the address.

Julie Niles
Property Manager
Venture West Real Estate Services, LLC
6007 E. Grant Rd | Tucson, AZ 85712
[REDACTED] | Main 520.722.9292 Ext. 108
Fax 520.722.1927 | [REDACTED]
Email [REDACTED]
Website VentureWest.com

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Wednesday, October 26, 2022 11:03 AM



To: Julie Niles [REDACTED]
Subject: Edwin LLC Rezoning for Mike Roberts

Hi Julie,

Thank you for taking my call this morning. Attached is a copy of our Preliminary Development Plan and an invitation to a November 10th Zoom meeting that will go in the mail later today or tomorrow. The letter briefly describes the proposed rezoning project but does not specify Rain Bird as the future end user.

Although we are working for Mike Roberts (Edwin LLC), Rain Bird has been highly responsive and great to work with. They provided us with a breakdown of how much each property owner contributes to the maintenance of the Southpoint industrial park and explained the percentage is based on property size. They are also open to paying a higher contribution to use the roads in Southpoint to access the additional acreage they want to expand on.

Please let me know if you have any questions, and feel free to contact me or have Mr. Quigley contact me on my cell (928-202-8861) to discuss this further.

Thanks,
Brian



BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2628



Brian Underwood

From: Brian Underwood
Sent: Monday, December 5, 2022 7:37 PM
To: Julie Niles
Cc: Zamora, Leonardo NOG 5050; Rob Glaser; M Roberts (mroberts@cmrconstruction.org); Adam Call
Subject: Edwin Industrial Rezoning - Traffic Estimates
Attachments: Re: FW: FW: Edwin Industrial Park Traffic Proposal

Hi Julie,

I know you and Leonardo have been in contact regarding traffic estimates for Rain Bird's proposed expansion, and the association's annual meeting is this Thursday, so we wanted to get you some information to review beforehand. I apologize that we were unable to send you something sooner.

Leonardo pulled numbers from a similar facility in California that is about half the size of Rain Bird's proposed expansion here in Tucson. He then increased those numbers to account for the additional square footage and the number of employees anticipated here.

Per his estimates, the expansion site would generate about 250 vehicles (500 trips in and out) daily. The expected breakdown is 80 to 100 Cargo/contractor vehicles per day and 100 to 150 employee vehicles per day (on the busiest days).

We also consulted with a local registered traffic engineer, Marcos Esparza. Marcos provided trip generation estimates based on the Institute of Traffic Engineers (ITE) trip rates for Warehousing and Manufacturing. Those figures are in the tables below and show an estimate of just under 1,400 daily trips in and out of the site. While the ITE traffic estimate is higher than the 500 trips estimated by Rain Bird, actual data from a company is more accurate than using the average rates from a compilation of traffic generation studies.

Attached to this message is the email string amongst myself, Leonardo, and Marcos so that you can see our discussion around this. I'm happy to help answer any follow-up questions you may have.

Enjoy the rest of your evening,
Brian

Trip Generation Average Rates			AM Peak		PM Peak		Weekday	
Land Use	# Bldg Size (KSF)	ITE Code	In	Out	In	Out	In	Out
Warehousing	400	150	0.17		0.18		1.71	
			77%	23%	28%	72%	50%	50%
Manufacturing	150	140	0.68		0.74		4.75	
			76%	24%	31%	69%	50%	50%

Trip Generation			AM Peak		PM Peak		Weekday	
Land Use	Bldg Size (KSF)	ITE Code	In	Out	In	Out	In	Out
Warehousing	400	150	68		72		684	
			52	16	20	52	342	342
Manufacturing	150	140	102		111		713	
			78	24	34	77	356	356
Totals			170		183		1,397	
			130	40	55	128	698	698

With two streets providing equal access to and from the project, these are the in/out trips per street:

	AM Peak		PM Peak		Weekday	
50%	In	Out	In	Out	In	Out
	65	20	27	64	349	349



BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2628



M E M O R A N D U M

Date: 11/11/2022 **Case No:** P22RZ00010 (TPC Job No. EDW-01)

To: Terri Tillman, Pima County Development Services

From: Adam Call, The Planning Center

Project: Edwin Industrial Park at Southpoint Rezoning

This memorandum summarizes the meeting held on November 10, 2022, at 6:00 pm, between the Edwin Industrial Park development team and representatives of neighboring properties.

Brian Underwood and Adam Call of The Planning Center and Rob Glaser of PICOR represented the development team. Attendees included Bill Ellison from HVF West LLC to the north and two members of the Southpoint Industrial Park to the south. Julie Niles with Venture West, the Southpoint Owners Association Manager, and Daniel Quigley, the Association's legal counsel, also attended. The meeting was held virtually via Zoom, and attendees participated via video or telephone.

The primary purpose of this meeting was to inform these neighboring property owners and representatives of the proposed rezoning and improvements to the subject property. Brian Underwood presented the project. He described the site's location, surrounding context, and the proposed zoning change. He then presented the preliminary development plan (PDP) detailing the future proposed use of the site. After a brief overview of the rezoning process, the meeting transitioned into a discussion of the PDP and answering attendees' follow-up questions. Topics of the discussion centered around access to the property, traffic, site layout, and drainage. The meeting adjourned at 6:30 pm.

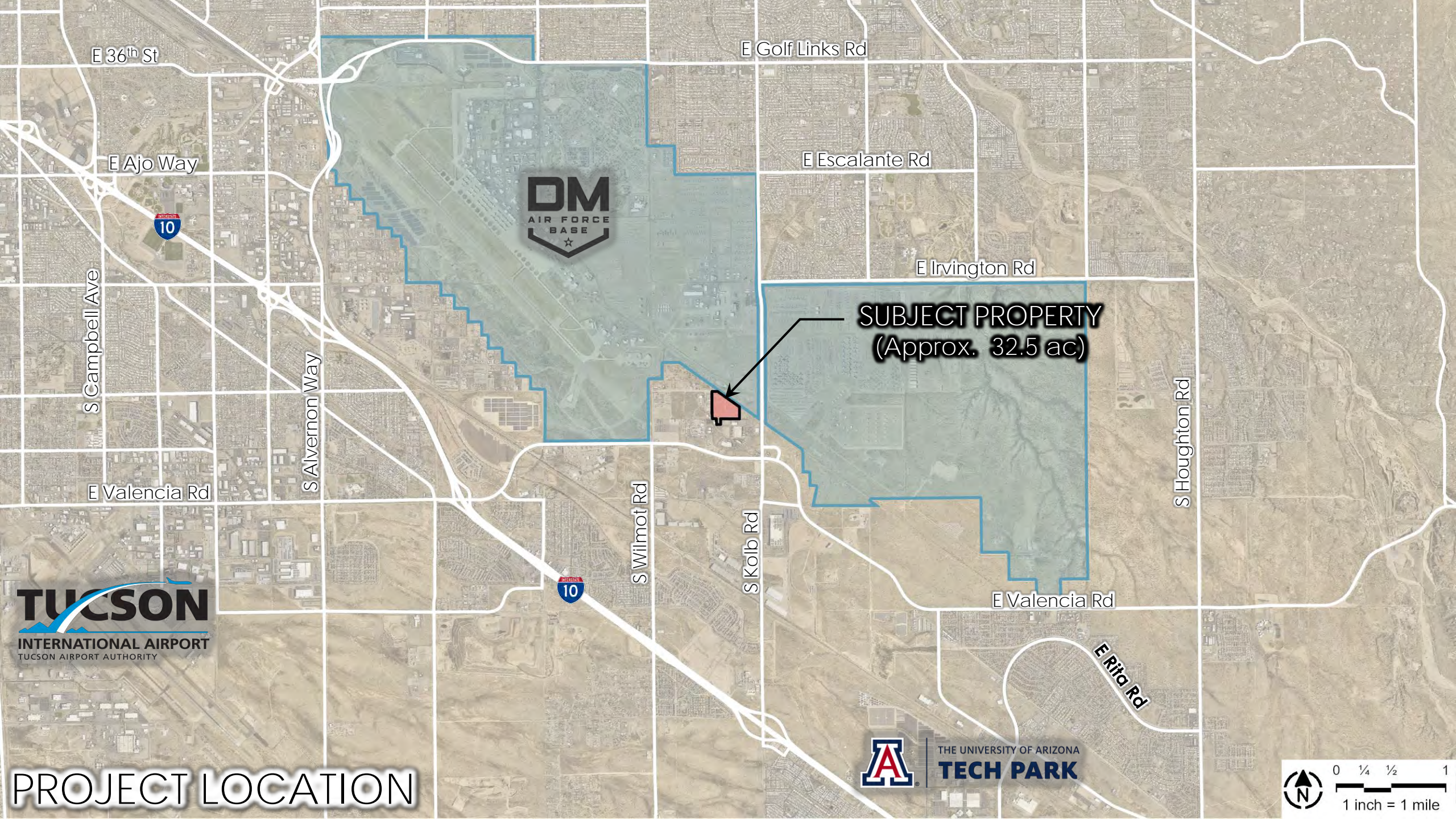
Should you have any questions, please do not hesitate to contact me.

EDWIN INDUSTRIAL PARK AT SOUTHPOINT

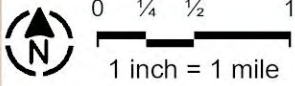
NEIGHBORHOOD MEETING – NOVEMBER 10, 2022



THE PLANNING CENTER
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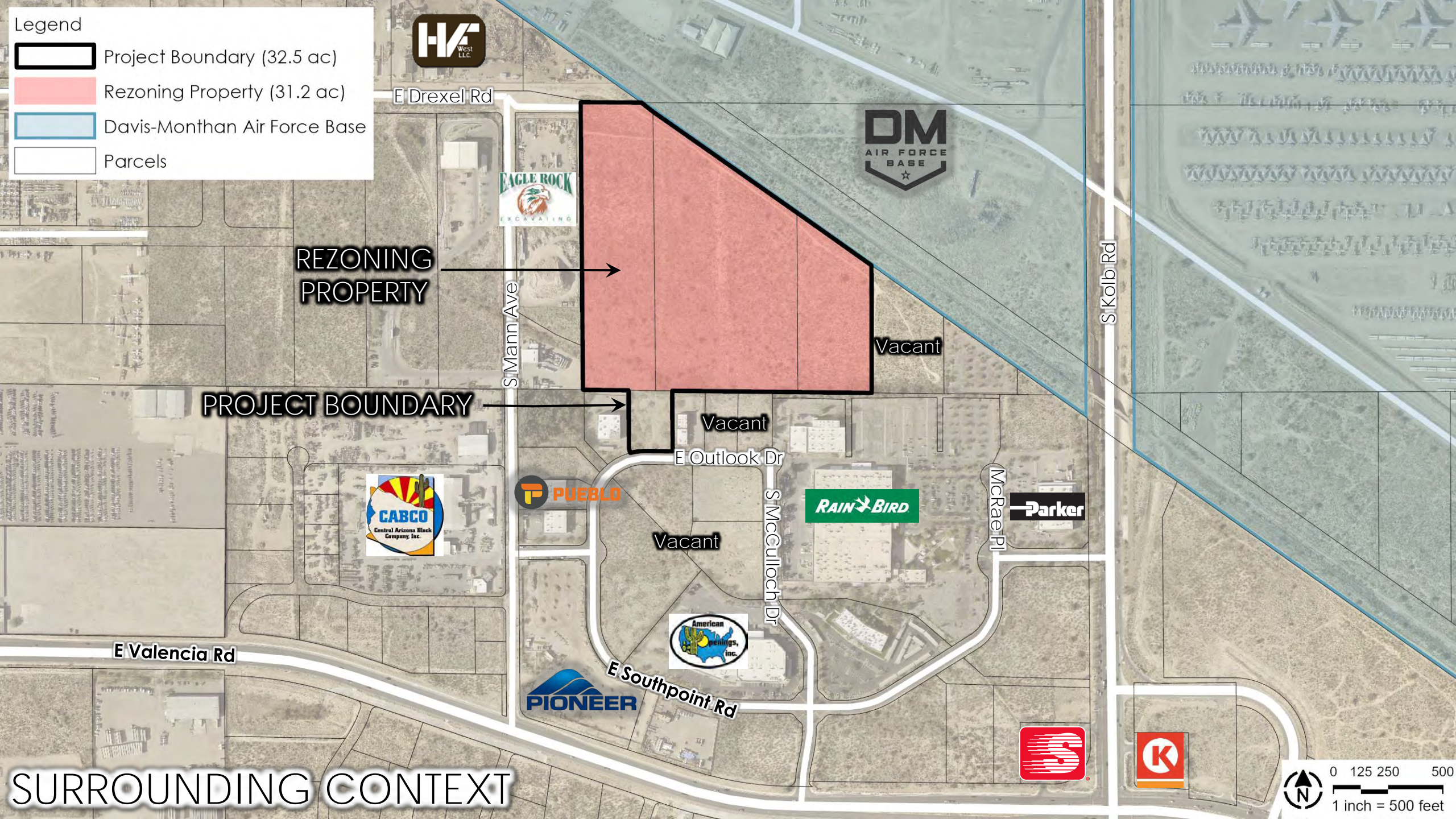
SUBJECT PROPERTY
(Approx. 32.5 ac)



