

**ZONING EXAMINER'S AGENDA**

**Thursday, December 13, 2018**

City Hall - First Floor  
Mayor and Council Chambers  
255 West Alameda  
Tucson, Arizona 85701

**CALL TO ORDER - 6:00 P.M.**

**ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY**

**PUBLIC HEARING**

**1. SE-18-67 BioLife Plasma Facility – Golf Links Road (Ward 4)**

Proposed Development: Special Exception Land Use request for a blood donor center in the C-1 Zone. The proposal is for an outpatient medical use (plasma donor facility) on a 3.89-acre site within a 1-story, 15,230 square foot building with associated parking, landscaping and retention basins.

- a. Review of Rezoning Process
- b. Interested Parties

*Owner:* ACMI/Barrio Pantano LLC  
7225 N. Oracle Road, Suite 200A  
Tucson, AZ 85704-6383

*Applicant/Agent:* Paul Gilbert c/o Dennis M. Newcombe  
Beus Gilbert PLLC  
701 N. 44<sup>th</sup> Street  
Phoenix, AZ 85008

*Engineer/Architect/other:* Joseph Cirone, P.E.  
Rick Engineering Company  
6150 N. 16<sup>th</sup> Street  
Phoenix, AZ 85016

**ADJOURNMENT**

Si usted tiene algunas preguntas respecto a estas peticiones de excepción especial, favor de llamar al Departamento de Planeación y Desarrollo, al número de teléfono 791-5550.

\* The staff reports and related case maps are available online at <http://pdsd.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>



# MEMORANDUM

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DATE: November 28, 2018  
For December 13, 2018 Hearing

TO: John Iurino  
Zoning Examiner

FROM: Scott Clark, Director  
Planning & Development  
Services Department

SUBJECT: SPECIAL EXCEPTION LAND USE – PLANNING & DEVELOPMENT  
SERVICES REPORT  
SE-18-67 BioLife Plasma Facility – Golf Links Road, C-1 Zone  
(Ward 4)

**Issue** – This is a request by Paul Gilbert, of Beus Gilbert PLLC, on behalf of the property owners, ACMI/Barrio Pantano, Tucson, Arizona, to allow a Blood Donor Center as a special exception land use in the C-1 zone. The special exception site is located on the north side of E. Golf Links Road, approximately 400 feet east of Pantano Road (see Case Location Map). The preliminary development plan proposes an outpatient medical use (plasma donor facility) on a 3.89-acre site within a 1-story, 15,230 square foot building with associated parking, landscaping and retention basins.

The proposed use is identified in the Unified Development Code (UDC) as a Major Medical, Outpatient Service – Blood Donor Center. When proposed in the C-1 Zone, the use is subject to the Use-specific Standards of UDC Sections 4.9.4.O.3 and 4.9.13.O, and requires approval through a Mayor & Council Special Exception Procedure, of UDC Sec. 3.4.4.

The Mayor & Council Special Exception Procedure requires a public hearing before the Zoning Examiner after which the Zoning Examiner forwards a recommendation to the Mayor and Council for a decision to grant the request with, or without, conditions or to deny the request.

**Planning and Development Services Recommendation** – The Planning & Development Services Department recommends approval of the requested special exception use, subject to the attached preliminary conditions.

### **Background Information**

**Existing Land Use:** Platted, but undeveloped residential subdivision, on vacant land.

### **Surrounding Zones and Land Uses:**

North: Zoned C-1; Single-family Residences  
South: Zoned C-2; Commercial and Residential Uses  
East: Zoned C-1; Single-family Residences  
West: Zoned C-1; Commercial Use

Previous Cases on the Property: None

Related Cases: No Special Exception applications for Blood Donor Centers, relating to this case, have been processed.

Use-specific Standards – Below is the analysis of the Use-specific Standards for a Blood Donor Center in the C-1 Zone.

Use-Specific Standard: 4.9.4.O.3

O. Medical Service

3. Blood donor centers shall comply with the following standards.

- a. The site is not located in the same block as a residential zone or any elementary or secondary school or Day Care use. *The site has been determined to not be located in the same block as a residential zone, elementary or secondary school or day care use. Contrary to the Pre-application Conference comments by staff, the Zoning Administrator, responding to an appeal by the applicant, made a site-based determination that the site is not in the same block because it does not have direct access into the “block” area. This standard is met.*
- b. The site is located at least 300 feet, measured in a straight line, from the property line to a residential zone boundary line or the property line of an elementary or secondary school. *There are no residential zones, schools or day cares within 300 feet of the site boundaries. An exhibit is included with this report demonstrating this standard is met.*
- c. A waiting area equal to 10% of the gross floor area is provided. *The attached floor plan shows the waiting area. The waiting area is 1,370 SF as opposed to the 1520 SF required. In the context of this facility, with on-line appointment scheduling, required proof of residency and debit card compensation, staff has determined the waiting area size to be in substantial compliance with the Use-specific Standard.*
- d. No other blood donor center is located within 1,200 feet. *Map Tucson does not identify any blood donor centers within 1200 feet of the site. This standard is met.*

Use-Specific Standard 4.9.13.O

O. C-1 Commercial Zone - General Restrictions

The following restrictions apply to all uses and development in this zone:

1. Drive-through services are prohibited except as follows.
  - a. Commercial Services and Retail Trade Uses may provide one drive-through lane. *No drive-through services or lanes are proposed. This standard is met.*

- b. Financial Services Use may provide two drive-through lanes and one Automated Teller Machine (ATM) service lane. *Not applicable to this request.*
2. All land use activities shall be conducted entirely within an enclosed building unless specifically provided otherwise, except as follows:
  - a. Agricultural Use Group: Community Garden, Urban Farm, or any urban agriculture-related use;
  - b. Civic Use Group: Cemetery, Education Elementary & Secondary Schools;
  - c. Commercial Use Group: Commercial Recreation (except shooting ranges which must be located in an enclosed building), Medical Services, Extended Health Care;
  - d. Recreation Use Group: Golf Course, Parks and Recreation;
  - e. Retail Trade Use Group: Food and Beverage Sales (Farmers' Market only); and,
  - f. Vehicular use areas.

*All activities will be conducted within an enclosed building. This standard is met.*

**Applicant's Request** – The proposed building will be a one-story building and approximately 15,230 square feet in size. The building will contain exam rooms, donor area, conference room, lunch room, large plasma storage freezer area, etc. The facility will look and function like a medical office facility.

**Planning Considerations** – Land use policy direction for this area is provided by *Plan Tucson*. The project site is located in an area identified on the *PT* Future Growth Scenario Map as an Existing Neighborhood. Existing Neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability.

*PT* policy LT28.2.10 supports the location of residentially-scaled office uses as a possible alternative to residential uses along major streets when the project: stabilizes and enhances the transition edge when adjacent to existing and future residential uses; provides safe and appropriate access from a major street; accommodates required parking, loading and maneuvering on site; provides on-site screening and buffering of adjacent residential properties; gives consideration to the consolidation of design elements, such as access points, parking, landscaping and screening; and, gives consideration to accommodating current or future cross-access between adjacent parcels and uses. As discussed below, the proposed project is in substantial compliance with the Existing Neighborhoods Building Block.

The special exception site contains approximately 3.9 acres and is nearly square in shape. Currently, the site consists of 64 vacant and undeveloped parcels. Should the special exception

be approved, the platted subdivision will be abandoned by a block plat as part of the development process. The applicant is advised to have the developer contact the City of Tucson Real Estate Division concerning the abandonment of all easements granted to the City of Tucson by the plat.

Vehicular access to/from the site is limited to East Golf Links Road, designated as an arterial gateway route with a future right-of-way of 200 feet on the *Major Streets and Routes Plan* map. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 479 vehicle trips per day. Rick Engineering Company, the project engineer, estimates 581 vehicle trips per day will be generated by the facility. No traffic mitigation measures are anticipated to accommodate the project. All utilities are at the site and are available for the proposed use. Field inspection indicates there are currently no billboards on the site.

The Design Compatibility Report (DCR) states that an archaeological files search revealed no studies have been conducted on the special exception site. Twenty studies have been conducted within a one-mile radius of the site, associated with public infrastructure projects, as well as private development, and two archaeological sites have been found. Based on this information, the City's Historic Preservation Officer is requesting a study be conducted on the site prior to development (Preliminary Condition 3).

