



April 12, 2016

Mr. Chris Poirier
Planning Official
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
201 North Stone, 2nd Floor
Tucson, Arizona 85701

SUBJECT: JACKSON PROPERTY - REZONING CASE #P16RZ00003
REQUEST TO REDUCE THE MINIMUM RAC REQUIRED IN MIU
DESIGNATION
JN 4226

Dear Chris:

Please accept this letter as a request to reduce the minimum density required in the MIU designation of the Pima Prospers Comprehensive Plan (*The Plan*). The 19.6 acre southern parcel of the above referenced project site is designated in *The Plan* as Medium Intensity Urban (MIU) with a minimum density of 5 RAC. The proposed density for the rezoning of this parcel is 1.2 RAC which does not conform. (See enclosed Preliminary Development Plan). Per Section 10.4 of *The Plan*, the Planning Director may allow a reduced density, based on environmental constraints. This request is being made for the following reasons:

Environmental

Natural Vegetation - The southern parcel has a significant number of saguaros and areas of significant vegetation. The clustering of the lots and providing the perimeter open space buffers, ranging from 100 feet to more than 150 feet, the impact to saguaros and significant vegetation found on site will be minimized. (See the attached Composite Map). The minimum 60 foot wide natural HDZ bufferyards are provided along the south parcel's east and southern perimeters to help preserve significant vegetation. In addition, these larger buffers will provide for more natural open space on the site. The proposed concept will preserve approximately 50 percent of the southern parcel as open space.

Off-site Drainage Impacts – The large open space areas are being used to mitigate the concerns of the adjacent property owners regarding the impact of the drainage flows from the site. By using these buffers, the northwest and southeast watersheds will remain for the most part in their natural state. The type and character of the flows from these two watersheds onto the adjacent property to the west and south will not be altered.

Mr. Chris Poirier
April 12, 2016
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The flows from the developed portion of the property will be routed to basins. Since there are 60-100 foot buffers between the basins and the boundary of the site, the type and character of the flows from the developed portion of the project will mimic the existing flows at the southwest corner of the southern parcel. (See enclosed Post-Development Drainage Plan)

Appropriate Density Transition with Surrounding Developments

In addition, *The Plan* Community Design goals and policies support an appropriate density transition to protect the character and scale of the existing established neighborhoods. In this case, the rezoning site is between the high density developments on the north and west sides of the project and the low density horse property on the east and south sides of the site. The proposed 1.2 RAC density for the southern parcel provides an appropriate transition density between the 4 RAC density to the north and west and the less dense 1 RAC developments to the east and south.

Community Design Goal 8:

Ensure that all development and redevelopment is generally compatible and scale appropriate.

- Policy 1: Incorporate through good design housing types within mixed use developments at scales generally compatible, but more dense than adjacent established neighborhoods.
- Policy 2: Continue to use appropriate transitions for dissimilar types of development and provide connectivity to trails, pedestrian walkways and bike routes.
- Policy 3: Ensure that all new development in historic areas is reasonably compatible in scale, mass, architectural design and character and respects the privacy needs of the historic and/or established neighborhoods.

Please do not hesitate to call if you have any questions.

Sincerely,

RICK ENGINEERING COMPANY, INC.



Paul J. Iezzi, P.E.
President

PJI/TCM:cj F:\4226_Jackson_Property\Planning\4226_Poirier_CompPlan_density_reduction_rev2_ltr.docx

Enclosure

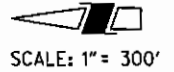
Exhibit II B:

Preliminary Development Plan

TABULATIONS:

SITE AREA: 58.6 ACRES

AREA:	NORTH	SOUTH
NUMBER OF LOTS:	39 AC	19.6 AC
DENSITY:	83	23
BUILDING HEIGHT:	2.1 RAC	1.2 RAC
BUILDING SETBACKS:	SINGLE STORY	SINGLE STORY
	N - 100' MIN	N/E/S - 100' MIN
	W - 150' MIN	W - 150' MIN
	E - 102' (120' MIN *)	
	S - 82' (100' MIN *)	
	* (FROM EDGE OF EXISTING PAVEMENT)	



SCALE: 1" = 300'

LEGEND:



RIPARIAN HABITAT

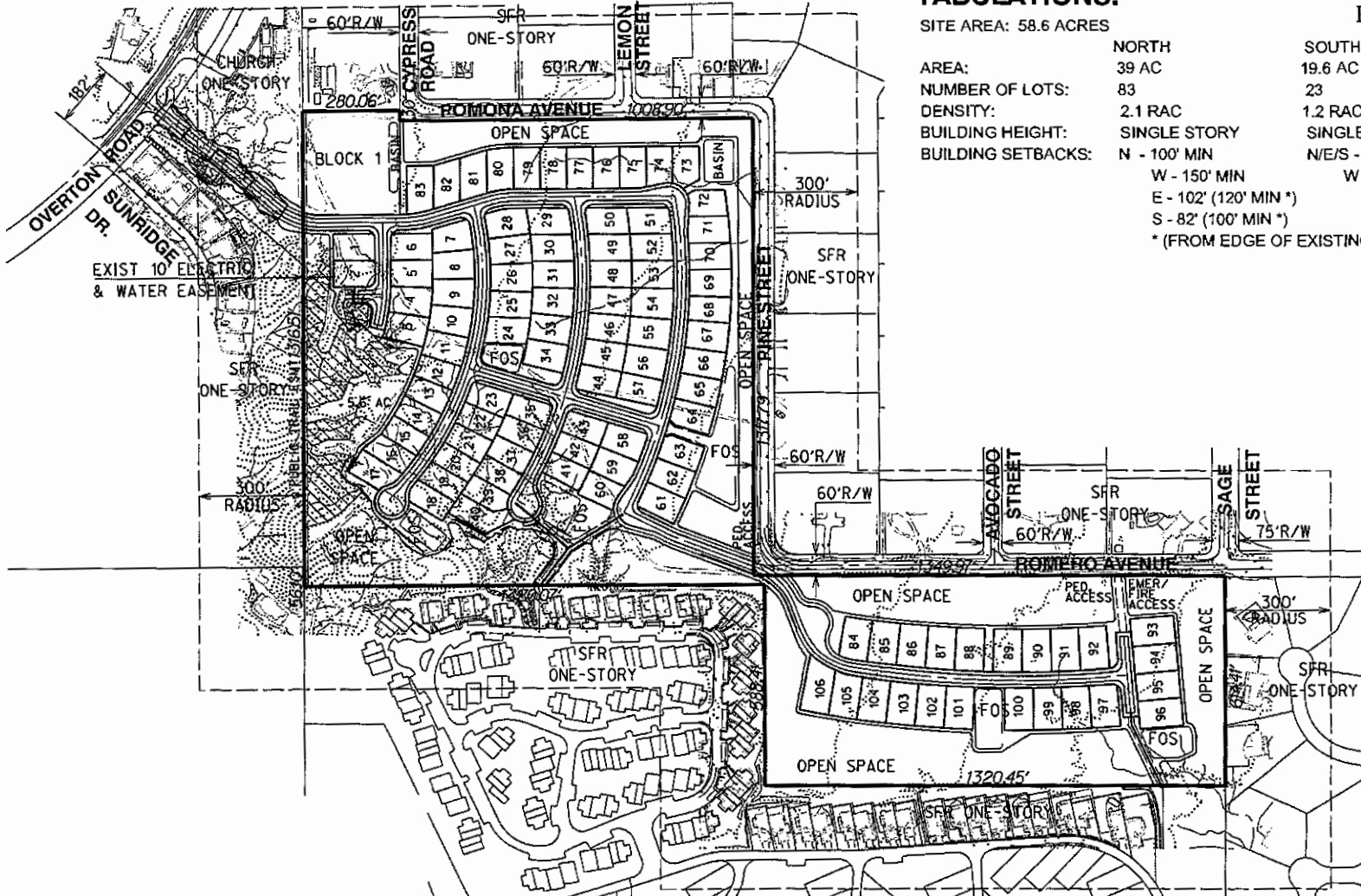

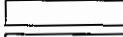
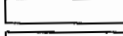







