

June 24, 2019

Nick Coussoulis
Senior Planner
Pima County
Pima County Development Services
201 North Stone Avenue, 2nd Floor
Tucson, AZ. 85701

RE: P19CA00003 Georgelos Revocable Trust – S. San Joaquin Road Plan Amendment, MIR to RX, Received May 31, 2019

Dear Mr. Coussoulis,

Thank you for the opportunity to comment on P19CA00003 Georgelos Revocable Trust – S. San Joaquin Road Plan Amendment, MIR to RX. This is an application to amend the Pima County Comprehensive Plan, for an approximately 1.37 acre site which is located northwest of the intersection of Wests Bopp Road and South San Joaquin Road. This application proposes to change the comprehensive plan land use designation from Medium Intensity Rural (MIR) to Rural Crossroads (RX) to allow for the property owner to apply for a future rezoning for a neighborhood retail store.

This site is within the Ryan Airfield avigation easement requirements and public disclosure area, and FAA traffic pattern airspace, and FAA Part 77 airspace.

The Tucson Airport Authority conditionally approves the subject request contingent upon the following condition of approval, as noted below. The Tucson Airport Authority anticipates providing additional comments during the rezoning process if the proposed S. San Joaquin Road Plan Amendment is approved.

Condition of approval:

1. "That prior to the County's approval of this Comprehensive Plan amendment request, the property owner shall record the Avigation Easement which discloses the existence, and operational characteristics of the Ryan Airfield to future owners or tenants of the property and further conveys the right to the public to lawfully use the airspace above the property. The Avigation Easement shall be recorded in a manner with the Pima County recorder which shall document it as having title liability. The content of such documents shall be according to the form and instructions provided."

The current property owner or person authorized to sign on behalf of the current property owner shall complete, sign, and record the Avigation Easement. Please record the Avigation Easement with the Pima County Recorder's Office. Once the Avigation Easement is recorded please send a complete copy of the recorded easement document to Tucson Airport Authority by either email (send to srobidou@flytucson.com) or to the mailing address provided below.



Scott Robidoux
Senior Airport Planner
Tucson Airport Authority
7250 South Tucson Boulevard
Suite 300
Tucson, AZ 85756

Please do not hesitate to contact me if you have any questions or concerns regarding this comment letter. I can be reached by email at srobidoux@flytucson.com or by telephone at 520-573-4811.

Respectfully,

A handwritten signature in dark ink, appearing to read "Scott Robidoux".

Scott Robidoux,
Senior Airport Planner

cc file

DECLARATION OF AVIGATION EASEMENT

THIS DECLARATION OF AVIGATION EASEMENT ("Declaration"), is made this _____ day of _____, 20__ by _____, a(n) _____ ("Declarant").

A. Declarant is the sole record owner in fee simple of certain real property (the "Property") located in Pima County, Arizona which is more particularly described in Exhibit "A" attached hereto; and

B. The Property is located in the proximity of Ryan Airfield (as it now exists or may hereafter be enlarged and/or developed, the "Airport"); and

C. The Property is now and in the future will be subject to noise and other effects emanating from aircraft operating at or departing from or arriving at the Airport, and changes in airport layout or operating procedures could result in increased noise influences.

NOW THEREFORE, for good and sufficient consideration, the receipt and adequacy of which Declarant hereby acknowledges, Declarant hereby covenants and declares that all of the Property shall be held, sold, used and conveyed subject to the following avigation easement, which shall run with the Property and be binding on all occupants thereof and on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, grantees, invitees and tenants.

DECLARANT HEREBY DECLARES, ESTABLISHES, GRANTS AND CONVEYS to the Tucson Airport Authority, the City of Tucson and all persons lawfully using the Airport ("Benefited Parties") the right to operate aircraft in and the right to cause in the airspace above or near the Property such noise, vibrations, fumes, vapors, smoke, deposits of dust or other particulate matter, fuel particles and all other effects as may be inherent in the operation of aircraft, now known or hereafter used, while landing on, taking off from, or operating at the Airport, as long as such operations are in compliance with applicable federal, state and local regulations concerning operation of aircraft and use of the Airport.

As used herein, the term "aircraft" shall mean any and all types of aircraft, whether not in existence or hereafter manufactured and developed, to include without limitation, jet aircraft, propeller driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all types of aircraft or vehicles now in existence or hereafter developed, regardless of existing or future noise levels, for the purpose of transporting persons or property through the air.

EXHIBIT A

(Legal Description)



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: May 31, 2019

TO: United States Fish and Wildlife Service
201 N. Bonita Ave., Suite 141
Tucson, AZ 85745

FROM: Nick Coussoulis, Senior Planner

SUBJECT: Pima County Comprehensive Plan Transmittal for your review and comments
Case: P19CA00003 Georgelos Revocable Trust – S. San Joaquin Road Plan Amendment

=====

USFWS

Reviewer: Scott Richardson

Address: 201 N. Bonita Ave., Suite 141 Tucson, AZ 85745

Phone: (520) 670-6144 x 242

E-mail: scott_Richardson@fws.gov

☐ No Concerns relating to the subject property

☒ Yes Concerns relating to the subject property

Description of species impacted, concerns and suggested mitigation measures:

There is the potential for the endangered Pima pineapple cactus to occur within the limits of the proposed development. We recommend that surveys for this species occur as a condition of the rezoning. If any Pima Pineapple cacti are located during surveys, we recommend that Pima County or the project proponents contact us to discuss the development of any necessary conservation measures or mitigation.

From: Sharon Groves [mailto:quilt_wood@yahoo.com]

Sent: Wednesday, August 21, 2019 10:59 AM

To: DSD Planning <DSDPlanning@pima.gov>

Subject: Fw: Public Meeting re: Planning amendment

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.

RE: P19CA00003 GEORGELOS REVOCABLE TRUST - S. SAN JOAQUIN ROAD PLAN AMENDMENT
Georgelos Revocable Trust, represented by The Planning Center

To Whom It May Concern:

We are sending this email voicing our strong NO to the discussion of procedural clarifications and administrative updates regarding the above property.

Please register our NO to the meeting on Wednesday, August 28, 2019, pre-meeting discussions.

We live in the Wonderland Estates just east of the above property. We see no reason for a change in zoning to include commercial property at that corner. We understand it to be a Dollar General Store. There is a Family Dollar Store and a Dollar General Store 5-8 minutes away in the Tucson Estates area. There is no need for any commercial in this Bopp Rd./San Joaquin Rd. area.

Please register our vote as NO.

Thank you.

Ray and Sharon Groves
8434 W. Pruitt Place
Tucson, AZ 85735
395-1884

From: [DSD Planning](#)
To: [Nicholas Coussoulis](#)
Subject: FW: P19CA00003 George Revocable Trust - S. San Joaquin Rd Plan Amendment
Date: Friday, August 23, 2019 9:28:19 AM

From: Arts and crafts [mailto:chazfr33@gmail.com]
Sent: Friday, August 23, 2019 9:07 AM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: P19CA00003 George Revocable Trust - S. San Joaquin Rd Plan Amendment

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.

To Whom it may Concern

In regards to the matter at hand. I as a resident of this area do not support this amendment! We have a Dollar store not even 2 miles away. Actually we have 2 of them. This area has been an area for homes and families forever. I don't see the need for another dollar store. All I see is an opportunity for someone else to make money and lets face it cause more laziness. If someone can't drive a couple miles to go to store, than we have a problem in this world. Can't we just appreciate our land around us. It is also growing with business' up at Ajo and Kinney rd. which is also more for us to shop at. What do we need this store for? What will it do to our neighborhood? This seems silly to me. I vote No there is no need for it and thats what should be considered, NO Need for it!! We have one so close.

Sincerely,
A resident on Heifner PL.

RE: Petition Attached - PLEASE PRINT AND DISTRIBUTE TO ALL SUPERVISORS AND RE-ZONING COMMITTEE MEMBERS! THANK YOU!!

P19CA00003 GEORGELOS REVOCABLE TRUST – S. SAN JOAQUIN ROAD PLAN AMENDMENT Georgelos Revocable Trust, represented by The Planning Center, requests a comprehensive plan amendment of approximately 1.34 acres from Medium Intensity Rural (MIR) to Rural Crossroads (RX), parcel 212-34-1720, located immediately northwest of the intersection of S. San Joaquin Road and W. Bopp Road, in Section 29, Township 14 South, Range 12 East, in the Southwest Planning Area. (District 3)

Esteemed Pima County Supervisors & Re-zoning committee members:

My sincerest apologies. I started a petition to protest the approval of re-zoning on Bopp & San Joaquin Rd. on Tucson's Southwest side. I found out kind of late that the meeting originally scheduled for the end of September, was moved up to August 28th and I was not able to send you the petition on time.

I hope it is not too late for you all to take a look at what we the residents have to say. We really DO NOT want or need a discount store right in the middle of our neighborhood. Imagine if there happened to be a lot in your neighborhood that a house wasn't built on, but houses all around and they wanted to put a discount store there and asked to have it rezoned. I don't think any of you would find that appealing at all. Well, neither do we.

