



M E M O R A N D U M

Date: August 9, 2019 **Job No:** LEC-02
To: Mark Holden, Pima County Development Services Department
From: Lexy Wellott
Project: Bopp Rd. & San Joaquin Rd. Plan Amendment – Neighborhood Meeting Summary

The following provides a brief summary for the neighborhood meeting that was held on July 9, 2019 at Laura N. Banks Elementary School for the Bopp Road & San Joaquin Road plan amendment proposal. All property owners within 300 feet of the rezoning boundary were invited.

In addition to the development team, there were six (6) neighbors in attendance at this meeting. A presentation was provided to the neighbors describing the site context, subject plan amendment request, the intended user (Dollar General) and Pima County's plan amendment process. Attached to this memorandum are copies of the notice that was sent out to the neighbors, a map depicting notified property owners, mailing labels, and the presentation from the meeting.

While several topics were discussed, the most prevalent discussion revolved around the following four (4) topics:

1. *Establishing precedent for future commercial development* – Neighbors in attendance discussed the potential for the proposed Dollar General to establish precedent for more commercial uses to locate in the area. Considering that majority of the surrounding properties contain single-family residences and that the remaining vacant properties are either not of adequate size for commercial uses or owned by Arizona State Land Department and are not a priority for future land auctions, it is unlikely that the proposed rezoning will establish precedent. In the event that there is market interest in the future for commercial uses in the general vicinity, similar public processes (comprehensive plan amendment and rezoning) would need to be employed thereby giving residents a voice in future commercial development in the area.

The proposed plan amendment would change the land use designation of the subject parcel from its current "*Medium Intensity Rural (MIR)*" to the "*Rural Crossroads (RX)*" land use designation, as defined by *Pima Prospers*. The RX land use designation intends to provide rural communities with mixed uses including basic goods and services. The addition of a Dollar General on the subject property would increase the availability of convenience goods and fresh food options to residents of surrounding rural

neighborhoods. Moreover, the proposed Dollar General advances the goals set forth in *Pima Prospers* and Pima County Ordinance 2018-29 which conditionally permits that conveniences uses, such as a Dollar General, may locate in a GR-1 if ten (10) percent of the floor area (minimum) is dedicated to the sales of fresh foods.

2. *Proximity to an existing Dollar General location* – The neighbors in attendance discussed the appropriateness of a Dollar General at this location considering that there is another Dollar General approximately five (5) miles east of the subject property at the intersection of South Kinney Road and South Western Way. This existing Dollar General provides convenience items, including some fresh grocery options, to residents of Tucson Estates and surrounding neighborhoods. Residents of the neighborhoods immediately surrounding the proposed Dollar General at Bopp Road and San Joaquin Road and further northwest, west, southwest and south have no nearby convenience or grocery options and have higher automobile dependence as a result. Improved access to convenience and grocery goods in the area would benefit residents and decrease the distance necessary to travel for basic convenience items, reducing emissions and improving overall health.
3. *Hours of Operation* - the neighbors inquired about the business hours of the proposed Dollar General. Dollar General is a daytime use with typical business hours of 8:00 AM to 10:00 PM.
4. *Onsite lighting* – The neighbors inquired about the type of lighting will be installed on the perimeter of the building and within the parking areas. All lighting proposed onsite will comply with Pima County's Dark Sky Ordinance. Light fixtures will be shielded and oriented downward. A reduction of light intensity after hours will be explored during the rezoning process to ensure light pollution on neighboring properties is minimized.

Should you have any questions or need further clarification, please do not hesitate to contact me.

