

To the Board of Supervisors  
October 14, 2019

Re: Comprehensive Plan Amendment of the 1.34 acres at corner of Bopp Road and San Joaquin Road, P19CA00003, GEORGELOS REVOCABLE TRUST - S. SAN JOAQUIN ROAD PLAN AMENDMENT, Item #28 of October 15, 2019 Agenda

I oppose this Comprehensive Plan Amendment to rezone this parcel #212-34-1720 at Bopp and San Joaquin from Medium Intensity Rural to Rural Crossroads. I live at 3764 S. Connell Dr. which is on the NE corner of this intersection and I have lived here for 22 years. This is a rural residential neighborhood with most everyone on an acre of land. I do not want any kind of convenience store or any other type of business that close to my home. There is already a Dollar General Store, a Family Dollar, a Circle K and a family market on Kinney Road, along with a hardware store, a laundromat, several restaurants and Bratz bar, not to mention the Circle K, McDonalds, Dairy Queen, Domino's at Ajo and Kinney and the Giant gas/convenience store on Ajo at Tucson Estates Prkw. All this within 4 miles of Bopp and San Joaquin.

This is the WRONG PLACE to put a store. The applicant stated at the Planning and Zoning Commission hearing that it's mainly for the residents who will be living in the housing units west of this location that are intended to be built. If the store wants to appeal to these new residents west of our neighborhood, it should be built in that neighborhood. However, I feel that Ajo Rd is the best place for any type of store, then it will be more accessible for others traveling East from Three Points or those that live just south of Ajo as well as the new residences that will built on West Bopp Rd.

There are many reasons why this store would be a problem:

- Deter or harm our natural wildlife (deer, javelina, rabbit, quail, roadrunners, coyote, fox)
- Dumpsters and trash
- Additional traffic
- Additional noise in a quiet peaceful neighborhood
- Large trucks coming into the neighborhood
- There would be additional lighting in the neighborhood, several families out here like to stargaze and the street and store lights will interfere with that
- Safety issues for horse back and bicycle riders (There are a lot of residents out here that have horses and enjoy riding alongside the road)
- This area is also a major school bus stop, having a convenience store there will afford the children more of an opportunity to get into mischief
- Vagrants hanging around

Please vote "NO" on this Comprehensive Plan Amendment!!

Please do not take away our Peaceful Neighborhood!!

Thank you!

Teresa Nielsen



20191015 PM 03:53 PC 1 KDF RD



TO: Pima County Supervisors

RE: COMP PLAN FOR LAND USE OF CORNER OF SAN JOAQUIN RD &amp; BOPP RD 85735

October 2019

We, the property owners/residents living within the 300 foot notification boundary area, hereby sign below to oppose the proposed Comp Plan for approval of change of land use currently being requested for the land located at the intersection of South San Joaquin Rd. and West Bopp Rd. in Tucson, Arizona 85735. We 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 residents in this area have raised a number of concerns, including we do not feel the proposed change in land use to allow a discount store is what we need or want in our quiet established neighborhood. We feel this kind of discount store would be best suited for a major intersection or street. The change in land use that will allow this discount store to be built, will not add any value to our neighborhood and will bring unwanted traffic & crime associated with this kind of store. We already have two discount stores located at or near Kinney Rd. and Western Way; 4 miles away from the proposed site in question. The neighborhood demand for this discount store is not there so therefore, the proposed discount store is not appropriate at this time.

If the Pima County Supervisors cannot take our request to oppose this Comp Plan to allow this discount store, we respectfully request that this store must keep at a minimum; 10% fresh food & vegetables in order to operate at this location. At no time may they get rid of this stipulation to operate in the neighborhood. Otherwise, they will be selling the same junk food that we can already get 4 miles down the road. We do not feel this discount store will be serving the community needs.

PARCEL #	ADDRESS	OWNER	SIGNATURE	DATE
212-34-1600 vacant lot	39995 N PRINCE AVE SAN TAN VALLEY AZ 85140-9827	MC CULLOUGH HAROLD A Phone: [REDACTED]		, 2019
212-34-1610 vacant lot	39995 N PRINCE AVE SAN TAN VALLEY AZ 85140-9827	MC CULLOUGH HAROLD A Phone: [REDACTED]		, 2019
212-34-162A occ	3765 S SAN JOAQUIN RD TUCSON AZ 85735-1811	NEIMAN RICHARD Phone: [REDACTED]	<i>Richard Neiman</i>	10-07, 2019
212-34-164B occ	3733 S SAN JOAQUIN RD TUCSON AZ 85735-1811	MARCHIANDO JASON Phone: [REDACTED]	<i>Jos.</i>	10-09, 2019
212-34-168A occ	3700 S SAN JOAQUIN RD TUCSON AZ 85735-1454	VILLICANA FRANCISCO P & BETTINA Phone: [REDACTED]	<i>for Villicana Francisco P &amp; Bettina</i>	10-08, 2019
212-34-1700 vacant lot	PO BOX 1002 ROSEVILLE CA 95678-8002	SAAD ALEX Phone: [REDACTED]		, 2019
212-34-1710 occ	8580 W BOPP RD TUCSON AZ 85735-1425	MISNER MARILYN D Phone: [REDACTED]		, 2019
212-34-1720 vacant lot	605 E GLENHURST DR TUCSON AZ 85704-6658	GEORGELOS REVOC TR ATTN: ANASTASIOS D & KIKI GEORGELOS TR	These are the owners selling to the discount store	NA
212-34-2740 occ	3663 S BRADFORD DR TUCSON AZ 85735-1514	TERRAZAS GUADALUPE (GARCIA) Phone: [REDACTED]	<i>Guadalupe Terrazas</i>	10/9, 2019
212-35-1310 occ	3783 S HEIFNER PL TUCSON AZ 85735-1442	PERU LUZ MARIA Phone: [REDACTED]	<i>Luz Maria Peru</i>	, 2019
212-35-1320 rental	3743 S HEIFNER PL TUCSON AZ 85735-1442 7224 E INCA DOVE DR TUCSON AZ 85730-6113	PERALTA JULIO CESAR & ANALOUISA ZAVALA Phone: [REDACTED]		, 2019
212-35-1330 occ	3703 S HEIFNER PL TUCSON AZ 85735-1442	QUINONEZ MARIO S & CONNIRY MARY C Phone: [REDACTED]		, 2019
212-38-067A occ	8601 W BOPP RD TUCSON AZ 85735-8799	LUND JUDITH KATHRYN Phone: [REDACTED]	<i>Judith Kathryn Lund</i>	10/9, 2019
212-39-035E state land	378 Acres	STATE OF ARIZONA		, 2019