BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: January 22, 2018

Title: P18RZ00010 Jacome - E. Old Spanish Trail Rezoning

Introduction/Background:

The applicant requests a rezoning from SR (Suburban Ranch) to CR-1 (Single Residence) on 1.65 acres.

Discussion:

The proposal is to rezone the property to an appropriate zoning category for its size. The minimum area per dwelling unit under SR zoning is 140,000 sq. ft. This lot cannot meet the current minimum development standards, hence the request to rezone to CR-1. Minimum lot area per dwelling unit under CR-1 is 36,000 sq. ft. Their plan is to construct a single family home on the property in the near future. Areas near the site were rezoned in the mid to late 1990's through the 2000's to the higher density CR-1 zone.

Conclusion:

The proposed rezoning to CR-1 will fit the desired residential use and be consistent with other re-zonings in the immediate area.

Recommendation:

Staff recommends approval of the rezoning with conditions. The Planning and Zoning Commission also recommends approval (7-2) with conditions.

Fiscal Impact: N/A **Board of Supervisor District:** □ 2 **3** \boxtimes 4 **□** 5 Department: Development Services Department - Planning Telephone: 520-724-8800 Telephone: 520-724-8800 Contact: Nick Coussoulis Department Director Signature/Date: Deputy County Administrator Signature/Date: County Administrator Signature/Date:



TO:

Honorable Steve Christy, Supervisor, District 4

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning

DATE:

January 4, 2019

SUBJECT:

P18RZ00010 JACOME - E. OLD SPANISH TRAIL REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JANUARY 22, 2019** hearing.

REQUEST:

For a **rezoning** of approximately 1.65 acres from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) zone, on parcel 136-10-020A located at the southwest corner of the intersection of E. Old Spanish Trail and S. Avenida Los Reyes.

OWNERS:

Federico C & Julie A Jacome JT/RS

10550 E. Old Spanish Trail Tucson, AZ 85748-8202

AGENT:

The Planning Center

Attn: Lexy Wellott, Project Manager

2 E. Congress St. #600 Tucson, AZ 85701

DISTRICT:

4

STAFF CONTACT: Nicholas Coussoulis

<u>PUBLIC COMMENT TO DATE</u>: As of January 4, 2019, staff has received one written letter of support and one written letter of opposition. After the public hearing, staff received an additional letter of opposition via email.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (7–2; Commissioners Gungle and Maese voted NAY; Commissioner Bain was 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 Land System (CLS).

TD/NC/ar Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P18RZ00010

Page 1 of 3

FOR JANUARY 22, 2019 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Plannin

DATE:

January 4, 2019

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P18RZ00010 JACOME - E. OLD SPANISH TRAIL REZONING

Request of Federico Jacome, represented by The Planning Center, for a **rezoning** of approximately 1.65 acres from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) zone, on parcel 136-10-020A located at the southwest corner of the intersection of E. Old Spanish Trail and S. Avenida Los Reyes. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. On motion, the Planning and Zoning Commission voted 7-2 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Gungle and Maese voted **NAY**; Commissioner Bain was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.

(District 4)

Planning and Zoning Commission Public Hearing Summary (November 28, 2018)

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

The applicant presented additional information and discussed the history of the 2005 lot split which created the 1.65-acre lot planned for one, single-family residence. She further discussed the CR-1 and SR zoning in the immediate area demonstrating that the proposal is equivalent to the existing land uses in the neighborhood

The applicant also mentioned a neighborhood meeting was held on November 14 at which property owners within 1000 feet radius from the subject property were invited to attend. Six people were in attendance with concerns regarding establishing a precedence for future rezonings. Other concerns included access to the site and future driveway location. As a result of the meeting, the applicant proposes rezoning condition #6 that states: The future driveway shall be located a minimum of 20 feet from the east and west property boundaries.

P18RZ00010 Page 2 of 3

Speakers 1 through 4 spoke in opposition to the request stating concerns for increased density, setting a precedence for rezoning, traffic affecting the roads, the ingress/egress driveway, and the potential for a two story house.