What is the point of them building a Dollar store in the middle of our neighborhood? There are two of them just a few miles up the road on Kinney Rd. We all chose to live out here rural for a reason. Why does our way of life have to change so someone can put "another" discount store in our area. It will bring crime and traffic to our neighborhood. We are mixed homes and manufactured homes on half and whole acres plus. We don't want our way of life changing for a discount store.

The lot in question also is used by the local districts as a pick up and drop off for school children who get the bus. Their parents park there rather than wait on the side of the road. Also, a store in that area would be putting the children in danger. Big semi-trucks would have to come into the neighborhood to restock and bring inventory to the store. There are many children walking home from school and many ride bikes and their ATV's on the weekends. I'm sure the poor woman who lives next to the lot did not ever think she would have the back of a discount store next to her front yard. That's just not fair.

Please think very hard about approving the rezoning of the corner of Bopp & San Joaquin; zip code 85735. Please consider the almost 300 signatures we gathered via an online petition. This may not seem like a large amount to you, but with everyone living on half to one acres+ that is a large amount of residents. We want our continued way of life to continue as it is without a discount store bringing the problems it would bring. We all knew when we moved out here that we wouldn't have the convenience of a store out our front door; that's why we left the city. There were many that do not have internet, so we weren't able to get to them. Please, please do not allow this re-zoning. We **DO NOT** want a Dollar Discount store in our neighborhood.

Respectfully,

Imelda C Vidal
Resident
(I live about 3 blocks away)



This petition has collected
296 signatures
using the online tools at ipetitions.com

Printed on 2019-08-27

STOP THE RE-ZONING FOR A DOLLAR GENERAL ON S SAN JOAQUIN RD & W BOPP RD. TUCSON, AZ 85735

About this petition

July 14, 2019

To: The Pima County Planning and Zoning Commission

We, the undersigned owners/residents of property affected by the zoning change being requested for the land located at the intersection of South San Joaquin Rd. and West Bopp Rd. in Tucson, Arizona 85735; do hereby oppose any change of the Land Development Code from a Medium Intensity Residential (MRI) category to a Rural Crossroads (RX) that would allow re-zoning of the above mentioned property.

We, the undersigned owners/residents who live in the area of the proposed changes, do not want any rezoning to allow a Dollar General Store or any other retail to be built on the parcel in question. This is a highly residential area and we do not want the traffic or crime associated with a discount store or other retail business. The added traffic would also be a safety hazard to the children who ride the bus to and from school. These children are picked up and dropped off in the same area and many of them walk.

Each signature represents a resident/owner who opposes the change in re-zoning being requested to build a retail store in the middle of our neighborhood. We do not want or need the added traffic because we feel we would be affected by the changes as it pertains to the aesthetics, safety and the peace and quiet of our neighborhoods. We chose to buy and live on our rural properties to avoid retail and overcrowding that is found in the city.

To the members of the Pima County Planning and Zoning Commission, we request that you take our opposition and concerns into consideration and give them considerable weight when making your decision in regards to the requested approval for re-zoning of the parcel at the intersection of South San Joaquin Rd & West Bopp Rd. in Tucson, Arizona, 85735

Signatures

1. Name: Imelda Vidal on 2019-07-13 11:08:14
Comments: No new Retail on this intersection!!

2. Name: Lorenia Hart on 2019-07-13 12:52:13
Comments: I concur. We bought out here to get away from the city. It's no problem for us to go into town for our needs. Thank you.

3. Name: Frank R Gabelman on 2019-07-13 14:28:44
Comments: We already have both a Dollar Store and Dollar General a short distance away and do not need another, especially in a residential area. We decided to live away from the city for a reason.

4. Name: Gail Bachle on 2019-07-13 15:49:37
Comments: No Dollar General

5. Name: Karen Taylor on 2019-07-13 16:16:19
Comments: There is already a Dollar General 5 miles away. We do not want stores in our area. We moved here to get away from that.

6. Name: Gregory A Pacheco on 2019-07-13 17:57:54
Comments:

7. Name: Susan Rohr on 2019-07-14 00:14:07
Comments:

8. Name: Jennifer blass on 2019-07-14 04:52:05
Comments:

9. Name: Kathleen M Mack on 2019-07-14 05:42:10
Comments: There are already too many dollar stores in this area. Several are ten to fifteen minutes away. We moved away from the city and do not want it to follow us to this rural, low density neighborhood. If this company must build such a store in this area there are many parcels on Ajo highway that are much more appropriate and already properly zoned

10. Name: Connie Sipes on 2019-07-14 16:45:37
Comments:

11. Name: Traci Wheatley on 2019-07-14 22:38:38
Comments:

12. Name: Kev Wheatley on 2019-07-14 22:39:16

Comments:

-
13. Name: VIVIAN HARTE on 2019-07-14 23:57:37
Comments: I live just a couple blocks from this intersection. I definitely do NOT want to see a re-zoning be approved for a Dollar General store. There are two dollar stores on Kinney Road already, so we don't need a third one so close by. In addition, this will reduce the value of my home.
-
14. Name: Tracy Gearhart on 2019-07-15 01:35:33
Comments: We most definitely do not need a dollar store out here. We have two on Kinney road! Could use a grocery store.
Thanks.
-
15. Name: Ramona G on 2019-07-15 03:54:49
Comments: I don't like it. Thank you
-
16. Name: Mary Sawall on 2019-07-15 06:17:46
Comments: We do not need this. There are two discount stores on Kinney.
-
17. Name: Erin Nehmer on 2019-07-16 03:07:51
Comments: I agree. I do not not this area rezoned. We moved out here to avoid the chaos of the city. There are enough retailers within 5 minutes of here
-
18. Name: richard and pauline peck on 2019-07-19 22:19:22
Comments: no no no to a cheap dollar store
-
19. Name: Robin nandin on 2019-07-20 01:03:21
Comments: No dollar general please!!!
-
20. Name: Mel Vidal on 2019-07-20 01:28:26
Comments: I strongly oppose a discount store in the middle of our neighborhood. We live rural for a reason; we do not want the traffic or the crime retail brings.
-
21. Name: Brett on 2019-07-20 01:28:30
Comments: No thanks on a dollar general.
-
22. Name: Robin olson on 2019-07-20 02:10:44
Comments: We have enough stores
-
23. Name: Leilani Madrigal on 2019-07-20 03:35:19
Comments: Not needed
-
24. Name: Dawn Trumble Wakefield on 2019-07-20 03:41:45

Comments: do not put anything on that corner

25. Name: Laurie Finn on 2019-07-20 03:44:22
Comments:

26. Name: Sharon Bowers on 2019-07-20 04:41:10
Comments:

27. Name: Michael Anderson on 2019-07-20 04:45:26
Comments:

28. Name: Edgar Ulrich III on 2019-07-20 04:59:42
Comments:

29. Name: Patricia Anderson on 2019-07-20 09:06:45
Comments: No to rezoning, we don't want it to destroy our neighborhood. They have one out here already no need for another. We don't want the traffic or the crime that will come with it.

30. Name: John Kelley on 2019-07-20 11:26:59
Comments:

31. Name: Trent Freeman on 2019-07-20 11:40:39
Comments: I agree we already have two dollar stores within 3 miles. Why another one? Leave the neighborhood alone no dollar store there please

32. Name: Sabrina Eirschele on 2019-07-20 12:35:08
Comments: Do not ruin our neighborhood!! We already have one 5 minutes away!!!

33. Name: Christine McDaniel on 2019-07-20 12:41:27
Comments:

34. Name: Andrea Lloyd on 2019-07-20 13:10:56
Comments:

35. Name: Timothy murch on 2019-07-20 16:13:05
Comments: We don't need any business out this way. We have one on Kenny rd Thank you

36. Name: Sharon E Groves on 2019-07-20 16:20:40
Comments: Please NO to any stores at Bopp Rd./San Joaquin Rd.

37. Name: Miranda on 2019-07-20 17:34:09
Comments:
-
38. Name: Ana Olivares Malaga on 2019-07-20 19:29:09
Comments:
-
39. Name: Sarah Delisle on 2019-07-20 19:40:50
Comments: No to Dollar General
-
40. Name: Paul Kilpatrick on 2019-07-20 20:25:40
Comments: There are two dollar stores already at Kinney and Western Way. This will add NO value whatsoever to this area.
-
41. Name: Mary and Thomas Lanik on 2019-07-20 21:22:55
Comments:
-
42. Name: STELLA BOWMAN on 2019-07-20 21:24:59
Comments:
-
43. Name: Dreama Hubbard on 2019-07-20 21:46:28
Comments: A Dollar General at this location is not appropriate.
-
44. Name: Anna Salce-Aros on 2019-07-20 21:47:16
Comments: No!!
-
45. Name: Rachel Rotz on 2019-07-20 21:53:04
Comments: We do not need another dollar store, we already have 2 within less than a 5 minutes drive
-
46. Name: James burnett on 2019-07-20 21:55:32
Comments: No more building we all moved out this far for a reason
-
47. Name: Travis Helzer on 2019-07-20 22:01:28
Comments: There is already a dollar general 5 minutes away, this is a sad cash grab.
-
48. Name: Cynthia Runk on 2019-07-20 22:05:54
Comments: STOP DO NOT BUILD.. We moved out here for peace. No need to wreck it..
-
49. Name: Olivia ruff on 2019-07-20 22:06:13
Comments:
-
50. Name: Luis on 2019-07-20 22:13:44

Comments: Don't do it !