### **Design Considerations**

Land Use Compatibility – The site is bounded by C-1 zoning on the west, north and east sides. Single-family homes exist to the north and east, with a commercial use to the west. No vehicular or pedestrian integration exists with the surrounding residential uses, and none is proposed. The site topography preempts integration with the commercial use to the west.

The preliminary development package (PDP) shows the proposed structure in the west-central portion of the site. Parking is proposed to the west, south and east of the structure. Retention basins are proposed at the west and east ends of the site. The eastern-most basin will provide over 200 feet of separation between the vehicular use area and the residences adjacent to the east property line. A 10-foot wide landscape border will also be installed along the east property line. Currently, a 5-foot to 6-foot tall wall runs along the east property line. This wall is acceptable as the required screen wall for the east property line.

The Design Compatibility Report (DCR), provided by the applicant, states the proposed building is to be 24 feet in height, and will be located 51.8 feet south of the north property line. The UDC requires a 36-foot setback (1.5 times the building height). A 10-foot wide landscape border and a 10-foot wide utility easement are included in the overall setback. No activities are programmed between the north building façade and the north property line. The existing wall along the north property line is acceptable for the required screen wall.

The trash/recycling enclosure is shown northwest of the building, approximately 22 feet south of the north property line, and the residential properties to the north. The City has a long-standing rezoning/special exception design policy to require trash/recycling facilities to be located a minimum of 50 feet from a residential property line, therefore, the enclosure will have to be relocated for the Development Package submittal. A special exception condition is recommended to ensure the 50-foot separation.

Drainage/Grading/Vegetation – The site was previously contoured and graded to accommodate the originally proposed residential subdivision. It will be re-graded to accommodate the proposed facility. The site receives runoff from the west, and the existing detention basin in the northwest corner of the site will remain unaltered to continue to receive this flow. On-line detention will be designed for 100-year event storage. PDS Engineering is requiring an overall 15% reduction in peak stormwater discharge from the existing to the developed conditions, which is recognized and accounted for in the DCR (Preliminary Condition 12).

The aforementioned landscape borders, as well as the street landscape border (10 feet in width) and the vehicular use area landscaping are all required by the UDC. The detention/retention areas may also include landscaping.

The Tucson Department of Transportation has existing landscaping and irrigation in the Golf Links ROW along the site frontage. The developer is responsible for protecting both the landscaping and irrigation in place. Any plant materials or irrigation components in the ROW that are moved, removed or damaged during construction must be mitigated. New entrances must be provided with a 4-inch Schedule 40 sleeve for irrigation and a 2-inch Schedule 40 sleeve for irrigation wires. A planting and irrigation plan must be submitted if either are proposed in the ROW.

Road Improvements/Vehicular Access/Circulation – A full-access drive is proposed near the center of the site, to take advantage of an existing median break in Golf Links Road. An additional, secondary, access is proposed as a right-in, right-out drive, at the extreme west end of the site.

Public Support – The application was submitted with 36 letters of support from the surrounding property owners. The letters are included in the Public Meeting section of the application.

**Conclusion** – The proposal is in substantial compliance with the *Plan Tucson* Existing Neighborhood building block. Furthermore, it meets all of the relevant policies of *Plan Tucson* policy LT28.2.10. The proposal is also compliant with the UDC Use-specific Standards set forth in UDC Sections 4.9.4.O.3 and 4.9.13.O. Subject to compliance with the attached preliminary conditions, approval of the requested special exception for a blood donor facility is appropriate.

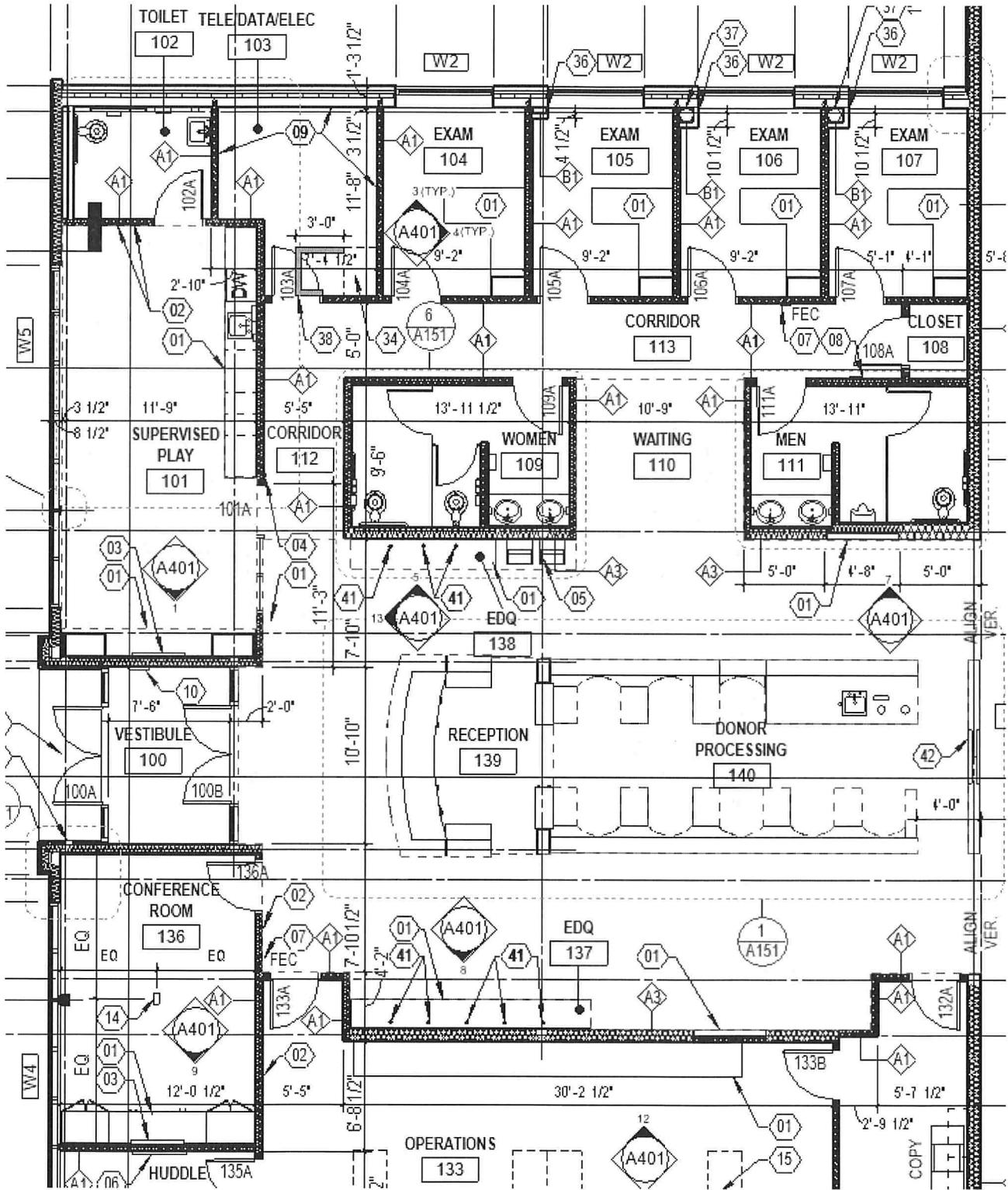
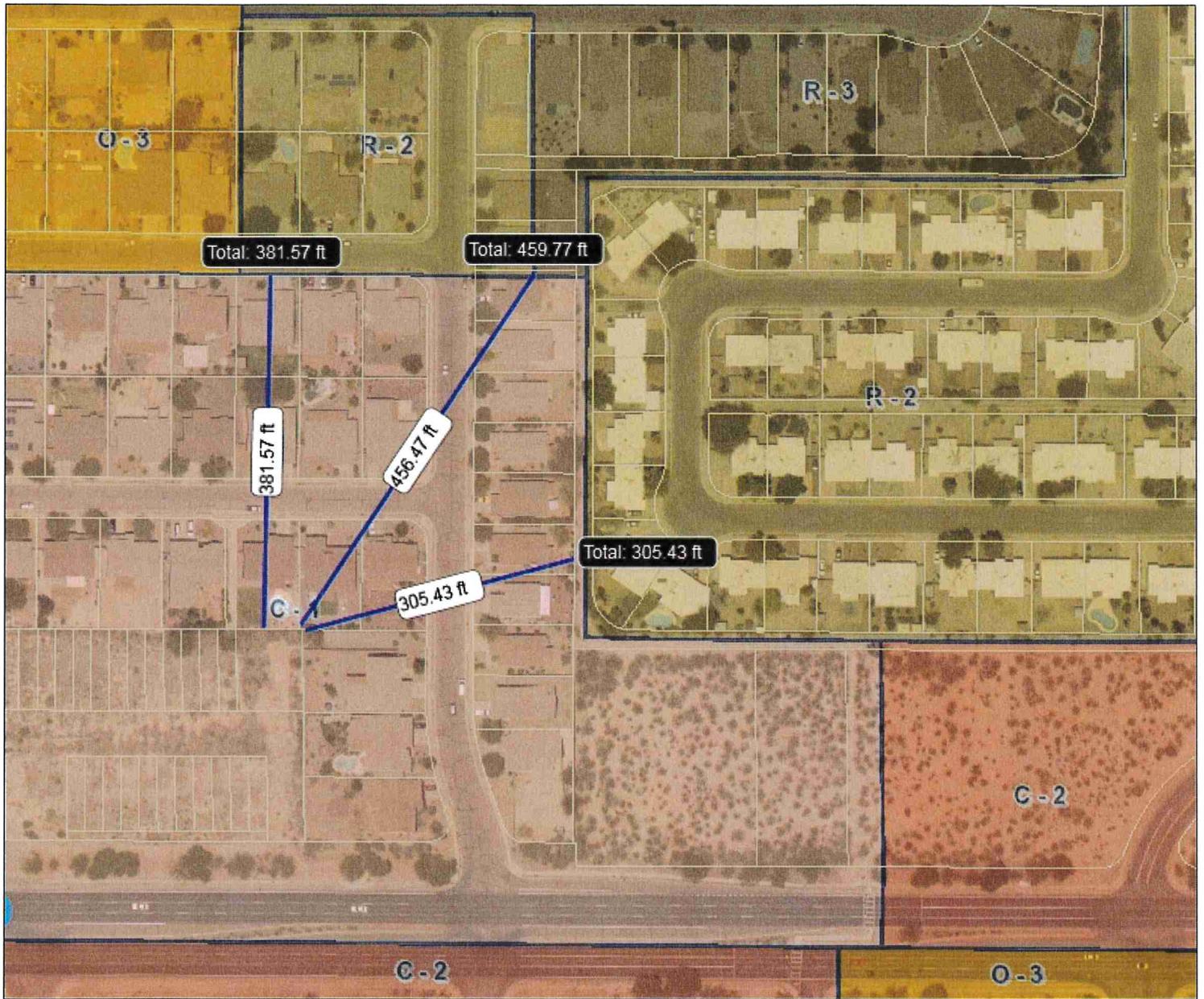