212341598
VALENZUELA LUIS A & GLORIA A JT/RS
3757 S SAN JOAQUIN RD
TUCSON, AZ 85735-0000

21234159D
PERALTA ROSA MARIA
3741 S SAN JOAQUIN RD
TUCSON, AZ 85735-0000

212341600
MC CULLOUGH HAROLD A
39995 N PRINCE AVE
SAN TAN VALLEY, AZ 85140-9827

212341610
MC CULLOUGH HAROLD A
39995 N PRINCE AVE
SAN TAN VALLEY, AZ 85140-9827

21234162A
MALSOM DENNIS L & LISA
PO BOX 253
GOODLAND, KS 67735-0253

21234164B
MARCHIANDO JASON
3733 S SAN JOAQUIN RD
TUCSON, AZ 85735-1811

21234168A
VILLICANA BETTINA
3700 S SAN JOAQUIN RD
TUCSON, AZ 85735-1454

212341700
SAAD ALEX
PO BOX 1002
ROSEVILLE, CA 95678-8002

212341710
MISENER MARILYN D
8580 W BOPP RD
TUCSON, AZ 85735-1425

212341720
GEORGELOS REVOC TR
ATTN: ANASTASIOS D & KIKI GEORGELOS TR
605 E GLENHURST DR
TUCSON, AZ 85704-6658

212341960
SALAZAR STACEY M
8401 W CONNELL PL
TUCSON, AZ 85735-0000

212341970
CASSELS SCOTT C & TONIA L CP/RS
8391 W CONNELL PL
TUCSON, AZ 85735-1479

212341980
BELCHER PAMELA E
8361 W CONNELL PL
TUCSON, AZ 85735-1479

212341990
KEIL FAMILY LIVING TR
ATTN: RONALD E KEIL & JULIE LEE
SWANHOLM-KEIL TR
8362 W CONNELL PL
TUCSON, AZ 85735-1479

212342000
HATFIELD R C JR
8392 W CONNELL PL
TUCSON, AZ 85735-0000

212342010
TUCKER ERWIN A & PATRICIA S JT/RS
8402 W CONNELL PL
TUCSON, AZ 85735-1479

212342020
MC ALONEY MARY E
8409 W QUATTLEBAUM DR
TUCSON, AZ 85735-1452

212342030
MARCHIANDO DAVID F
8399 W QUATTLEBAUM DR
TUCSON, AZ 85735-1452

212342040
SMETANICK LISA M & CONNELL MICHAEL A JT/RS
8369 W QUATTLEBAUM DR
TUCSON, AZ 85735-0000

212342060
SMITH DAVID A
8398 W QUATTLEBAUM DR
TUCSON, AZ 85735-1480

212342070
FLETCHER ROBERT A & LOVINIA O CP/RS
8408 W QUATTLEBAUM DR
TUCSON, AZ 85735-1484

212342080
HANSEN LAURA A
PO BOX 23277
TUCSON, AZ 85734-0000

212342090
STONEHAM GEORGIA A
8468 W QUATTLEBAUM DR
TUCSON, AZ 85735-0000

212342100
LOPEZ ESTEVAN J & TISA L JT/RS
3535 S RICHARDSON DR
TUCSON, AZ 85735-1490

212342120
LUCERO NOEMI
8435 W PRUITT PL
TUCSON AZ 85735-1529

212342480
SCHWABAUER ALBERT CONRAD & CLAUDIA L JT/RS
3462 S BRADFORD DR
TUCSON, AZ 85735-1516

212342490
MC DOWELL WILLIAM & SUSAN JT/RS
3492 S BRADFORD DR
TUCSON, AZ 85735-1516

212342500
BOJORQUEZ EDUARDO & BETANCOURT LAURA P
JT/ RS
3502 S BRADFORD DR
TUCSON, AZ 85735-1517

212342510
GAMBLE ROBERT D & BOBBI L JT/RS
3532 S BRADFORD DR
TUCSON, AZ 85735-1517

212342520
HIESTAND KARL & SHARON K CP/RS
3562 S BRADFORD DR
TUCSON AZ 85735-1517

212342530
RASCON JOSE Z & EVELIA CP/RS
3592 S BRADFORD DR
TUCSON, AZ 85735-1517

212342540
RAMIREZ LOUIS
3493 S BRADFORD DR
TUCSON, AZ 85735-1513

212342550
SOTO TOMMY V & GRACE M CP/RS
3563 S BRADFORD DR
TUCSON, AZ 85735-1513

212342560
POPOVICH GEORGE D
3533 S BRADFORD DR
TUCSON, AZ 85735-1513

212342570
HERRAN HENRY J
3493 S BRADFORD DR
TUCSON, AZ 85735-1512

212342580
ORTEGA ZOE FRANCINE
3463 S BRADFORD DR
TUCSON, AZ 85735-1512

212342700
MINELLA KATHRYN M & BURK ROSWELL M JR
3496 S RICHARDSON DR
TUCSON, AZ 85735-1483

212342710
BERRY MICHAEL R & BETTY LOU CP/RS
3536 S RICHARDSON DR
TUCSON, AZ 85735-1485

212342720
VALENZUELA MARIA
8362 W RAZORBILL DR
TUCSON, AZ 85757-7910

212342730
TINCOMBE CAROLINE V
3596 S RICHARDSON DR
TUCSON, AZ 85735-0000