Exhibit I-K:
Composite Map


SCALE: 1" = 300'

LEGEND

-  SLOPES $\geq 15\%$ AND $< 25\%$
-  SLOPES $\geq 25\%$
-  XERORIPARIAN C HABITAT
-  SIGNIFICANT SAGUARO $> 18'$
-  SAGUARO $> 6'$, $< 18'$
-  SAGUARO < 6 FEET HIGH
-  IMPORTANT VEGETATION

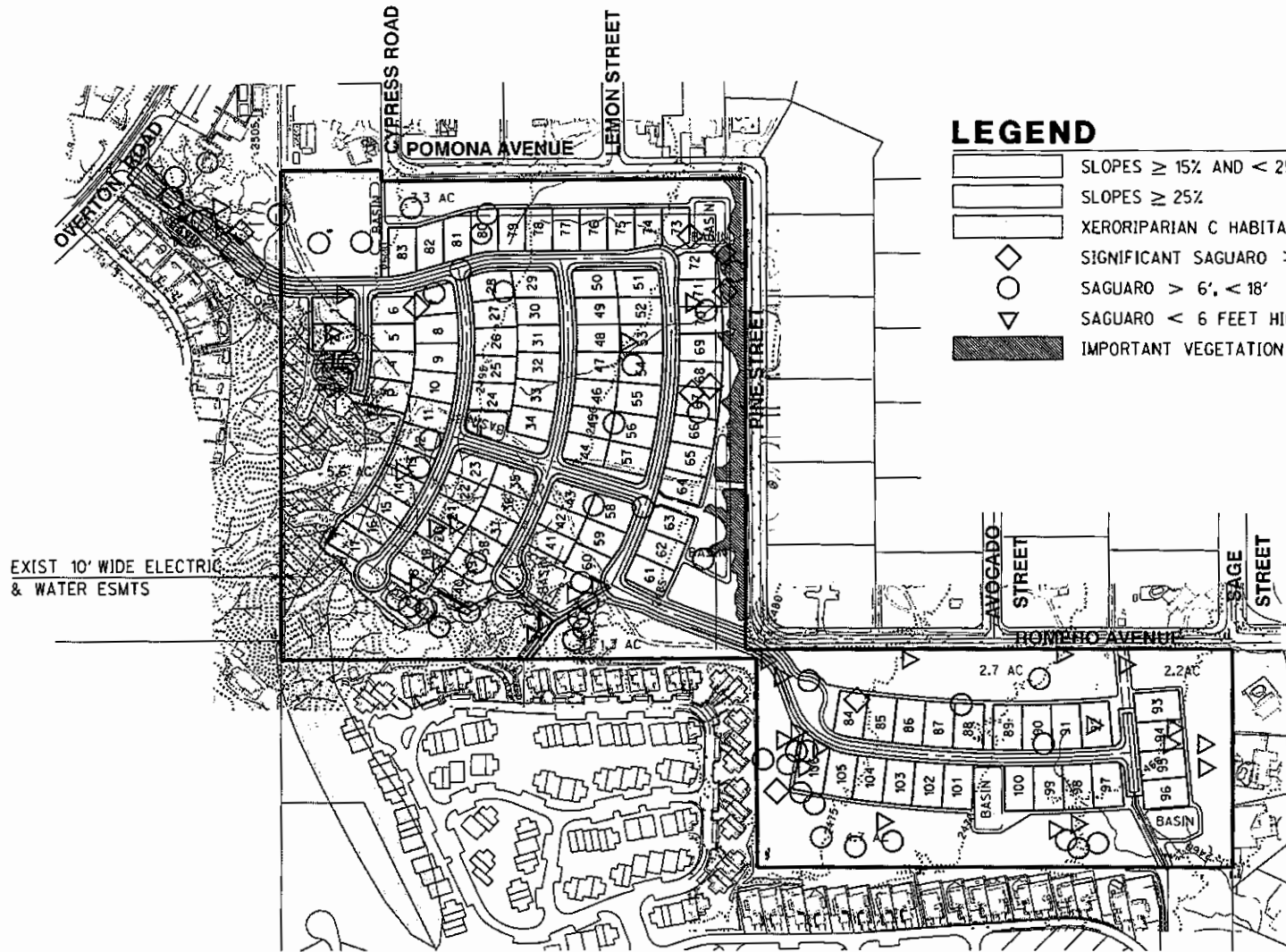


Exhibit II-D:
Post-Development Drainage Plan



SCALE: 1" = 300'