FIGURE 10-10. Fire alarm system layout.

# BIOLIFE SPECIAL EXCEPTION



### Notes

Minimum required separation from facility to residential zoning line is 300'. In compliance.

### Legend

Parcels	Tucson Zoning	NR-3	HO-2	P-1	MH-2
PAD's	C-1	HO-2	I-1	OS	
R-1	HC-1	O-3	I-2		
HR-1	C-2	HO-3	OCR-1		
NR-1	HC-2	P	OCR-2		
R-2	C-3	HP	HOCR-2		
HR-2	HC-3	RX-1	MU		
NR-2	HNC	HRX-1	RH		
R-3	O-1	RX-2	SH		
HR-3	HO-1	HRX-2	RV		
	HO-2	SR	MH-1		
	O-2	HSR			

1: 2,257



0.1 0 0.03 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City of Tucson

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Preliminary Conditions

PROCEDURAL

1. A development package in substantial compliance with the preliminary development package dated October 22, 2018, and the required reports, is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment".
3. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as needed. Copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and/or associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A. R. S. 41-865.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. "Safe by Design" concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
7. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of the special exception land use.

Preliminary Conditions

LAND USE COMPATIBILITY

8. Trash/Recycling enclosure must be located a minimum of 50 feet from a residentially-zoned property or a property used for a residential purpose.
9. All walls visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.
10. Six (6) inch wide fence block or greater shall be used for perimeter walls.
11. According to the FAA Notice Criteria Tool, this project is located in proximity to a navigation facility and could impact navigation signal reception. The applicant shall file Form 7460 with the FAA at least 45 days before construction activities begin for the project. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes used which are used must also be identified with Form 7460.  
Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

DRAINAGE/GRADING/VEGETATION

12. Design must achieve a 15% reduction in peak stormwater discharge from the existing to the developed conditions.
13. The Tucson Department of Transportation has existing landscaping and irrigation in the Golf Links ROW along the site frontage. The developer is responsible for protecting both the landscaping and irrigation in place. Any plant materials or irrigation components in the ROW that are moved, removed or damaged during construction must be mitigated. New entrances must be provided with a 4-inch Schedule 40 sleeve for irrigation and a 2-inch Schedule 40 sleeve for irrigation wires. A planting and irrigation plan must be submitted if either are proposed in the ROW.

AGREEMENT TO WAIVE ANY CLAIMS  
AGAINST THE CITY FOR ZONING AMENDMENT

This agreement ( "**Agreement**") is entered into between \_\_\_\_\_, as the owner of the property described herein ("**Owner**") and the City of Tucson ("**City**") to waive any and all claims for diminution of value that may be based upon action by the City in response to a request from the Owner. This Agreement is entered into in conformance with A.R.S. §12-1134(l).

The Owner is the holder of fee title to the property located at \_\_\_\_\_, Tucson, Arizona, (the "Property") which is more fully described in the Owner's application to the City in Case \_\_\_\_\_ and incorporated herein. The Owner, or the authorized agent of the Owner, has submitted an application to the City requesting that the City grant a Special Exception Land Use for the Property. The Owner has requested this action because the Owner has plans for the development of the Property that require the Special Exception Land Use. The Owner believes that the Special Exception Land Use for the Property will increase the value and development potential of the Property, and that this outweighs any rights or remedies that may be obtained under A.R.S. §12-1134 et. seq.

By signing this Agreement, the Owner waives any right or claim that may arise under A.R.S. §12-1134, including any claim for the reduction in the value of the Property, as a result of the enactment of the Special Exception Land Use in Case \_\_\_\_\_.

The Owner understands that City staff may propose, the Zoning Examiner may recommend and the Mayor and Council may adopt conditions to the requested Special Exception Land Use that limit the potential development of the Property. The Owner acknowledges that the Special Exception Land Use and conditions are a single, integrated legislative approval. The Owner agrees and consents to all conditions that may be imposed. The Owner retains the right to withdraw the Special Exception Land Use application prior to a vote by the Mayor and Council or to decline to implement the necessary requirements to effectuate the Special Exception Land Use if the Owner disagrees with any conditions that are proposed or approved. If the Owner does not withdraw the application, the Owner shall be deemed to have accepted all adopted conditions to the requested Special Exception Land Use. If the Owner withdraws the application or does not effectuate the Special Exception Land Use, this Agreement is null and void.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona. The Owner has agreed to the form of this Agreement provided and approved by the City Attorney. The Owner has had the opportunity to consult with an attorney of the Owner's choice prior to entering this Agreement and enters it fully understanding that the Owner is waiving the rights and remedies as set forth herein.

Upon execution, this Agreement shall be recorded in the Office of the Pima County Recorder.