212342740
TERRAZAS GUADALUPE
3663 S BRADFORD DR
TUCSON, AZ 85735-1514

212342750
SELLERS DUANE A
3633 S BRADFORD DR
TUCSON, AZ 85735-1514

212342760
JAMES DONALD L & CATHERINE A JT/RS
8509 W QUATTLEBAUM DR
TUCSON, AZ 85735-0000

212342770
MOSQUEDA JOHN R & KATHY
8499 W QUATTLEBAUM DR
TUCSON, AZ 85735-1481

212342780
MC GINLEY JOHN L & DEBRA A JT/RS
8469 W QUATTLEBAUM DR
TUCSON, AZ 85735-1481

212342790
MILLER ASHLEY
8439 W QUATTLEBAUM DR
TUCSON, AZ 85735-1481

212342800
DAVIS MICHAEL R & BELINDA S JT/RS
3664 S CONNELL DR
TUCSON, AZ 85735-1453

212342810
ARNOLD ROBERT B & JOYCE A JT/RS
3694 S CONNELL DR
TUCSON, AZ 85735-0000

212342820
LOPEZ ELENA
3734 S CONNELL DR
TUCSON, AZ 85735-1487

212342830
NIELSEN WILLIAM C & TERESA A JT/RS
3764 S CONNELL DR
TUCSON, AZ 85735-0000

212343070
HOUSER MARY A & RALPH K CP/RS
3740 S GOLD FLOWER AVE
TUCSON, AZ 85735-1491

212343080
DINGMAN ROY A & ROSE MARY CP/RS
3770 S GOLD FLOWER AVE
TUCSON, AZ 85735-1491

212351140
GRIFFIN MARIE ANN & HOWARD LEWIS T & EDITH
PEARL ALL JT/RS
3540 S SAN JOAQUIN RD
TUCSON, AZ 85735-1540

212351170
PARTIDA BENJAMIN GARCIA & MARIA
CARMELO CP/RS
3560 S SAN JOAQUIN RD
TUCSON, AZ 85735-1434

212351190
REYES MAYRA GRACIELA
8768 W BOPP RD
TUCSON, AZ 85735-9233

21235120A
ARAIZA RUBEN V & CARMEN C JT/RS
8764 W BOPP RD UNIT 2
TUCSON, AZ 85735-9236

21235120B
PALMER ROBERT W
8764 W BOPP RD UNIT 1
TUCSON, AZ 85735-9236

212351210
GRANILLO YVONNE
8760 W BOPP RD
TUCSON, AZ 85735-9233

212351220
HUNT ROY D & HASPEL KAYE A JT/RS
8770 W BOPP RD
TUCSON, AZ 85735-9233

212351230
ELLIOT WILBURN JR & MARIA S JT/RS
PO BOX 27726
TUCSON, AZ 85726-7726

212351240
HEGENDERFER BYRON GEORGE & REBECCA ANN
JT/RS
8740 W BOPP RD
TUCSON, AZ 85735-9233

21235125A
DUNCAN DAN GREGORY JR & ANGELA R JT/RS
8720 W BOPP RD
TUCSON, AZ 85735-9233

21235125B
AVILA JESSYCA I & DURAN MICHAEL JR JT/RS
8700 W BOPP RD
TUCSON, AZ 85735-9233

212351260
PAOLINE WALTER HAROLD & JENNIE R JT/RS
8750 W BOPP RD
TUCSON, AZ 85735-0000

212351270
MORGAN STEPHEN D & JILL R JT/RS
8730 W BOPP RD
TUCSON, AZ 85735-9233

212351300
JUSTINS RV PARK & WATER WORLD LLC
3551 S 5AN JOAQUIN RD
TUCSON, AZ 85735-1439

212351310
PERU LUZ MARIA
3783 S HEIFNER PL
TUCSON, AZ 85735-1442

212351320
PERALTA JULIO CESAR & ANALOUISA ZAVALA
6449 W WINTER VALLEY WAY
TUCSON, AZ 85757-6972

212351330
QUINONEZ MARIO S & CONNIRY MARY C JT/RS
3703 S HEIFNER PL
TUCSON, AZ 85735-1442

212351340
ISRAEL RICHARD CLYDE
3663 S HEIFNER PL
TUCSON, AZ 85735-1442

212351350
MC PHERSON ANDREW J & DEBRA J CP/RS
16866 HILLCREST AVE
NORTH EDWARDS, CA 93523-3401

212351360
BAYLESS JOHN L
3624 S HEIFNER PL
TUCSON, AZ 85735-1442

212351370
ROUNSAVILLE LARRY G & DALE M CP/RS
6880 W NAOMI RD
TUCSON, AZ 85735-9170

212351380
WEILBURG KENNETH D & DONNA J REVOCABLE
LIVING TR
3704 S HEIFNER PL
TUCSON, AZ 85735-1442

212351390
PALMER CHASIDY F & RYAN DENNIS J JR CP/RS
3744 S HEIFNER PL
TUCSON, AZ 85735-0000

212351400
JOST LEO A & LINDA K JT/RS
8688 W BOPP RD
TUCSON, AZ 85735-1433

21238067A
LUND JUDITH KATHRYN
8601 W BOPP RD
TUCSON, AZ 85735-8799

21238067C
PHILLIPS KATHLEEN SUZANNE & LAWRENCE L
JT/RS
8625 W BOPP RD