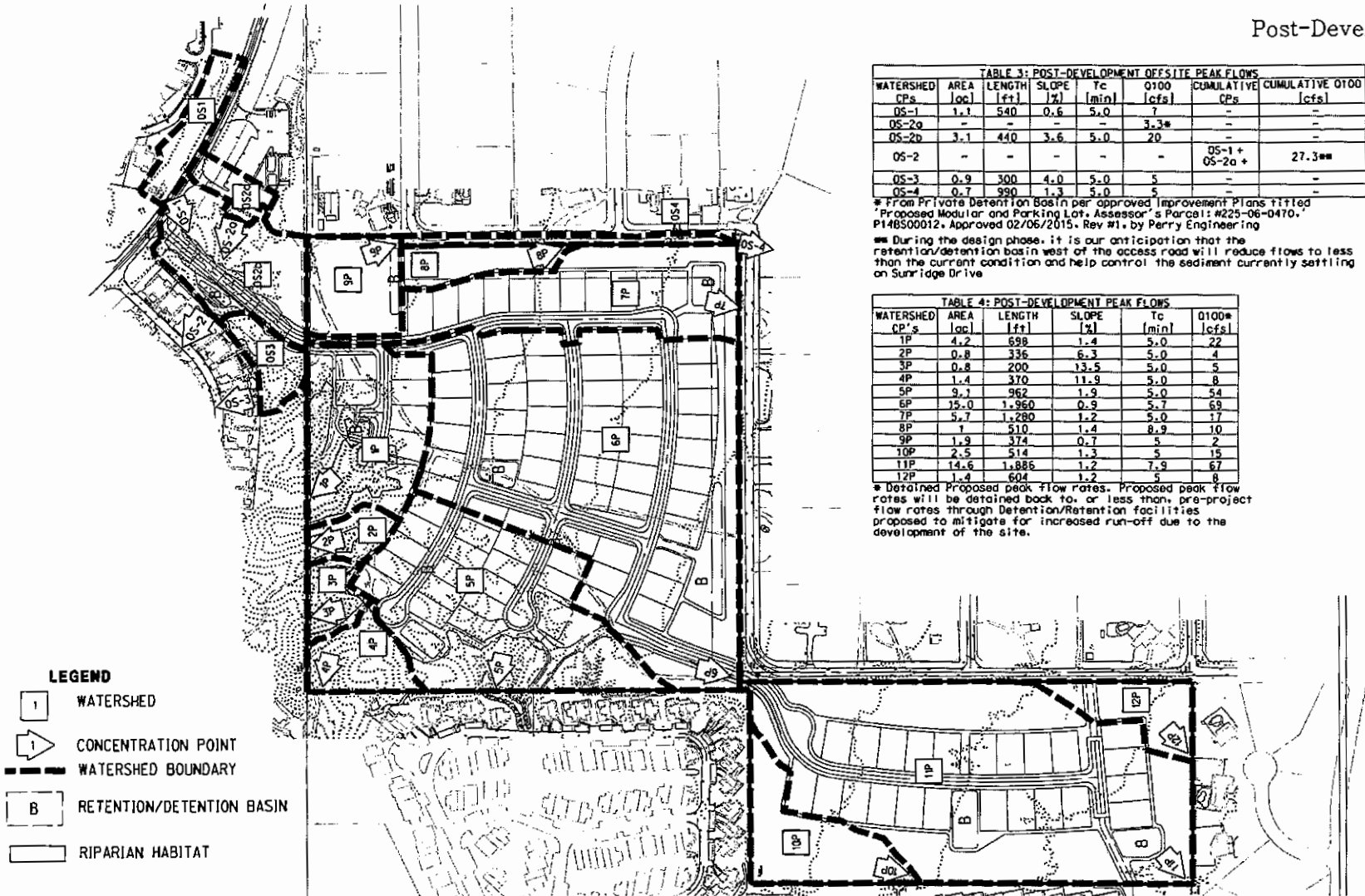


TABLE 3: POST-DEVELOPMENT OFFSITE PEAK FLOWS

WATERSHED CPs	AREA [ac]	LENGTH [ft]	SLOPE [%]	Tc [min]	Q100 [cfs]	CUMULATIVE CPs	CUMULATIVE Q100 [cfs]
OS-1	1.1	540	0.6	5.0	7	-	-
OS-2a	-	-	-	-	3.3*	-	-
OS-2b	3.1	440	3.6	5.0	20	-	-
OS-2	-	-	-	-	-	OS-1 + OS-2a +	27.3**
OS-3	0.9	300	4.0	5.0	5	-	-
OS-4	0.7	990	1.3	5.0	5	-	-

* From Private Detention Basin per approved Improvement Plans titled "Proposed Modular and Parking Lot, Assessor's Parcel #: #225-06-0470," P148500012, Approved 02/06/2015, Rev #1, by Perry Engineering

** During the design phase, it is our anticipation that the retention/detention basin west of the access road will reduce flows to less than the current condition and help control the sediment currently settling on Sunrise Drive

TABLE 4: POST-DEVELOPMENT PEAK FLOWS

WATERSHED CP's	AREA [ac]	LENGTH [ft]	SLOPE [%]	Tc [min]	Q100* [cfs]
1P	4.2	698	1.4	5.0	22
2P	0.8	336	6.3	5.0	4
3P	0.8	200	13.5	5.0	5
4P	1.4	370	11.9	5.0	8
5P	9.1	962	1.9	5.0	54
6P	15.0	1,960	0.9	5.7	69
7P	5.7	1,280	1.2	5.0	17
8P	1	510	1.4	8.9	10
9P	1.9	374	0.7	5	2
10P	2.5	514	1.3	5	15
11P	14.6	1,886	1.2	7.9	67
12P	1.4	604	1.2	5	8

* Detained Proposed peak flow rates. Proposed peak flow rates will be detained back to, or less than, pre-project flow rates through Detention/Retention facilities proposed to mitigate for increased run-off due to the development of the site.

Neighborhood Meeting Summary

Rezoning Case No. P16RZ00003 Jackson Property – Overton Road Rezoning Overton Road east of La Cholla Boulevard

Meeting Date & Time: Wednesday, April 6, 2016; the meeting commenced at 6:20 PM.

Location: Mesa Verde Elementary School Cafeteria/Multipurpose Room, 1661 W. Sage Street

Meeting Invitation & Mailing: All properties within 1000' of the site (more than 500 in number) were mailed a packet containing: 1) an invitation & explanatory cover letter; 2) a set of *Frequently Asked Questions (FAQ's)* and our responses; and 3) a color copy of the proposed rezoning *Preliminary Development Plan (PDP)*.

Attendance: Approximately (75) individuals (representing 31 properties) attended the meeting, accounting for approximately 6% of the properties that were noticed. The attendees included residents of all five of the primary subdivisions surrounding the proposed project.

Synopsis: Jim Portner, as applicant and representative of the property owner, welcomed the attendees and introduced Jim Campbell of Mesquite Homes and Paul Iezzi of Rick Engineering. Portner provided an overview of the outreach that had already occurred with the leadership individuals of the surrounding neighborhoods, and explained how that outreach was used in developing and refining the proposed project design. He then made a 15-minute powerpoint presentation that provided the basic facts and context of the property and which led to a presentation and explanation of the proposed *Preliminary Development Plan (PDP)*. He concluded the presentation by outlining the anticipated process and timeline for the rezoning, including the public hearings that would be held before the Planning & Zoning Commission and the Board of Supervisors. After all of the above, the meeting was thrown open for a general discussion of neighbor questions and issues/concerns.

Neighborhood Comment: The neighbor comments were generally appreciative of the outreach that had previously occurred and the respect that had been demonstrated for neighbor opinions and issues. An approximately one-hour discussion and QA session ensued. The primary topics of same are summarized here:

- **Building Height and Views:** There was a general interest, especially on the part of residents to the west, as to the proposed home heights and the preservation of their existing views of Pusch Ridge. We emphasized that the project was being voluntarily limited to one-story homes, with a building height limit of nineteen feet (19'), and that the new homes have been set back significant distances so as to insure and protect their views. There were some individuals who still pressed for an even lower height limit, but other members of the same neighborhood explained that their own subdivision already contained 19' tall homes.
- **Drainage and downstream impacts:** There were general questions as to whether the proposed development of the property would increase flows and impacts to downstream properties. It was explained that County Floodplain regulations do not allow us to increase post-developments flows over the existing condition. The location and functioning of detention basins to insure compliance was explained using the *PDP* and other exhibits.

- *Traffic onto Overton Road:* There were questions as to the loading of all of the project's traffic onto one public street. We explained that: 1) the load (approximately 1,000 trips per day using conservative rules-of-thumb) was not a very large number in terms of traffic generation; 2) the developer is responsible for whatever street improvements might be necessary (e.g. deceleration, right-turn lanes, etc.) to insure safe movements and a properly functioning intersection on Overton Road); and 3) the only other alternative would be to have a secondary street access into the adjacent Mesaland subdivision. This prospect was strongly objected to by the Mesaland residents and was therefore removed from the plan.
- *Control and Responsibility for Natural Areas:* We explained that the extensive natural/preserved areas around the perimeter of the project would be owned and maintained by a private homeowners association as part of their standard common-area responsibilities.
- *Quality of the Proposed Homes:* Some individuals were interested in the types and styles of homes that would be built. While it was stressed that no final designs or elevations had yet been developed for this particular project, the attendees were referred to the Mesquite Homes website, where they would find photo examples of the types of homes and neighborhoods that Mesquite has developed to date.

