

Ira Yates
[REDACTED]
[REDACTED]

August 31, 2021

Development Services Department, Planning Division
201 N. Stone Avenue, 1st Floor
Tucson, Az 85701

Re: Zoning case # PR15Z00009

Dear Supervisor Scott and Fellow Board Members,

I support the renewal of this expired zoning case only if it is conditioned on resolution of the traffic concerns raised by the Como Drive neighbors.

I own 12.3 acres zoned SR (3.3 acre residential lots) adjacent to this Magee Como Development lot 4 property on the north and we share access to Magee. My rezoning request was denied last December because of traffic concerns raised by the Tucson National Como Drive neighbors, and they are not within the notice distance for this expired rezoning/extension request case.

I supported the 2015 request for zoning on this track when it was originally approved. At the time I was preparing a rezoning request myself and had to acquire access to Magee through the Magee Como Development project because I had essentially lost, without any compensation, my legal access off La Cholla when Pima County reconfigured the intersection several years earlier.

This request for commercial rezoning is incompatible with my current SR zoning.

There may be no way to appease the Como Drive neighbors completely, but this is an opportunity to broach the important traffic issue they raise. A traffic study done for my zoning case and submitted to Pima County indicates that my project at 600 trips per day would not trigger the need for a traffic signal but that during the build out of the entire Magee Como Development project (this lot 4 alone will generate 1,490 trips per day) with more than 6,400 trips a day a signal would probably become warranted at the Magee Como Development/Magee Road driveway.

I can support this request if it can be conditioned on the resolution of the traffic concerns raised by the Como Drive neighbors.

Sincerely,

Ira Yates



09-307031001747230113

AM



Scheduled Meeting of the Pima County Board of Supervisors

YATES IRA JON -- P15RZ00009
PO BOX 5068
SAN ANGELO TX
76902-5068

This is a notice to inform you that a public hearing (meeting) will be held on **Tuesday, September 7, 2021 at 9:00 AM**, at the Pima County Administration Building - East, Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ 85701, regarding the following case(s):

REZONING TIME EXTENSION

P15RZ00009 MAGEE COMO DEVELOPMENT ASSOC. LLC – N. LA CHOLLA BOULEVARD REZONING

Magee Como Development Assoc. LLC, represented by Craig Courtney, requests a five-year **time extension** for an approximately .88-acre rezoning (Magee Center II, Lot 4, Seq #20193260717) from the TR (Transitional) to the CB-2 (General Business) zone, located approximately 150 feet north of W. Magee Road and 600 feet west of N. La Cholla Boulevard, addressed as 7791 N. La Cholla Boulevard. The subject site was rezoned in 2015 and the rezoning expired on February 2, 2021. (District 1)



If you are interested in this case, information and an agenda listing all cases may be found on the Clerk of the Board's website at: <https://pima.legistar.com/Calendar.aspx>. During the meeting, a case may be approved, denied, or continued to a future date. If an item is continued, the new hearing date will be announced at the meeting. Written support or protest to the request may be submitted to the Clerk of the Board at: COB_Mail@pima.gov or to the Development Services Department, Planning Division, 201 N. Stone Avenue, 1st Floor, Tucson, AZ 85701, and at: DSDPlanning@pima.gov or by contacting the Planning Division at (520) 724-8800.