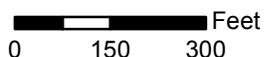
SE-18-67  
BioLife - Golf Links Road



 Area of Special Exception Request

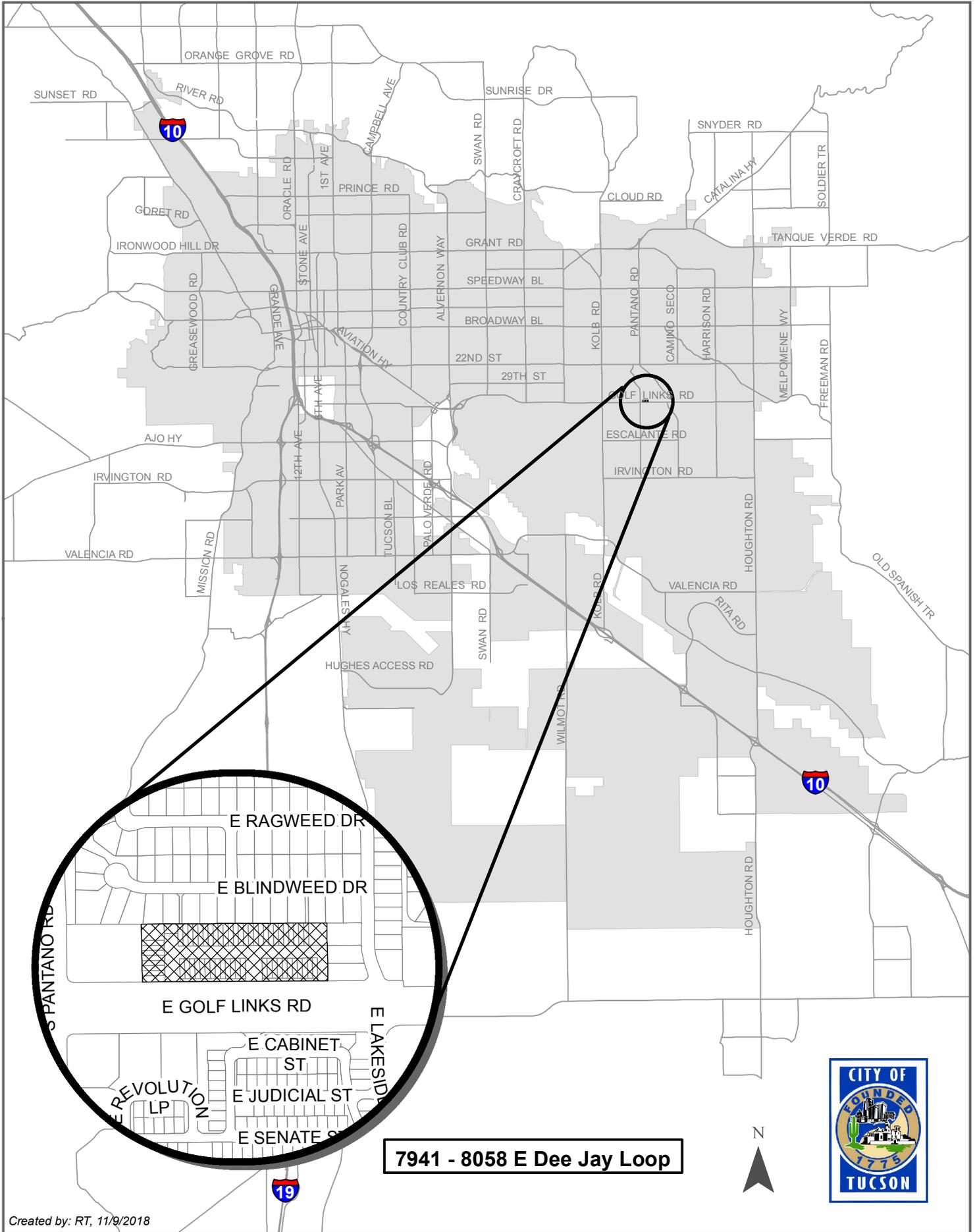


Address: 7941 - 8058 E. Dee Jay Loop  
Base Maps: Twp. 14S Range 15E Sec. 21  
Ward: 4

  
0 150 300 Feet  
1 inch = 300 feet

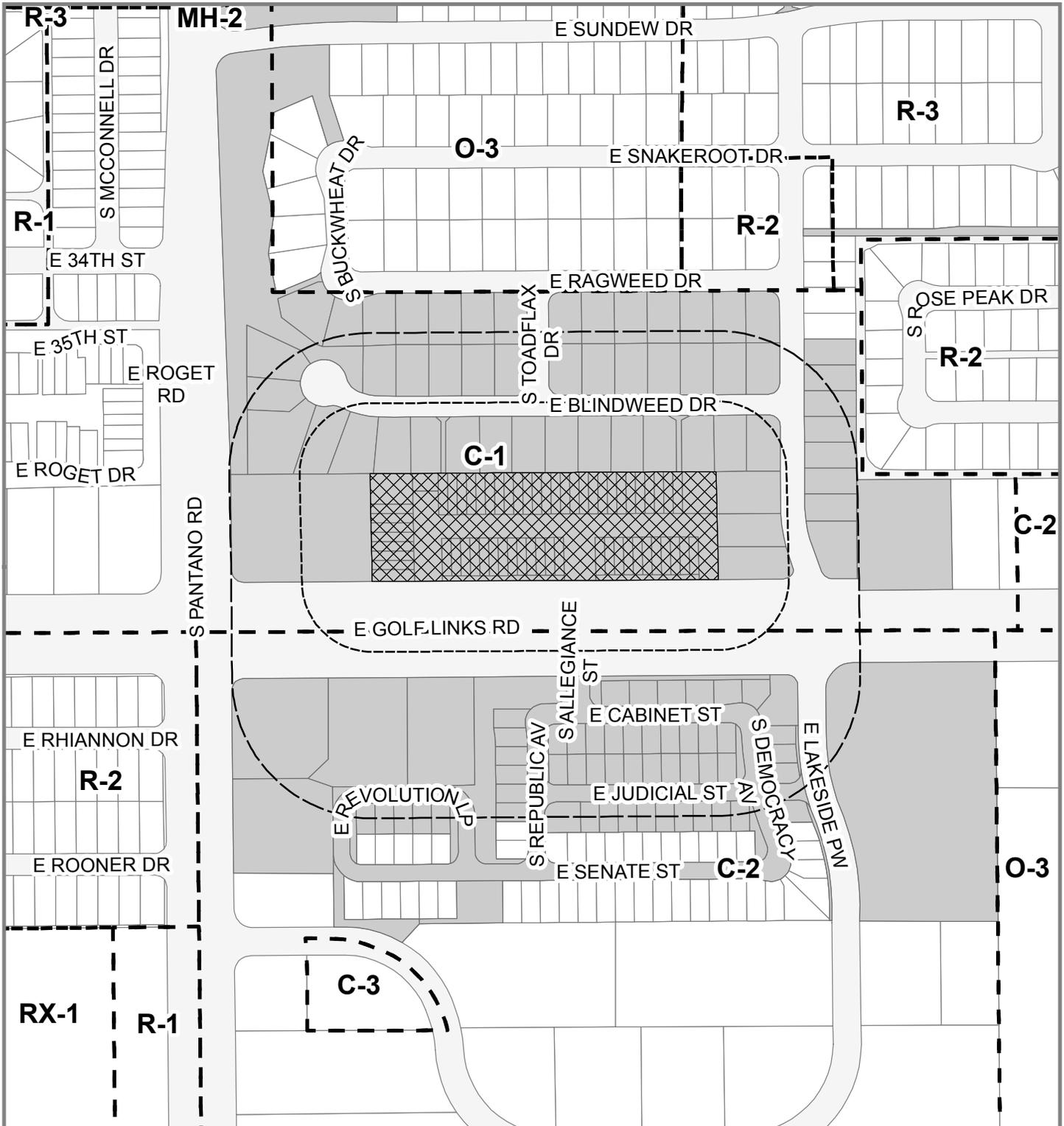


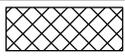
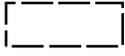
# SE-18-67 Biolife - Golf Links



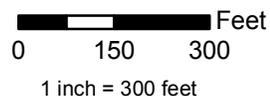
SE-18-67

BioLife - Golf Links Road



-  Subject Property
-  Notification Area (300-foot Radius)
-  Protest Area (150-foot Radius)
-  Zone Boundaries
-  Properties Notified

Address: 7941 - 8058 E. Dee Jay Loop  
 Base Maps: Twp.14S Range15E Sec. 21  
 Ward: 4