After discussing all of the above, those in attendance indicated they had no further questions. The meeting then formally concluded at approximately 7:45 PM, but many individuals stayed for another 30 minutes or so to have individual discussions with the project representatives.



PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESS
LOCAL ADVICE & COUNSEL

10830 E. Avenida Line
Tucson, Arizona 85749-9246
520-850-3717
jportner@projectsintl.com
www.projectsintl.com

March 23, 2016

FROM: Jim Portner, Projects International, Inc.

**RE: Invitation to Attend a Neighborhood Meeting
Proposed Rezoning of the 60-Acre Jackson Property
Pima County Rezoning Case No. P16RZ00003**

I'm sending you this information because you own property, or you are a representative of a nearby homeowners or neighborhood association, within 1000' of a request we have filed with Pima County to rezone approximate sixty acres of vacant land located on Romero Road. The property is owned by Charles Jackson and is roughly one-half mile southwest of the intersection of Overton Road @ La Canada Drive.

I am the project manager for the rezoning on behalf of Mr. Jackson and Mesquite Homes, a homebuilder that has developed numerous residential projects throughout the Tucson metropolitan region.

Our rezoning application is the first step in the development process. If successful, it would then be followed by final subdivision engineering and platting work, which will require an additional twelve months. With all of the required regulatory and permitting processes involved, any physical site development on the property would likely not begin until the third or fourth quarter of 2017.

We have scheduled a neighborhood meeting on this rezoning application to provide a forum for your comments and for answering your questions. The meeting will take place as follows:

Wednesday, April 6, 2016

6:15 PM to 7:45 PM

Mesa Verde Elementary School – Multipurpose Room/Cafeteria

1661 West Sage Street (approximately 1/3 mile west of La Canada Drive)

Enclosed you will find a list of "Frequently Asked Questions" (FAQ), as well as a site plan illustrating the basic conceptual design of the development areas, perimeter buffers, etc.

Please be advised that a public hearing on this item is presently scheduled to occur before the Pima County Planning & Zoning Commission on April 27, 2016. You will receive a separate notice for that hearing directly from Pima County. After that, a second public hearing will be scheduled before the Board of Supervisors, who will make the final decision on this rezoning application.

I encourage you to attend the above neighborhood meeting or to, alternatively, call or email me with any questions you might have. My cell phone number is 850.0917 and my email is jportner@projectsintl.com.

Note: This mailing has been sent to a list of surrounding property owners that was generated using the Pima County property-ownership information on file with the Pima County Assessor's Office. I apologize if the name or address information on your envelope is incorrect in any way.

Jackson Property – Frequently Asked Questions

What is being proposed for the Jackson Property?

The proposal for the Jackson Property is to construct 106 homes on approximately 60 acres, a density of about 1.8 homes per acre. The two properties will be connected by an internal connector road. The conceptual site plan is attached.

What are the underlying Pima County comprehensive plan (Pima Prospers) designations for the land?

The North parcel is designated LIU-3 (low intensity urban), which allows a density of up to three homes per acre. This Parcel is designed with 2.2 homes per acre, which is less density than La Cholla Hills to the west and Canada Heights to the north.

The South Parcel is more problematic. Pima County has it designated as MIU (medium intensity urban), which prescribes a minimum development density of five homes per acre and a maximum of ten homes per acre. We do not feel that this minimum density is appropriate for an isolated parcel adjacent to large-lot horse property (Mesaland) to the east. We have instead designed the South Parcel with the same density (one home per 36,000 square feet) as the Mesaland horse properties to the east. This is 1.2 homes per acre; our homes will be clustered internally on the property and surrounded by natural desert open space. It will be important for us to obtain letters stating support for this REDUCTION in density from 5 homes per acre to 1.2 homes per acre.

What are the building setbacks?

On all sides of the South Parcel, there will be a minimum of a 100-foot building setback, with the majority being natural desert. In some areas, the building setbacks will be closer to 200 feet.

On the North Parcel, the north and west boundaries also have a minimum 100 foot setback, with many areas over 200 feet as well. The east and south sides of the North Parcel are set back from the edge of pavement about 120 and 100 feet, respectively. This area has high-density vegetation along the road, which will be preserved as a natural barrier from the Mesaland neighborhood.

Will the development cause additional water runoff?

All development in Pima County is prohibited, by Code, from increasing the runoff from a developed property above that level which occurs in the existing (i.e. undeveloped) condition. This is the reason for detention basins that are now designed within the subdivision. These basins are sized and located to capture and hold the first one-half inch of any storm, as well as additional storm water volume necessary to insure no increase in off-site flow. Water harvesting areas will also be used in the subdivision to capture run-off for landscape watering purposes.

To the north, in the Canada Heights neighborhood, a flooding issue exists because of excess storm water along Overton Road and from the utility easement to their south. The Jackson project is designed to help retain additional flows in these areas so as to limit the runoff and debris, with the target of reducing these existing flows by 30%.

How will traffic be handled?

As designed, the entry to the entire subdivision is off of Overton Road. This design will keep all traffic off of the horse properties to the east. Regarding impacts to Overton Road, a traffic report will be completed prior to any construction so as to ensure safe operations and to identify any road improvements that may be required to achieve this goal.

How much open space will there be once complete?

Once complete, the Jackson Property will have over 30% open space and an additional 2.5 acres of functional open space. All in all, roughly a third of the property will remain open space without homes or roads.

What size homes will be built?

The home sites will be 9,000-10,000 square feet and the homes will be between 1,500 and 3,500 square feet. The homes will be restricted to single-story, with heights less than 19'. There will be NO two story homes. Homes will be built with natural desert tone colors.

What is the timing of the project?

Once the rezoning is complete, the tentative platting/engineering process takes upwards of another year. The subdividing of the property into lots takes an additional six months. So if everything is approved, it would be late 2017 until any land development occurred.

Is there capacity with the utilities serving the site?