TUCSON, AZ 85735-8773

21238067D
HALL DENNIS & JOY F JT/RS
3855 S CALICO LN
TUCSON, AZ 85735-8745

21238068A
CHAMBERLAIN JERRY L
3800 S CALICO LN
TUCSON, AZ 85735-8737

21238069B
MC GANN GERALD R
3860 S CALICO LN
TUCSON, AZ 85735-8737

21238069C
MC GANN GERALD & PATRICIA CP/RS
3860 S CALICO LN
TUCSON, AZ 85735-8737

212380700
CRIDER JOHN E & JO E JT/RS
3900 S CALICO LN
TUCSON, AZ 85735-0000

212380710
BOOTH DONALD & RUTH E JT/RS
3905 S CALICO LN
TUCSON, AZ 85735-8744

212380720
BARNES DENVER L & SHARON L JT/RS
3925 S CALICO LN
TUCSON, AZ 85735-8744

21238073A
BARNETTE ASHTON JR
3955 S CALICO LN
TUCSON, AZ 85735-8744

21238074A
CRAWFORD THOMAS W & SHARAN G JT/RS
3985 S CALICO LN
TUCSON, AZ 85735-8744

21238075A
BAKER CHRISTINA & BURR DENNIS J II JT/RS
3920 S CALICO LN
TUCSON, AZ 85735-8739

21238076A
MEDNDOZA MARIA LOUIZA & MENDOZA GEORGE
JT/RS
3950 S CALICO LN
TUCSON, AZ 85735-8739

21238077A
BARNETTE ASHTON L & NANCY JT/RS
3980 S CALICO LN
TUCSON, AZ 85735-8738

21238078B
MURPHY BRENDA C & LEROY JT/RS
4000 S CALICO LN
TUCSON, AZ 85735-9059

21238079A
RAMIREZ NANCY V REVOC TR
PO BOX 87962
TUCSON, AZ 85754-7962

212382820
CODDELL CHRISTINA F & CROSS JUDY K JT/RS
3841 S KHE SANH LN
TUCSON, AZ 85735-8665

212382830
SPECKIN BERNARD DAYLE & BROCK MARILYN
JT/RS
3881 S KHE SANH LN
TUCSON, AZ 85735-8665

212382840
TUZINOWSKI PAUL D
3921 S KHE SANH LN
TUCSON, AZ 85735-8665

212390360
LANDMARK TITLE TR 18334-T
ATTN: CRITTERLAND I DEVELOPMENT LLC
2941 E PLAZA ENCANTADA
TUCSON, AZ 85718-1239

21239038A
ROBBINS BOBBY G & VALARIE D CP/RS
3820 S BARK BEETLE PL
TUCSON, AZ 85735-5187

212390390
RIVERA PAUL M & CALZADILLAS-RIVERA
IGNACIA LUNA CP/RS
3828 S BARK BEETLE PL
TUCSON, AZ 85735-5187

212390440
LEVITAN DEBORAH L
3825 S BARK BEETLE PL
TUCSON, AZ 85735-5187

212390450
CARRILLO DOMINICK & PRISCILLA CP/RS
3817 S BARK BEETLE PL
TUCSON, AZ 85735-5187

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June 25, 2019

Dear Neighbor:

On behalf of the property owner, The Planning Center and DCM Development, LLC and The Planning Center would like to invite you to attend a neighborhood meeting regarding a plan amendment proposal for a 1.47-acre property located at the northwest corner of West Bopp Road and South San Joaquin Road (see property location map).

Pima Prospers was approved by the Board of Supervisors in 2016 to comprehensively guide land use and policy decisions for unincorporated Pima County. *Pima Prospers* designates the subject property as "*Medium Intensity Rural (MIR)*". This comprehensive plan amendment proposal is to change the *Pima Prospers* land use designation for the project site from the current "*Medium Intensity Rural (MIR)*" to the "*Rural Crossroads (RX)*" land use designation. The purpose of the RX land use designation is to provide mixed use areas where basic goods and services are provided to rural communities.

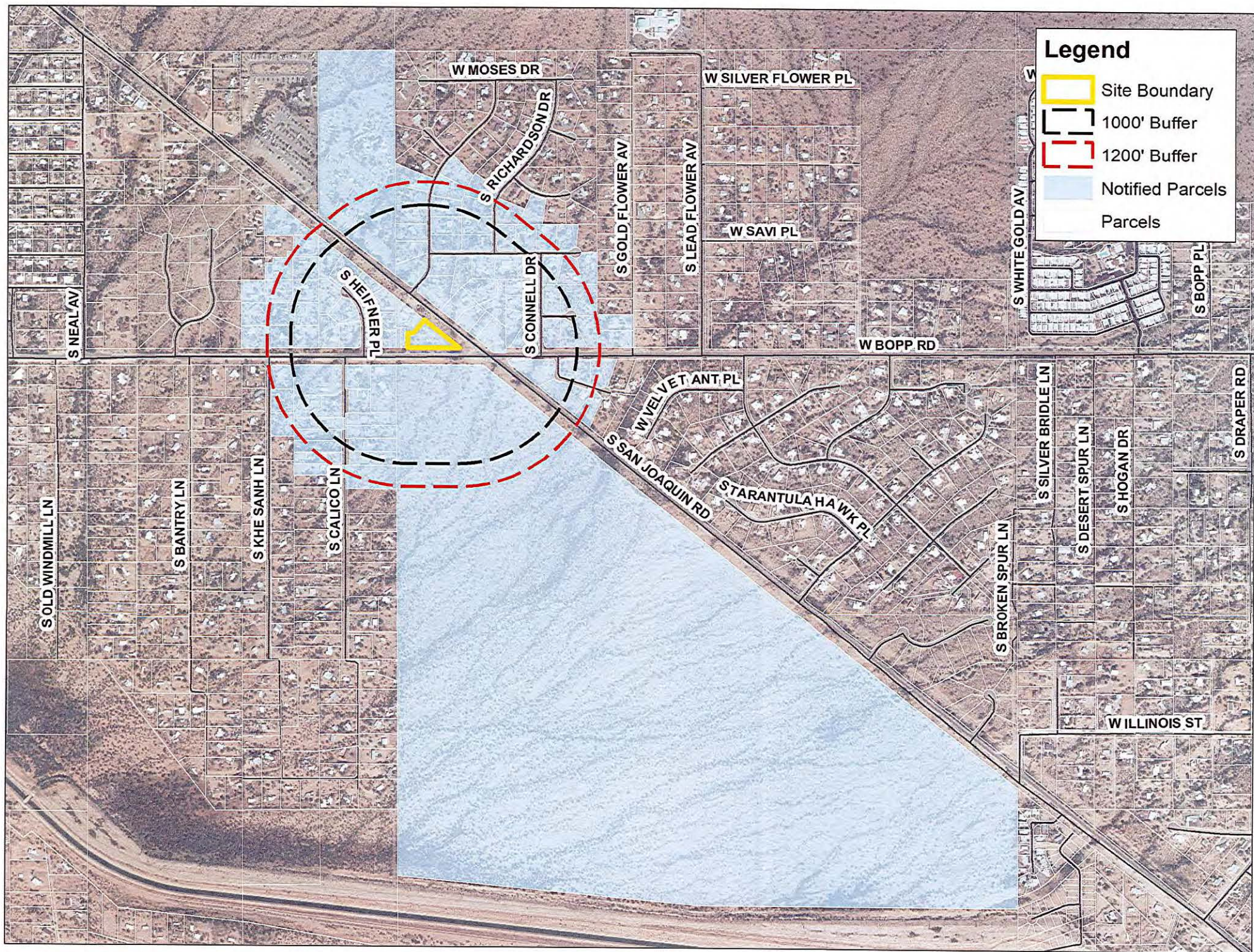


The proposed request will allow for a future rezoning request only on the subject to property to allow for a neighborhood retail store that provides convenient goods, such as food, paper products, household drugs and cosmetics, etc.