**PUBLIC FACILITIES AND SERVICES REPORT FOR DECEMBER 13, 2018**  
(as of November 21, 2018)

**SE-18-67, BioLife Plasma Facility – Golf Links Road, C-1 Zone**

**CITY AGENCIES**

**PDS – Engineering:** See Pre-App Conference Comments dated June 11, 2018  
**PDS – Zoning Review:** See attached comments dated November 19, 2018  
**Real Estate Division:** See attached comments dated November 13, 2018  
**Tucson Fire Department:** See attached comments dated November 07, 2018.  
**Tucson Water Department:** See attached comments dated November 20, 2018  
**Transportation – Landscaping:** See attached comments dated November 20, 2018  
**Transportation – Traffic Engineering:** See attached comments dated November 19, 2018  
**PDS – Historic Preservation Officer:** See attached comments dated November 19, 2018

**No Objections Noted**

**Environmental Services**  
**PDS – Landscape**  
**PDS – Sign Code**  
**Tucson Parks and Recreation**  
**Tucson Police Department**

**NON-CITY AGENCIES – NO OBJECTIONS NOTED**

**Arizona Department of Transportation:** See attached comments dated November 19, 2018  
**Davis-Monthan Air Force Base:** See attached comments dated November 07, 2018  
**PAG-TPD:** Estimated traffic generation of proposed development: 479 vehicle trips per day.  
**Pima County Development Services:** See attached comments dated November 20, 2018  
**Pima County Parks and Recreation:** See attached comments dated November 07, 2018  
**Pima County Transportation and Flood Control**  
**Pima County Wastewater:** See attached comments dated November 20, 2018.  
**Tucson Electric Power:** See attached comments dated November 16, 2018  
**Tucson Unified School District:** See attached comments dated November 09, 2018

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, November 28, 2018 at <https://www.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>

**From:** Jodie Brown  
**To:** TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov  
**Date:** 11/19/2018 2:17 PM  
**Subject:** SE-18-67 BioLife Plasma Facility

Good Afternoon-

Since the area has not been archaeologically surveyed, we would like to add the condition that a survey be conducted. If any significant cultural remains are encountered, a treatment plan should be developed. Once the plan is approved by the City Historic Preservation Office, mitigation must be carried out prior to finalization of the rezoning.

If you have any questions, please let me know.

Thanks!

Jodie Brown, AICP  
Historic Preservation Officer  
City of Tucson  
201 North Stone Avenue  
P.O. Box 27210  
Tucson, AZ 85726-7210  
[www.tucsonaz.gov/historic-preservation](http://www.tucsonaz.gov/historic-preservation)  
Direct line: 520.837.6968

**From:** Tom Martinez <TMartinez@azdot.gov>  
**To:** "TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov" <TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov>  
**Date:** 11/19/2018 12:05 PM  
**Subject:** SE-18-67 BioLife Plasma Facility - Review

Regional Traffic Engineering has no comments on the submittal and supports the special exception's acceptance.  
The proposed development will have no affects to any ADOT facilities because of its location. Thank you

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Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.

**From:** Gary Wittwer  
**To:** TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov  
**Date:** 11/19/2018 2:42 PM  
**Subject:** SE-18-67 BioLife  
**Attachments:** Standard Notes for Planting in ROW.doc

I have the following comments:

1. TDOT has existing landscape and irrigation in the ROW along this site. You must protect both landscape and irrigation in place. If you remove any plant materials they must be mitigated.
2. New entrances must provide 4" sch 40 sleeves for irrigation and 2" sch 40 sleeves for any irrigation wires.
3. You must submit a planting plan and irrigation plan if either are proposed within the ROW.
4. See attached plan notes for planting in ROW.

Gary

**From:** Jim Stoyanoff  
**To:** TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov  
**CC:** John Cahill  
**Date:** 11/13/2018 9:00 AM  
**Subject:** SE-18-67 BioLife Plasma Facility

Please have the developer contact the Real Estate Division (link below) concerning the abandonment of all easements granted to the City of Tucson by the plat.

<https://www.tucsonaz.gov/files/realestate/RESAPFRM-16.pdf>

Sincerely,

Jim Stoyanoff  
Real Estate Consultant  
[Jim.Stoyanoff@tucsonaz.gov](mailto:Jim.Stoyanoff@tucsonaz.gov)  
520-837-6837

**From:** "CARTER, BONNIE K CIV USAF ACC 355 CES/CENPP" <bonnie.carter@us.af.mil>  
**To:** "TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov" <TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov>  
**CC:** "TORIELLO, MICHAEL R GS-14 USAF ACC 355 CES/CD" <michael.toriello@us.af.mil>  
**Date:** 11/07/2018 5:22 PM  
**Subject:** SE-18-67 BioLife Plasma Facility - Review  
**Attachments:** 3\_4976-Prelim Development Plan\_2018-0724.pdf

Susan

Davis-Monthan AFB has reviewed this proposed request for rezoning for the BioLife Plasma Facility off of Golf Links Rd between Pantano Rd and Lakeside Pkwy. We have found there are not negative impacts to the mission of DMAFB.

B. Kacey Carter, Civ USAF   
Base Community Planner  
355th Civil Engineer Squadron/CENPP  
Davis-Monthan AFB AZ  
520-228-3291  
bonnie.carter@us.af.mil

**From:** Susan Montes  
**To:** TucsonRezoning; Michael Wyneken  
**Date:** 11/07/2018 4:47 PM  
**Subject:** Fwd: Re: SE-18-67 BioLife Plasma Facility - Review

>>> Martin Brown 11/07/2018 4:40 PM >>>

Fire has no objections

>>> Susan Montes 11/07/2018 3:35 PM >>>

**SE-18-67– Special Exception Memorandum**

**DATE:** November 7, 2018

**FROM:** Michael Wyneken, Entitlements Section

**SUBJECT:** New Special Exception

**CASE:** SE-18-67 BioLife Plasma Facility

**WARD:** 4

**PROPOSED USE:** The Applicant is proposing to abandon the subdivision in order to construct the Donor Facility. The proposed building will contain exam rooms, donor area, conference room, lunch room, large plasma storage freezer area, etc.

**PLEASE RESPOND BY:** **November 21, 2018**

\*\*Please send comments to: [TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov](mailto:TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov)

\*\*Please respond with new e-mail and copy case number and name in subject line.

The above referenced request is being analyzed for a staff report and recommendation to the Zoning Examiner. Please advise of any considerations involving your jurisdiction including adopted policy, existing capacities, or planned improvements that should be evaluated in relation to this proposal. Relate specific information, such as design criteria, actual traffic counts, water demand impact, sewer capacities, lack of park facilities, etc. Also indicate facilities or services available for the proposed project, and give your opinion as to the adequacy of such services for the proposal.

It is particularly important to have specific data available if services are inadequate and you believe the proposal should be denied. If no response is received from your office, it will be so indicated in the communications to the Zoning Examiner and Mayor and Council. For further information, contact Michael Wyneken at 837-4929.

See link for Rezoning documents. Click on activity search and type in SE-18-67.

<https://www.tucsonaz.gov/PRO/pdsd/>

Attachments: Preliminary Development Plan

This e-mail is being sent to the following agencies:

- ◆ ADOT
- ◆ Arizona State Land Department
- ◆ COUNCIL WARD 1 2 3 4 5 6
- ◆ DAVIS MONTHAN AFB
- ◆ DSD – Zoning Review, Landscape, Information Technology, Sign Code Review, Zoning Administration, Engineering Review
- ◆ ENVIRONMENTAL SVCS
- ◆ MAYOR
- ◆ OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT
- ◆ PARKS & RECREATION
- ◆ PAG-TPD
- ◆ PIMA CO. ASSESSORS
- ◆ PIMA CO. DEVELOPMENT REVIEW
- ◆ PIMA CO. FLOOD PLAIN
- ◆ PIMA CO. PARKS & RECREATION
- ◆ PIMA CO. TRANSPORTATION – Design Engineering
- ◆ PIMA TRAILS ASSOCIATION
- ◆ TDOT – Engineering, RTA, Streets & Maintenance, Transit Services

- ◆ TUCSON ELECTRIC POWER
- ◆ TUCSON FIRE – Fire Headquarters
- ◆ TUCSON POLICE
- ◆ TUCSON WATER
- ◆ Housing and Community Development – Historic, Land Use, Landscape