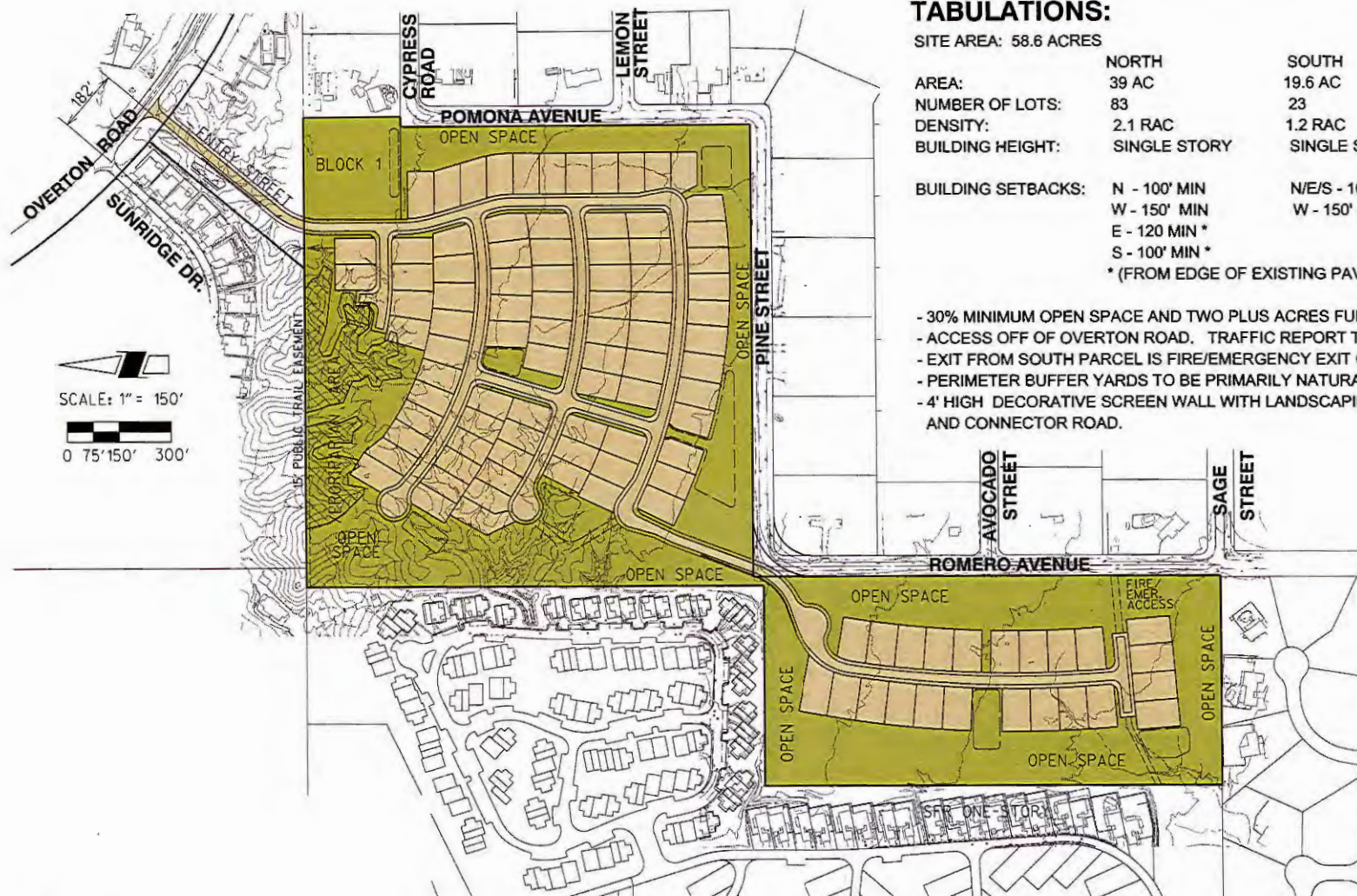
As subdivisions were built in the past around the Jackson property, their utilities were sized to accommodate the future potable water, sewer and other utility needs of the Jackson Property. Pima County Wastewater and Metro Water have both confirmed there is adequate capacity for the project.

Is there capacity within Amphi School District?

Amphi School District has stated there is capacity at their schools for the projected students. Additionally there will be a donation made on a per house basis that the developer has asked be spent at Mesa Verde Elementary.

What happens when someone wants to change what has been approved?

Once the rezoning is in place, the property will be restricted by Pima County to only allow the approved subdivision. If a tragedy occurred and another developer wanted to change the heights, setbacks, open space, etc. they would need to go through the complete process all over again, with the same public input, public notice and hearings as we are completing.



Sign-In Sheet

Full-Notice Neighborhood Meeting

P16RZ00003 – Charles Jackson Property Rezoning – Overton Road east of La Cholla Boulevard

Wednesday, April 6, 2016 -- 6:15 PM to 7:45 PM

Mesa Verde Elementary School (Cafeteria/Multipurpose Room)

Name	Street Address	Phone Number	Email Address
AUDY & RAMONA PEREIRA	8382 N SAGE PLACE	520 975-4136	TUCSON 780 PARTIALINIC.NET
HENRY KNAPP AMBER DEFOREST	1841 W. SAGE ST	520 250 97458	AMBERDEFOREST@GMAIL.COM
SUZANNE FISH WILLIAM FISH WILLIAM CITON	1621 W. PINE ST	520-531-1448	HOTDOG490@HOTMAIL.COM
Kevin George	1892 W Dawn Dr	229-1337	kandmgeorge1@q.com
Barbara DUNN	8650 N Little Oak Lane	520 219-1923	bcjldunn@msn.com
Kathy Gatto	8437 N. Breezewood Pl	520 297-8768	TKGATTO@comcast.net
Barb Westover	1431 W. Sunrise Dr	744 9220	Barbwestover@ hotmail.com
DANNY GALLAGHER	8521 N ASPEN AV	520 920-9384	INDIA8521@GMAIL.COM
Lee & Rosalie Wilson	8381 N Sage Pl	(520) 297-0271	azwilsons@q.com

II

Sign-In Sheet

Full-Notice Neighborhood Meeting

P16RZ00003 – Charles Jackson Property Rezoning – Overton Road east of La Cholla Boulevard

Wednesday, April 6, 2016 -- 6:15 PM to 7:45 PM

Mesa Verde Elementary School (Cafeteria/Multipurpose Room)

Name	Street Address	Phone Number	Email Address
Robert & Rita Fischov	1801 W Sage St	520 887-7273	—
Kelly + LYNN LANE	1919 W. SAGE	520 465-0070	THESHADYLANE@AOL.COM
ROY & MARIANNE TRUMAN	1607 W. SUNRIDGE Dr	520 955-0564	TUC3BRANCH@AOL.COM
Carol J. Sweet	8511 N. Bridgeway	—	cjs2740@yahoo.com
Carl & Deborah Harrison	1755 W. Delahaven Cir	606 313 7743	carlinda@sigv3ll.com
Gerry Hart	1700 W. Delahaven	570-564- 2099	gahart@epix.net
Susan Mokhtarian	1530 W Sage	399-5369	
DEE COX	1610 W. Sage St	297 5248	Coxfamily37@mon.com
Earl Van Swearingen	1725 W Delahaven Cir	300-5158	earlvsvs.comcast.net

Sign-In Sheet

Full-Notice Neighborhood Meeting

P16RZ00003 – Charles Jackson Property Rezoning – Overton Road east of La Cholla Boulevard

Wednesday, April 6, 2016 -- 6:15 PM to 7:45 PM

Mesa Verde Elementary School (Cafeteria/Multipurpose Room)

Name	Street Address	Phone Number	Email Address
Ron Ballou SANDÉE BALLOU	8420 N. Corral Ridge Loop	(319) 573-9399	rondballoe@gmail.com
WALTER + MARY PERLICK	8692 N LITTLE OAK LANE	520-575-0440	MERYL@YAHOO.COM
MARTHA A. SCHAWR	8680 N LITTLE OAK LANE	520-797-1016	
Helen Ray	8440 N. Romero	520-297-3863	hrraday@aol.com
BARB KAUZ	1615 W. Sage St	520-400-1766	BARB.KAUZ@gmail.com
Richard Norman	8490 N Corral Ridge Loop	248 921-7239	rsnorman@csacost.net
Don Rayburn	8905 N Sunridge Pl	288-2232	rayburn1@yahoo.com
DARREL MAGER	1822 W SAGE ST	2998627	
Keily Lane	1919 W Sage		theshadylane@aol.com