51. Name: Marla Felix on 2019-07-20 22:13:49
Comments:

52. Name: Catherine moonsammy on 2019-07-20 22:14:11
Comments:

53. Name: Frank Laguna on 2019-07-20 22:14:58
Comments:

54. Name: Leonard Felix on 2019-07-20 22:16:54
Comments:

55. Name: Aaron Yubeta on 2019-07-20 22:18:36
Comments:

56. Name: Gerardo on 2019-07-20 22:20:09
Comments:

57. Name: Yvonne Melendez on 2019-07-20 22:20:13
Comments:

58. Name: Jess on 2019-07-20 22:21:22
Comments:

59. Name: Bianca ramos on 2019-07-20 22:21:25
Comments:

60. Name: Chris on 2019-07-20 22:24:08
Comments:

61. Name: Mark Weber on 2019-07-20 22:30:56
Comments: Please stop the zoning for the dollar General. We already have 2 stores of this kind at Western and Kinney. We dont need another one of these.

62. Name: Nadine on 2019-07-20 22:38:54
Comments: I moved out here to be away from any city life. The crime here is low and there's peace and quiet. I would love not to have no further buildings done around here.

63. Name: Dylan Sutherland on 2019-07-20 22:42:18
Comments:

64.	Name: Michael Uzueta on 2019-07-20 22:44:14 Comments: Don't build here. Thank You
65.	Name: Jim burnett on 2019-07-20 22:50:27 Comments:
66.	Name: Patricia Juarez on 2019-07-20 22:54:44 Comments:
67.	Name: CARLA A CHILDS on 2019-07-20 23:05:04 Comments: I Oppose this rezoning
68.	Name: Kristin childs on 2019-07-20 23:12:51 Comments:
69.	Name: Ruby perez on 2019-07-20 23:19:52 Comments:
70.	Name: Severiano Roqueni on 2019-07-20 23:24:00 Comments:
71.	Name: Melissa on 2019-07-20 23:35:35 Comments:
72.	Name: Joyce Blalock on 2019-07-20 23:45:07 Comments: DO NOT build..safety concerns for everyone
73.	Name: Annie on 2019-07-20 23:51:33 Comments:
74.	Name: Lisa Harrison on 2019-07-20 23:56:16 Comments: I live 1000 ft from this intersection. It's a bad intersection to put a store. This is all residential area. We have two dollar store 4 miles away, we DO NOT welcome one in our neighborhood!
75.	Name: Roseanna on 2019-07-21 00:01:57 Comments:
76.	Name: Melissa steinbring on 2019-07-21 00:05:47 Comments:

77. Name: John on 2019-07-21 00:07:40
Comments:
-
78. Name: Bonnie Thompson Tanner on 2019-07-21 00:09:00
Comments: stop rezoning
-
79. Name: Ginnie Mchugh on 2019-07-21 00:17:44
Comments:
-
80. Name: Mike Hamilton on 2019-07-21 00:20:58
Comments:
-
81. Name: Michael on 2019-07-21 00:27:37
Comments:
-
82. Name: Adam Holtzman on 2019-07-21 00:31:12
Comments:
-
83. Name: Alondra on 2019-07-21 00:33:05
Comments:
-
84. Name: Manny Aguilar on 2019-07-21 00:34:23
Comments: No , No, No ! We Don't need it . We our happy to drive to Wal Mart for our shopping needs.
-
85. Name: Carlos sanchez on 2019-07-21 00:58:44
Comments: There's absolutely no reason to set up another one of these stores when there's already one not even 3 miles away on top of a family dollar
-
86. Name: Vanessa Melendez on 2019-07-21 01:03:36
Comments:
-
87. Name: Fernando Cardenas on 2019-07-21 01:04:01
Comments: Already one on Kinney and Tucson Estates.
-
88. Name: Kirsten and Cline Sweet on 2019-07-21 01:06:22
Comments: We only lease property in the area, but have been in this area for many years and do not feel this the appropriate place for a store.
-
89. Name: Susana Millwood on 2019-07-21 01:08:21
Comments:
-

90. Name: Lynda Burnett on 2019-07-21 01:20:29
Comments:
-
91. Name: Francisco aguirre on 2019-07-21 01:34:33
Comments:
-
92. Name: Carolyn Lee on 2019-07-21 01:57:28
Comments: Store not needed, as there are two near by. One near Tucson Estates, and one just short of 3 points on Ajo Road Hwy 86. This is a residential area.
-
93. Name: Ronald De Lair on 2019-07-21 01:57:49
Comments: See CNN report on website re: the following.

Dollar stores are everywhere. That's a problem for poor Americans
-
94. Name: Michelle cruz on 2019-07-21 02:05:44
Comments: We dont need another one stop taking the land from the wildlife
-
95. Name: Nancey hunt on 2019-07-21 02:08:56
Comments:
-
96. Name: Jaime Zetina on 2019-07-21 02:12:14
Comments:
-
97. Name: Nichole piasecki on 2019-07-21 02:22:20
Comments:
-
98. Name: Kenya Donnan on 2019-07-21 02:46:33
Comments:
-
99. Name: Rollin Donnan on 2019-07-21 02:47:59
Comments:
-
100. Name: Vanessa Maldonado on 2019-07-21 02:56:12
Comments: I do not want the Dollar General in the corner. It is unnecessary when there is one just down the street.
-
101. Name: Joyce Palmer on 2019-07-21 03:08:44
Comments:
-
102. Name: Sheila Beechler on 2019-07-21 03:12:04
Comments: We have two the other end bopp rd. No reason for one here or anything due

to bring danger and problem to this area, especially for children.

-
103. Name: Donna Rice on 2019-07-21 04:04:13
Comments: Stupid place to put store. There are two type store on Kinney and Tucson Estates. Store won't survive on that corner its out of way for most folks.
-
104. Name: Jeff on 2019-07-21 04:12:59
Comments:
-
105. Name: Kalynn Phillips on 2019-07-21 04:23:33
Comments:
-
106. Name: Estevan on 2019-07-21 04:39:56
Comments: I wish to keep the current status of the mentioned property
-
107. Name: Chasidy Ryan on 2019-07-21 04:54:01
Comments: No , no stores!
-
108. Name: Kelsy on 2019-07-21 04:56:34
Comments:
-
109. Name: Deanna Faust on 2019-07-21 04:58:23
Comments:
-
110. Name: Chelsea Nielsen on 2019-07-21 05:12:58
Comments:
-
111. Name: Krystal Wright on 2019-07-21 05:18:55
Comments:
-
112. Name: Carolyn baker on 2019-07-21 05:20:46
Comments:
-
113. Name: Margaret VanRaam on 2019-07-21 05:21:05
Comments:
-
114. Name: Fenice Duffy on 2019-07-21 05:21:56
Comments:
-
115. Name: Christina Baker on 2019-07-21 05:25:04
Comments:
-

116. Name: Jason baker on 2019-07-21 05:35:07
Comments: Instead of commercial and money how about a park for our youth to play at or a skate park for the kids?? We already have dollar stores up the road!!!
-
117. Name: Farrah Andreacola on 2019-07-21 05:36:56
Comments: This is ABSOLUTELY absurd! What an awful EYESORE to that area!
-
118. Name: Roger Dumbolton on 2019-07-21 05:37:25
Comments:
-
119. Name: Danielle Flynn on 2019-07-21 05:39:00
Comments:
-
120. Name: Christina Baker on 2019-07-21 06:01:28
Comments:
-
121. Name: Roberta Lippse on 2019-07-21 06:35:45
Comments: No dollar store
-
122. Name: Shane Battle on 2019-07-21 07:48:20
Comments: Hell no!
-
123. Name: warren kittrell on 2019-07-21 08:00:49
Comments: Please, please -- please do not allow yet one more commercial intrusion to creep into what has been a pleasant desert neighborhood relatively free of dreary citification and urban blight.
-
124. Name: Francisca Weber on 2019-07-21 13:40:17
Comments: I am much opposed to another Dollar Store built on Kinney. We all know that Dollar Stores bring crime and lower property values. Why would we want that? Please, build somewhere else. Why not a gas station, a nice coffee shop or a Deli instead? There is so much we DON'T have on our part of town. We do not need another dollar store.
-
125. Name: Kaija Fry on 2019-07-21 13:49:14
Comments:
-
126. Name: Francisco Corral on 2019-07-21 13:52:35
Comments:
-
127. Name: Sharan Crawford on 2019-07-21 14:24:11
Comments: Don't need or want another Dollar Store.