Staff clarified questions and concerns regarding the existing ingress/egress easement, which will remain unchanged and has no impact on the decision of the commission or board.

The applicant indicated that this property is located within a developing area and the proposal fits within the context of the current neighborhood growth pattern and is willing to limit the height of the future residence to one-story. (Rezoning condition #7).

The public hearing was closed.

Commissioner Gungle made a motion to recommend **DENIAL** of the rezoning.

Commissioner Matter gave second to the motion.

The commission voted 2-7; Commissioners Gungle and Maese voted **YES**. The motion failed.

Commissioner Membrila made a motion to recommend **APPROVAL** subject to standard and special conditions including language for the driveway and limiting the structure to one story.

Commissioner Hook gave second to the motion.

The commission voted to recommend **APPROVAL** of the rezoning subject to standard and special conditions. (7-2; Commissioners Gungle and Maese voted **NAY**; Commissioner Bain was absent).

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

- 1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
- 2. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
- Adherence to the sketch plan as approved at public hearing.
- 4. 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.

P18RZ00010 Page 3 of 3

The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner have the Apple of the property Rights Protection Act, Property Owner have the Apple of the property Rights Protection Act, Property Owner have the Apple of the Property Rights Protection Act, Property Owner have the Apple of the Property Rights Protection Act, Property Owner have the Apple of the Property Rights Protection Act, Property Owner have the Property Rights Protection Act, Property Owner have the Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Rights Protection Act, Property Owner have the Private Property Pro 5. hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

The future driveway shall be located a minimum of 20 feet from the east and west property

6.

7. The height of the residence is limited to one-story.

TD/NC/ar Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector P18RZ00010 File

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

HEARING November 28, 2018

DISTRICT 4

CASE P18RZ00010 Jacome – E. Old Spanish

Trail Rezoning

REQUEST Rezone from SR (Suburban Ranch)

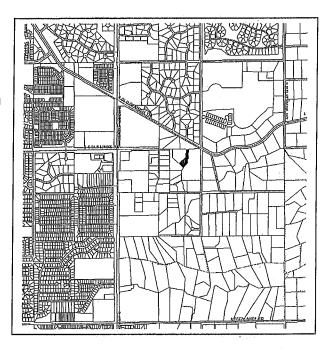
zone to CR-1 (Single Residence) zone (approximately 1.65 acres)

OWNER Federico C & Julie A Jacome JT/RS

10550 E. Old Spanish Trail Tucson, AZ 85748-8202

APPLICANT The Planning Center

Attn: Lexy Wellot



APPLICANT'S PROPOSED USE

The assessor's record demonstrates the property at 1.65 acres which does not require a site analysis. The proposal is to rezone the property to a more appropriate zoning category for its size. The minimum lot area per dwelling unit under SR zoning is 140,000sqft. This lot cannot meet the current minimum development standards, hence the request to rezone to CR-1. Minimum lot area per dwelling unit under CR-1 is 36,000sqft.

APPLICANT'S STATED REASON

The property is currently vacant and undeveloped. There are plans for construction of a single family home in the future.

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the CR-1 (Single Residence) zone on approximately 1.65 acres for residential uses. The lot is consistent with the residential density and zoning of the surrounding properties.

COMPREHENSIVE PLAN DESIGNATION

The Pima County Comprehensive Plan designates the subject property as Low Intensity Urban 1.2 (LIU 1.2), which designates areas for low-density residential and other compatible uses, with density bonuses for the provision of natural or functional open space which must be set aside. LIU 1.2 allows a maximum density of 1.2 residences per acre (RAC) or 2.5 RAC with 45% natural open space. There is no minimum density. The property will utilize the normal density with 1 residence per acre. The rezoning request is in conformance with the comprehensive plan.