Sign-In Sheet

Full-Notice Neighborhood Meeting

P16RZ00003 – Charles Jackson Property Rezoning – Overton Road east of La Cholla Boulevard

Wednesday, April 6, 2016 -- 6:15 PM to 7:45 PM

Mesa Verde Elementary School (Cafeteria/Multipurpose Room)

Name	Street Address	Phone Number	Email Address
Carol Tracy	1661 E. Sage St Mesa Verde Principal	696-6094	ctracy@amphi.com
KAREN FARNHAM (Eleanor)	1816 W. DALLHAVEN	520 - 297-6975	msfligh ty@aol.com
NONIE START	8596 N CORAL RIDGE LOOP	4578-1000 C: 869-1000	NET STARTNTL41@COMCAST.HST.
ALLEN DESMOND	1736 WEST DALLHAVEN CIRCLE 85704	612 - 750 - 6753	ALLAN @ DESMONDMAY. COM

Terri Tillman

From: JAMES A FORBUS <jaforbus@msn.com>
Sent: Wednesday, April 13, 2016 10:01 AM
To: Terri Tillman
Subject: P16RZ00003 GST LLC, ET AL - W. OVERTON ROAD REZONING

Terri,

I support the Jackson rezoning as presented and specifically ask that Pima County 1) not allow any vehicular traffic through Mesaland roads (Pine, Romero and Pomona) whatsoever and 2) accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density to the west to our larger one acre plus properties to the east and preserves our neighborhood culture. We also appreciate the limitation on single story homes and the increased buffer yards.

Thank you.

James Forbus
1530 West Cypress Street
Tucson, Arizona 85704

Sent from Windows Mail

Terri Tillman

From: MsFlighty@aol.com
Sent: Wednesday, April 13, 2016 10:17 AM
To: Terri Tillman
Subject: Jackson Property Rezone

Dear Ms. Tillman,

I support the Jackson property rezoning as requested by Jim Campbell, and specifically ask that Pima County 1) not allow for heights greater than 19', 2) provide for the large buffer yards as outlined on the Preliminary Development Plan, and 3) accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density where I live (La Cholla Hills) to the larger one acre plus properties to the east, and it preserves the character of both neighborhoods.

I have lived in this retirement community for over 12 years, and was involved in Pulte's attempt to rezone and build on this same property, 10 or 11 years ago. They were proposing two-story homes, which completely obliterated our views to the east ... as well as many more units than Mr. Campbell plans to build. Unlike our very disagreeable experience with Pulte, Mr. Campbell has bent over backward to try and work with the neighborhoods on all four sides of this property, compromising wherever possible in his sincere efforts to address the concerns of all of the surrounding homeowners. He has shown immense sensitivity and patience, and earned the respect and goodwill of everyone I know.

I hope he has the opportunity to go forward with his plans, and look forward to your approval of his rezoning request.

Thank you,

Karen Farnham

1816 W. Dalehaven Circle

Tucson, AZ 85704

(520) 297-6975

Terri Tillman

From: Jim Campbell <jc@oasistucson.com>
Sent: Thursday, April 14, 2016 8:28 AM
To: 'Betsy Sandlin'; 'LCMNA'
Cc: 'Ron Ballou'; 'jim portner'; Terri Tillman
Subject: RE: my letter -- comments welcome

Betsy, I think the letter is appropriate. Thank you.

The one thing Terri Tillman asked is that all letters be sent to her so she can consolidate. Maybe you send it to her and the Commissioners. Her e-mail is Terri.Tillman@pima.gov.

Jim

From: Betsy Sandlin [mailto:romeroneighbors@gmail.com]
Sent: Wednesday, April 13, 2016 2:40 PM
To: LCMNA
Cc: Ron Ballou; jim portner; Jim Campbell
Subject: my letter -- comments welcome

To Commissioner Neeley and District 1 Commissioners Brad Johns and Jodi Bain:

I reside at 8107 North Romero Avenue, about a mile south of the above-referenced proposed development. I am writing in support of this plan for the Jackson property, under the management of Jim Portner with Projects International, Inc. and the builder, Mesquite Homes.

Numerous meetings with residents of all proximate neighborhoods have been held at the instigation and request of the builder, as well as the required general meeting by notification to 1000-footers. Due diligence has been pursued by the development team, which has been respectful and cooperative with residents most affected by the scope of the development. Several versions of the plan have been shared, and it appears that there is general, if not every individual's, acceptance that this plan is reasonable by virtue of its lower density than past plans.

I support the requests of the neighborhoods adjacent to the planned development regarding no vehicular traffic on the local streets. My major concern is the traffic in and out of the site. The ingress/egress to the Jackson property will be, when it is engineered and constructed, on a hill on a curve. I request that no work begin on the Jackson property until all necessary roadwork and signage have been completed, to insure safety and mitigate truck traffic turning onto the site.

It will be difficult for everyone who has lived in this section to see nearly 60 acres of mostly undisturbed desert developed. Generous buffers and several requested reductions in the number of homes, as well as flooding mitigation, have been promised. It is with the good faith that Projects International, Inc. and Mesquite Homes will do what they say they will do, that I am in support of this plan.

Terri Tillman

From: brenjoy <brenjoy46@gmail.com>
Sent: Wednesday, April 13, 2016 10:14 PM
To: Terri Tillman
Subject: JACKSON PROPERTY REZONE

TO: PIMA COUNTY ZONING COMMISSION
RE: JACKSON PROPERTY REZONE
CASE # P16RZ00003

I live adjacent to this property in Fairfield La Cholla Hills.
I am an Arizona resident.

I've lived here during the time when Pulte tried to develop this piece of property 10 years ago and now with Jim Campbell as the latest interested developer.

The reason the neighbors object is that developers are requesting to put too many houses on this property. I really suggest that the zoning board physically visit this neighborhood before making your decision. I think that this wasn't addressed when the zoning laws changed under the Pima Prospers plan. **And the zoning Jim Campbell is requesting is still too house dense.**

The neighborhoods surrounding it are not very dense and it will change the character of this whole area. The idea of having 1 road to accommodate the traffic of 106 households isn't acceptable. The impact of all these cars on Overton Road at the top of a hill and a curve will be dangerous.

The 19 foot height proposed will impact my view and all those on the perimeters of the property.
The height limitation should be 16 feet.

People move to Tucson to enjoy the views, scenery, wildlife and quiet.
All of this will be taken away with overdevelopment.