PROJECT LOCATION

Legend

-  Project Boundary (32.5 ac)
-  Rezoning Property (31.2 ac)
-  Davis-Monthan Air Force Base
-  Parcels




**REZONING
PROPERTY**




PROJECT BOUNDARY

SURROUNDING CONTEXT

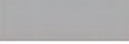

0 125 250 500
1 inch = 500 feet



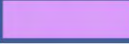


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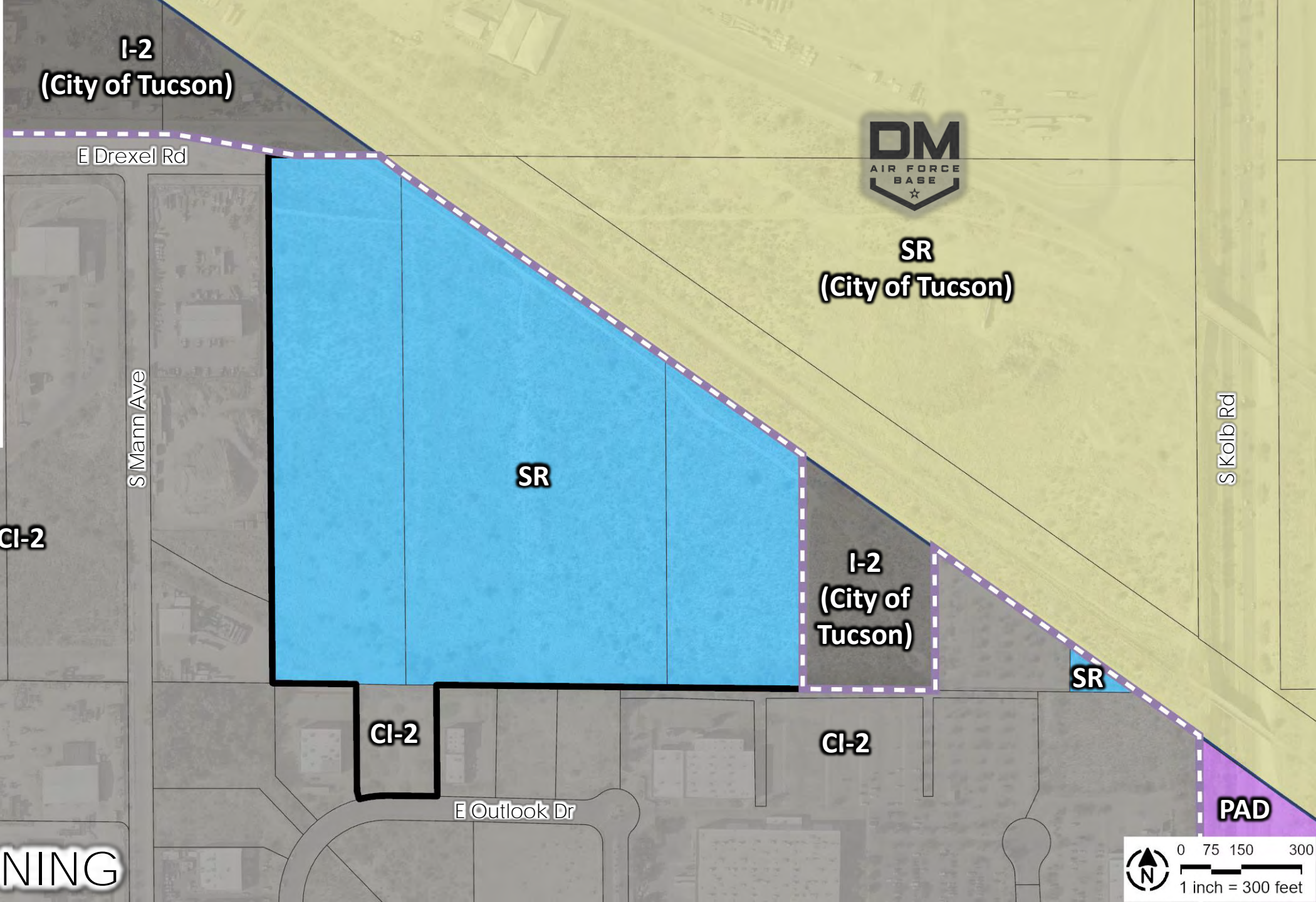
-  Project Boundary (32.5 ac)
-  Jurisdictional Boundary
-  Parcels

Pima County Zone

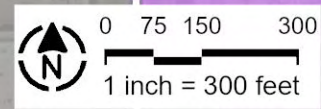
-  CI-2
-  SR

City of Tucson Zone




-  PAD
-  SR
-  I-2



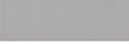

EXISTING ZONING



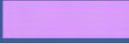


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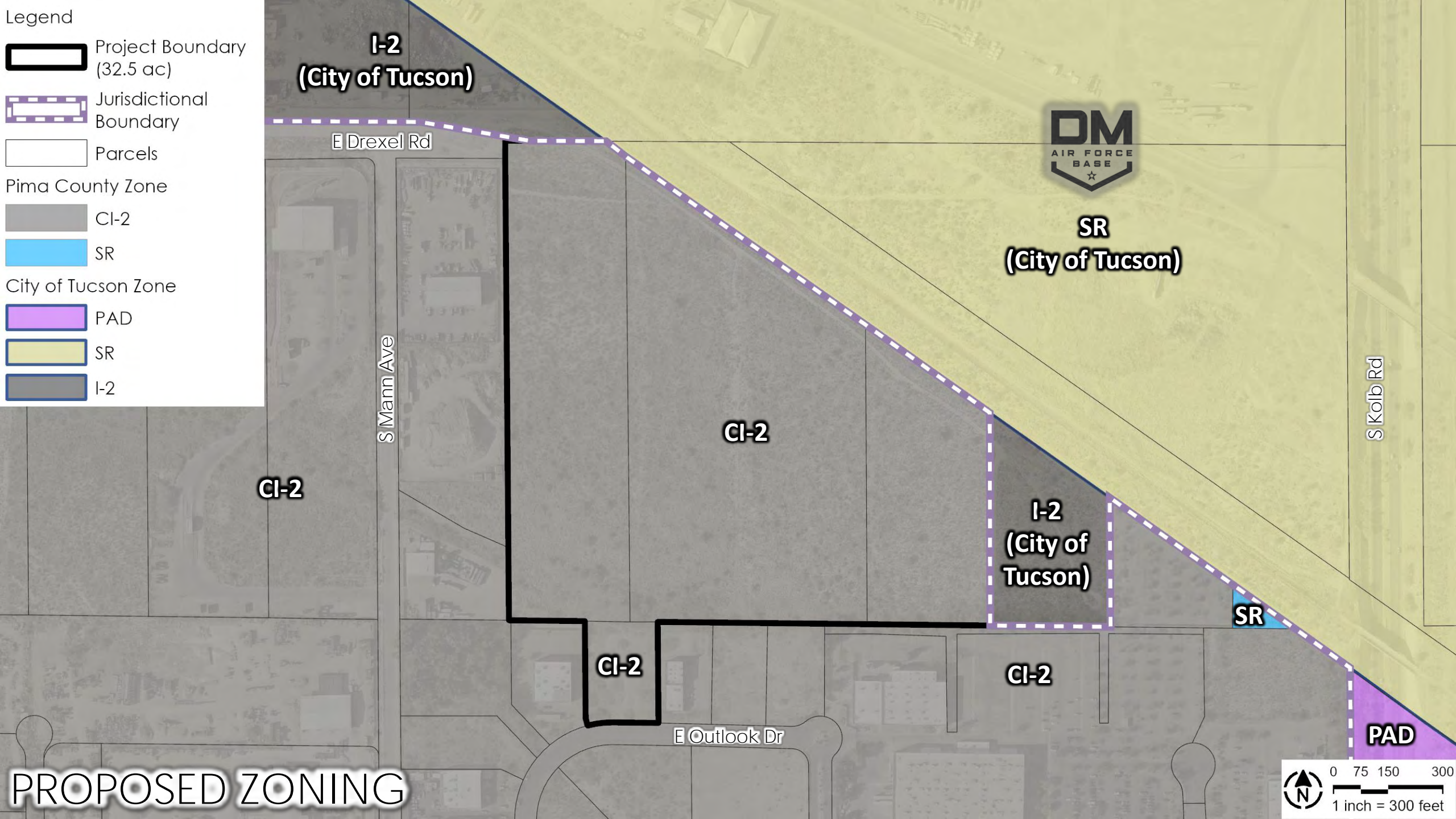
-  Project Boundary (32.5 ac)
-  Jurisdictional Boundary
-  Parcels

