

S. Harrison Road Specific Plan and Comprehensive Plan Amendment

Neighborhood Meeting Summary

Project: Pima County is seeking a Specific Plan rezone and Comprehensive Plan Amendment to ensure 290.31 acres of County-owned property located within the County's Southeast Employment and Logistics Center (SELC) is adequately and flexibly zoned to facilitate potential economic development prospects, in line with County policy initiatives as set forth by the Pima County Board of Supervisors.

The project would shift land use from MA (Military Airport) and RS (Resource Sensitive) to Planned Development Community (PDC) land use designation, and would rezone from Pima County RH (AE) (Rural Homestead – Airport Environs) and Pima County RH (Rural Homestead) to the SP (AE) (Specific Plan – Airport Environs) and SP (Specific Plan) zones. The site is addressed as 11295 S. Harrison Road in section 11, Township 16 South, Range 15 East in the Southeast Planning Area (District 4).

Date/Time: Thursday, April 17, 2025
5:30 p.m.

Location: Virtual – Microsoft Teams

Meeting Invitation: The meeting invitation was sent to all property owners within required notification area, via USPS. This included AZ State Land (ASLD) and the City of Tucson (CoT).

Attendance: Other than the Project Team, a representative from AZ State Land was present during the meeting.

Project Team: The Project Team in attendance included:

- Heath S. Vescovi-Chiordi (Applicant)
- Carmine DeBonis (Applicant)
- Keri Silvyn (Planning/Zoning Consultant)

Meeting Synopsis:

Mr. Vescovi-Chiordi opened the meeting by welcoming the attendees to the meeting and laying out the agenda for the meeting, which includes a brief presentation on the project with time for questions held at the end. Mr. Vescovi-Chiordi also introduced the Project Team as part of the presentation. The presentation addressed the following items:

- Project Team;
- Project Location;
- Pima Prospers and Existing Zoning;
- Phase 1 Regulatory Land Use Concept;
- Concept Plans;
- Questions

Mr. Vescovi-Chiordi explained the requested land use and zoning changes, as well as the policy documents with which the request conforms and is concurrent with. He also described the nature of coordination with the surrounding neighbors including the AZ State Land Dept. and the City of Tucson. He commented on the internal coordination among departments including Pima County Dept. of Transportation, Pima County Regional Flood Control, Pima County Development Services, and Pima County Economic Development. He then closed the presentation and opened the floor for questions.

Q&A Topics:

A summary of the comments, questions and answers is below:

- *If there is required signalization for traffic/transportation purposes relative to Houghton Road and AZ State Land's land assets to the east, would there be coordination among County, City, ASLD and an eventual end user?*

Mr. Vescovi-Chiordi indicated that yes, there would indeed be coordination among the aforementioned parties to ensure proper and appropriate signalization is developed if needed.

The meeting concluded at approximately 6:00 p.m.