Please join us on:

Tuesday, July 9th at 5:45 PM
In the Library at Laura N. Banks Elementary School

Representatives of the property owner will be present to discuss the plan amendment process and address any questions or comments that you may have. If you cannot attend the meeting or have questions prior to the meeting, please contact Lexy Wellott or Linda Morales at The Planning Center at 520-623-6146 or llwellott@azplanningcenter.com or lmorales@azplanningcenter.com.





July 9, 2019

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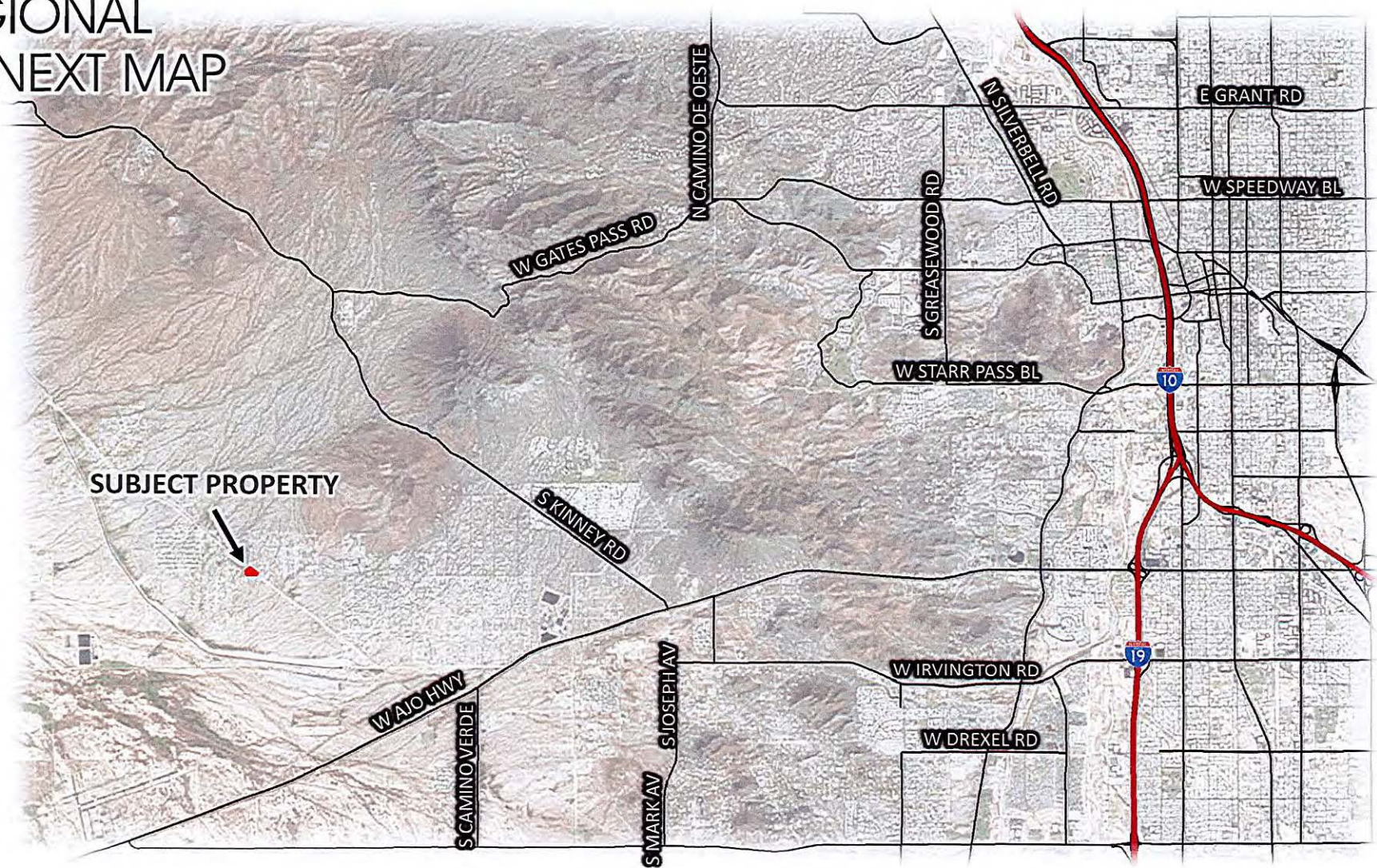