Pima County Zone

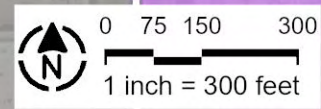
-  CI-2
-  SR

City of Tucson Zone

-  PAD
-  SR
-  I-2



PROPOSED ZONING



141-03-001A
ZONE: I-2 (Tucson)
HVF WEST LLC

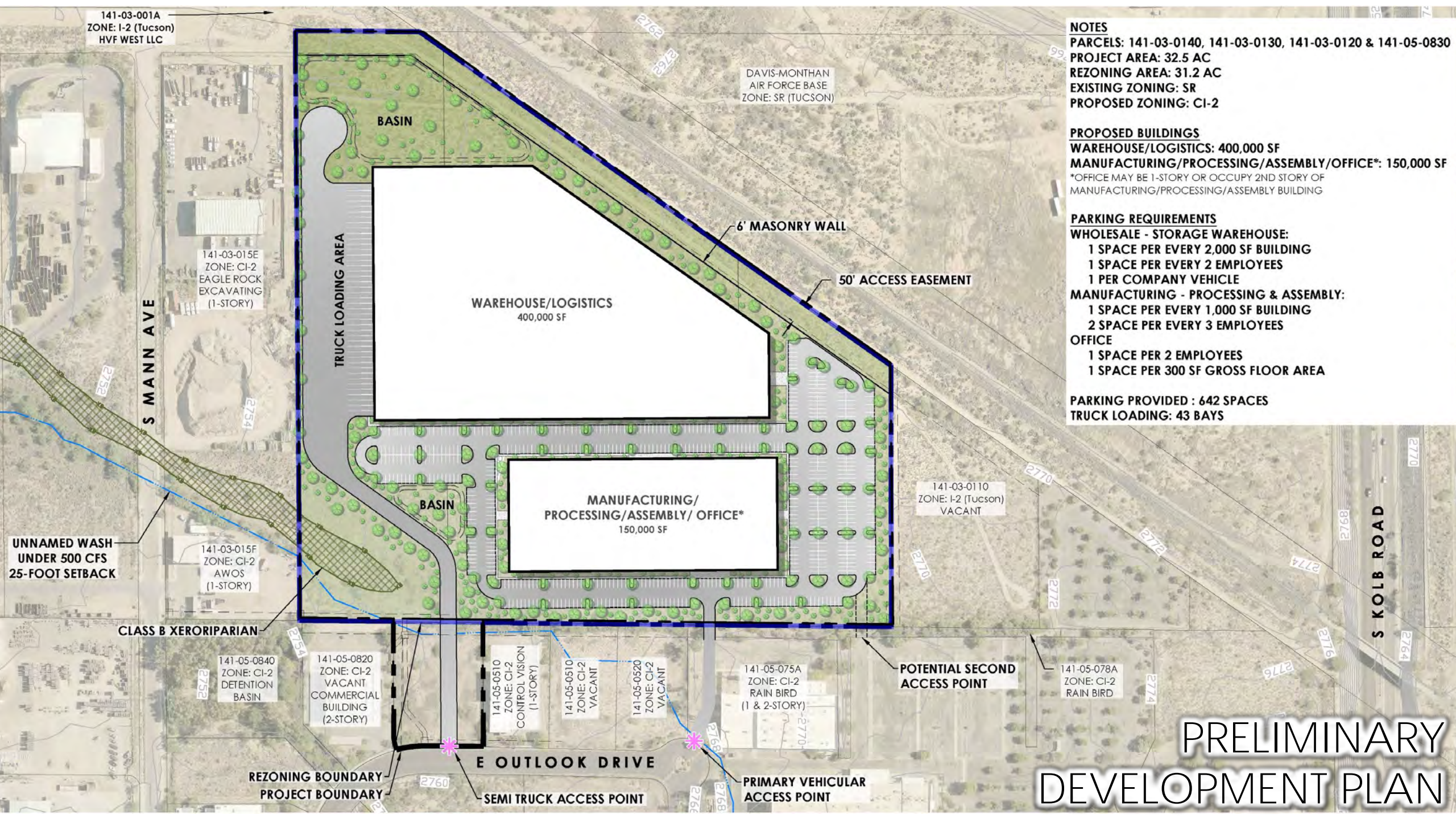
DAVIS-MONTHAN
AIR FORCE BASE
ZONE: SR (TUCSON)

NOTES
PARCELS: 141-03-0140, 141-03-0130, 141-03-0120 & 141-05-0830
PROJECT AREA: 32.5 AC
REZONING AREA: 31.2 AC
EXISTING ZONING: SR
PROPOSED ZONING: CI-2

PROPOSED BUILDINGS
WAREHOUSE/LOGISTICS: 400,000 SF
MANUFACTURING/PROCESSING/ASSEMBLY/OFFICE*: 150,000 SF
*OFFICE MAY BE 1-STORY OR OCCUPY 2ND STORY OF
MANUFACTURING/PROCESSING/ASSEMBLY BUILDING

PARKING REQUIREMENTS
WHOLESALE - STORAGE WAREHOUSE:
1 SPACE PER EVERY 2,000 SF BUILDING
1 SPACE PER EVERY 2 EMPLOYEES
1 PER COMPANY VEHICLE
MANUFACTURING - PROCESSING & ASSEMBLY:
1 SPACE PER EVERY 1,000 SF BUILDING
2 SPACE PER EVERY 3 EMPLOYEES
OFFICE
1 SPACE PER 2 EMPLOYEES
1 SPACE PER 300 SF GROSS FLOOR AREA

PARKING PROVIDED : 642 SPACES
TRUCK LOADING: 43 BAYS



141-03-015E
ZONE: CI-2
EAGLE ROCK
EXCAVATING
(1-STORY)

141-03-015F
ZONE: CI-2
AWOS
(1-STORY)

141-05-0840
ZONE: CI-2
DETENTION
BASIN

141-05-0820
ZONE: CI-2
VACANT
COMMERCIAL
BUILDING
(2-STORY)

141-05-0510
ZONE: CI-2
CONTROL VISION
(1-STORY)

141-05-0510
ZONE: CI-2
VACANT

141-05-0520
ZONE: CI-2
VACANT

141-05-075A
ZONE: CI-2
RAIN BIRD
(1 & 2-STORY)

141-05-078A
ZONE: CI-2
RAIN BIRD

141-03-0110
ZONE: I-2 (Tucson)
VACANT

**PRELIMINARY
DEVELOPMENT PLAN**





THE PLANNING CENTER
a division of TPC Group, Inc.

QUESTIONS???

October 26, 2022

Dear Neighbor,

On behalf of the property owner, Edwin LLC, we invite you to a neighborhood meeting for a change of zoning request for a 31-acre property located northwest of Valencia Road and Kolb Road. The subject property consists of three vacant parcels situated south of Davis-Monthan Air Force Base and north of the Southpoint Business Park to the south (refer to the map on the right). These parcels are currently zoned SR (Suburban Ranch), which is intended to provide low-density single-family residences on large lots. However, given the property's adjacency to Davis-Monthan and surrounding industrial uses, residential development is incompatible.



This rezoning request proposes to replace the existing SR zone with the CI-2 (General Industrial) zone to develop an industrial park with approximately 550,000 square feet of space to accommodate manufacturing, warehousing, logistics, and ancillary office space uses. The site plan also provides adequate parking spaces, landscaping, and drainage basins. In addition to supporting the long-term viability of Davis-Monthan and the surrounding industrial businesses, the development of the industrial park provides employment opportunities for Pima County residents and opportunities for large-scale companies to locate or expand.

As an adjacent property owner, you are invited to discuss this rezoning request and proposed development at an upcoming neighborhood meeting. Representatives from The Planning Center will present the proposed site plan, detail the rezoning process, and answer any questions you may have.

Please join us:

Date: November 10, 2022

Time: 5:45 PM

Location: Zoom (see link below)

<https://us06web.zoom.us/j/9844761151>

Meeting ID: 984 476 1151

Call-In Number: +1 (669) 444-9171

See Back Page

Comments on this proposal may be submitted to the Pima County Development Services Department at 201 N. Stone Ave. Tucson, AZ 85701 or by phone (520) 724-9000. Additionally, comments may be made verbally or in writing at an upcoming Planning and Zoning Commission public hearing tentatively scheduled for 9:00 AM on November 30.

If you have any questions or cannot participate in the meeting, please call or email me at (520) 623-6146 or bunderwood@azplanningcenter.com. You may also email me requesting a live link for the meeting. This will keep you from having to type the link above into your web browser.

Thank you.

Sincerely,

The Planning Center

A handwritten signature in cursive script that reads "Brian Underwood".

Brian Underwood
Director of Planning



THE PLANNING CENTER
a division of TPC Group, Inc
2 e congress ste 600 tucson az 85701

PHOENIX AZ 852

27 OCT 2022 PM 4:11



FP  **US POSTAGE**
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ZIP 85701

10/27/2022

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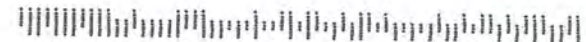
THE PLANNING CENTER
RE: EDW-01
2 E. CONGRESS ST, SUITE 600
TUCSON, AZ 85701

10/31/2022

Rec

RA

85701-178350



6781 OUTLOOK LLC
5030 N AVENIDA DE CASTILLA
TUCSON AZ
85718

ARIZONA OIL SERVICE PROPERTIES
LLC
PO BOX 19149
TUCSON AZ
85731

COMMISSION ON ACCREDITATION OF
REHABILITATION
FACILITIES
6951 E SOUTHPOINT RD
TUCSON AZ 85756

CRAWFORD & SOWERS HOLDINGS LLC
6825 E OUTLOOK DR
TUCSON AZ
85756

DELCON PROPERTIES CO LP
7360 LAUREL CANYON BLVD
NORTH HOLLYWOOD CA
91605

DESIGN & DISPLAY LLC
6737 E SOUTHPOINT RD
TUCSON AZ
85756

EDWIN LLC
4725 S CONTRACTORS WAY
TUCSON AZ
85714

GG LLC
4750 N LA CHOLLA BLVD
TUCSON AZ
85705

HVF WEST LLC
ATTN: FRITZ ENTERPRISES
1650 W JEFFERSON AVE
TRENTON MI 48183

LIVING THE DREAM HOLDINGS LLC
6771 E OUTLOOK DR
TUCSON AZ
85756

METRIC GROUP LLC
3811 W LOWER BUCKEYE RD
PHOENIX AZ
85009

NELSON KEVIN RAYMOND
9349 E CATHY PL
TUCSON AZ
85710

PARKER PROPERTIES INC
6035 PARKLAND BLVD
CLEVELAND OH
44124

RAIN BIRD CORP
ATTN: NICHOLAS KALEYIAS
970 W SIERRA MADRE AVE
AZUSA CA 91702

RANCHO CALIFORNIA CENTER
3208 VILLA ST
LOS ALAMOS NM
85744

SCHNURR GARY E & JUDITH
5000 NORTH PARK DR
COLORADO SPRINGS CO
80918

SCHNURR GARY E & JUDITH
ATTN: SOUTHPOINTE MASTER HOA
VENTURE WEST REAL ESTATE
SERVICES
6007 E GRANT RD
TUCSON, AZ 85712

SOUTHPOINTE PROPERTY OWNERS
ASSOCIATION INC
ATTN: VENTURE WEST REAL ESTATE
SERVICES
6007 E GRANT RD
TUCSON AZ 85712

TITLE SECURITY AGENCY LLC
TR201944R
ATTN: CENTRAL ARIZONA INVESTMENT
PARTNERS LLC
633 E WILCOX DR
SIERRA VISTA, AZ 85635

WASTE MANAGEMENT OF ARIZONA INC
ATTN: WASTE MANAGEMENT
PO BOX 1450
CHICAGO IL 60690

THE PLANNING CENTER
RE: EDW-01
2 E. CONGRESS ST, SUITE 600
TUCSON, AZ 85701

From: [DSD Application for Rezoning or Specific Plan](#)
To: [DSD Planning](#)
Subject: Application for Rezoning / Specific Plan Submission
Date: Thursday, September 22, 2022 11:31:51 AM
Attachments: [Site Analysis Document - Edwin Industrial Park Rezoning Document.pdf](#)
[Letter of Authorization Document - Authorization Letter.pdf](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

New submission

You received a new submission.

Owner name

Edwin LLC

Owner address

4725 S. Contractors Way

Owner city

Tucson

Owner state

AZ

Owner zipcode

85714

Owner phone

5209543746

Email

mroberts@cmrconstruction.org

Applicant name

Brian Underwood

Applicant address

2 E. Congress Street, Suite 600

Applicant city

Tucson

Applicant state

AZ

Applicant zipcode

85701

Applicant phone

5206236146

Applicant_email

bunderwood@azplanningcenter.com

Property address

6720 E DREXEL RD

Property parcel number

141-03-0120, 141-03-0130, 141-03-0140

Property acreage

31.5

Property present zone

SR

Property proposed zone

CI-2

Policies

Military Airport

Letter of authorization document

[Authorization Letter.pdf](#)

Site analysis document

[Edwin Industrial Park Rezoning Document.pdf](#)

Ftp-link

Signature

I confirm the information provided is true and accurate 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. (By checking the box, I am electronically signing this application.)