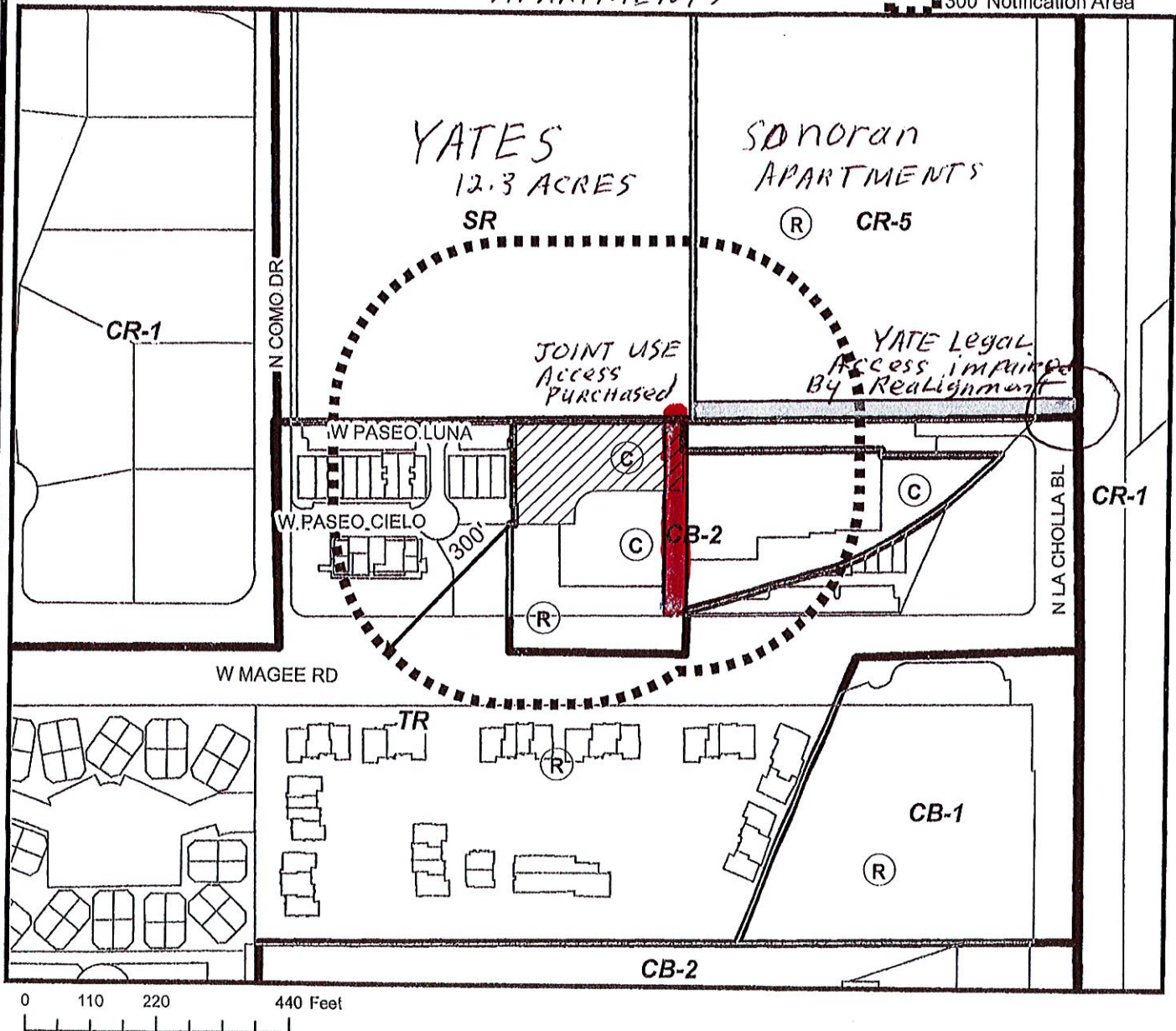
You are advised that if you wish to attend, guidelines are implemented by the Clerk of the Board. For information, see: <https://pima.legistar.com/Calendar.aspx>, contact the Clerk of the Board at 724-8449, or via email COB_Mail@pima.gov

The Board Hearing Room is wheelchair and handicapped accessible. Any person who is in need of special services (e.g., assistive listening device, Braille or large print agenda material, signer for hearing impaired, accessible parking, etc.) due to any disability will be accommodated. Please contact the Clerk of the Board at 520-724-8449 at least three (3) business days prior to the Board Meeting.


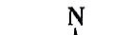
Case #: P15RZ00009 - MAGEE COMO DEVELOPMENT ASSOC.
 LLC - N. LA CHOLLA BOULEVARD REZONING
 Tax Code(s): 225-44-5470

SONORAN
APARTMENTS

 Subject Property
 300' Notification Area



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION

 PIMA COUNTY DEVELOPMENT SERVICES	Notes: Rezoning Time Extension			
	PIMA COUNTY COMPREHENSIVE PLAN C07-13-10 / C07-15-01			
	Board of Supervisors Hearing: 9/7/2021		Ref Case #: P21SA00009	
	Base Map(s): 115	Map Scale: 1:3,000	Map Date: 8/9/2021 - ds	