SE-18-67 BioLife Plasma Facility

Description/ITE Code	Units	Expected Units	Expected Daily Trips	PM Peak Trips - Total	PM In	PM Out
Truck Terminal 030	Acres					
General Light Industrial 110	TSF Gross					
Manufacturing 140	Acres					
Warehouse 150	TSF Gross					
Mini Warehouse 151	TSF Gross					
Single Family Homes 210	DU					
Apartments 220	DU					
Condo, Townhouse 230	DU					
Mobile Home Park 240	DU					
Assisted Living 254	Beds					
Hotel 310	Rooms					
Motel 320	Rooms					
Health/Fitness Club 492	TSF Gross					
High School 530	TSF Gross					
Daycare Center 565	TSF Gross					
Hospital 610	TSF Gross					
Clinic 630	TSF Gross	15.2	479	79	Not Available	Not Available
General Office 710	TSF Gross					
Single Tenant Office Building 715	TSF Gross					
Medical Dental Office 720	TSF Gross					
Specialty Retail Center 814	TSF Gross					
Free-Standing Discount Store 815	TSF Gross					
Nursery (Garden Center) 817	TSF Gross				Not Available	Not Available
Shopping Center 820 (Rate)	TSF Gross					
New Car Sales 841	TSF Gross					
Supermarket 850 (stand alone stores)	TSF Gross					
Convenien. Mkt. (Open 24 hrs) 851	TSF Gross					
Convenien. Mkt. (Open 16 Hrs) 852	TSF Gross		Not Available			
Discount Supermarket 854	TSF Gross					
Discount Club 857	TSF Gross					
Home Improvement Superstore 862	TSF Gross					
Pharmacy/Drugstore w/ Drive-thru 881	TSF Gross					
Furniture Store 890	TSF Gross					
Arts and Crafts Store 897	TSF Gross		Not Available			
Drive-in Bank 912	Drive-in Lanes					
Quality Restaurant 931	TSF Gross					
High Turnover/Sit Down Rest. 932	TSF Gross					
Fast Food w/o Drive Thru 933	TSF Gross					
Fast Food with Drive Thru 934	TSF Gross					
Fast Food w Drive Thru Only, No Seating 935	TSF Gross		Not Available			
Automobile Parts and Service Center 943	TSF Gross		Not Available			
Serv.Station w/ Conven.Mkt 945	Fuel Position					
Serv.Station w/ Conven.Mkt w/ Car Wash 946	Fuel Position					
Church 560	TSF Gross					
<b>TOTAL</b>			<b>479</b>	<b>79</b>	<b>0</b>	<b>0</b>
			<b>Expected Daily Trips</b>	<b>PM Peak Trips - Total</b>	<b>PM In</b>	<b>PM Out</b>

15-Nov-18

Vehicle Trip Generation:

Daily:

479 PM Peak:

79

Here are my comments -

DATE: 11/15/2018

CASE: SE-18-67 BioLife Plasma  
Facility

COMMENT: **No objections or adverse comments**

	<b>Daily</b>	<b>PM Peak</b>
Vehicle Trip Generation:	<b>479</b>	<b>79</b>

Thanks,  
-Eric

Additional notes:

**From:** Nicholas Jordan <Nicholas.Jordan@pima.gov>  
**To:** ""tucsonrezoning.dspo2.chdom2@tucsonaz.gov"" <tucsonrezoning.dspo2.chdom2@tucsonaz.gov>  
**Date:** 11/09/2018 8:35 AM  
**Subject:** SE-18-67 BioLife Plasma Facility

Good morning,

Pima County Addressing does not have any comments on SE-18-67 BioLife Plasma Facility. We do welcome the opportunity to review the abandonment plat once it is submitted to the City of Tucson.

Thank you

**Nicholas Jordan**

Addressing Specialist  
Pima County Development Services Department  
201 N Stone AV – 1<sup>st</sup> Floor  
Tucson, AZ 85701  
(520) 724-9623

[Click here to search for Projects and Permits or to make a Payment](#)



November 20, 2018

SENT VIA EMAIL

Michael Wyneken  
Entitlements Section,  
Planning and Development Services Department  
City of Tucson  
Tucson, AZ 85701

**Subject: SE-18-67 BioLife Plasma Facility – E. Golf Links Road Special Exception**

Dear Michael:

Thank you for the opportunity to review and comment on City of Tucson SE-18-67 BioLife Plasma Facility - E. Golf Links Road Special Exception for an approx. 3.9-acre site for a plasma center. The site is located on E. Golf Links Road, approx. 500 feet east of S. Pantano Road.

The site is currently undeveloped – the existing residential cluster subdivision plat on the site (Barrio Pantano) would be abandoned. The site and about 50 acres around the Golf Links / Pantano intersection are zoned C-1 Commercial. The site is surrounded by a pharmacy to the west, residential development to the north and east, and residential and commercial (drive-in restaurant, auto mechanic, gas station / convenience store) on the south side of Golf Links Road.

Plasma centers are a land use similar to a medical clinic, laboratory, or blood donation center, and though the process for donating blood and giving plasma are nearly similar, plasma centers' clients receive monetary reimbursement. Pima County permits blood donation centers in commercial zones and a single residential zone (TR Transitional, which allows clinics, dispensaries and medical offices), while plasma centers, because of their commercial nature, are permitted in commercial zones only (CB-1 Local Business and CB-2 General Business).

A recent Atlantic Magazine online article states the number of plasma centers in the US doubled between 2005 and now (from 300 to over 600 centers) and the number of people who gave plasma in the US tripled between 2006 and 2016 (from 12 million to almost 40 million). The article also notes that giving plasma has become an increasing means of supplementing or providing a source of income ([www.theatlantic.com/business/archive/2018/03/plasma-donations/555599/](http://www.theatlantic.com/business/archive/2018/03/plasma-donations/555599/) - March 2018).

The proposed plasma center has over 100 parking spaces, denoting potential high volume and turnover of clients, and seven-day-a-week SunTran bus routes on both Golf Links and Pantano Roads would help to bring additional clients. Given the nationwide trends in the commercial plasma collection industry, the city should work with the plasma center and nearby neighbors and, if necessary, impose conditions to prevent the center operations and its clients from becoming a nuisance to existing surrounding residential neighborhoods and businesses.

Pima County Development Services Department, Planning Division, has no objection to the proposed Special Exception.



Sincerely,

A handwritten signature in blue ink that reads "Mark Holden". The signature is written in a cursive style with a long, sweeping tail.

Mark Holden, AICP

Principal Planner

Pima County Development Services Department, Planning Division

**From:** Susan Montes  
**To:** TucsonRezoning; Michael Wyneken  
**Date:** 11/07/2018 4:00 PM  
**Subject:** Fwd: RE: SE-18-67 BioLife Plasma Facility - Review

>>> Steve Anderson <Steve.Anderson@pima.gov> 11/07/2018 3:53 PM >>>  
Hi Susan,

We have no comments on this facility.