Application date

22-Sep-2022

September 19, 2022

Pima County
Development Services Department, Planning Division
201 North Stone
Tucson, AZ 85701

**Subject: Edwin Industrial Park at Southpoint Rezoning (6720 East Drexel Road)
On Tax Parcels: 141-03-0120, -0130, and -0140**

To Whom It May Concern:

As the owner of the above-referenced tax parcels, I hereby authorize The Planning Center to act as my agent throughout the rezoning application process.

Very Truly Yours,

Edwin LLC
4725 S Contractors Way
Tucson, AZ 85714-2143

By: 
Mike Roberts, Manager

Edwin LLC
Attn: Mike Roberts
4725 S Contractors Way
Tucson, AZ 85714-2143

Disclosure of Ownership for Edwin LLC

Entity ID: L16302982

Statutory Agent: CHARLES R SMITH, 600 E SPEEDWAY BLVD, TUCSON, AZ 85705

Member: 6720 TRUST, PO BOX 26725, TUCSON, AZ, 85726



MEMORANDUM

Date: 12/16/2022 **Case No:** P22RZ00010 (TPC Job No. EDW-01)

To: Terri Tillman, Pima County Development Services

From: Brian Underwood, The Planning Center

Project: Edwin Industrial Park at Southpoint Rezoning

This memorandum includes a record of correspondence with surrounding property owners throughout this rezoning request. In addition to the attached email messages, telephone conversations with Scott Laughlin (HVF West LLC) to the north and Zeke Woolley to the south occurred on November 1st and November 7th, respectively. Neither individual expressed any concerns about the proposed rezoning project.

December 8, 2022 was the date of the Southpoint Owners Association Annual Meeting. The Edwin LLC property owner, Mike Roberts, attended the meeting, and there was no rezoning opposition. This project's proposed access through the Southpoint Industrial Park was also discussed at the Annual Meeting.

Should you have any questions, please do not hesitate to contact me.

Correspondence regarding adjacency to Davis-Monthan Air Force Base

Brian Underwood

From: Brian Underwood
Sent: Tuesday, May 17, 2022 1:34 PM
To: Diana Durazo
Cc: CARTER, BONNIE K CIV USAF ACC 355 CES/CENPL; Adam Call; TORIELLO, MICHAEL R GS-14 USAF ACC 355 WG/CPD
Subject: RE: Rezoning Update

Hi Diana,

I'm not sure if you have already had a chance to connect with Kacey about our meeting last week, so I figured I would follow up with a brief update. For this rezoning, we are limiting the maximum number of employees to twenty per acre in accordance with ADC-2 since that is the approach-departure corridor we're closest to. This equates to a maximum of 624 employees on the 31.2-acre subject property.

We hope to have the rezoning application submitted for review by the end of May. If you have any questions or would like to discuss further, please feel free to contact me.

Regards,
Brian

 BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628


From: Diana Durazo [REDACTED]
Sent: Wednesday, May 4, 2022 3:12 PM
To: Adam Call <ACall@azplanningcenter.com>; CARTER, BONNIE K CIV USAF ACC 355 CES/CENPL [REDACTED]
Cc: Brian Underwood <bunderwood@azplanningcenter.com>; TORIELLO, MICHAEL R GS-14 USAF ACC 355 WG/CPD [REDACTED] RUEDA, OSCAR D GS-14 USAF ACC 355 CES/CEN [REDACTED] FROSCH, JARED C GS-13 USAF ACC 355 CES/CENP [REDACTED]
Subject: RE: Rezoning Update

Good afternoon everyone,

I in no way want to hold up this meeting from occurring, but I will be out of town next week and unable to call in to the meeting. I can check in with Kacey when I get back.

Thank you,
Diana

Diana Durazo
 Special Projects Manager
 Pima County Administrator's Office
 115 North Church, Suite 231
 Tucson, Arizona 85701
 (o) 520.724.8801
 (m) 520.330.6245
diana.durazo@pima.gov

From: Adam Call <ACall@azplanningcenter.com>
Sent: Wednesday, May 4, 2022 1:26 PM
To: CARTER, BONNIE K CIV USAF ACC 355 CES/CENPL [REDACTED] Diana Durazo <diana.durazo@pima.gov>
Cc: Brian Underwood <bunderwood@azplanningcenter.com>; TORIELLO, MICHAEL R GS-14 USAF ACC 355 WG/CPD [REDACTED] RUEDA, OSCAR D GS-14 USAF ACC 355 CES/CEN [REDACTED] FROSCH, JARED C GS-13 USAF ACC 355 CES/CEN [REDACTED]
Subject: RE: Rezoning Update

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Kacey,

Thank you for responding with your availability. The meeting will be via Teams for the meeting at 1:00 pm on Monday. I will send an calendar invite shortly make sure to include Michael.

Thank you,



From: CARTER, BONNIE K CIV USAF ACC 355 CES/CENPL [REDACTED]
Sent: Wednesday, May 4, 2022 12:41 PM
To: Adam Call <ACall@azplanningcenter.com>; Diana Durazo <diana.durazo@pima.gov>
Cc: Brian Underwood <bunderwood@azplanningcenter.com>; TORIELLO, MICHAEL R GS-14 USAF ACC 355 WG/CPD [REDACTED] RUEDA, OSCAR D GS-14 USAF ACC 355 CES/CEN [REDACTED] FROSCH, JARED C GS-13 USAF ACC 355 CES/CEN [REDACTED]
Subject: RE: Rezoning Update

Mr. Call

Will the meeting you are requesting be in person? If not will it be a call or virtual? If virtual it will need to be through Teams as this is the only virtual platform we have easy access. If in person, where will the meeting be held. Below is my availability Monday and Tuesday:

Monday 9 May – 1:00 pm to 4:30 pm
 Tuesday 10 May – 12:00 pm to 4:30 pm



Please add Mr. Michael Toriello to your distro on this subject for his situational awareness. He is DMAFB Director, Community Partnership.

Kacey

B. Kacey Carter, Civ USAF
Base Community Planner
355th Civil Engineer Squadron/CENPL
Davis-Monthan AFB AZ

From: Adam Call <ACall@azplanningcenter.com>
Sent: Tuesday, May 3, 2022 4:22 PM
To: CARTER, BONNIE K CIV USAF ACC 355 CES/CENPL; [REDACTED]; Diana Durazo <diana.durazo@pima.gov>
Cc: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: [Non-DoD Source] Rezoning Update

Good afternoon, Kacey and Diana,

I wanted to provide you with an update on the proposed rezoning for 32 acres south of Davis-Monthan Air Force Base. I have attached a revised site plan based on the feedback from the pre-app meeting. The civil engineer on the project has also concluded the preliminary hydrologic analysis. With the preliminary layout in place, I want to schedule a meeting to discuss the project further regarding the Base's REPI requirements. Are you available Monday afternoon or Tuesday morning? Please let me know what time works for you, and I will send a calendar invite.

Thank you,



ADAM CALL | PLANNER
THE PLANNING CENTER
2 E Congress Ste 600 Tucson, AZ 85701
Office: 520.623.0166 | Direct: 520.209.2620



Brian Underwood

From: Brian Underwood
Sent: Monday, September 26, 2022 4:09 PM
To: Diana Durazo; Chris Poirier
Cc: Thomas Drzazgowski; Terri Tillman; Mark Holden
Subject: RE: Warehouse

Thank you for following up, Diana. Kacey did mention a pararescue training course with a wind tunnel that we didn't know about. We discussed it with our client and the prospective buyer he is now in escrow with, and they do not believe it will be an issue.

Regards,
Brian

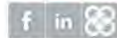


BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2628



From: Diana Durazo <diana.durazo@pima.gov>
Sent: Monday, September 26, 2022 8:03 AM
To: Chris Poirier <Chris.Poirier@pima.gov>; Brian Underwood <bunderwood@azplanningcenter.com>
Cc: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; Terri Tillman <Terri.Tillman@pima.gov>; Mark Holden <Mark.Holden@pima.gov>
Subject: RE: Warehouse

Good morning everyone – if this is the one adjacent to DM base boundary, Mark set up a meeting with them and Kacey. They are not within the ADC but said they would abide by ADC-2 rules to appease DM. I think they wanted to adjust something to do with their back wall. Kacey let them know that on the other side of their wall on the DM side, the base was looking into possibility of constructing a testing site of some sort. However, that was not set in stone. That surprised project proponents. Mark may remember more.

Thank you – Diana

From: Chris Poirier <Chris.Poirier@pima.gov>
Sent: Monday, September 26, 2022 7:51 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Cc: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; Terri Tillman <Terri.Tillman@pima.gov>; Diana Durazo <diana.durazo@pima.gov>
Subject: RE: Warehouse

Thank you, very helpful

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Friday, September 23, 2022 6:01 PM
To: Chris Poirier <Chris.Poirier@pima.gov>
Cc: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; Terri Tillman <Terri.Tillman@pima.gov>; Diana Durazo <diana.durazo@pima.gov>
Subject: RE: Warehouse

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Hi Chris,

We don't have a formal agreement, but we met with Kacey (as suggested in the attached email from Mark) and Mike Toriello from Davis-Monthan, and Diana Durazo. I think Kacey and Mike would've said boo when I sent this update to Diana months ago if we weren't in agreement.

We reached out to Mark in March and had our pre-app meeting on March 16th.

Have a great weekend,



BRIAN UNDERWOOD | Director of Planning
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2 E Congress Ste 600, Tucson, AZ 85701
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f in

From: Chris Poirier <Chris.Poirier@pima.gov>
Sent: Friday, September 23, 2022 10:51 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Cc: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; Terri Tillman <Terri.Tillman@pima.gov>; Diana Durazo <diana.durazo@pima.gov>
Subject: FW: Warehouse

Brian,
Below suggests conversations have occurred with the base. However what **agreement** was reached with the base? Also, who at the County was informed of this case prior to this submittal?
Thanks
Chris

From: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Friday, September 23, 2022 10:26 AM
To: Chris Poirier <Chris.Poirier@pima.gov>
Subject: RE: Warehouse

I don't see an exhibit and can ask for one.....Its in the height 100-120 and 120-140, land use, and noise overlays and just east (outside) of the ADC-2



II-O AGREEMENTS

Due to the property's proximity to Davis-Monthan, the proposed development is sensitive to the base's long-term mission. As such, the property owner's representatives engaged with Davis-Monthan's Community Partnership Office to discuss a development approach that would be mutually beneficial. To ensure compatible land use and to respect the mission of the REPI program, this rezoning proposes to limit the number of employees to a maximum of 650 employees present on-site at one time. Although the subject property is not within a defined Approach-Departure Corridor, this employee limit meets the standard for development within the ADC-2 described in Chapter 18.57 of the Pima County Zoning Code.

From: Chris Poirier <Chris.Poirier@pima.gov>
Sent: Friday, September 23, 2022 10:12 AM
To: Terri Tillman <Terri.Tillman@pima.gov>; Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Subject: RE: Warehouse

Any exhibits showing the overlays?