128.	Name: Edgar yescas on 2019-07-21 14:25:09 Comments: Hopefully this remains a calm neighborhood
129.	Name: Mayim Stapleton on 2019-07-21 14:37:37 Comments: Against the re-zoning, very against a Dollar store in the area.
130.	Name: Robert Stapleton on 2019-07-21 14:39:31 Comments:
131.	Name: Teresa Nielsen on 2019-07-21 15:34:55 Comments: No!!! to any kind of store in our neighborhood!!
132.	Name: Joshua McPheron on 2019-07-21 15:38:37 Comments: What is the point of having a Dollar General there when there is one on Kinney rd already. I think its money grab from the county to make a quick buck
133.	Name: Judie Pradier on 2019-07-21 15:39:30 Comments: NO STORE! NO RE-ZONING! There is no need for another dollar store. It actually will reduce value of our property.
134.	Name: Katie Barker on 2019-07-21 15:40:33 Comments: No store... Leave it alone... dont add anything!
135.	Name: Gailee scott on 2019-07-21 15:40:34 Comments: There shouldn't be any commercial buildings in this area. Keep it rural! This is our home!
136.	Name: Dianna Beretta on 2019-07-21 15:43:35 Comments:
137.	Name: Jackie Brown on 2019-07-21 15:47:15 Comments:
138.	Name: Cole romick on 2019-07-21 15:49:28 Comments: I do not want this built
139.	Name: Steven Frazee on 2019-07-21 16:06:17 Comments:
140.	Name: Aubrey Frazee on 2019-07-21 16:11:49 Comments:

141.	Name: Ashley Edwards	on 2019-07-21 16:11:54
	Comments:	
142.	Name: Jennifer Cousins	on 2019-07-21 16:13:45
	Comments:	
143.	Name: Elizabeth Hubbard	on 2019-07-21 16:24:42
	Comments:	This is just upsetting! It would bring unneeded chaos to an already very busy four way stop and threaten the peace of our peaceful neighborhood. Also could bring the possibility of further development, just gross! I feel disgusted with the idea.
144.	Name: Elizabeth Hubbard	on 2019-07-21 16:24:42
	Comments:	This is just upsetting! It would bring unneeded chaos to an already very busy four way stop and threaten the peace of our peaceful neighborhood. Also could bring the possibility of further development, just gross! I feel disgusted with the idea.
145.	Name: Dillon Sharp	on 2019-07-21 16:32:37
	Comments:	I do not like this there is a dollar general already in that area it dose not need too be another one keep it where the it is at now but let me guess it is getting its ass kicked by the other dollar store that is closer too everyone
146.	Name: Gloria Montano	on 2019-07-21 16:36:44
	Comments:	Already 2 "dollar" stores in the area
147.	Name: Jeannette Juarez	on 2019-07-21 16:44:01
	Comments:	
148.	Name: Elizabeth Shreves	on 2019-07-21 16:48:32
	Comments:	Put it on ajo instead not tucked back where it's residential! Plus there's two dollar stores in Tucson estates we don't need another!
149.	Name: Carmen payan	on 2019-07-21 16:58:34
	Comments:	
150.	Name: Travis mcpheron	on 2019-07-21 17:00:49
	Comments:	There is already on literally 5 min away
151.	Name: Mary Huebl	on 2019-07-21 17:03:16
	Comments:	
152.	Name: Yuritza	on 2019-07-21 17:43:08
	Comments:	

153.	Name: Raul Caballero	on 2019-07-21 17:48:59
	Comments:	
154.	Name: Carmen Caballero	on 2019-07-21 17:50:20
	Comments:	
155.	Name: Ryan Hanson	on 2019-07-21 18:13:54
	Comments: I myself was hit by a vehicle walking past this exact same parcel, the added traffic would surely result in something much worse as I was lucky to have walked away after my incident.	
156.	Name: Uriel	on 2019-07-21 18:16:48
	Comments:	
157.	Name: nancy barnette	on 2019-07-21 18:22:35
	Comments:	
158.	Name: Jorge pinon	on 2019-07-21 18:23:41
	Comments: No need for it when there's 2 already close to it. Plus that area is residential/ranch not commercial.	
159.	Name: irlanda zapata	on 2019-07-21 18:25:00
	Comments:	
160.	Name: James sharp	on 2019-07-21 18:30:58
	Comments:	
161.	Name: Holly	on 2019-07-21 18:45:57
	Comments: I have lived out in the area since I was 8 yrs.old now I'm 45. Let's leave some of the desert alone people we like being out this far for a reason no traffic ,peaceful, it's good to raise your kids out here. Look at all the bad stuff that's happening in town we don't want all that out here that's the number one reason why we moved out of the city limits of Tucson we don't want all that Hussy and bussle of all the people besides we already have one up by Tucson estates. That's close enough I even hate the fact that they started building all these houses out on Valencia past the casino on Camino Verde and Valencia and out west from there like the animals are not going to have a place to go anymore cuz of all the building so I'm against it totally there's kids that have bustops on that corner no not a good idea at all.	
162.	Name: Mark Miller	on 2019-07-21 19:04:39
	Comments:	
163.	Name: Tracina Trejo	on 2019-07-21 19:12:02

Comments:

164.	Name: Dennis Ryan Jr on 2019-07-21 19:12:58 Comments: Build a Wal-Mart Super Center or a Frys Market place at Kinney and Ajo
165.	Name: Marissa on 2019-07-21 20:17:49 Comments:
166.	Name: Cora Seaver on 2019-07-21 20:29:14 Comments:
167.	Name: Peggy on 2019-07-21 20:39:45 Comments: No no no
168.	Name: Ryson Garafola on 2019-07-21 21:22:27 Comments:
169.	Name: Justine Fierro on 2019-07-21 21:35:37 Comments: We don't need any stores like this!
170.	Name: Elizabeth Megerle on 2019-07-21 21:50:16 Comments: I am not at all interested in having a discount store any closer to my home. I do not believe that a Dollar General will add to the neighborhood in any way.
171.	Name: Dallas on 2019-07-21 22:10:17 Comments: We dont need another dollar store
172.	Name: Roger L Myers on 2019-07-21 22:22:46 Comments: If I wanted a retail store in my neighborhood I would have bought a house in the city.
173.	Name: Janet Myers on 2019-07-21 22:32:55 Comments: Have to keep this area the way it is. That's why I live her. Sonoran Forest and wildlife refuge.
174.	Name: Ashley Anderson on 2019-07-21 22:55:03 Comments:
175.	Name: Michelle on 2019-07-21 23:35:35 Comments:
176.	Name: David Grieser on 2019-07-21 23:41:41

Comments: There already is a Dollar General store five miles from this location.

-
177. Name: Penny Newton on 2019-07-21 23:48:42
Comments:
-
178. Name: Alexis Policroniades on 2019-07-22 01:07:21
Comments:
-
179. Name: Anjelita Gonzales on 2019-07-22 01:56:05
Comments: Keep area rural and store free!!
-
180. Name: Alyssa Coffill on 2019-07-22 02:01:53
Comments:
-
181. Name: Rebecca Morrison on 2019-07-22 03:01:46
Comments:
-
182. Name: Tiffiny Eppstein on 2019-07-22 03:20:57
Comments:
-
183. Name: Ashton barnette Jr on 2019-07-22 03:44:10
Comments:
-
184. Name: Stacey salazar on 2019-07-22 04:47:12
Comments:
-
185. Name: Taska Foster on 2019-07-22 06:56:06
Comments:
-
186. Name: Connie Tuengel on 2019-07-22 08:56:52
Comments: We have a store less than 5 miles away. We don't need or want one here
-
187. Name: Ken Terrell on 2019-07-22 13:09:16
Comments:
-
188. Name: Julie Thomas on 2019-07-22 14:26:03
Comments: No dollar general
-
189. Name: Eunice Flores on 2019-07-22 14:31:42
Comments:
-
190. Name: Cynthia Salaz on 2019-07-22 16:15:37

Comments:

-
191. Name: Kelsey Akers on 2019-07-22 16:26:51
Comments: Let's actually get something useful in this area. Just off of Ajo and Western Way there is a Dollar General and Family dollar. Plus, a circle K that doesn't have much of anything. If you're going to continue building in this area why not a neighborhood Walmart? Ajo and Kinney is building up and doing great. Let's focus on that section first? That's a happy middle ground for everyone. Keep residential areas residential. That's half the reason people move all the way out there.
-
192. Name: Maria gonzales on 2019-07-22 18:21:14
Comments:
-
193. Name: Janet Jones on 2019-07-22 18:33:38
Comments: I don't care for dollar stores in general, but I really don't like the Dollar General that we already have that is 5 minutes away.
-
194. Name: Susan Lutgen on 2019-07-22 19:51:56
Comments:
-
195. Name: Richard Lutgen on 2019-07-22 19:52:49
Comments:
-
196. Name: Michael Crosson on 2019-07-22 20:40:09
Comments: NO RETAIL STORES IN OUR RESIDENTIAL NEIGHBORHOOD!
-
197. Name: Corinne Gann on 2019-07-22 22:24:16
Comments:
-
198. Name: Jamie Souttee on 2019-07-22 22:34:58
Comments: We don't need a store out here I moved out here for the quietness...
-
199. Name: Elizabeth Moreno on 2019-07-22 22:38:37
Comments:
-
200. Name: Kim Young on 2019-07-23 04:19:31
Comments:
-
201. Name: Melinda on 2019-07-23 04:27:09
Comments: There is already a dollar general just up the road! There is NO NEED for another one!
-
202. Name: Amaris garber on 2019-07-23 04:28:07

Comments: We do not want this. We bought a house in this area to not have to deal with things like this

203. Name: Deborah Sharp on 2019-07-23 06:15:44
Comments:

204. Name: Diane Keith on 2019-07-23 06:20:16
Comments:

205. Name: Lizzi Villa on 2019-07-23 06:28:12
Comments: People live out here to get away from traffic and busy city life.
Why ruin the desert in this area for a store that already exists on Kinney Rd?