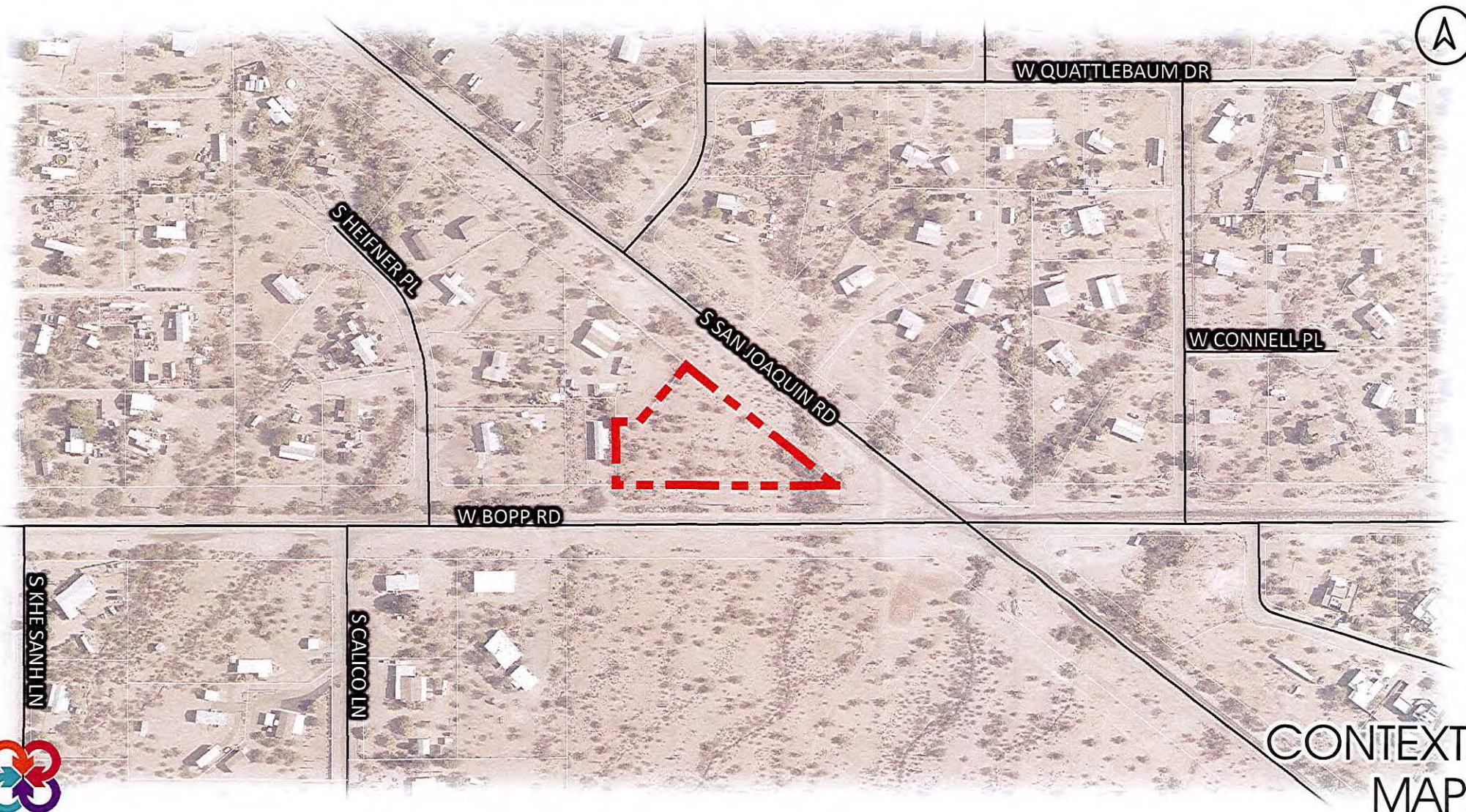
THE PLANNING CENTER
a division of TPC Group, Inc.