SURROUNDING LAND USES/GENERAL CHARACTER

North:

RX-1 (COT)

Developed Residential

South:

CR-1

Developed Residential

East:

SR

Developed Residential

West:

CR-1

Developed Residential

The surrounding neighborhoods are characterized by residential uses with a few churches (Baptist, Lutheran, and Presbyterian), a Walmart Supercenter, a QT gas station, and a TEP distribution substation. The nearest retail services providing groceries, retail, restaurants, and shopping are approximately 1,500ft west of the subject property located at the southeast corner of Golf Links Road and Houghton Road.

PREVIOUS REZONING CASES IN GENERAL AREA

Previous rezoning requests:

The subject property has had no previous rezoning requests.

Beginning around 1995, a significant amount of properties have been rezoned in the area.

Past activity:

There has been a substantial amount of land in the vicinity of the site that has been rezoned from original SR zone. An attached map shows properties in yellow (with a pink border) within approximately a few hundred feet for which rezoning requests have been made. Areas near the site were rezoned in the mid to late 1990's through the 2000's to the higher density CR-1 zone. It is important to note that a few of the rezoning ordinances included a resolution that added a condition to limit number of lots on the respective rezoning site and stipulated only 1 residence per lot.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS)

The subject property is not within the Maeveen Marie Behan Conservation Lands System.

PLANNING REPORT

Staff supports the request because the proposed residential development is compatible with the surrounding existing residential uses. Some adequate infrastructure exists to serve the use. The subject property is a result of a deed, legal description, and survey that was recorded on September 13, 2005. Pima County Minor Land Division Ordinance came into effect September 14, 2005. Although this parcel split did not have MLD approval, it was still received by the Pima County Recorder and processed for a land split. According to current Assessor records, the parcel is significantly undersized for SR zoning.

The proposed rezoning to CR-1 will fit the desired residential use and be consistent with other rezoning's in the immediate area. Access is a proposed gravel driveway shown on this site plan by an ingress/egress easement per sequence no. 20171080315 from Old Spanish Trail Road. The future home is proposed to be served by a future septic system. Conditions limiting any further lot splits will be covered under the conditions listed below.

TRANSPORTATION REPORT

No Comment.

FLOOD CONTROL REPORT

There is a small area of Pima County Regulated Riparian Habitat that is also designated as Flood Control Resource Area that should be avoided. The concept site plan depicts a possible septic tank location near this area. If development is proposed with this area review and approval by the District will be required. The applicant is encouraged to avoid this area.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has received and reviewed the proposed rezoning and offers the following comments for your use. The proposed request is for an appropriate zoning designation that would place the property in conformance with minimum lot size standards for the proposed residential use. The applicant proposes a single-family residence. The subject property is located approx. 360 feet west of the intersection of E Old Spanish Trail and S Avenida Los Reyes. The nearest public sewer is located more than 1,000 feet from the property. A private on-site sewage disposal system is proposed.

The PCRWRD has no objection to the proposed rezoning. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system at the time a development plan or request for a building permit is submitted for review.

CULTURAL RESOURCES REPORT

No Comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

No Comment.

PUBLIC COMMENT

Staff has received one letter of support and has been made aware of one neighbor who is in opposition. Any additional comments will be provided to the Planning and Zoning Commission at the public hearing.