206. Name: Shannan shrader on 2019-07-23 07:23:12
Comments:

207. Name: Diane Skalla on 2019-07-23 11:46:21
Comments:

208. Name: Richard McDaniel on 2019-07-23 12:02:27
Comments:

209. Name: Diane Torres on 2019-07-23 13:14:17
Comments:

210. Name: Sheri Swinney on 2019-07-23 13:59:47
Comments:

211. Name: Judy E Cassels on 2019-07-23 14:06:40
Comments:

212. Name: Keith krasny on 2019-07-23 14:26:42
Comments: It is not wanted or needed in a rural area there is one all ready at Tucson estates.

213. Name: Marilee Krasny on 2019-07-23 14:47:09
Comments:

214. Name: Erika on 2019-07-23 18:51:57
Comments:

215. Name: Samuel Lippse on 2019-07-23 21:39:39

Comments: Don't build a dollar store at Bopp and San Joaquin.

216.	Name: Stephanie Uzueta on 2019-07-23 22:04:59 Comments:
217.	Name: thomas turner on 2019-07-23 23:52:29 Comments: Pls no rezoning or more dollar stores.
218.	Name: Yvette on 2019-07-24 00:42:23 Comments:
219.	Name: Shari Scott on 2019-07-24 03:01:32 Comments: So is the appropriate street for commercial usage. Do not out a Dollar General at Noon and San Joaquin.
220.	Name: Tamara Baker on 2019-07-24 03:15:24 Comments:
221.	Name: Gayle Mann on 2019-07-24 16:33:18 Comments: Build more and the trash will come.
222.	Name: ashton barnette on 2019-07-26 15:10:23 Comments: We have enough dollar generals , do not want one a block from my home.
223.	Name: Jennifer Creech on 2019-07-26 22:11:21 Comments:
224.	Name: Leslie Glass on 2019-07-26 23:16:51 Comments: I oppose the rezoning of a residential area for another \$ store.
225.	Name: Gale Thomssen on 2019-07-27 16:15:00 Comments: This type of store lowers property values. Bad for our neighborhood.
226.	Name: James Standring on 2019-07-27 17:16:37 Comments: Why diminish the character of the area with such a business?
227.	Name: Denise L Townsend on 2019-07-27 21:34:48 Comments:
228.	Name: Michael M Gamboa on 2019-07-28 06:10:42 Comments: The last thing we need at this corner is a Dollar General or any store for that matter. People near this intersection are not that far from the current dollar general, family

dollar or circle K for that matter. what we need is a Grocery store...!

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229. Name: Frederick J Saddler on 2019-07-28 22:20:39
Comments: I oppose that this is happening here, we already have one across from Tucson estates
-
230. Name: Patricia Saddler on 2019-07-28 22:22:15
Comments: I appose this re-zoning to happen!
-
231. Name: Maranda Walters on 2019-07-29 19:37:58
Comments:
-
232. Name: Martha Woodrum on 2019-07-29 23:09:42
Comments:
-
233. Name: Karen Scott-Fish on 2019-07-30 21:38:14
Comments: Opposed to re-zoning residential for any store or business in this area.
-
234. Name: Cindy Schreck on 2019-07-30 23:40:54
Comments:
-
235. Name: Sylvia Echeverria on 2019-07-31 00:51:44
Comments:
-
236. Name: STELLA BOWMAN on 2019-08-01 12:51:24
Comments:
-
237. Name: Michelle Cruz on 2019-08-01 20:54:00
Comments: We don't need another leave our desert alone, plus I love the Indian fried bread on the weekends, nobody wants a store out here
-
238. Name: Louise Evans on 2019-08-04 15:06:13
Comments: Horrible idea put all the new businesses out on 86
-
239. Name: Danali Languren on 2019-08-12 14:06:50
Comments:
-
240. Name: gene r bolinski on 2019-08-12 15:13:49
Comments:
-
241. Name: Pamela A Moorehead on 2019-08-12 15:55:16
Comments: Why not another, different kind of conveynt store? How about Dollar tree.

242.	Name: DEBORAH L LEVITAN on 2019-08-12 16:22:43 Comments: Please do not spoil the quiet and dark of our area!! There are plenty of dollar stores nearby WE DON'T NEED OR WANT THIS!!!!
<hr/>	
243.	Name: Michael Stoddard on 2019-08-12 17:40:36 Comments:
<hr/>	
244.	Name: Carol Savournin on 2019-08-12 18:36:41 Comments: We need a store like this like we need a hole in our heads!! To even consider this is complete folly. The traffic patterns would be insane and there is NO NEED for more commercial development in this area. Our night skies are much more precious than development like this. OPPOSED!!!
<hr/>	
245.	Name: Joseph Canaletti on 2019-08-12 19:39:04 Comments:
<hr/>	
246.	Name: Barb Thompson on 2019-08-12 19:42:23 Comments: Please do not allow this business to be built in that neighborhood.
<hr/>	
247.	Name: Sheila Roche on 2019-08-12 20:33:04 Comments: We have one Dollar General in the area and do not need another one!
<hr/>	
248.	Name: Roxanne Harmon on 2019-08-12 21:01:57 Comments:
<hr/>	
249.	Name: Jacqueline Hruska on 2019-08-12 22:38:33 Comments:
<hr/>	
250.	Name: Kenneth Hruska on 2019-08-12 22:41:54 Comments:
<hr/>	
251.	Name: Ralph Robinson on 2019-08-12 22:49:49 Comments: No retail store in our neighborhood period.
<hr/>	
252.	Name: Marcia Robinson on 2019-08-12 23:10:15 Comments: There is no need for any retail within this very rural residential area. There is already a very convenient Dollar General near us.
<hr/>	
253.	Name: Twila Hulbert on 2019-08-13 04:03:54 Comments:

254.	Name: Edward Coleman	on 2019-08-13 20:43:59
	Comments: Per Google Maps, the distance between the proposed DG location and where one already exists is a little more than three and a half miles. So clearly we don't need another one anywhere in this area. The one that is on Kenny Rd. is filthy. Would the same business in a different location be any cleaner? I can see no reason why I would ever shop there.	
255.	Name: Nancy Barnette	on 2019-08-14 00:53:42
	Comments:	
256.	Name: ashton barnette sr	on 2019-08-14 00:59:43
	Comments:	
257.	Name: Cassandra L Davis	on 2019-08-14 01:29:42
	Comments:	
258.	Name: Anthony Davis	on 2019-08-14 01:30:09
	Comments:	
259.	Name: Kaylea Davis	on 2019-08-14 01:30:46
	Comments:	
260.	Name: Kristina Stress	on 2019-08-14 01:31:38
	Comments:	
261.	Name: Denisa L	on 2019-08-14 01:32:03
	Comments:	
262.	Name: Victoria	on 2019-08-14 01:34:01
	Comments:	
263.	Name: Angelica Escobedo	on 2019-08-14 01:34:15
	Comments:	
264.	Name: Cierra	on 2019-08-14 01:39:00
	Comments:	
265.	Name: Candyce Ramirez	on 2019-08-14 01:41:00
	Comments:	
266.	Name: Hannah Felix	on 2019-08-14 01:43:17
	Comments:	

267. Name: Andrea Sena on 2019-08-14 02:07:34
Comments:
-
268. Name: Bella martinez on 2019-08-14 02:17:52
Comments:
-
269. Name: Yasmine galvez on 2019-08-14 02:27:34
Comments:
-
270. Name: mark hudson on 2019-08-14 02:42:20
Comments:
-
271. Name: Ramon on 2019-08-14 02:53:33
Comments:
-
272. Name: Sherri on 2019-08-14 02:57:01
Comments:
-
273. Name: Mary on 2019-08-14 03:23:56
Comments: There is already a Dollar General in that area.
-
274. Name: Antonia Sanchez on 2019-08-14 04:01:52
Comments:
-
275. Name: Cole on 2019-08-14 04:03:00
Comments: Dont build it!!!!
-
276. Name: J on 2019-08-14 04:06:07
Comments:
-
277. Name: Kari knowles on 2019-08-14 04:20:41
Comments:
-
278. Name: Estevan rosas on 2019-08-14 15:50:13
Comments: Not a fan and would not help my family what so ever
-
279. Name: Jennifer Mckay on 2019-08-14 23:17:13
Comments: Please NO MORE DG stores. There are TOO many of these stores that sell complete garbage.
-
280. Name: Rachel Marquez on 2019-08-15 12:18:35
Comments:

-
281. Name: Robert Ecker on 2019-08-16 16:57:45
Comments: We do not need another Dollar General store in the area. There is already one only 3.5 miles away. That is already a bad intersection and we do not need any more traffic to add to its problems.
-
282. Name: Jaclyn Wimer Brown on 2019-08-17 22:22:32
Comments: I do NOT wish to have commercial development at Bopp and San Joaquin
-
283. Name: Jessica Spinelli on 2019-08-18 02:10:57
Comments:
-
284. Name: Christina Waymire on 2019-08-18 05:27:35
Comments:
-
285. Name: Toni Parker on 2019-08-18 17:52:20
Comments: This is not a commercial zone its residential
-
286. Name: Christie parker on 2019-08-19 00:36:39
Comments:
-
287. Name: Valarie Robbins on 2019-08-19 23:56:45
Comments: I oppose to the re-zoning. Traffic, crime and the safety of the children that ride the bus or pick up by parents. I have Dollar General 3.5 away from me. I vote NO!!
-
288. Name: Richard McDaniel on 2019-08-23 16:57:57
Comments:
-
289. Name: Mark Fierro on 2019-08-24 01:37:00
Comments:
-
290. Name: Karlette Melendez on 2019-08-24 02:26:35
Comments:
-
291. Name: Dawn Green on 2019-08-24 10:19:09
Comments: This is a residential zone, NOT a commercial zone....lets keep it that way
-
292. Name: Brandon Ohswaldt on 2019-08-24 10:41:56
Comments:
-
293. Name: Robert DeShone on 2019-08-24 17:20:38
Comments: I agree! Put business's on Ajo.

294. Name: Virginia MacGeorge on 2019-08-24 23:40:00
Comments:

295. Name: Donna Weilburg on 2019-08-25 15:08:39
Comments:

296. Name: Ciara Weber on 2019-08-25 15:18:48
Comments: We do not need another dollar general when one is so close already! Don't want the traffic of business in the residential area!



April 29, 2019

Mark Holden
Pima County Comprehensive Plan Amendment Program
Planning Division
Pima County Development Services Department,
201 N. Stone Avenue, 2nd Floor
Tucson, Arizona 85701

Subject: Rationale for a Proposed Comprehensive Plan Amendment for a 1.37-acre parcel (APN: 212-34-1720) Located at the NWC of San Joaquin Road and Bopp Road

Dear Mr. Holden:

On behalf of DCM Development Company, LLC, this letter provides substantial rationale for amending *Pima Prospers*, Pima County's Comprehensive Plan (the Plan) as per Section 18.89.040 – Plan Amendment Program of the *Pima County Zoning Code*. The subject request entails modifying the land use designation for the subject parcel from Medium Intensity Rural (MIR) to Rural Crossroads (RX). The overall intent of the proposed amendment is to allow the property owner to apply for a future rezoning for a neighborhood retail store.

The request entails amending the subject property (APN:212-34-1720) which is located on the northwest corner of San Joaquin Road and Bopp Road in Township 14 South, Range 12 East, Section 29. The subject parcel is approximately 1.37 acres in size and is designated as Medium Intensity Rural (MIR). Currently, the parcel is vacant and appears to have some disturbances associated with vehicles driving across the property and roadway improvements which has naturally revegetated over time. An unnamed wash traverses the east corner of the parcel and generates flow under 500 cubic feet per second (cfs). The Plan designates the surrounding properties as:

- North – Medium Intensity Rural
- South – Medium Intensity Rural
- East – Medium Intensity Rural
- West – Medium Intensity Rural

Arizona Growing Smarter and Growing Smarter Plus

The purpose of the Arizona Growing Smarter and Growing Smarter Plus legislation is to provide a framework to guide growth within communities in Arizona that is responsive to the ever-changing nature of the natural, built and social environments. The proposed plan amendment will support the core fundamentals of smart growth by:

- Promoting mixed-use planning: The proposed plan amendment would allow an opportunity for commercial goods and services to be provided in a predominantly residential area. This development will allow residents to have access to foods and other goods within walking distance of their homes. Additionally, the proposed plan amendment allows for the opportunity of a commercial use that provides Bank Elementary School's teachers, employees, parents and students as well as the residents of the Desert Trails RV Park and Justin's Diamond J RV Park with convenient goods and foods.
- Promoting compact development: The proposed plan amendment would allow small, neighborhood commercial use with minimal impacts to the surrounding area. The compact site design will allow opportunities for open space which will aid in providing an appropriate transition from the less intensive uses while providing a needed service to the surrounding community.
- Promoting multi-modal transportation options: Providing a neighborhood commercial use on this property allows the opportunity for residents to bike or walk a short distance for food and other goods, rather than drive to the closest stores which are over three (3) miles away (Samrose Market located at Drexel and Camino Verde and Dollar General/ Tina's Country Market located at Western Way Circle and Kinney Road). The nearest grocery store/drug store is located approximately 9.7 miles east of the property on Ajo Way. In addition, the subject property is located on a major neighborhood intersection, which allows for greater accessibility and visibility for other modes of transportation.

Applicable Policies of Pima Prospers

The proposed plan amendment will implement the following policies as outlined in Pima Prospers:

- a. Implements land use patterns that support healthy people, a healthy environment and a healthy economy – Policy 1 (Goal 1), Use of Land
- b. Supports land uses, densities and intensities appropriate for the suburban and rural areas of the County - Policy 4 (Goal 1) Use of Land
- c. Increases access to healthy foods, incorporates natural areas within the built environment and supports economic vitality – Policy 1 (Goal 13), Housing and Community Design
- d. Ensures that all land use, transportation, infrastructure, services and natural resource conservation decisions take into consideration the long-range viability of the region – Policy 1 (Goal 12), Economic Development

- e. Eliminates food deserts by encouraging, supporting and removing barriers to access to healthy goods at a neighborhood level accessible via walking or biking – Policy 1 (Goal 1), Food Access

Maeveen Marie Behan Conservation Lands System

The subject property is approximately one (1) mile outside of the CLS designated area; therefore, the property is not subject to any CLS policies.

Applicable Special Area Policies

The subject property is located within *S-29 Southwest Infrastructure Plan (SWIP)*. The SWIP is utilized for guiding the needs, obligations, funding and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation and other governmental facilities. The SWIP provides a basis for infrastructure decision-making related to development in the Southwest area.

All aspects of the proposed development are in line with the SWIP. This development is designed for a local neighborhood with predominately low density single-family residential and a local commercial use that provides for the area situated on a major neighborhood intersection. The proposed development is respectful of all conservation land and flood control areas and is designed to provide opportunities for buffering and open space onsite.

Applicable Rezoning Policies

The subject property is not subject to any rezoning policies.

The proposed RX designation provides an opportunity to fulfill the Annual Plan Amendment Program's "Purpose" as stated in the *Pima County Zoning Code*, 18.89.040 (B) (1) and (2), as it provides an opportunity to address inconsistencies, oversights or land use related inequities in the plan or acknowledge significant changes in a particular area since the adoption of the plan or plan update. The proposed development is requesting a neighborhood commercial use to provide goods and services to this rural and homogenous residential area of Pima County.

Additional Rationale

The RX designation is a more appropriate designation for the subject parcel for the following reasons:

1. Considering that the area in which the property is located is significantly under-served and devoid of commercial development, the proposed plan amendment, and subsequent rezoning, will allow for the opportunity of commercial uses that provide convenient goods, such as food, paper products, household goods, drugs and cosmetics, etc. to satisfy many of the daily needs of surrounding residents.



2. The development will bring added stability to the surrounding neighborhoods by providing pedestrian connectivity and access to essential products for residents. Eliminating the need for vehicular transportation to access commercial goods will cultivate a better quality of life for those living in the area by requiring less travel time and reducing air pollution output from automobiles.
3. A vacant property on the corner of a major intersection in the community is an ideal location for a neighborhood commercial service.
4. The physical configuration and design of the site provides abundant buffering from surrounding low density residential uses that are west of the subject property.
5. With the exception of the wash at the east corner of the project site (designated Xeroriparian D) which will be preserved as open space with minimal disturbances, there are no important riparian areas or other sensitive environmental features on the property.

We thank you for evaluating the application based on the information provided in this letter. Please do not hesitate to contact me if you have any questions.

