

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Bike Ranch letter
Date: Thursday, November 13, 2014 1:45:27 PM

From: notification@pima.gov [mailto:notification@pima.gov]
Sent: Wednesday, November 12, 2014 1:02 PM
To: District1
Subject: Supervisor District 1 Feedback Form 2014-11-12 01:01 PM Submission Notification

Supervisor District 1 Feedback Form 2014-11-12 01:01 PM was submitted by Guest on 11/12/2014 1:01:51 PM (GMT-07:00) US/Arizona

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District_of_Concern	
Department_of_concern	Planning and Zoning
Subject_or_Nature_of_Concern	Bike Ranch on Old Spanish Trail

I would like to take this opportunity to file a formal objection/protest to the rezoning by Bike Ranch LLC in the Escalante/Old Spanish Trail area across from the Saguaro National Park. I have numerous concerns of which I would like to address briefly. Scenic Route Old Spanish Trail along this area has been identified as a Scenic Route which by definition has been designated to preserve and enhance the visual resources of the natural and built environment. There are restrictions for buildings, structures and setbacks. I do not believe that this development complements the intent of the classification of Scenic Route Development of Core It has been stated by Kelley Matthews that the existing eight rental houses built in the late 1950's will be the core of 10-12 acres. Further, her improvement plan reflects improving the core and stated that these units are considered "non-conforming" use within the current zoning code. Further comment states that they can be improved legally without any change of zoning. These units were built as single family units and are a far cry from what has been referred to as a "minor resort which describes hotels up to 49 rooms." Really? You can take a small home built over 50 years ago and improve to a hotel? Appears to be a way to circumvent the intent of zoning and development and a switch of hands. The developer has even stated that they will be applying for a conditional use change. Improvement should be exactly that. Improve the existing structure(s) without changing the intent for use or general structural appearance. In reviewing several requests for rezoning, I noticed that without exception, all of the ones I reviewed had follow-up requests to deviate from the original rezoning. There is no doubt in my mind that this has the potential of following suit. Congestion Recently the restaurant that is adjacent to the proposed development opened back up after several years of being closed. This has turned the Escalante and Old Spanish Trail intersection into a very dangerous area during peak hours for the establishment. I myself have almost been hit trying to make a turn and not being able to see around parked cars. Old Spanish Trail is not a flat road and there are several dips in the road that impair vision to on-coming traffic. Old Spanish Trail does not lend itself to high volume traffic and congestion without compromising safety to humans and wildlife. Another form of congestion is attributed to the abundance of cyclists. The road is narrow and even though there is a bike lane, it often gets crowded. Recently I had a neighbor lady who was killed on Old Spanish Trail. It was at an intersection where there was another car compounded by a group of cyclists. I have not personally had time to review the accident report, but I have to believe that congestion played a part in this incident and that perhaps the other driver was unable to focus on her on-coming vehicle and made a poor decision to proceed. We certainly do not need to add additional congestion on Old Spanish Trail to the magnitude a Bike Ranch would bring. This area does not lend itself to commercial establishments without widening the roads and removing the dips that restrict visibility. This is a Scenic Route that was established based on exceptional scenic quality that helped define our community's character. To further substantiate the claim of excess congestion/safety, please pull records on how many times the signage has had to be replaced

at Escalante and Old Spanish Trail due to individuals running the stop sign as well as swerving to avoid congestion at the intersection. Around that particular area, you also have an Ingress and Egress to the Park which Safety Higher volume vehicular traffic that would result from this development would add to the safety of those utilizing the Scenic Route or just commuting to local areas. It would also result in higher volume of cyclists which would also add to safety risks of many. The Park is restricted where cyclists can ride, so without going in and trying to change that as well, the cyclists would be restricted to roadways that are already challenged with issues. Basically too much going on in that area... Sahuaro Corners with their customers Ingress and Egress to the Park Intersection at Escalante and Old Spanish Trail Cyclists Wildlife Horses ... on and on I respectfully request that you considering this aspect most of all, because I live in the area and have experienced firsthand the dangers and pitfalls with the existing conditions. We certainly do not wish that this be compounded. Rincon Southeast Subregional Plan (RSSP) I quote from the 'Plan Designations'. "The plan area lies within the one-mile buffer area of Saguaro National Park. Generally, property within one mile of a public preserve is planned very low-density residential, either as Resource Conservation (if in an Environment Resource Zone [ERZ] or in a 100-year floodplain) or as Resource Transition. Each of these designations provides a maximum allowable density of one residence per 3.3 acres." Once again, I do not see anything in this excerpt where the Bike Ranch LLC development would fall. In summary, I do not feel that this rezoning request should be granted, or even considered. I fail to find one aspect where they might be in compliance or would not impact safety for humans as well as wildlife: - Does not possess scenic quality that would compliment the Scenic Route. - Development is not in alignment with current development that would only require "improvement" of existing structures. - Is not being developed as low-density residential on 3.3 acres as stipulated in the RSSP. - Increases vehicular traffic which introduces safety concerns. - Increases cyclist traffic which introduces safety concerns. - Does not protect and enhance the character of surrounding communities. As stated by Kelley Matthews in her letter, "We truly believe that Bike Ranch would be a benefit to the neighborhood". I do not see any benefit. Thank you for your time and consideration.

Would_like_a_responseNo

Referred_Pagehttp://webcms.pima.gov/government/board_of_supervisors/supervisor_ally_miller_district_1/

Thank you, Pima County, Arizona