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

1. No further subdividing or splitting of the subject property.

Respectfully Submitted,

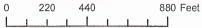
Nicholas Coussoulis Senior Planner

c: The Planning Center, Lexy Wellott, 2 E. Congress Suite 600, Tucson, AZ 85701

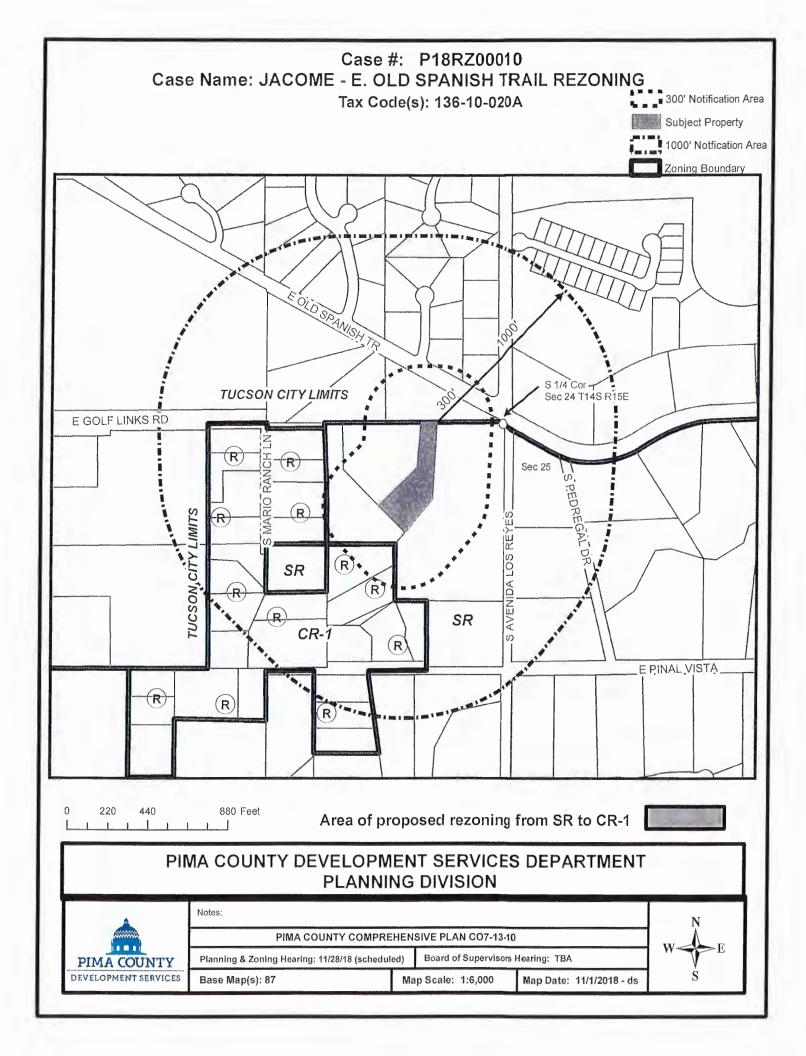
STAFF REPORT Page 3 Case #: P18RZ00010
Case Name: JACOME - E. OLD SPANISH TRAIL REZONING

Tax Code(s): 136-10-020A





PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION Notes: PIMA COUNTY DEVELOPMENT SERVICES Map Scale: 1:6,000 Map Date: 11/5/2018 - ds



Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***			
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened.			
Owner Name	Federico Jacome			
Owner Address	10550 East Old Spanish Trail			
Owner City	Tucson			
Owner State	AZ			
Owner Zipcode	85748			
Owner Phone	520-304-1038			
Owner_Email	kikojacome@gmail.com			
Applicant Name	The Planning Center c/o Lexy Wellott			
Applicant Address	2 E Congress Suite 600			
Applicant City	Tucson			
Applicant State	AZ			
Applicant Zipcode	85701			
Applicant Phone	520-623-6146			
Applicant_Email	lwellott@azplanningcenter.com			
Property Address	N/A			
Property Parcel Number	136-10-020A			
Property Acreage	1.65			
Property Present Zone	SR			
Property Proposed Zone	SR-2			
Policies	none			
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	08-Oct-2018			
	More Information about this submission and submitter			
Submission ID	10990187			
Date & Time	8th Oct 2018 1:01 PM			
Form Location	http://web1.pima.gov/applications/rezoning/			
IP Address	68.14.243.58			
Browser info	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/69.0.3497.100 Safari/537.36			
Predicted Country	United States			



October 16, 2018

Mr. Chris Poirier, Planning Official Pima County Development Services 201 N. Stone Avenue Tucson, AZ 85701