Sincerely,

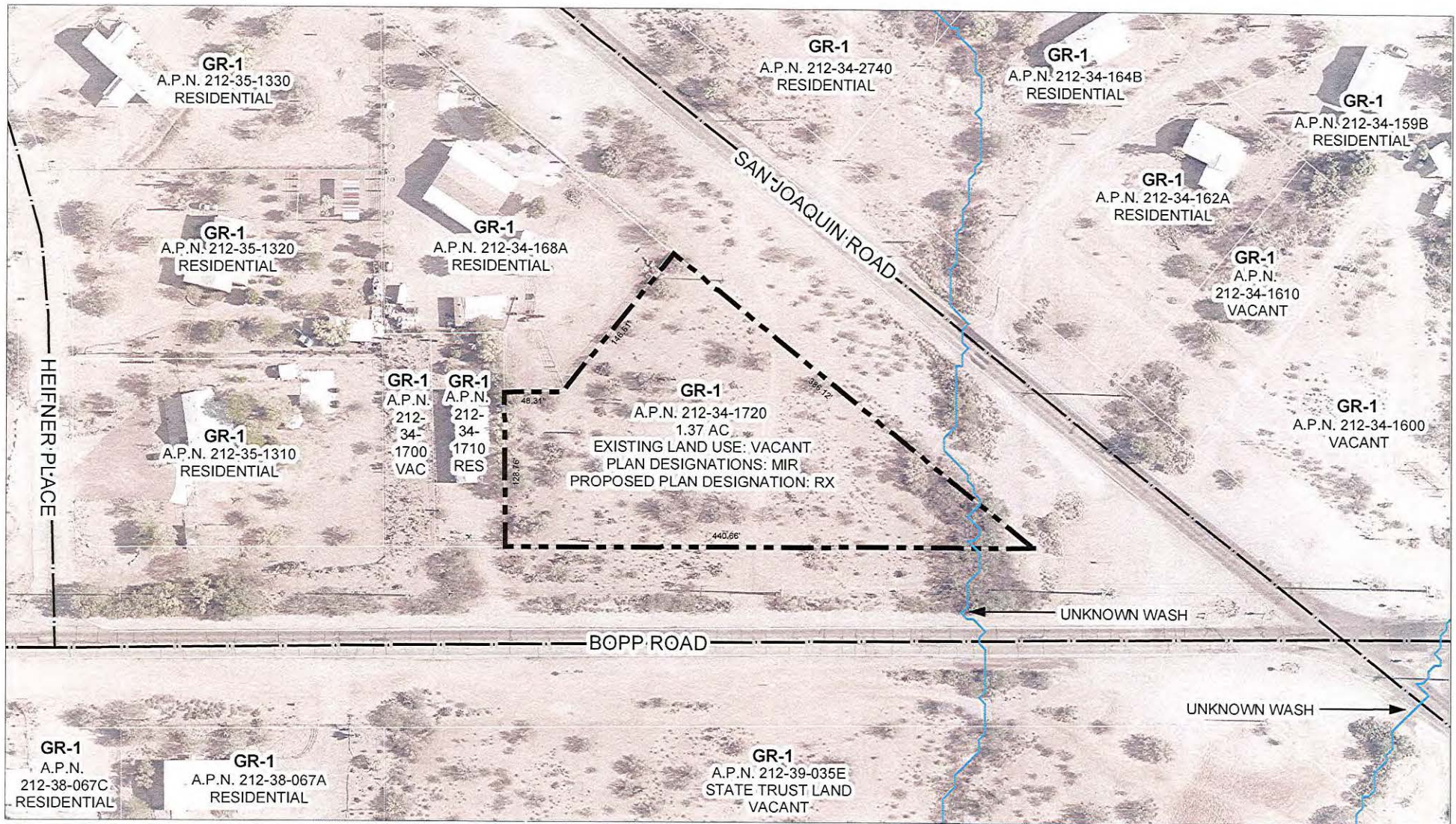
The Planning Center



Linda Morales
CEO/Owner



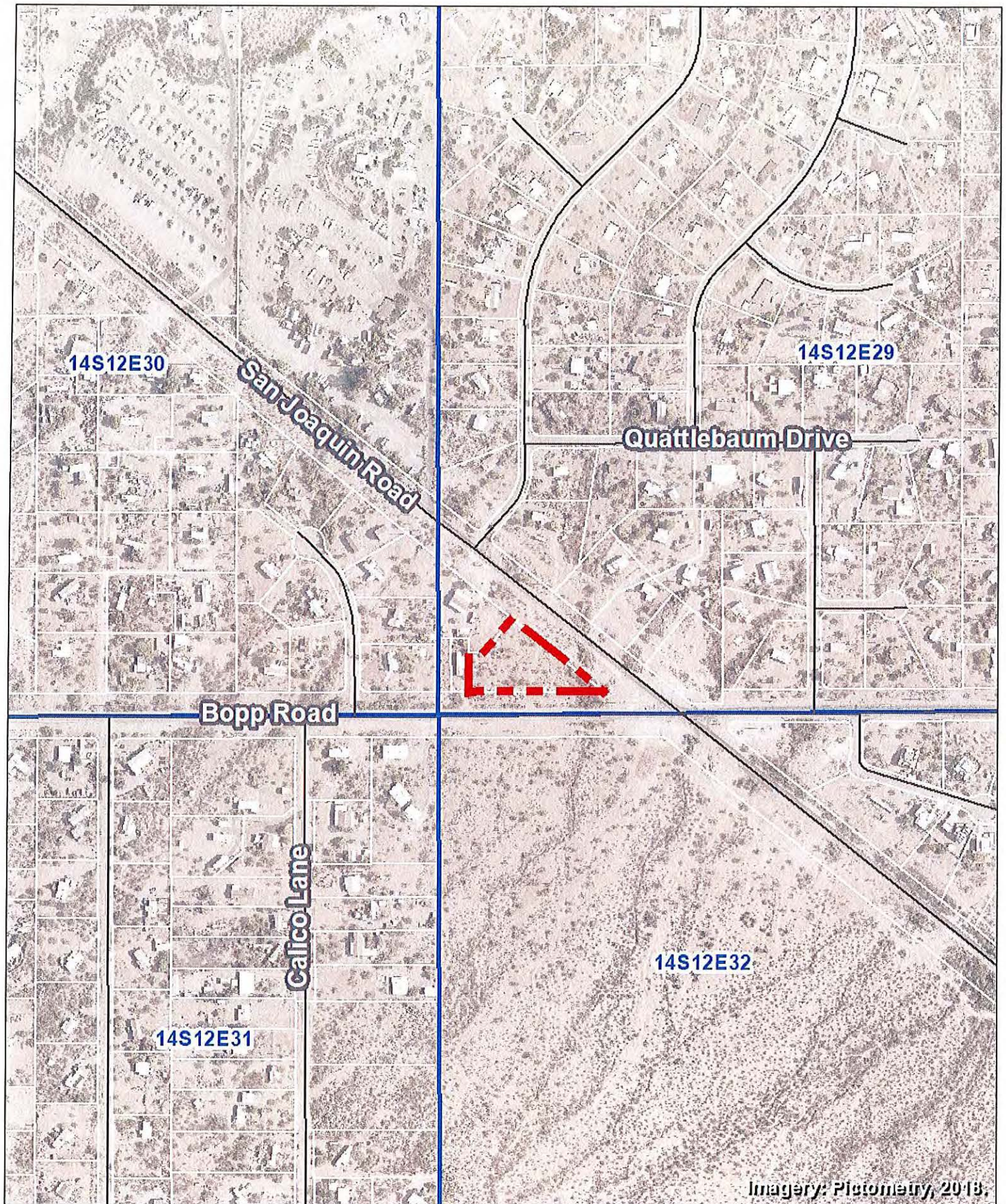
SKETCH PLAN



NEIGHBORHOOD RETAIL SITE

0 37.5' 75' NORTH
 FILE NAME: LEC-02_SP.mxd
 PROJECT DATE: 4/24/2019





Imagery: Pictometry, 2018.

LEGEND

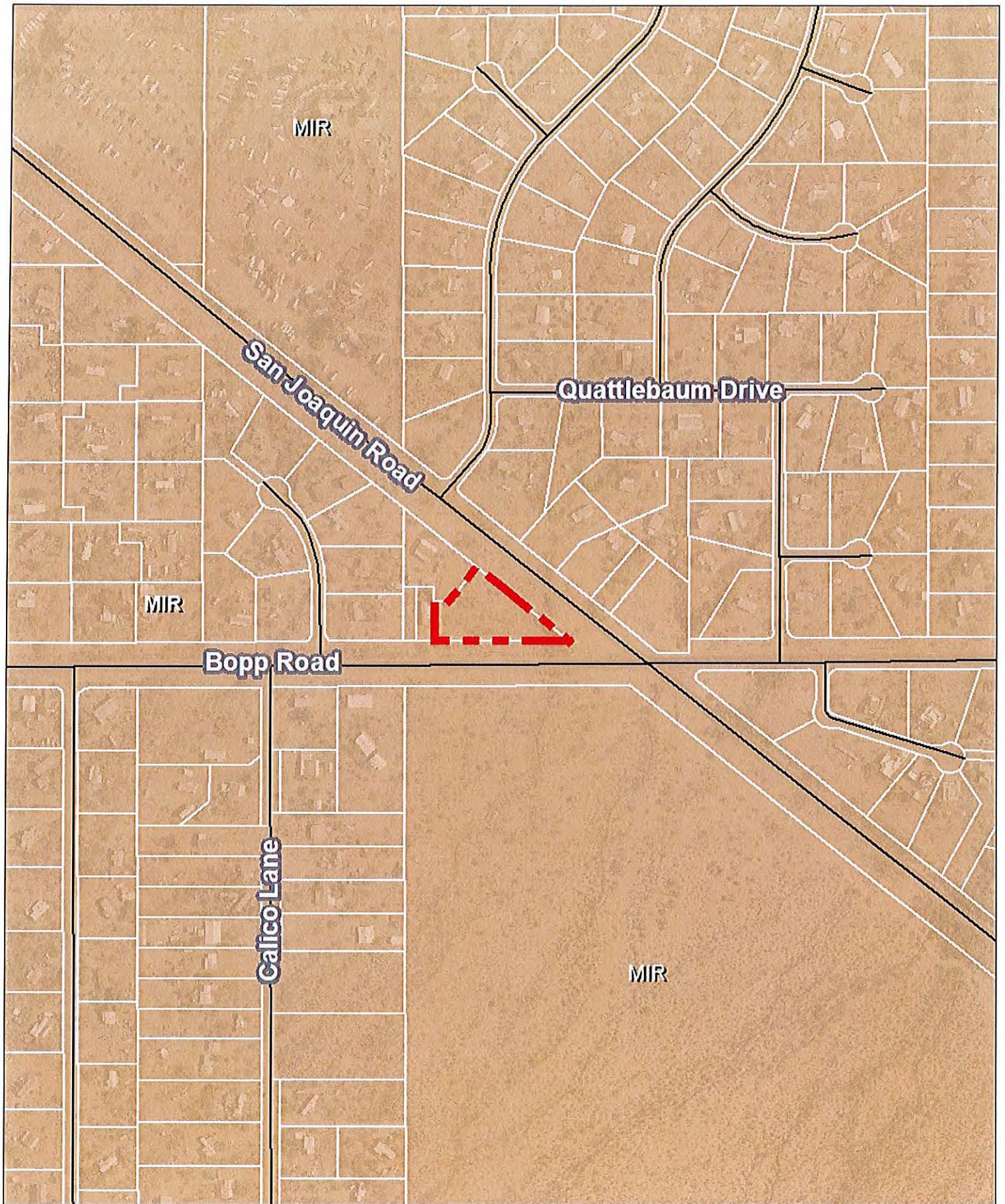
- Property Boundary
- Township, Range & Section
- Parcels