From: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Friday, September 23, 2022 9:29 AM

To: Chris Poirier <Chris.Poirier@pima.gov>; Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Subject: Warehouse

Terrill L. Tillman, AICP
Principal Planner
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701
520-724-6921

Brian Underwood

From: Brian Underwood
Sent: Wednesday, October 19, 2022 2:51 PM
To: Terri Tillman
Cc: Adam Call
Subject: RE: Edwin Rezoning
Attachments: RE: Edwin Rezoning

Hi Terri,

According to the attached email string, the products are mostly petroleum-based plastics, but they will only be assembling already molded parts, not manufacturing petroleum-based plastics onsite.

Hopefully, that helps. Please let me know if you or the base have any additional questions.

Thanks,
Brian



BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2628



From: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Wednesday, October 12, 2022 1:39 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: RE: Edwin Rezoning

Hi Brian!

You'll have to clarify whether these plastic products are petroleum, rubber or hazardous? I presume they are petroleum based, but let me know. I can check with Kacey and see, if so.

Thanks,
Terri

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Wednesday, October 12, 2022 1:33 PM
To: Terri Tillman <Terri.Tillman@pima.gov>
Subject: FW: Edwin Rezoning

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Hi, Terri! I promise this is my third and last email for now. Donna from Rain Bird would like to know if the warehousing, distribution, and light assembly of their molded plastic products would be allowed. Can you please confirm?

Thanks!
Brian



BRIAN UNDERWOOD | Director of Planning

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2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.823.5146 | Direct: 520.209.2628



From: Rob Glaser <rglaser@picor.com>

Sent: Wednesday, October 12, 2022 9:07 AM

To: Brian Underwood <bunderwood@azplanningcenter.com>

Cc: Mike Roberts <mroberts@cmrconstruction.org>; Adam Call <ACall@azplanningcenter.com>

Subject: RE: Edwin Rezoning

Brian,

Please see this note from Rainbird:

Rob –

We would likely use the site for warehousing/distribution and light assembly.

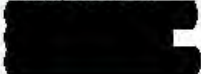
The bulk of our products are made from molded plastics.

It is not clear to me that this would be ok under items 12 and 18 below. I do not think it would be an issue, however I think there should be deliberate communication on this point.

Regards,

Donna Millan
Vice President Human Relations

Rain Bird Corporation
1000 W. Sierra Madre Avenue
Azusa, CA 91702



www.rainbird.com

Robert Glaser, CCIM, SIOR
Principal, Industrial Properties
PICOR Commercial Real Estate Services

Direct: +1 520 546 2707



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Tara Kernen
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tkernen@picor.com

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Tuesday, October 11, 2022 4:00 PM
To: Rob Glaser <rglaser@picor.com>
Cc: Mike Roberts <mroberts@cmrconstruction.org>; Adam Call <ACall@azplanningcenter.com>
Subject: FW: Edwin Rezoning

Hi Rob,

Based on Terri's response, office would only become an issue on this property if it was the primary use (i.e., the lion's share of the gross floor area).

I hope this helps. Let me know if you need me to help clarify further with Rain Bird.

Regards,
Brian



From: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Tuesday, October 11, 2022 2:56 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: RE: Edwin Rezoning



Brian,
That is referring to the sole use of a professional office and are defined differently in the code, not an office in conjunction with a warehouse, ect approved SP.
Thanks,
Terri

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Tuesday, October 11, 2022 2:38 PM
To: Terri Tillman <Terri.Tillman@pima.gov>
Subject: FW: Edwin Rezoning

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Hi Terri,

As you can see in the email below, an outright prohibition on office use could be a dealbreaker for Rain Bird.

Would the base be amenable to modifying the language for prohibited use b.1 via a rezoning condition?

I was thinking we could keep the prohibition on clinics, repair, and rental services but still allow Rain Bird to have an office component subject to the overall cap on the number of employees per ADC-2 standards. Their primary goal is to have industrial space for manufacturing, product assembly, processing, warehousing, and logistics, but office space is a crucial component of those operations.

Thanks!
Brian



BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

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Office: 520.623.6146 | Direct: 520.209.2622



From: Rob Glaser <rglaser@picor.com>
Sent: Tuesday, October 11, 2022 10:54 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Cc: Mike Roberts <mroberts@cmrconstruction.org>; Adam Call <ACall@azplanningcenter.com>
Subject: RE: Edwin Rezoning

Brian,
Before forwarding I wanted to ask about the restriction outlined under B1. I think this could be an issue for Rainbird. Under this list, would office space be prohibited?
Thanks,

Rob

Robert Glaser, CCIM, SIOR
Principal, Industrial Properties
PICOR Commercial Real Estate Services

Direct: +1 520 546 2707
Mobile: +1 520 850 9642
Fax: +1 520 546 2799
rglaser@picor.com



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Tara Kernen
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Mobile: +1 520 982 6909
Fax: +1 520 546 2799
tkernen@picor.com

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Monday, October 10, 2022 5:43 PM
To: Rob Glaser <rglaser@picor.com>
Cc: Mike Roberts <mroberts@cmrconstruction.org>; Adam Call <ACall@azplanningcenter.com>
Subject: FW: Edwin Rezoning

Hi Rob,

I passed this information on to Mike last week and wanted to send it to you as well so you can let Rain Bird know. Pima County staff met with representatives from Davis-Monthan on Thursday. They initially had concerns about what might be manufactured there (e.g., flammable or explosive materials). Luckily, I caught our County case planner on the phone during their Zoom meeting and was able to tell her it would be Rain Bird on the property. She called me afterward and said DM doesn't have any issues with Rain Bird. They want us to prohibit the uses in the email below and would also like a 7' wall adjacent to the base.

Please let me know if you have any questions.

Regards,
Brian



BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.299.3626





From: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Thursday, October 6, 2022 1:42 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: RE: Edwin Rezoning

Hi Brian.....sorry about that.....cutting it short twice!! The base also will want a 7ft high wall adjacent to their property. The following is from the code and the subject of the base's request. Section 18.57.031E2b of the Pima County Zoning Code

b. Prohibited Uses.

- 1) Business, personal, professional and semi-professional services, including general offices
- 2) Child care centers;
- 3) Cultural activities, including libraries, museums, theaters, concert halls, and religious facilities
- 4) Educational facilities, including colleges and trade schools;
- 5) Elementary and secondary schools;
- 6) Governmental uses that provide services directly to the public or places of public assembly (communications, sewage or water treatment, and water storage);
- 7) Hospitals, extended care facilities, and assisted living centers;
- 8) Hotels, resorts, and other lodging facilities, including group camps;
- 9) Indoor public assembly, including amusement or recreational enterprises;
- 10) Indoor recreation, including clubhouses and swimming pools, etc.;
- 11) Landfills;
- 12) Manufacturing and processing of chemical, petroleum, rubber, or other hazardous or highly flammable materials;
- 13) Outdoor public assembly, including stadiums and amphitheaters;
- 14) Outdoor recreation (such as picnic areas, swimming pools, and playgrounds) which provide a public use;
- 15) Residential;
- 16) Restaurants and other eating and drinking establishments;
- 17) Retail sales, including direct retail sales of agricultural products; and
- 18) Wholesale trade, warehousing, and distribution of chemical, petroleum, and rubber products.

Thanks,
Terri

Terrill L. Tillman, AICP
Principal Planner

Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701
520-724-6921

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Thursday, October 6, 2022 1:25 PM
To: Terri Tillman <Terri.Tillman@pima.gov>
Subject: Edwin Rezoning

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Hi Terri,

When you have a moment, can you please send me a list of the manufacturing materials DM would like to prohibit so I can share it with the property owner and buyer?

We talked about some of the obvious ones during our meetings, like hazardous or explosive materials, but it'd be great to have a list of exactly what they don't want.

Thanks!
Brian



BRIAN UNDERWOOD | Director of Planning

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Office: 520.623.6146 | Direct: 520.209.2628



Correspondence regarding ingress/egress through Southpoint Industrial Park

Brian Underwood

From: Brian Underwood
Sent: Monday, November 7, 2022 4:04 PM
To: Daniel J. Quigley
Cc: Julie Niles
Subject: RE: Edwin LLC Rezoning for Mike Roberts

You too, Dan! Thank you.



BRIAN UNDERWOOD | Director of Planning
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2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2628



From: Daniel J. Quigley [REDACTED]
Sent: Monday, November 7, 2022 4:03 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Cc: Julie Niles [REDACTED]
Subject: RE: Edwin LLC Rezoning for Mike Roberts

Brian

It was a pleasure chatting with you this afternoon.

I have attached a copy of the CC&Rs for Southpointe.

Dan

--
Daniel J. Quigley [REDACTED]
Daniel J. Quigley, PLC
5425 E. Broadway, Suite 352
Tucson, Arizona 85711

[REDACTED]
www.digplc.com

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Monday, November 7, 2022 2:47 PM
To: Julie Niles [REDACTED]
Cc: Daniel J. Quigley [REDACTED]
Subject: RE: Edwin LLC Rezoning for Mike Roberts



Hi Julie,

Here's the Zoom link for Thursday's meeting. As I mentioned on the phone, I dropped the ball on calling Dan last week, so he and I haven't had a chance to discuss this further, but hopefully, we can before the meeting.

<https://us06web.zoom.us/j/9844761151>

Enjoy the rest of your day,
Brian



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THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2628



From: Brian Underwood
Sent: Tuesday, November 1, 2022 4:32 PM
To: Julie Niles
Cc:
Subject: RE: Edwin LLC Rezoning for Mike Roberts

Hi Julie,

Thank you for putting us in contact. I'll give Dan a call tomorrow or Thursday.

Regarding your first question, the Drexel Road right-of-way is 100' wide west of this project. Drexel's right-of-way narrows to about 50-60' at the northwest corner of the Edwin LLC property, but I think that may still be wide enough to accommodate access per Pima County standards. However, drainage could make accessing Drexel challenging since a large portion of the site drains to that corner where we're showing a basin on the plan. It could also necessitate improvements to Drexel and Mann Avenue that are cost-prohibitive for the property's development.

Mike Roberts (Edwin LLC) mentioned the City of Tucson was recently considering annexing Southpointe, and if they did, Southpointe's private streets would become public, relieving the Association from maintaining them. If you would like, I told him I would reach out to the City's annexation manager to inform him about this project and see if it spurs any renewed interest.

Dan can probably answer your second question better than I can, but I think the 31-acre Edwin LLC property would be subject to the Southpointe CC&Rs if it's annexed into Southpointe.

Regards,
Brian





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From: Julie Niles [REDACTED]
Sent: Tuesday, November 1, 2022 2:25 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Cc: [REDACTED]
Subject: FW: Edwin LLC Rezoning for Mike Roberts

Dear Brian,

Please be advised that Dan Quigley is the lawyer who represents the Southpointe Property Owners' Association, and you should speak with him regarding these proposed changes. His contact information is below, and I am copying him on this email:

Daniel J. Quigley [REDACTED]
Daniel J. Quigley, PLC
5425 E. Broadway, Suite 352
Tucson, Arizona 85711
[REDACTED]
www.digplc.com

Can you answer a couple of quick questions:

1. Does this property that you are proposing to annex into Southpointe have roadway access via Drexel Road? If so, what specifically would the access through the Edwin, LLC, lot be used for?
2. If the entire property were to be annexed into Southpointe, would it then be subject to our C.C. & R.'s?

I'll see you at the neighborhood meeting. Can I come in person, or is it only held via zoom? If I can come in person, please provide me with the address.