Thanks!  
-SA

---

**From:** Susan Montes <Susan.Montes@tucsonaz.gov>  
**Sent:** Wednesday, November 7, 2018 3:36 PM  
**To:** sbeck@azdot.gov; tmartinez@azdot.gov; medelman@azland.gov; mhorowitz@azland.gov; srobidoux@flytucson.com; ekramer@pagregion.com; Addressing <Addressing@pima.gov>; Chris Poirier <Chris.Poirier@pima.gov>; jeanette.DeRenne@pima.gov; Mark Holden <Mark.Holden@pima.gov>; Mirela Hromatka <Mirela.Hromatka@pima.gov>; Stephanie Oroz <Stephanie.Oroz@pima.gov>; Steve Anderson <Steve.Anderson@pima.gov>; Thomas Coyle <Thomas.Coyle@pima.gov>; Greg Saxe <Greg.Saxe@pima.gov>; jrucker@tep.com; LandReviews@tep.com; Allison Diehl <Allison.Diehl@tucsonaz.gov>; Andrew Connor <Andrew.Connor@tucsonaz.gov>; Fred Felix <Fred.Felix@tucsonaz.gov>; Gary Wittwer <Gary.Wittwer@tucsonaz.gov>; Heather Thrall <Heather.Thrall@tucsonaz.gov>; Howard Dutt <Howard.Dutt@tucsonaz.gov>; Jodie Brown <Jodie.Brown@tucsonaz.gov>; John Beall <John.Beall@tucsonaz.gov>; John Cahill <John.Cahill@tucsonaz.gov>; John VanWinkle <John.VanWinkle@tucsonaz.gov>; John Vincent <John.Vincent@tucsonaz.gov>; Loren Makus <Loren.Makus@tucsonaz.gov>; Martin Brown <Martin.Brown@tucsonaz.gov>; mayor1@tucsonaz.gov; Michael Wyneken <Michael.Wyneken@tucsonaz.gov>; Pat Tapia <Pat.Tapia@tucsonaz.gov>; Peter McLaughlin <Peter.McLaughlin@tucsonaz.gov>; Richard Sarti <Richard.Sarti@tucsonaz.gov>; Steve Shields <Steve.Shields@tucsonaz.gov>; Thomas Ryan <Thomas.Ryan@tucsonaz.gov>; Tom Fisher <Tom.Fisher@tucsonaz.gov>; ward1@tucsonaz.gov; ward2@tucsonaz.gov; ward3@tucsonaz.gov; ward5@tucsonaz.gov; Ward6 <Ward6@tucsonaz.gov>; Zelin Canchola <Zelin.Canchola@tucsonaz.gov>; shaun.brown@tusd1.org; bonnie.carter@us.af.mil; mbends@waknet.org; Greg Hitt <Greg.Hitt@pima.gov>  
**Subject:** SE-18-67 BioLife Plasma Facility - Review

\*\*\*\*\*  
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  
\*\*\*\*\*

**SE-18-67-- Special Exception Memorandum**                      **DATE:** November 7, 2018

**FROM:** Michael Wyneken, Entitlements Section

**SUBJECT:** New Special Exception

**CASE:** SE-18-67 BioLife Plasma Facility

**WARD:** 4

**PROPOSED USE:** The Applicant is proposing to abandon the subdivision in order to construct the Donor Facility. The proposed building will contain exam rooms, donor area, conference room, lunch room, large plasma storage freezer area, etc.

**PLEASE RESPOND BY:**    **November 21, 2018**

\*\*Please send comments to: [TucsonRezoning\\_DSPO2\\_CHDOM2@tucsonaz.gov](mailto:TucsonRezoning_DSPO2_CHDOM2@tucsonaz.gov)

\*\*Please respond with new e-mail and copy case number and name in subject line.

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See link for Rezoning documents. Click on activity search and type in SE-18-67.  
<https://www.tucsonaz.gov/PRO/pdsd/>

Attachments: Preliminary Development Plan

This e-mail is being sent to the following agencies:

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- ◆ Housing and Community Development – Historic, Land Use, Landscape



WASTEWATER RECLAMATION

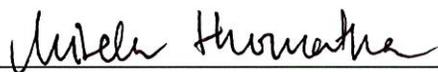
JACKSON JENKINS  
DIRECTOR

201 NORTH STONE AVENUE  
TUCSON, ARIZONA 85701-1207

PH: (520) 724-6500  
FAX: (520) 724-9635

November 20, 2018

**TO:** Michael Wyneken  
Entitlements Section  
City of Tucson Planning and Development Services

**FROM:**   
Mirela Hromatka, Sr. Planner  
Planning Section  
Technical Services and Engineering Division

**SUBJECT:** SE-18-67 – BioLife Plasma Facility  
Development Plan (1<sup>st</sup> submittal)  
Tax Parcel #136-15-6150; 3.89 acres

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The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced request and offers the following comments for your use. The subject property is located approximately 350 feet east of S. Pantano Rd on the north side of E. Golf Link Rd. The applicant proposes to build a plasma facility and abandon the previously planned subdivision on the property. There is an existing 8" public sewer line on the property that was originally installed to serve the subdivision.

The subject property is within the PCRWRD service area and is tributary to the Agua Nueva Water Reclamation Facility via the Pantano Interceptor. Capacity for this development is currently available in the 8" public sewer G-2000-081, downstream from manhole 4380-25 (Type I 2018-197, dated July 31, 2018). According to the submitted development plan, the proposed development will be served by the private sewer system.

**The PCRWRD has no objection to the proposed special exception request** and recommends that the existing 8" public sewer line G-2018-197 on the property be either completely abandoned and fill in or incorporated into the project design and call out private.

If you wish to discuss the above comments, please contact me at 724-6488.

MH  
Copy: Project

November 8, 2018

Michael Wyneken  
Rezoning Section  
City of Tucson  
Public Works Buildings – 201 North Stone Avenue  
Tucson, AZ. 85701

RE: SE-18-67 BioLife Plasma Facility - Review, Received November 7, 2018

Dear Mr. Wyneken,

Thank you for the opportunity to comment on SE-18-67, BioLife Plasma Facility. This is a special exception use application for an approximately 3.89 acre site which is located northwest of the intersection of East Golf Links Road and South Allegiance Street. The zoning for this site is C-1 (Commercial 1) but the proposed use of a plasma facility in a C-1 zone triggers the requirement to comply with the Mayor and Council Special Exception Procedure.

This site is within FAA Part 77 airspace.

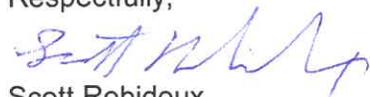
The Tucson Airport Authority conditionally approves the subject request contingent upon the following condition of approval, as noted below. This condition shall be identified in the general notes section of all future plans submitted to the City of Tucson for review, which specifically pertains to all projects contained within the area of this particular special exception use request.

Conditions of approval:

1. "According to the FAA Notice Criteria Tool, this project is located in proximity to a navigation facility and could impact navigation signal reception. The applicant shall file Form 7460 with the FAA at least 45 days before construction activities begin for the project. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes used which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>"

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](mailto:srobidoux@flytucson.com) or by telephone at 520-573-4811.

Respectfully,



Scott Robidoux,  
Senior Airport Planner

cc file

**From:** Gary Wittwer  
**To:** TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov  
**Date:** 11/19/2018 2:42 PM  
**Subject:** SE-18-67 BioLife  
**Attachments:** Standard Notes for Planting in ROW.doc

I have the following comments:

1. TDOT has existing landscape and irrigation in the ROW along this site. You must protect both landscape and irrigation in place. If you remove any plant materials they must be mitigated.
2. New entrances must provide 4" sch 40 sleeves for irrigation and 2" sch 40 sleeves for any irrigation wires.
3. You must submit a planting plan and irrigation plan if either are proposed within the ROW.
4. See attached plan notes for planting in ROW.

Gary

City of Tucson  
Department of Transportation  
Standard Notes for Planting in ROW

1. It is the owner's responsibility to keep the Sight Visibility Triangles (SVT), and the pedestrian access area clear of vegetation at all times, per Land Use Code (LUC) section.
2. It is the owner responsibility to keep a 5' wide by 7' tall clear pedestrian access open across the entire property.
3. It is the owner responsible to keep vegetation from growing past the curb line clear, and keep a 15' high clear zone over the travel lane.
4. Final plant locations must be in compliance with all utility setback requirements.
5. The owner understands that if the City of Tucson Transportation Department or any utility company needs to work within the ROW in the landscaped area, plants and irrigation may be destroyed without replacement or repair.
6. The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
7. The only private irrigation equipment that is allowed within the ROW are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property. (excluding water meter)
8. Contractor to obtain a Right Of Way permit prior to construction within the right-of-way.



**Tucson Electric Power**

3950 E. Irvington Road, Mail Stop RC131  
Tucson, AZ 85714

November 16, 2018

City of Tucson  
Michael Wyneken, Entitlements Section  
Planning & Development Services

**Re: SE-18-67 – Special Exception Memorandum – BioLife Plasma Facility**

Dear Michael Wyneken,

On behalf of Tucson Electric Power (TEP), thank you for the opportunity to review and provide comment on special exception land use case SE-18-67 BioLife Plasma Facility. This new development is located within the TEP service territory. However, after reviewing the current site conditions and future plans, TEP has determined that this request would require system upgrades to the existing facilities in order to provide service to the owner/developer. At this time, it does not appear that we can support the additional load on our system. Please have the owner/developer submit a new service application along with load calculations well in advance to ensure that TEP has the capacity to extend service to the location.