Subject: Non-Site Analysis Rezoning for 1.65 Acres; APN: 136-10-020A

TPC Project No: FCJ-01

Dear Mr. Poirier:

On behalf of Federico Jacome (10550 East Old Spanish Trail), this letter is to respectfully request the rezoning of 1.65 acres located approximately 360 feet west of the intersection of East Old Spanish Trail and South Avenida Los Reyes. In 2006, a lot split was successfully initiated on the property, then identified by APN 136-10-0200, establishing two (2) new lots: a 3.4-acre parcel (APN 136-10-020B) for the existing residence, and a 1.65-acre parcel (APN 136-10-020A) for potentially one (1) additional single-family residence. As an unintended result of the lot split, the 1.65-acre parcel does not conform to the minimum lot size standards of the SR zone thus a single residence is not permitted on the subject property. The following request is to rezone the 1.65-acre parcel identified by APN 136-10-020A from SR (Suburban Ranch) to CR-1 (Single Family Residence) to correct the unintended zoning violation that occurred as part of a lot split that was approved in 2006 ultimately for the development of one (1) single-family residence.

Existing Onsite Uses

The subject property is currently vacant and largely undisturbed. Access to the subject property is gained via a shared dirt driveway that extends westerly from the intersection of East Old Spanish across on the northern portion of the neighboring property (APN 136-10-0450).

Proposed Land Uses

The subject application for consideration entails rezoning the subject parcel from SR to CR-1 for the development of one (1) detached single-family residence. The proposed single-family residence will comply with the prescribed development standards of the CR-1 zone and will be limited to a maximum building height of 34 feet. The subject property will not be subdivided further. Access to the property will continue to be provided via the shared driveway that currently serves the property. To mitigate for fugitive dust associated with the existing dirt driveway, the driveway will be improved with gravel from the intersection of Avenida Los Reyes to the subject property's western edge as indicated on the attached *Sketch Plan*.

Water Service

The subject property is within the Tucson Water Obligated Service; however, water service is not currently provided to the site. Water will either be provided to the site via a private well that will be drilled at the expense of the future homebuilder, provided through a shared well agreement with the owner of 10550 E Old Spanish Trail, or will connect to Tucson Water. If a new well is drilled, the location will be determined at the time of lot development and shall be located a minimum of 50 feet away from any septic tank.

^{0 520.623.6146}

f 520.622.1950

Sewer Service

Pima County Regional Wastewater Reclamation Department does not currently serve the site. Due to the significant costs associated with extending sewer infrastructure to the site, wastewater will be conveyed to and stored in a septic tank that will be installed by the future homebuilder. This is typical for the overall neighborhood as the nearest downstream sewer main is approximately 1,300 feet from the property. The site exceeds the minimum one-acre size required for septic tanks. The actual location of the septic tank will be determined during the development plan process and shall be located a minimum of 50 feet away from any well.

Onsite Vegetation

The subject property consists of mainly native vegetation, with Prickly Pear, Creosote and Desertscrub being the dominant species. The lot contains some Palo Verde and Mesquite trees and an occasional Saguaro. Similar to the surrounding properties, much of the natural vegetation will be preserved.

We thank you for the opportunity to submit this application and your consideration. We are prepared to discuss this further should you have any questions.

Sincerely, The Planning Center

Lexy Wellott Project Manager



From: Dennis Rogers idnutri@gmail.com Sent: Monday, November 12, 2018 7:42 PM

To: Linda Morales com; Lexy Wellott LWellott@azplanningcenter.com Subject: Rezoning

In regards to the property west of Old Spanish Trail and Avenida Los Reyes we are unable to attend the scheduled meeting Nov. 14th however we are not opposed to the rezoning request and you may use this e-mail as a yes vote from Judy Rogers and myself Dennis Rogers. Best wishes to Federico Jacome with this project.

Dennis & Judy Rogers 2805 S. Pedregal Dr.