Julie Niles
Property Manager
Venture West Real Estate Services, LLC
6007 E. Grant Rd | Tucson, AZ 85712
[REDACTED] | Main 520.722.9292 Ext. 108
Fax 520.722.1927 | [REDACTED]
Email [REDACTED]
Website VentureWest.com

From: Brian Underwood <bunderwood@azplanningcenter.com>
Sent: Wednesday, October 26, 2022 11:03 AM



To: Julie Niles [REDACTED]
Subject: Edwin LLC Rezoning for Mike Roberts

Hi Julie,

Thank you for taking my call this morning. Attached is a copy of our Preliminary Development Plan and an invitation to a November 10th Zoom meeting that will go in the mail later today or tomorrow. The letter briefly describes the proposed rezoning project but does not specify Rain Bird as the future end user.

Although we are working for Mike Roberts (Edwin LLC), Rain Bird has been highly responsive and great to work with. They provided us with a breakdown of how much each property owner contributes to the maintenance of the Southpoint industrial park and explained the percentage is based on property size. They are also open to paying a higher contribution to use the roads in Southpoint to access the additional acreage they want to expand on.

Please let me know if you have any questions, and feel free to contact me or have Mr. Quigley contact me on my cell (928-202-8861) to discuss this further.

Thanks,
Brian



BRIAN UNDERWOOD | Director of Planning

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2628



Brian Underwood

From: Brian Underwood
Sent: Monday, December 5, 2022 7:37 PM
To: Julie Niles
Cc: Zamora, Leonardo NOG 5050; Rob Glaser; M Roberts (mroberts@cmrconstruction.org); Adam Call
Subject: Edwin Industrial Rezoning - Traffic Estimates
Attachments: Re: FW: FW: Edwin Industrial Park Traffic Proposal

Hi Julie,

I know you and Leonardo have been in contact regarding traffic estimates for Rain Bird's proposed expansion, and the association's annual meeting is this Thursday, so we wanted to get you some information to review beforehand. I apologize that we were unable to send you something sooner.

Leonardo pulled numbers from a similar facility in California that is about half the size of Rain Bird's proposed expansion here in Tucson. He then increased those numbers to account for the additional square footage and the number of employees anticipated here.

Per his estimates, the expansion site would generate about 250 vehicles (500 trips in and out) daily. The expected breakdown is 80 to 100 Cargo/contractor vehicles per day and 100 to 150 employee vehicles per day (on the busiest days).

We also consulted with a local registered traffic engineer, Marcos Esparza. Marcos provided trip generation estimates based on the Institute of Traffic Engineers (ITE) trip rates for Warehousing and Manufacturing. Those figures are in the tables below and show an estimate of just under 1,400 daily trips in and out of the site. While the ITE traffic estimate is higher than the 500 trips estimated by Rain Bird, actual data from a company is more accurate than using the average rates from a compilation of traffic generation studies.

Attached to this message is the email string amongst myself, Leonardo, and Marcos so that you can see our discussion around this. I'm happy to help answer any follow-up questions you may have.

Enjoy the rest of your evening,
Brian

Trip Generation Average Rates			AM Peak		PM Peak		Weekday	
Land Use	# Bldg Size (KSF)	ITE Code	In	Out	In	Out	In	Out
Warehousing	400	150	0.17		0.18		1.71	
			77%	23%	28%	72%	50%	50%
Manufacturing	150	140	0.68		0.74		4.75	
			76%	24%	31%	69%	50%	50%

Trip Generation			AM Peak		PM Peak		Weekday	
Land Use	Bldg Size (KSF)	ITE Code	In	Out	In	Out	In	Out
Warehousing	400	150	68		72		684	
			52	16	20	52	342	342
Manufacturing	150	140	102		111		713	
			78	24	34	77	356	356
Totals			170		183		1,397	
			130	40	55	128	698	698

With two streets providing equal access to and from the project, these are the in/out trips per street:

	AM Peak		PM Peak		Weekday	
50%	In	Out	In	Out	In	Out
	65	20	27	64	349	349



BRIAN UNDERWOOD | Director of Planning
THE PLANNING CENTER
 2 E Congress Ste 600, Tucson, AZ 85701
 Office: 520.623.6146 | Direct: 520.209.2628



M E M O R A N D U M

Date: 11/11/2022 **Case No:** P22RZ00010 (TPC Job No. EDW-01)

To: Terri Tillman, Pima County Development Services

From: Adam Call, The Planning Center

Project: Edwin Industrial Park at Southpoint Rezoning

This memorandum summarizes the meeting held on November 10, 2022, at 6:00 pm, between the Edwin Industrial Park development team and representatives of neighboring properties.

Brian Underwood and Adam Call of The Planning Center and Rob Glaser of PICOR represented the development team. Attendees included Bill Ellison from HVF West LLC to the north and two members of the Southpoint Industrial Park to the south. Julie Niles with Venture West, the Southpoint Owners Association Manager, and Daniel Quigley, the Association's legal counsel, also attended. The meeting was held virtually via Zoom, and attendees participated via video or telephone.

The primary purpose of this meeting was to inform these neighboring property owners and representatives of the proposed rezoning and improvements to the subject property. Brian Underwood presented the project. He described the site's location, surrounding context, and the proposed zoning change. He then presented the preliminary development plan (PDP) detailing the future proposed use of the site. After a brief overview of the rezoning process, the meeting transitioned into a discussion of the PDP and answering attendees' follow-up questions. Topics of the discussion centered around access to the property, traffic, site layout, and drainage. The meeting adjourned at 6:30 pm.

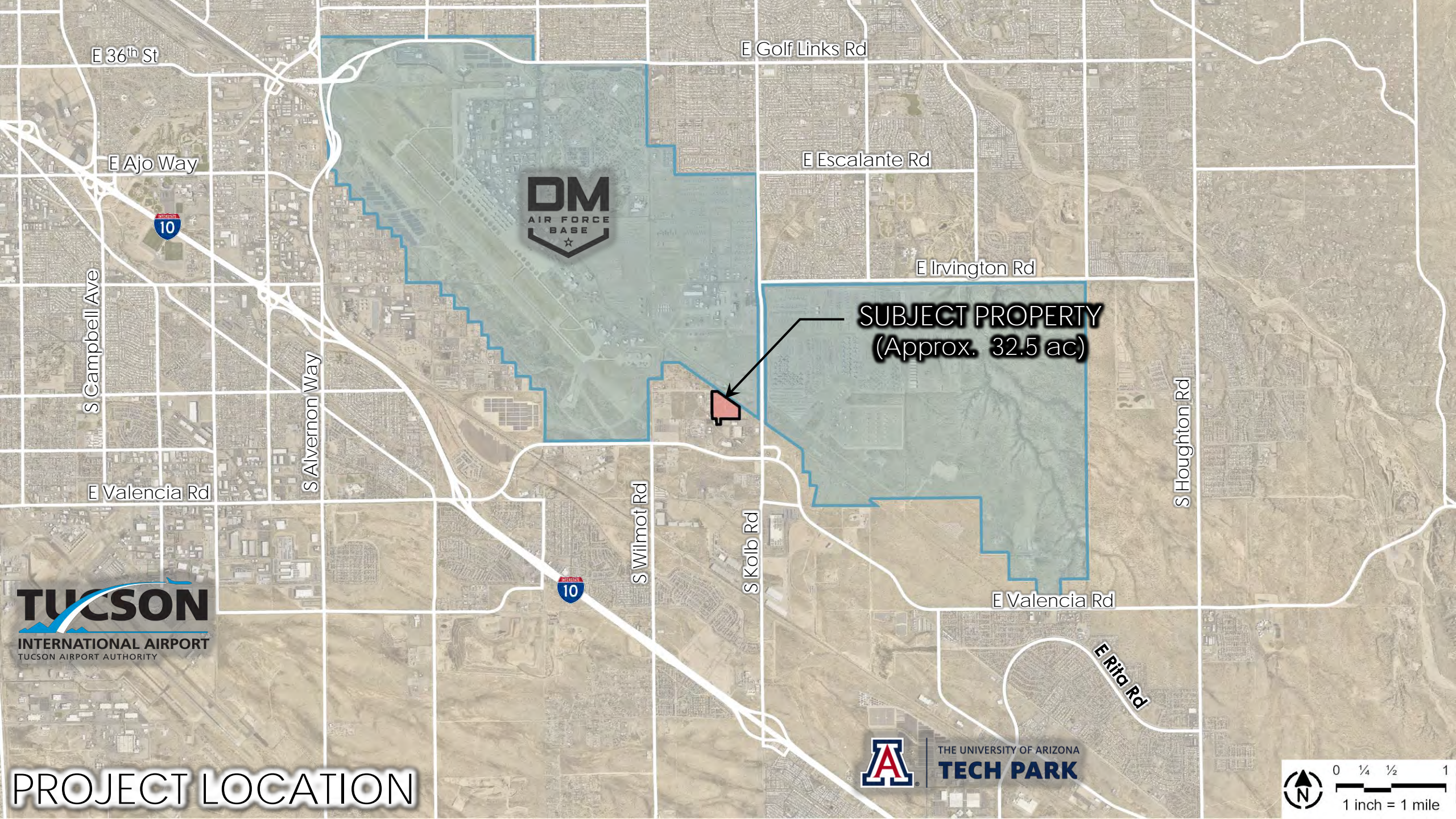
Should you have any questions, please do not hesitate to contact me.

EDWIN INDUSTRIAL PARK AT SOUTHPOINT

NEIGHBORHOOD MEETING – NOVEMBER 10, 2022



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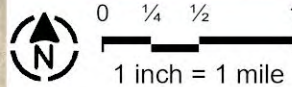


SUBJECT PROPERTY
(Approx. 32.5 ac)