Project Site is Located at
Township 14S, Range 12E, Section 29
Assessor's Parcel #: 212-34-1720

Request Boundary is approximately 1.37 Acres



FILE NAME: LEC-02_location and vicinity_6x8.mxd
SOURCE: Pima County GIS, 2018



LEGEND

Pima Prospers Comprehensive Plan Land Use Designation



Property Boundary



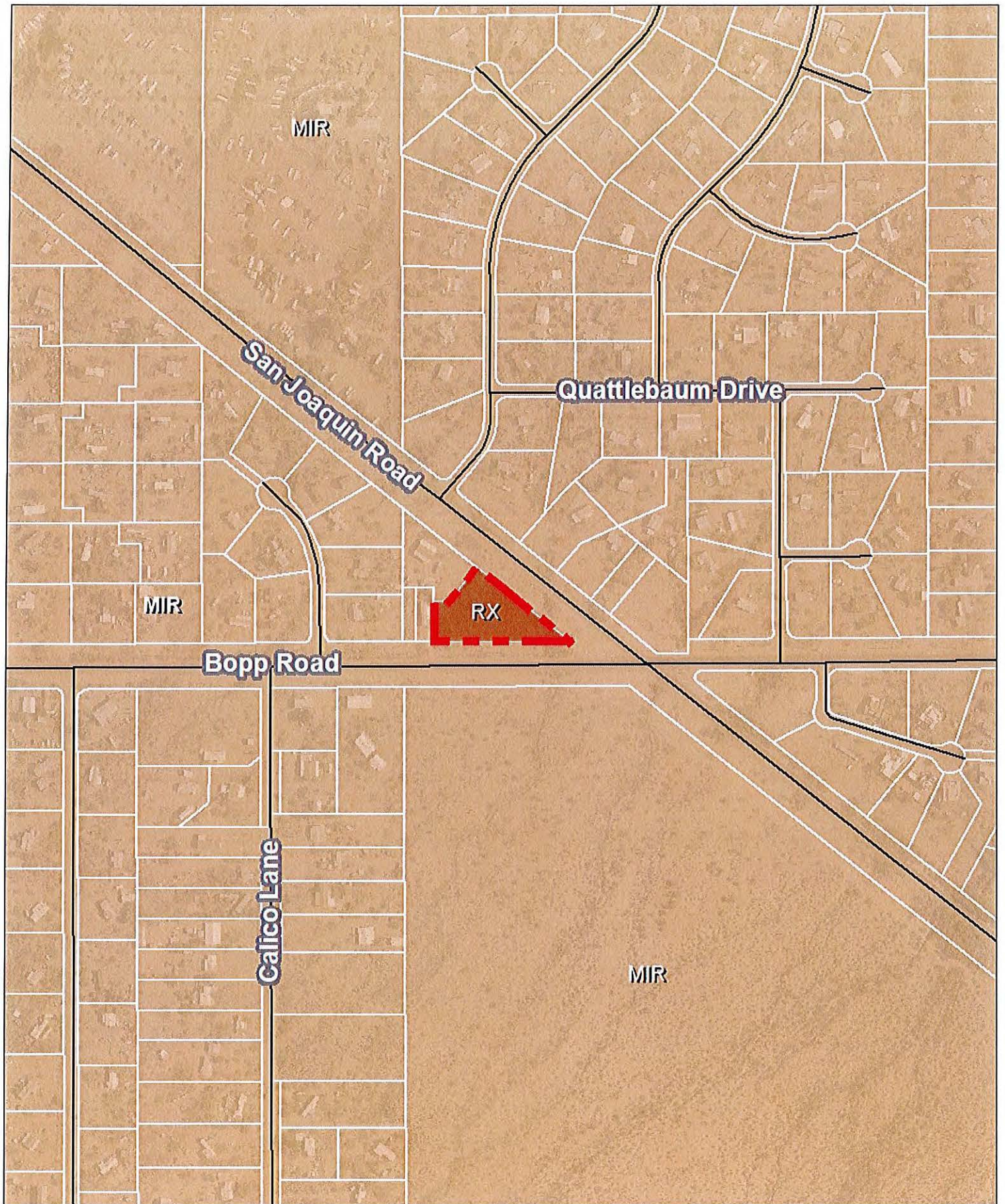
MIR Medium Intensity Rural



Parcels



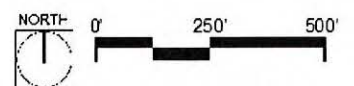
FILE NAME: LEC-02_comp plan_6x8.mxd
SOURCE: Pima County GIS, 2018



LEGEND

Pima Prosper Comprehensive Plan Land Use Designation

- | | |
|--|--|
|  Property Boundary |  MIR Medium Intensity Rural |
|  Parcels |  RX Rural Crossroads |



FILE NAME: LEC-02_proposed_comp plan_6x8.mxd
SOURCE: Pima County GIS, 2018



DEVELOPMENT SERVICES

201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

Biological Impact Report

(Not Applicable for Rezoning 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?
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
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
 - c. Pima pineapple cactus
 - d. Needle-spined pineapple cactus

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?

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	<input type="text"/>	<input type="text" value="(Select)"/>
Western burrowing owl	No	<input type="text"/>	<input type="text" value="(Select)"/>
Pima pineapple cactus	No	<input type="text"/>	<input type="text" value="(Select)"/>
Needle-spined pineapple cactus	No	<input type="text"/>	<input type="text" value="(Select)"/>

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

Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip to view or extract the files. Make sure you do a virus scan before trying to access these files on your system.

Download (<http://allforms-mailhol.net/file.php?id=712a2c2e-11151094-3b59e466>)

Form Results	
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	Georgelos Revocable Trust C/O DCM Development Company, LLC
Owner Address	4122 East Grant Road
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85712
Owner Phone	520-888-1212
Owner_Email	russ@lechnerconstruction.us
Applicant Name	The Planning Center - Lexy Wellott / Linda Morales
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	No Situs Address Information
Property Parcel Number	212-34-1720
Property Acreage	1.37
Current Land Use Designation	MIR (1.37 AC)
Proposed Land Use Designation	RX (1.37 AC)
Policies	S-29 Southwest Infrastructure Plan (SWIP) Area (SW)
Concurrent Property Acreage	
Property Present Zone	

Property Proposed Zone	
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	2019-04-29
More Information about this submission and submitter	
Submission ID	11151094
Date & Time	29th Apr 2019 3:16 PM
Form Location	--
IP Address	68.14.243.58
Browser info	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/74.0.3729.108 Safari/537.36
Predicted Country	United States

May 14, 2019

TO: Pima County Development Services
Pima County Health Department
ADEQ
ADOT

FROM: Georgelos Revocable Trust

RE: Authorization
DCM Development Company, LLC
The Planning Center
NWC San Joaquin & Bopp

To Whom It May Concern:

As the owner of Pima County parcel number #212-34-1720, Georgelos Revocable Trust ("Owner"), hereby authorizes DCM Development Company, LLC and The Planning Center to act on Owners behalf in submitting items for development of said parcel to Pima County Development Services, Pima County Health Department, ADEQ, and ADOT.

Thank you.

OWNER:

GEORGELOS REVOCABLE TRUST

By: Antonios Georgelos 5/14/2019
Date