Please call me with any questions or concerns. I can be reached at (520) 884-3916 or via email at [jrucker@tep.com](mailto:jrucker@tep.com).

Respectfully,

A handwritten signature in blue ink, appearing to read "Jasmine Rucker", is written over a light blue circular stamp.

Jasmine Rucker  
Environmental & Land Use Planner II  
Tucson Electric Power Company  
a UNS Energy Corporation

November 19, 2018

ACTIVITY NUMBER: T18SE00067

PROJECT NAME: Biolife Plazma

PROJECT ADDRESS: 8019 E golf Links Road

PROJECT REVIEWER: Zelin Canchola TDOT

TDOT offers the following comment:

1. No adverse comments. Maintain existing condition in the special exception/rezoning that the 5-foot strip is preserved and remains as public right of way. 5 foot right of way per BK 63 PG 41 PCR

If you have any questions, I can be reached at 520 837 6659 or [zelin.canchola@tucsonaz.gov](mailto:zelin.canchola@tucsonaz.gov)

**From:** "Brown, Shaun" <Shaun.Brown@tusd1.org>  
**To:** TucsonRezoning TucsonRezoning <TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov>  
**Date:** 11/09/2018 2:02 PM  
**Subject:** SE-18-67 BioLife Plasma Facility

To whom this may concern,

Tucson Unified School District has not concerns to the proposed "New Special Exception", BioLife Plasma Facility.

Shaun Brown  
Planning Technician  
TUSD, Planning Services  
Phone: 520-225-4767  
E-mail: [Shaun.Brown@tusd1.org](mailto:Shaun.Brown@tusd1.org)

---

**From:** Susan Montes [[Susan.Montes@tucsonaz.gov](mailto:Susan.Montes@tucsonaz.gov)]  
**Sent:** Wednesday, November 07, 2018 3:36 PM  
**To:** sbeck@azdot.gov; tmartinez@azdot.gov; medelman@azland.gov; mhorowitz@azland.gov; srobidouxflytucson.com; ekramer@pagregion.com; addressing@pima.gov; chris.poirier@pima.gov; jeanette.DeRenne@pima.gov; mark.holden@pima.gov; mirela.hromatka@pima.gov; stephanie.oroz@pima.gov; steve.anderson@pima.gov; thomas.coyle@pima.gov; greg.saxe@rfcd.pima.gov; jrucker@tep.com; LandReviews@tep.com; Allison Diehl; Andrew Connor; Fred Felix; Gary Wittwer; Heather Thrall; Howard Dutt; Jodie Brown; John Beall; John Cahill; John VanWinkle; John Vincent; Loren Makus; Martin Brown; mayor1@tucsonaz.gov; Michael Wyneken; Pat Tapia; Peter McLaughlin; Richard Sarti; Steve Shields; Thomas Ryan; Tom Fisher; ward1@tucsonaz.gov; ward2@tucsonaz.gov; ward3@tucsonaz.gov; ward5@tucsonaz.gov; Ward6; Zelin Canchola; Brown, Shaun; bonnie.carter@us.af.mil; mbends@waknet.org; greg.hitt@wwm.pima.gov  
**Subject:** SE-18-67 BioLife Plasma Facility - Review

**SE-18-67– Special Exception Memorandum**

**DATE:** November 7, 2018

**FROM:** Michael Wyneken, Entitlements Section

**SUBJECT:** New Special Exception

**CASE:** SE-18-67 BioLife Plasma Facility

**WARD:** 4

**PROPOSED USE:** The Applicant is proposing to abandon the subdivision in order to construct the Donor Facility. The proposed building will contain exam rooms, donor area, conference room, lunch room, large plasma storage freezer area, etc.

**PLEASE RESPOND BY:** November 21, 2018

\*\*Please send comments to: [TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov](mailto:TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov)

\*\*Please respond with new e-mail and copy case number and name in subject line.

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See link for Rezoning documents. Click on activity search and type in SE-18-67.  
<https://www.tucsonaz.gov/PRO/pdsd/>

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- ◆ TUCSON FIRE – Fire Headquarters
- ◆ TUCSON POLICE
- ◆ TUCSON WATER
- ◆ Housing and Community Development – Historic, Land Use, Landscape

**From:** Michael Mourreale  
**To:** TucsonRezoning  
**CC:** Richard Sarti; Therese Ronquillo  
**Date:** 11/20/2018 9:34 AM  
**Subject:** SE-18-67 BioLife Plasma Facility  
**Attachments:** 3\_4976-Prelim Development Plan\_2018-0724.pdf

Good morning,

Tucson Water does not take exception to nor has any comments pertaining to the proposed rezoning of the subject property located at 8019 E Golf Links Rd. (Parcel 136-15-6150).

If you have any further comments or questions regarding this topic, please let us know.

Sincerely,

Michael Mourreale, PE  
Engineering Manager  
New Development  
Tucson Water  
Office: (520) 837-2233

TO: Development Services Department Rezoning Section

FROM: Elisa Hamblin, AICP, Principal Planner

PROJECT: 8019 E Golf Links Rd

Parcel: 136156150

Zoning: C-1 Zone

T18SE00067 (SE-18-67)

Mayor and Council Special Exception Procedure

TRANSMITTAL: November 19, 2018

The proposed commercial use falls under UDC Article 4.8.6, Table 4.8-4: Permitted Uses - Commercial and Mixed Use Zones. Commercial Land Use Group with Land Use Class/Type: Medical Care: Outpatient, limited to blood donor centers subject to Use Specific Standards 4.9.4.O.3 and 4.9.13.O.

Vehicular Access: = Vehicular access appears to be adequate

Vehicle Parking Required = 76 spaces (1 / 200 sq. ft. GFA)

Vehicle Parking Provided = 106 spaces

Short Term Bicycle Required = 3 spaces (1 / 5,000 sq. ft. GFA, Min. 2 spaces)

Short Term Bicycle Provided = 9 spaces

Long Term Bicycle Required = 2 spaces (1 / 12,000 sq. ft. GFA. Min. 2 spaces)

Long Term Bicycle Provided = None provided

Off-Street Loading Required = Not required

Off-Street Loading Provided = 1 loading area on west of building

Pedestrian Access: = Does not meet standards, a sidewalk is required adjacent to the building and between any vehicle access lane

Allowed Building Height: = 30'

Proposed Building Height: = 23'2"

Should you have questions, please contact me at (520)837-4966 or [elisa.hamblin@tucsonaz.gov](mailto:elisa.hamblin@tucsonaz.gov).

**Susan Montes - Re: Rezoning Pre Submittal for 6-13-18**

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**From:** Zelin Canchola  
**To:** Susan Montes; John Beall  
**Date:** 06/11/2018 9:56 AM  
**Subject:** Re: Rezoning Pre Submittal for 6-13-18

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No adverse comments from TDOT. Standard improvements will apply during the development plan process.

Zelin Canchola  
TDOT Engineering Review

>>> Susan Montes 06/05/2018 3:50 PM >>>

Attached is the Rezoning Pre-Submittal case for **Wednesday, June 13, 2018**. Please review and send your comments to [TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov](mailto:TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov) by **Tuesday, June 12, 2018**. Thank you.

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## Special Exception Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Entitlements Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

**Approvals and protests must have an owner’s signature to be recorded.**

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the special exception is proposed, an affirmative vote of  $\frac{3}{4}$  of the Mayor and Council will be required to approve the special exception ordinance.

**Case: SE-19-67 BioLife Plasma Facility – Golf Links Road (Ward 4)**

\_\_\_\_\_  
I/We the undersigned property owners, wish to  APPROVE the proposed special exception.  
 PROTEST the proposed special exception.

**Reason:**

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PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: \_\_\_\_\_ Date \_\_\_\_\_

Place  
Stamp  
Here

City of Tucson  
**Planning and Development Services Department**  
Entitlements Section  
201 N. Stone  
P.O. Box 27210  
Tucson, Arizona 85726-7210

SE-18-67

Expose this flap - Affix stamp and return

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City of Tucson  
Planning and Development Services  
Department -Entitlements Section  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

SE-18-67 mww  
**IMPORTANT REZONING NOTICE ENCLOSED**