TUCSON
INTERNATIONAL AIRPORT
TUCSON AIRPORT AUTHORITY

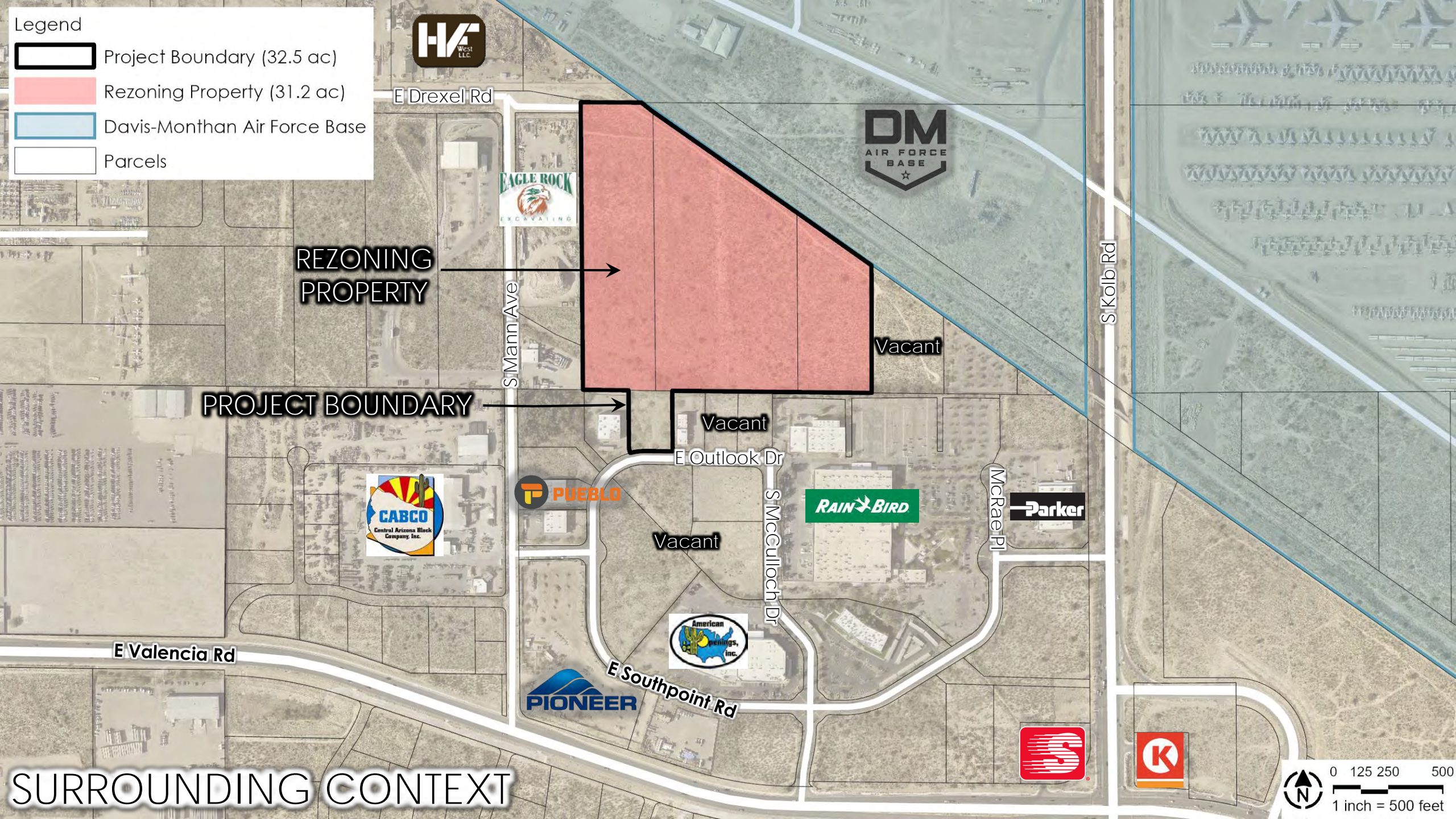
 THE UNIVERSITY OF ARIZONA
TECH PARK

PROJECT LOCATION



Legend

-  Project Boundary (32.5 ac)
-  Rezoning Property (31.2 ac)
-  Davis-Monthan Air Force Base
-  Parcels




REZONING PROPERTY




PROJECT BOUNDARY

SURROUNDING CONTEXT

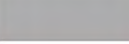

0 125 250 500
 1 inch = 500 feet



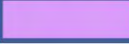


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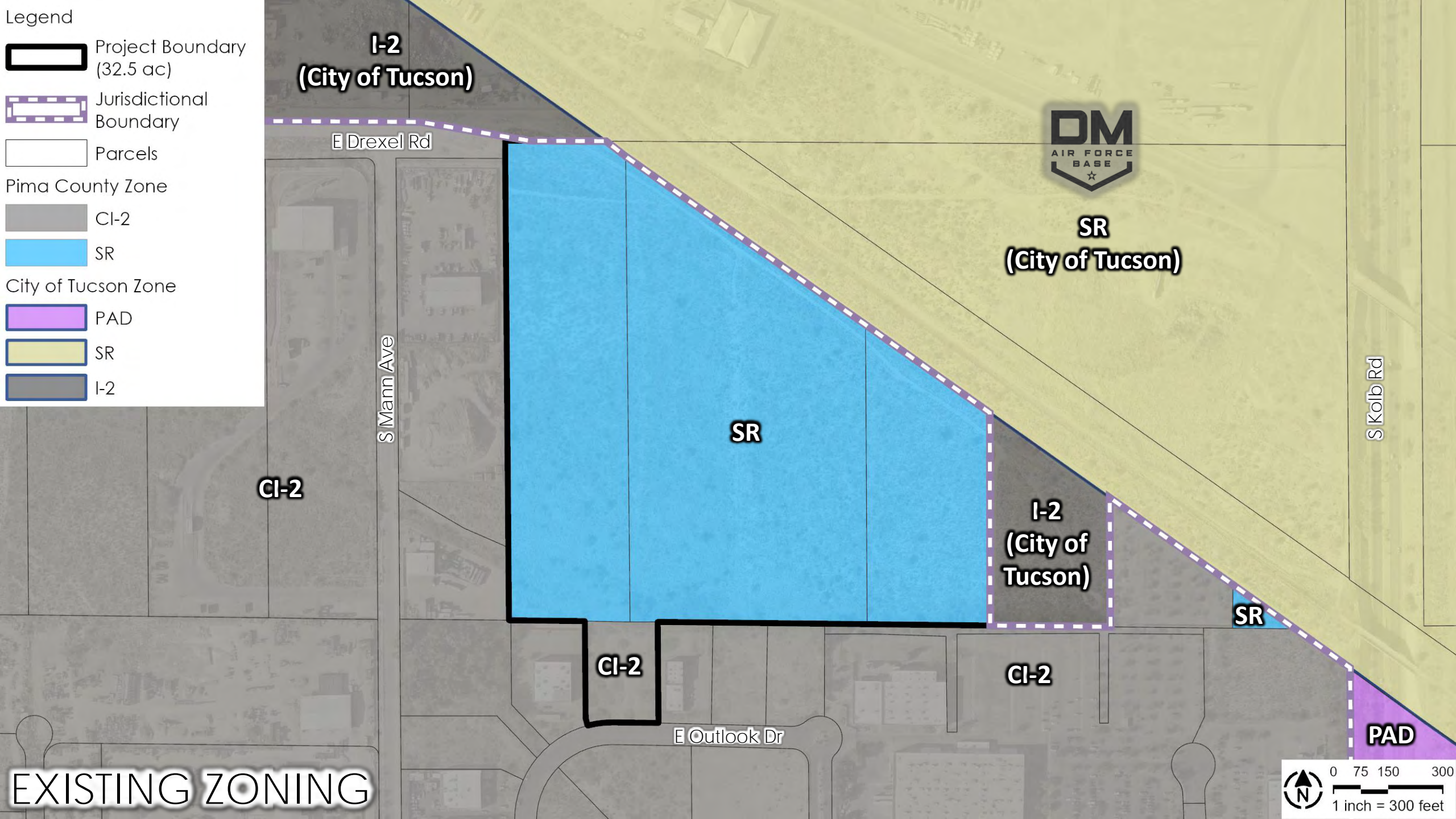
-  Project Boundary (32.5 ac)
-  Jurisdictional Boundary
-  Parcels

Pima County Zone

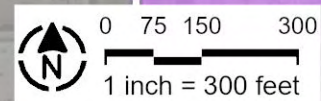
-  CI-2
-  SR

City of Tucson Zone




-  PAD
-  SR
-  I-2



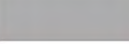

EXISTING ZONING



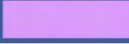


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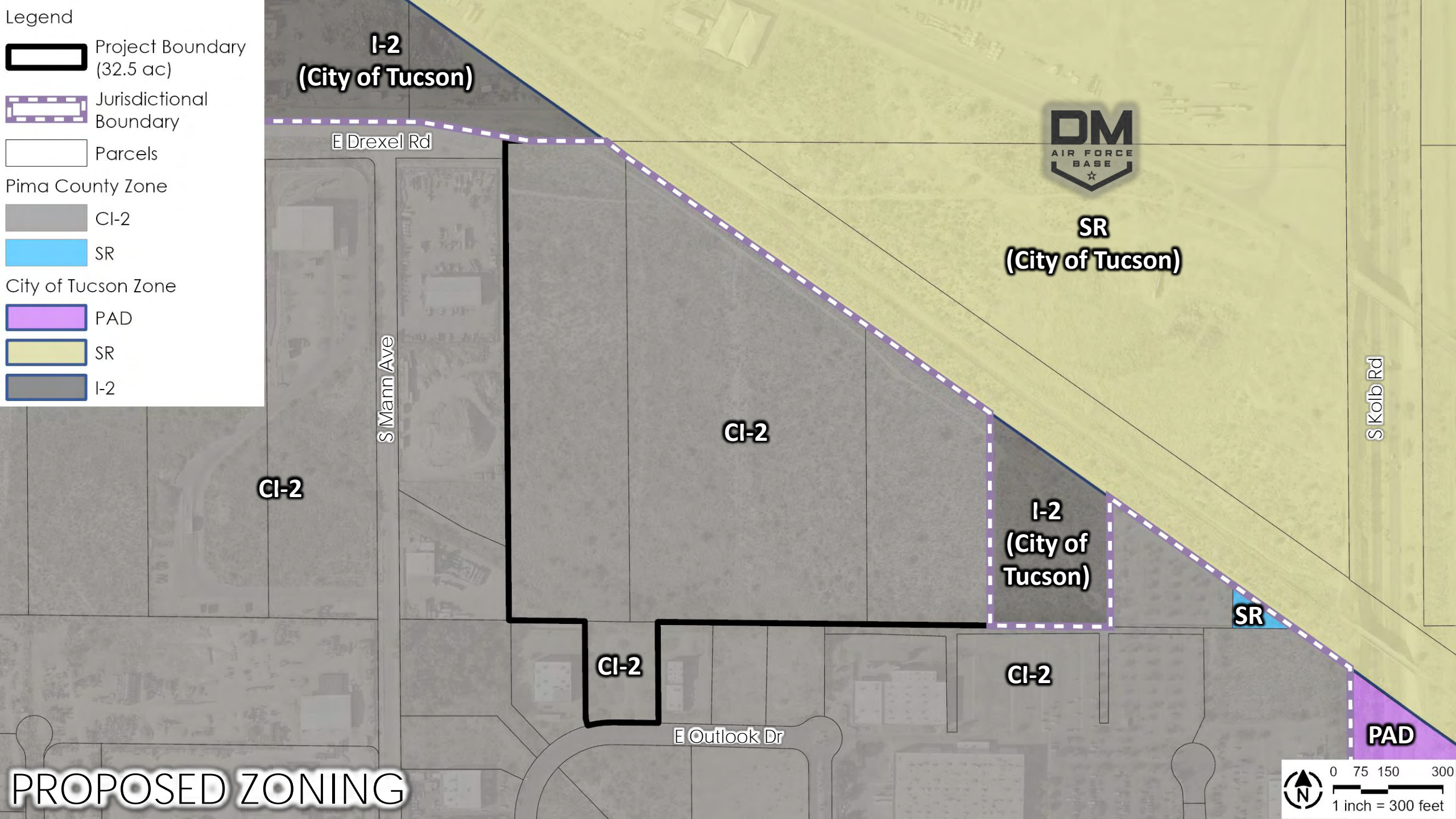
-  Project Boundary (32.5 ac)
-  Jurisdictional Boundary
-  Parcels