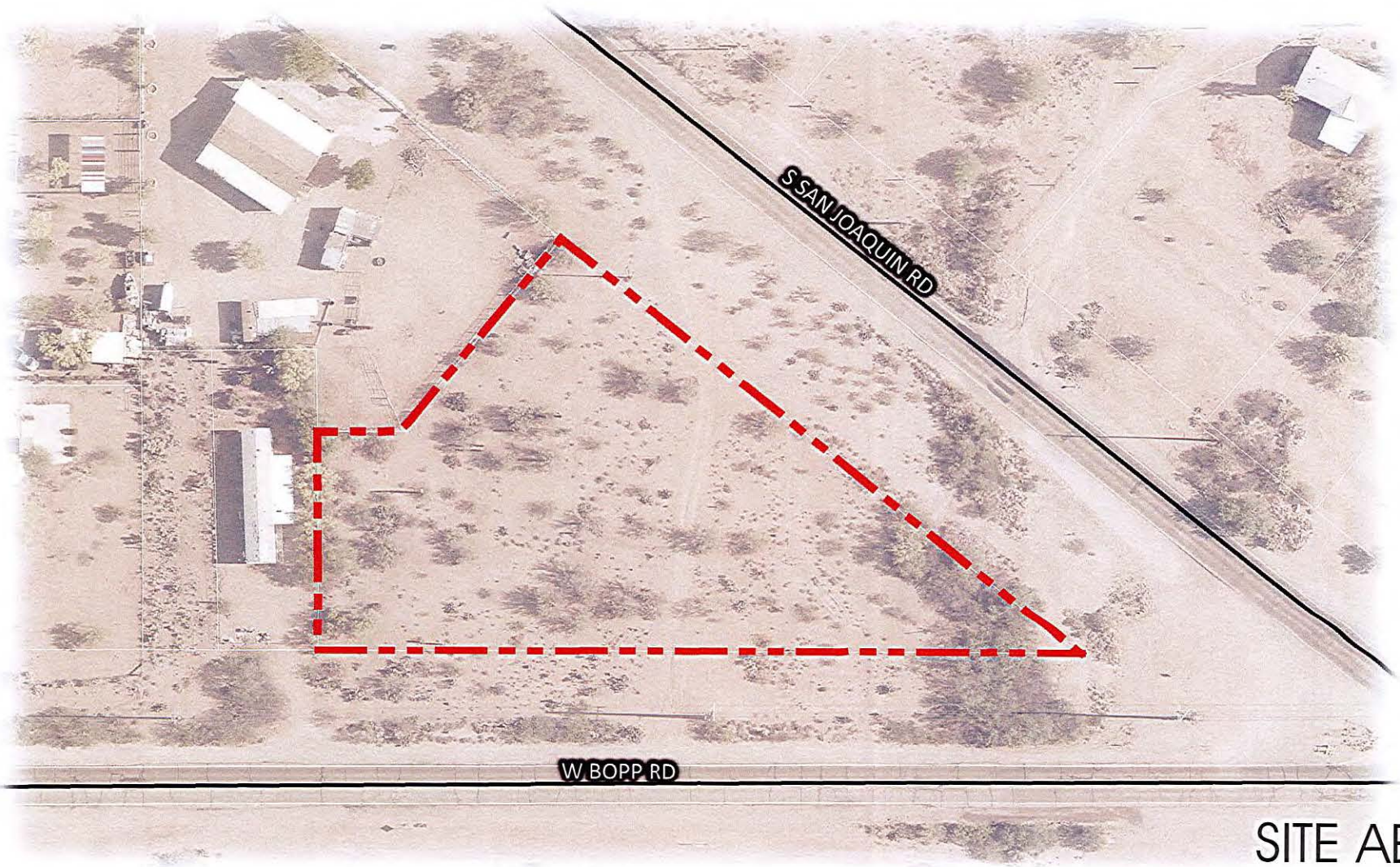
SAN JOAQUIN & BOPP COMPREHENSIVE PLAN AMENDMENT

Neighborhood Meeting
July 9, 2019

REGIONAL CONEXT MAP







SITE AERIAL

LAND USE MAP

MIR
(RESIDENTIAL)

S BRADFORD DR

S RICHARDSON DR

W QUATTLEBAUM DR

S SAN JOAQUIN RD

S CONNELL DR

S HEIFNER PL

MIR
(RESIDENTIAL)

W BOPP RD

S BARK BEETLE PL

S KHE SANHLN

S CALICO LN

MIR
(RESIDENTIAL)