201 N. Stone Avenue, 2nd Floor Tucson, AZ 85701-1207

(520) 724-9000

Biological Impact Report

(Not Applicable for Rezonings that Require a Site Analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1.	Is the project located in the Maeveen Marie Behan Conservation Lands System? Outside CLS Any Special Species Management Areas? No 💌
2.	Is the project in the vicinity of any of the six Critical Landscape Linkages? No
3.	Is the project Designated for acquisition as a Habitat Protection or Community Open
	Space property? No ▼
4.	Is the project located within the Priority Conservation Area for any of the following
	species?
	a. Cactus ferruginous pygmy-owl
	b. Western burrowing owl No 🖃
	c. Pima pineapple cactus № 🔄
	d. Needle-spined pineapple cactus № 🔟
_	

Part II. Information Provided by the Applicant:

1.	the County potentially acquiring the property? No 🔽
	If yes, provide a summary of those communications:



2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?		Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No	¥		(Select)
Western burrowing owl	No	\		(Select)
Pima pineapple cactus	No	-		(Select)
Needle-spined pineapple cactus	No	\Box		(Select)

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.

September 19, 2018

Pima County Development Services Department 201 N. Stone Avenue, 2nd Floor Tucson, AZ85701

Subject

Rezoning for Federico Jacome On Tax Parcel: 136-10-020A TPC Job no .: FCJ-01

Pima County Development Services Department:

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

Very Truly Yours.

Federico Jacomo

CONCEPTUAL SKETCH PLAN



JACOME PROPERTY







MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: October 19, 2018

TO:

Lauren Ortega, DSD, Site Development Lauren.Ortega@pima.gov

Mirela Hromatka, Regional Wastewater Reclamation Department <u>Mirela.Hromatka@pima.gov</u> Courtney Rose, Cultural Resources Program, 6th Floor PWB <u>Courtney.Rose@pima.gov</u>

Greg Saxe, RRCD, 97 East Congress, 3rd Fl. Greg.Saxe@rfcd.pima.gov

Xavier Armendariz, Regional Flood Control District 97 E Congress St. Xavier.Armendariz@pima.gov

Stephanie Oroz, Assessor's Office, Land Division Stephanie.oroz@pima.gov

U.S. Fish & Wildlife Service, Attn: Jean Calhoun, 201 North Bonita Avenue, Suite 141, Tucson, AZ 85745

incomingazcorr@fws.gov

FROM: Nick Coussoulis, Senior Planner

Development Services Department - Planning Division

SUBJECT: Transmittal for Comments on New Rezoning Request: P18RZ00010 Jacome - E. Old

Spanish Trail Rezoning from SR to CR-1; Tax Parcel 136-10-020A, 1.65 Acres

The attached information shows the requested rezoning area. The request is being reviewed for a staff report to the Pima County Planning and Zoning Commission and Board of Supervisors. The rezoning case is tentatively scheduled for the November 28, 2018 Planning and Zoning Commission meeting.

We are sending this information to you so the applicant, the Commission, and the Board of Supervisors may be advised of any comments your office may have on this case.

The assessor's record demonstrates the property at 1.65 acres which does not require a site analysis. The proposal is to rezone the property to a more appropriate zoning category for its size. The minimum lot area per dwelling unit under SR zoning is 140,000sqft. This lot cannot meet the current minimum development standards, hence the request to rezone to CR-1. Minimum lot area per dwelling unit under CR-1 is 36,000sqft. Their plan is to construct a single family home on the property in the near future.

The site is not located within the Maeveen Marie Behan Conservation Lands System.

Please respond in writing by **Friday**, **November 2**, **2018** with any comments your organization may have on this rezoning to the following:

Development Services Department Planning Division Attn: Nick Coussoulis 201 North Stone, Second Floor Tucson, AZ 85701 Phone:

520-724-6692

Fax number:

623-5411

E-mail:

nicholas.coussoulis@pima.gov

Transmittal for Comments P18RZ00010

Please contact me if you have any questions or need additional information.

Thank you, Nick Coussoulis Planner Sr.