Pima County Zone

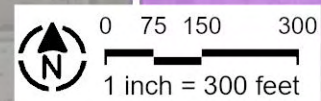
-  CI-2
-  SR

City of Tucson Zone

-  PAD
-  SR
-  I-2



PROPOSED ZONING



141-03-001A
ZONE: I-2 (Tucson)
HVF WEST LLC

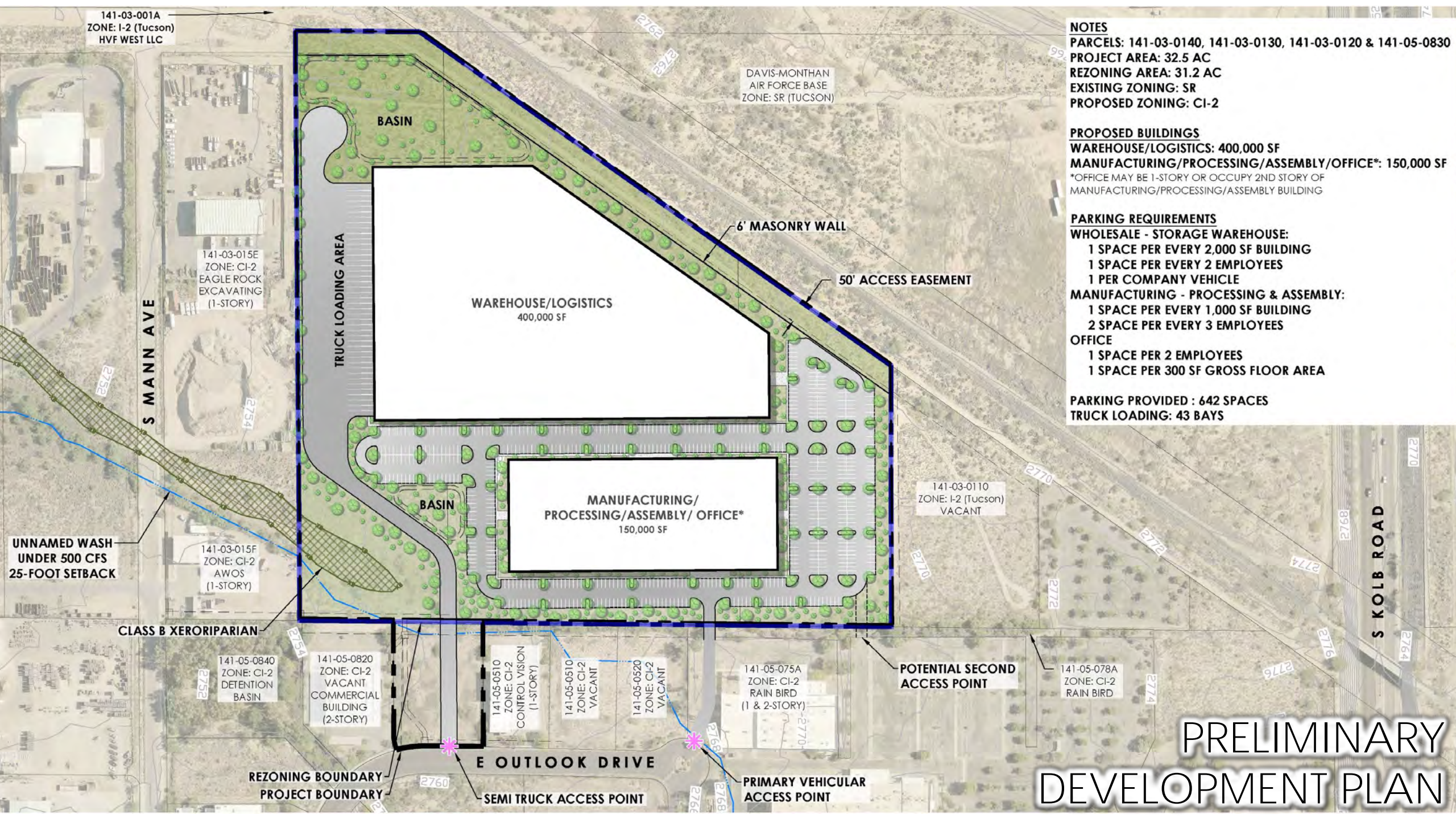
DAVIS-MONTHAN
AIR FORCE BASE
ZONE: SR (TUCSON)

NOTES
PARCELS: 141-03-0140, 141-03-0130, 141-03-0120 & 141-05-0830
PROJECT AREA: 32.5 AC
REZONING AREA: 31.2 AC
EXISTING ZONING: SR
PROPOSED ZONING: CI-2

PROPOSED BUILDINGS
WAREHOUSE/LOGISTICS: 400,000 SF
MANUFACTURING/PROCESSING/ASSEMBLY/OFFICE*: 150,000 SF
*OFFICE MAY BE 1-STORY OR OCCUPY 2ND STORY OF
MANUFACTURING/PROCESSING/ASSEMBLY BUILDING

PARKING REQUIREMENTS
WHOLESALE - STORAGE WAREHOUSE:
1 SPACE PER EVERY 2,000 SF BUILDING
1 SPACE PER EVERY 2 EMPLOYEES
1 PER COMPANY VEHICLE
MANUFACTURING - PROCESSING & ASSEMBLY:
1 SPACE PER EVERY 1,000 SF BUILDING
2 SPACE PER EVERY 3 EMPLOYEES
OFFICE
1 SPACE PER 2 EMPLOYEES
1 SPACE PER 300 SF GROSS FLOOR AREA

PARKING PROVIDED : 642 SPACES
TRUCK LOADING: 43 BAYS



141-03-015E
ZONE: CI-2
EAGLE ROCK
EXCAVATING
(1-STORY)

141-03-015F
ZONE: CI-2
AWOS
(1-STORY)

141-05-0840
ZONE: CI-2
DETENTION
BASIN

141-05-0820
ZONE: CI-2
VACANT
COMMERCIAL
BUILDING
(2-STORY)

141-05-0510
ZONE: CI-2
CONTROL VISION
(1-STORY)

141-05-0510
ZONE: CI-2
VACANT

141-05-0520
ZONE: CI-2
VACANT

141-05-075A
ZONE: CI-2
RAIN BIRD
(1 & 2-STORY)

141-05-078A
ZONE: CI-2
RAIN BIRD

141-03-0110
ZONE: I-2 (Tucson)
VACANT

**PRELIMINARY
DEVELOPMENT PLAN**





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QUESTIONS???

October 26, 2022

Dear Neighbor,

On behalf of the property owner, Edwin LLC, we invite you to a neighborhood meeting for a change of zoning request for a 31-acre property located northwest of Valencia Road and Kolb Road. The subject property consists of three vacant parcels situated south of Davis-Monthan Air Force Base and north of the Southpoint Business Park to the south (refer to the map on the right). These parcels are currently zoned SR (Suburban Ranch), which is intended to provide low-density single-family residences on large lots. However, given the property's adjacency to Davis-Monthan and surrounding industrial uses, residential development is incompatible.



This rezoning request proposes to replace the existing SR zone with the CI-2 (General Industrial) zone to develop an industrial park with approximately 550,000 square feet of space to accommodate manufacturing, warehousing, logistics, and ancillary office space uses. The site plan also provides adequate parking spaces, landscaping, and drainage basins. In addition to supporting the long-term viability of Davis-Monthan and the surrounding industrial businesses, the development of the industrial park provides employment opportunities for Pima County residents and opportunities for large-scale companies to locate or expand.

As an adjacent property owner, you are invited to discuss this rezoning request and proposed development at an upcoming neighborhood meeting. Representatives from The Planning Center will present the proposed site plan, detail the rezoning process, and answer any questions you may have.

Please join us:

Date: November 10, 2022

Time: 5:45 PM

Location: Zoom (see link below)

<https://us06web.zoom.us/j/9844761151>

Meeting ID: 984 476 1151

Call-In Number: +1 (669) 444-9171

See Back Page

Comments on this proposal may be submitted to the Pima County Development Services Department at 201 N. Stone Ave. Tucson, AZ 85701 or by phone (520) 724-9000. Additionally, comments may be made verbally or in writing at an upcoming Planning and Zoning Commission public hearing tentatively scheduled for 9:00 AM on November 30.

If you have any questions or cannot participate in the meeting, please call or email me at (520) 623-6146 or bunderwood@azplanningcenter.com. You may also email me requesting a live link for the meeting. This will keep you from having to type the link above into your web browser.

Thank you.

Sincerely,

The Planning Center

A handwritten signature in cursive script that reads "Brian Underwood".

Brian Underwood
Director of Planning



THE PLANNING CENTER
a division of TPC Group, Inc
2 e congress ste 600 tucson az 85701

PHOENIX AZ 852

27 OCT 2022 PM 4:11



FP  **US POSTAGE**
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ZIP 85701

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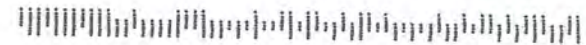
THE PLANNING CENTER
RE: EDW-01
2 E. CONGRESS ST, SUITE 600
TUCSON, AZ 85701

10/31/2022

Rec

RA

85701-178350



6781 OUTLOOK LLC
5030 N AVENIDA DE CASTILLA
TUCSON AZ
85718

ARIZONA OIL SERVICE PROPERTIES
LLC
PO BOX 19149
TUCSON AZ
85731

COMMISSION ON ACCREDITATION OF
REHABILITATION
FACILITIES
6951 E SOUTHPOINT RD
TUCSON AZ 85756

CRAWFORD & SOWERS HOLDINGS LLC
6825 E OUTLOOK DR
TUCSON AZ
85756

DELCON PROPERTIES CO LP
7360 LAUREL CANYON BLVD
NORTH HOLLYWOOD CA
91605

DESIGN & DISPLAY LLC
6737 E SOUTHPOINT RD
TUCSON AZ
85756

EDWIN LLC
4725 S CONTRACTORS WAY
TUCSON AZ
85714

GG LLC
4750 N LA CHOLLA BLVD
TUCSON AZ
85705

HVF WEST LLC
ATTN: FRITZ ENTERPRISES
1650 W JEFFERSON AVE
TRENTON MI 48183

LIVING THE DREAM HOLDINGS LLC
6771 E OUTLOOK DR
TUCSON AZ
85756

METRIC GROUP LLC
3811 W LOWER BUCKEYE RD
PHOENIX AZ
85009

NELSON KEVIN RAYMOND
9349 E CATHY PL
TUCSON AZ
85710

PARKER PROPERTIES INC
6035 PARKLAND BLVD
CLEVELAND OH
44124

RAIN BIRD CORP
ATTN: NICHOLAS KALEYIAS
970 W SIERRA MADRE AVE
AZUSA CA 91702

RANCHO CALIFORNIA CENTER
3208 VILLA ST
LOS ALAMOS NM
85744

SCHNURR GARY E & JUDITH
5000 NORTH PARK DR
COLORADO SPRINGS CO
80918

SCHNURR GARY E & JUDITH
ATTN: SOUTHPOINTE MASTER HOA
VENTURE WEST REAL ESTATE
SERVICES
6007 E GRANT RD
TUCSON, AZ 85712

SOUTHPOINTE PROPERTY OWNERS
ASSOCIATION INC
ATTN: VENTURE WEST REAL ESTATE
SERVICES
6007 E GRANT RD
TUCSON AZ 85712

TITLE SECURITY AGENCY LLC
TR201944R
ATTN: CENTRAL ARIZONA INVESTMENT
PARTNERS LLC
633 E WILCOX DR
SIERRA VISTA, AZ 85635

WASTE MANAGEMENT OF ARIZONA INC
ATTN: WASTE MANAGEMENT
PO BOX 1450
CHICAGO IL 60690

THE PLANNING CENTER
RE: EDW-01
2 E. CONGRESS ST, SUITE 600
TUCSON, AZ 85701

From: [DSD Planning](#)
To: [Brian Underwood \(bunderwood@azplanningcenter.com\)](mailto:bunderwood@azplanningcenter.com)
Subject: FW: P22RZ00010 Edwin LLC - E. Drexel Road Rezoning
Date: Tuesday, December 27, 2022 9:09:00 AM
Attachments: [image001.png](#)

From: Bryce Horner <bhorner@picor.com>
Sent: Tuesday, December 27, 2022 8:35 AM
To: DSD Planning <DSDPlanning@pima.gov>
Cc: Jesse Blum <jblum@picor.com>
Subject: P22RZ00010 Edwin LLC - E. Drexel Road Rezoning

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Hello,

Please send me an invite to the virtual meeting for this.

Also, please consider this message as written notice in support/approval of the rezoning on behalf of 6781 Outlook LLC.

Best regards,

Bryce Horner
Investment Sales & Leasing
Cushman & Wakefield | PICOR
+1 520 668 6768
bhorner@picor.com



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Tucson, AZ 85711 | USA
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