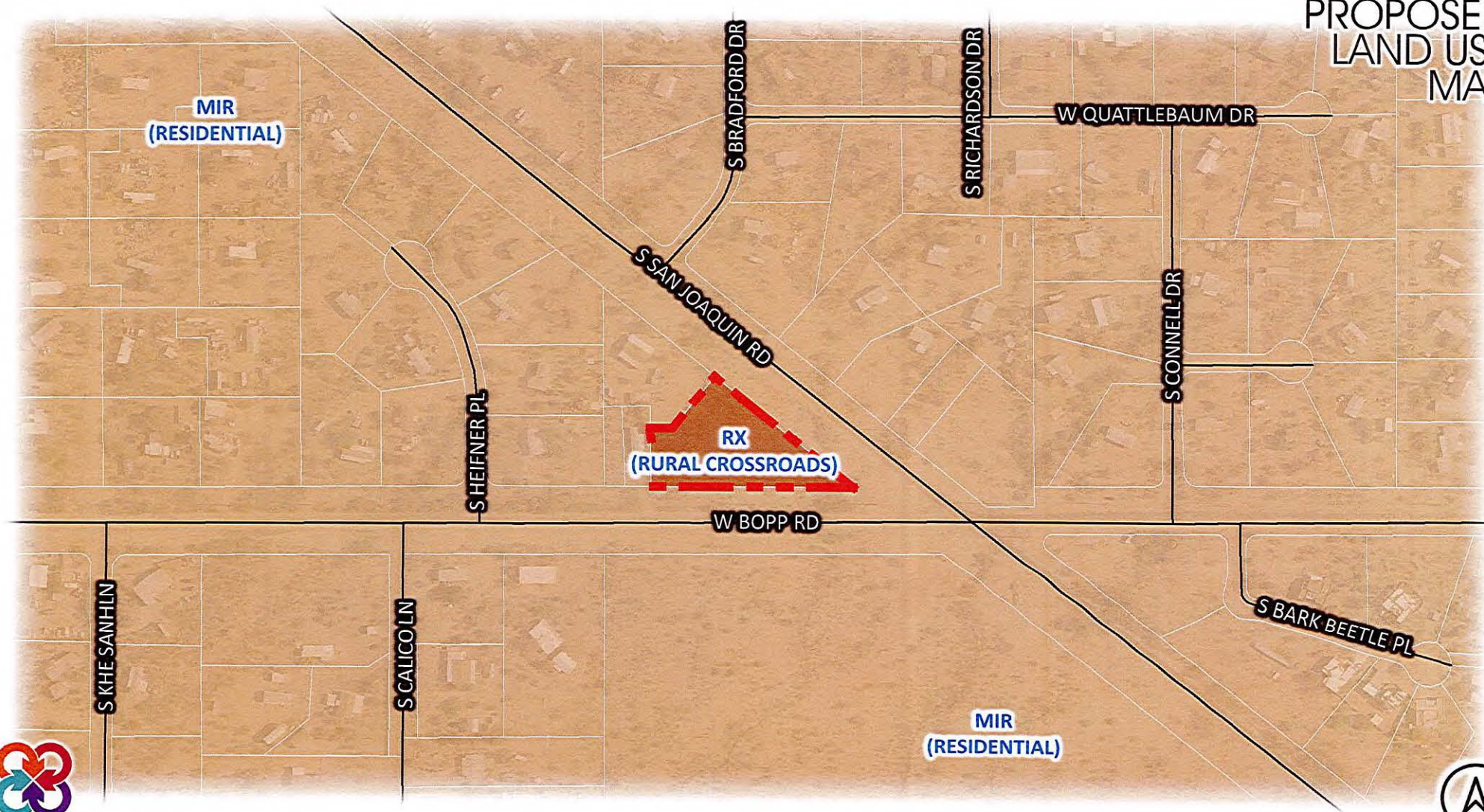


PROPOSED LAND USE MAP

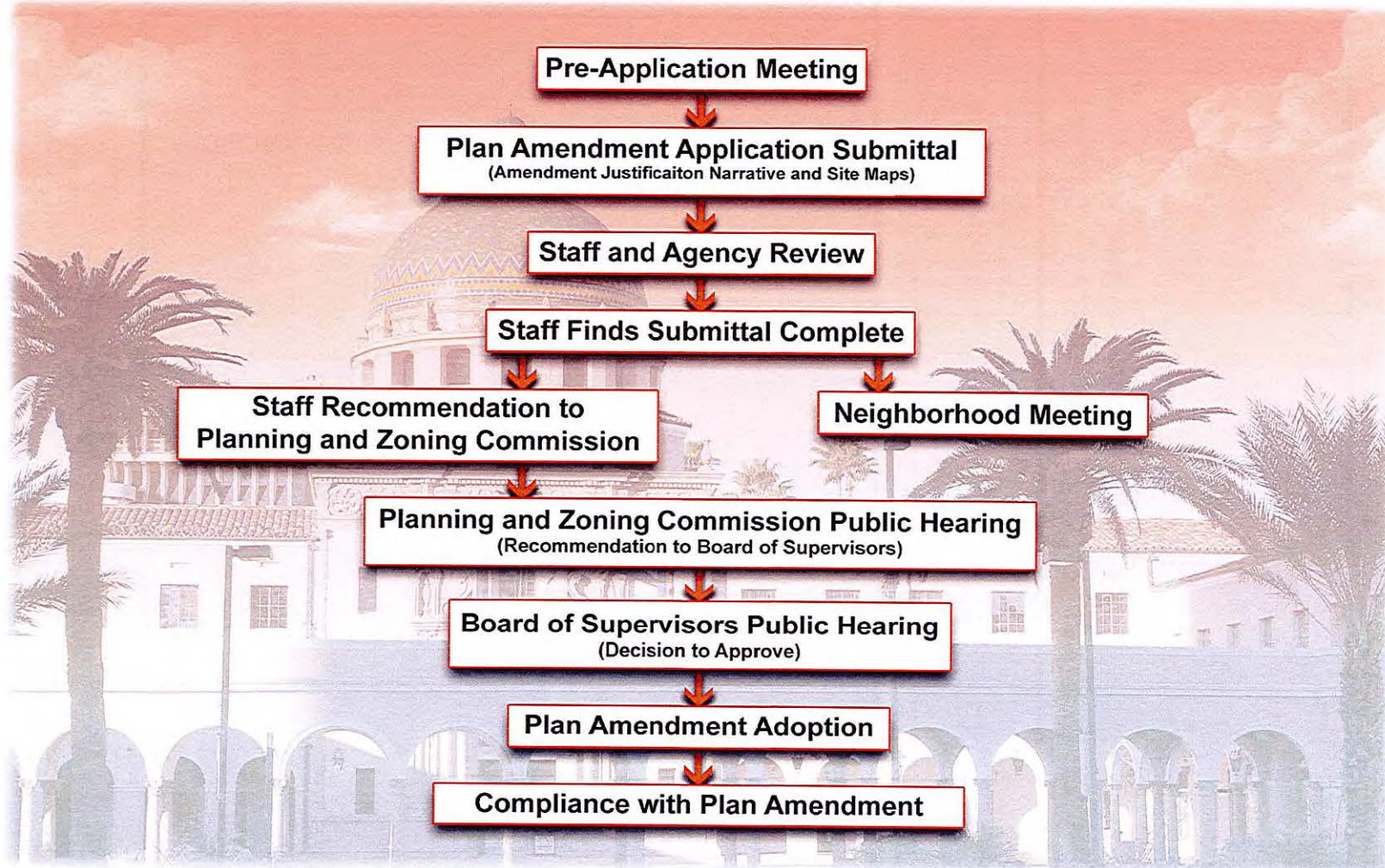
MIR
(RESIDENTIAL)

RX
(RURAL CROSSROADS)

MIR
(RESIDENTIAL)



PIMA COUNTY COMPREHENSIVE PLAN PROCESS





THE PLANNING CENTER
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QUESTIONS???