BRENDA BEELEY
8586 N CORAL RIDGE LOOP
TUCSON, AZ 85704
520-904-1924

**PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING**

GST LLC 38.25% & GST LLC 38.25% & ANNLEE PROPERTIES LLC 6.75% & ANNLEE PROPERTIES LLC 16.75% (see attached for contact information)

Owner c/o JIM PORTNER Mailing Address _____ Email Address/Phone daytime / (FAX) _____
Projects International, Inc. 10836 East Armada Lane, Tucson, AZ 85749 (see attached for contact information)

Applicant (if other than owner) _____ Mailing Address _____ Email Address/Phone daytime / (FAX) _____

E56.05' NE4 NW4 EXC S30' E30' & NW4 NE4 EXC S30' & EXC E30' S1038.51' & E644.39' SE4 NW4 EXC E30' 58 58 AC SEC 27-12-13 **225-21-0010**

Legal description / property address _____

Tax Parcel Number _____

58.6 **SR** **CR-3** Northwest Subregion Tortolita Planning Area/LIU – 3.0 and MIU

Acreage Present Zone Proposed Zone Comprehensive Plan Subregion / Category / Policies

The following documentation must be attached:

1. **Assessor's map** showing boundaries of subject parcel and **Assessor's Property Inquiry (APIQ)** printout showing **current ownership** of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with an **original signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, an **original signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, an **original signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit the site analysis fee and eight (8) copies of the site analysis document. If the proposed project will use an on-site wastewater treatment and disposal system (such as a septic system), nine (9) copies of the site analysis document must be submitted. Also submit one CD of the site analysis document.
3. For all rezonings, submit the **entire** rezoning fee.

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

3/23/16
Date

[Signature]
Signature of Applicant

JIM PORTNER, PRINCIPAL

FOR OFFICIAL USE ONLY

Co9-

Case name _____

Rezoning from _____ Rezoning to _____ Official Zoning Base Map Number _____ Fee _____ Supervisor District _____

Conservation Land System category _____

Cross reference: Co9-, Co7-, other _____

Comprehensive Plan Subregion / Category / Policies _____

Received by _____ Date _____ Checked by _____ Date _____

March 23, 2016

Mr. Chris Poirier, Planning Director
Pima County Development Services Department
Planning Division
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Letter of Authorization
Rezoning Application – Jackson Property APN 225-21-0010


Dear Mr. Poirier,

As the owner of record of the above reference property, GST, LLC, an Arizona limited liability company and Annlee Properties, LLC, an Arizona limited liability company hereby authorizes Projects International, Inc. and RICK Engineering Company, Inc. to represent us as the applicant and/or agent in rezoning the property.

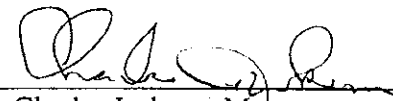
If you have any questions, concerns or need anything further please feel free to give me a call.

Sincerely,

GST, LLC, an Arizona limited liability company

By: 
Charles Jackson, Manager

Annlee Properties, LLC, an Arizona limited liability company

By: 
Charles Jackson, Manager

Rezoning Application – Jackson Property Contact Information

Assessors Parcel Number

225-21-0010

Owner

GST LLC 38.25% & GST LLC 38.25% & ANNLEE PROPERTIES LLC 6.75% & ANNLEE PROPERTIES LLC 16.75%

4813 E. Calle Jabali

Tucson, AZ 85711- 4942

Contact Name: Charles Jackson, Manager

Tel. (520) 747-4411

Email: anntucson@yahoo.com

Applicant

PROJECTS INTERNATIONAL, INC.

10836 E. Armada Lane

Tucson, AZ 85749-9460

Contact: Jim Portner, Principal

Tel. (520) 850-0917

Email: jportner@projectsintl.com

Agent

RICK ENGINEERING COMPANY, INC.

3945 E. Fort Lowell Road, Suite 111

Tucson, AZ 85712

Contact: Paul Iezzi, P.E.

Tel. (520) 795-1000

Fax (520) 322-6956

Email: piezzi@rickengineering.com



PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTIREMENT PROCESSES
LOCAL ADVICE & CONSULT

10821 E. Avenida Lope
Tucson, Arizona 85749-4400
520-850-0917
terri@projectsintl.com
www.projectsintl.com

April 18, 2016

Ms. Terri Tillman, Senior Planner
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
201 N. Stone Avenue - 2nd Floor
Tucson, AZ 85701

**RE: P16RZ00003 -- GST, LLC et. al. -- W. OVERTON ROAD REZONING
REQUEST TO REVISE RECOMMENDED REZONING CONDITIONS**

Dear Ms. Tillman:

Thank you for preparing a positive staff report on the above-referenced case and for recommending approval of our request to rezone the property. As I believe you are aware, this site has had a long and somewhat challenging history and the prospect of its development was one that had always caused significant concern amongst the neighboring residents. After lengthy discussions with these affected neighbors, it is gratifying to bring forth a plan which reflects their input, has their majority support, and which has now been recommended for approval by staff.

We have reviewed the recommended rezoning conditions in the staff report and are in agreement with all them, except for a single condition on which we request revised wording. This would be Department of Transportation recommended Condition No. 3A, which reads as follows:

3. Transportation conditions:
 - A. Additional access shall be provided for the site, including one access directly serving the southern portion of the site, unless an alternative design that connects the north and south portions of the site, and is acceptable to the Department of Transportation, is provided.

As presently shown on our Preliminary Development Plan (PDP), the project takes all of its vehicular access (except for fire and emergency vehicles) off of Overton Road. The above condition, as currently written, establishes a default stipulation for a second vehicular access point to serve the southern twenty acres of the site. The only relief from this stipulation would come through developing some other vehicular connection between the north and south acreage (i.e. one that is somehow different from the one we already propose), but this design would be subject to DOT discretionary approval. Clearly, the purpose of this condition is to promote a second access point.

Reasons for Objection

We must object to this DOT requirement for the following reasons:

- Our original design for the project effectively split the property into two, stand-alone developments. The northern acreage accessed onto Overton Road; the southern acreage accessed onto Romero Avenue at Avocado Street.

- As part of our numerous discussions and working meetings with the affected neighbors, we presented this design to the leadership of Mesaland (the existing subdivision to the adjacent east). To say that they roundly rejected this design would be a distinct understatement.
- The Mesaland leadership stressed that their streets are already in poor condition (being essentially chip sealed), with significant deterioration, cracking and edge crumbling, and that this was the case with only the comparatively light traffic from their existing residents.
- They were also adamant in communicating the near-rural enclave that Mesaland represents within the larger urbanized context. It is an equestrian community; horse usage occurs throughout the subdivision streets and at a high frequency. While existing residents are accustomed to these equestrian realities and the special circumstances they create for the motorist, new residents from a non-equestrian subdivision likely will not.
- From our perspective as the rezoning applicant and the developer, and given the tenor of our discussions with the Mesaland residents on these above issues, it was abundantly clear to us that this matter constituted a fatal flaw in the design we had presented to them.
- In light of this reality, our next generation of the project layout eliminated the Romero Road access point for the southern acreage and, instead, connected the southern acreage to the northern parcel and created the current single point of access onto Overton Road.
- In order to effectuate the above design, we completed lengthy negotiations with the private property owner at the southeast corner of Pine Street @ Romero Avenue, so as to purchase sufficient property from him to allow the north-south connecting road and to realign the existing 90-degree connection of Pine/Romero.

In real terms, we do not disagree with DOT's basic position that, from a pure transportation and traffic engineering perspective, it makes more sense to evenly distribute our project's traffic onto multiple adjacent public streets. We would also agree that the proximity of our new north-south connecting road and the 90-degree intersection of Pine Street/Romero Avenue creates an unusual street configuration. That being said, however, reality and pragmatics also come into play. It is the very nature of land development that there is often tension and conflict between neighborhood concerns, developer desires/needs, and technical regulatory design criteria. In most all cases, successful global solutions are found in balancing these competing interests as much as reasonably possible, as opposed to unilaterally optimizing one of them at the expense of the others.

Recommended Revised Wording

In light of all of the above, and in the interest of insuring that a proper balance is created between neighborhood concerns and technical design criteria, we formally request that Condition No. 3A be reworded as follows:

3. Transportation Conditions:

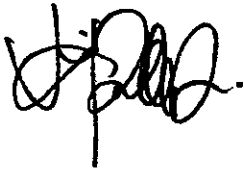
- A. Private vehicular access for the project shall conform with the Preliminary Development Plan (PDP). A suitable physical barrier, subject to DOT approval, shall be provided to insure that no vehicular migration occurs between the new street that connects the north and south parcels and Pine/Romero Street at that point where these roads are in closest proximity to each other. Only fire and emergency access shall be allowed onto Romero Avenue for the southern twenty-acre parcel.*

Ms. Terri Tillman, Senior Planner, Pima County Development Services
P16RZ00003 – Request for Revised Rezoning Condition
April 18, 2016

3

Thank you for considering the above request and for forwarding it to the Planning & Zoning Commission. I am also copying the Department of Transportation with this letter so that they are informed as to our position. As always, please contact me with any questions you may have on this request at cell phone 520.850.0917 or via email at jportner@projectsintl.com.

Sincerely
PROJECTS INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read 'J. Portner', with a stylized flourish at the end.

Jim Portner, Principal

cc: Mr. Charles Jackson, GST, LLC et. al.
Chuck Martin, Dan Castro, Rick Engineering
Robert Young, Jeneatte De Renne, PCDOT

1 Additional Letter of Protest
received from April 16 through
April 19, 2016

Terri Tillman

From: Allen Desmond <allen@desmondmay.com>
Sent: Friday, April 15, 2016 11:46 AM
To: Terri Tillman
Cc: 'Cheri Desmond-May'
Subject: Jackson property rezoning request; Case # P16RZ0003

Dear Ms. Tillman,

I am writing to express my opposition to the rezoning request for the Jackson property. My opposition is based upon the 19 foot height of the homes in the proposed development.

I own a home at 1736 West Dalehaven Circle, next to the Jackson property on its western edge. I am one of approximately 60 homeowners living on Dalehaven Circle and Coral Ridge Loop who have properties abutting the proposed development. Like most of the other neighboring homeowners, I bought my property for its beautiful views across undisturbed desert, for its views of the magnificent Catalina mountains to the east, for the wildlife, and for the sense of solitude I experience here. I paid a premium for this location, as I am sure did most of the others on Dalehaven and Coral Ridge. In my case, the premium was approximately \$25,000.00 and was well worth it to be able to experience this little slice of paradise.

Like many of my neighbors, I would much prefer that the land remain as it is, not only for my own enjoyment, but also for the sake of all the animals who make their homes here. However, I do understand this is private property and eventually it will probably be developed, unless a public entity or group such as the Nature Conservancy is willing to step up and purchase the property from Mr. Jackson. I and some others have made some very preliminary inquiries in this regard, but this process has moved so quickly that nothing tangible has developed.

So, we are left with trying to shape the proposed development so that it has the least possible adverse effects on us and the environment. To his credit, Mr. Campbell has from the beginning expressed a willingness to hear our concerns, and indeed he has responded to many of them with changes that have made his proposal easier to live with. I know that I speak for many neighbors in saying that I very much appreciate Mr. Campbell's willingness to listen and make changes.

But, the question now is whether the changes have been enough. In the end, the Planning and Zoning Commission, and then ultimately the County Board of Supervisors, must decide whether the current development proposal adequately balances the interests of all the stakeholders, who include Mr. Jackson, the landowner represented by Mr. Campbell; the neighboring landowners on all four sides of the development; and the people of Pima County.

For my part, the answer is "no," because of the 19 foot height of the homes.

Mr. Campbell has told us that he thinks the homes will not be visible from most of our properties because they will be shielded by the Palo Verde trees and other vegetation that will remain on the western edge of the Jackson property. Mr. Campbell has placed "story poles" on many of the western-most lots of the proposed development, to give us an idea of where the homes will be located and how they might impact our views. Indeed, the story poles are barely visible from most properties along Dalehaven and Coral Ridge. However, the story poles are 15 feet tall, not 19 feet. I wanted to get an idea of what 19 foot homes would look like, so I asked Mr. Campbell for permission to add a four foot extension to the top of the story pole directly to the east of my property. He agreed, and I added the four foot extension. Here's what I now see: the top three to four feet of the 19 foot pole is clearly visible when I look to the east from my living room. That means to me that the top three to four feet of the homes will also be clearly visible, as will any air conditioning

units, satellite dishes and solar panels on top of the 19 foot roofs. And this will be repeated 106 times, the number of homes proposed for this development.

I do understand that Mr. Campbell wants to have the flexibility to build 19 foot homes if that what the market seems to require. (Mr. Campbell initially told us the homes would be 16-18 feet tall, but changed that to a 19 foot limit some time ago.) But his desire for flexibility must be balanced against the effect 19 foot homes would have on the neighboring property owners. In doing that balancing, I question how much he really needs that flexibility. I am not a home builder or developer and therefore do not have intimate knowledge of standard single story home heights nor the market demand for homes as high as 19 feet. However, I am a homeowner and I have measured my own home. It is 11.5 feet high. Also, I have visited some of Mr. Campbell's other developments in Tucson, six of them in fact, all on the eastside, to see how high those homes are. I measured the height of some representative homes in those six developments, and as far as I could tell all of the single-story homes in those six developments were 16 feet and under.

I do agree that Mr. Campbell's proposal is in many, many respects far better for the neighbors than the insulting plan advanced by Pulte several years ago. Nonetheless, the 19 foot height limit is just too high and will interfere too much with our views and sense of solitude. Therefore, I ask that the zoning request be denied unless the maximum height of the homes is lowered from 19 feet, preferably to 16 feet.

Allen Desmond
(612) 750-6753 (cell)

18 Additional Letters of Support received from April 20 through April 25, 2016

Summary Totals: 3 letters of support in staff's report

66 Additional Letters April 15-19th

18 Additional Letters April 20 -25th

Total to April 25: 87 Letters of Support

James & Lilly Kittsley
8510 North Coral Ridge Loop
Tucson, AZ 85704

April 13, 2016

Mr. Chris Poirer Executive Secretary Pima County Planning and Zoning Commission
201 N. Stone Tucson, Arizona 85701

Re: SUPPORT of GST LLC, et al . – W. OVERTON ROAD
REZONING Rezoning Case P16RZ00003
Dear Mr. Poirer,

We are residents of LaCholla Hills who will be affected by development behind our property. We recognize the need for the county to encourage further development to enhance the tax base to support basic services, however, we admonish the County to pursue this goal in an environmentally and socially responsible way. Citizens living in this area deserve to have their voices heard and we appreciate your willingness to respond respectfully to our concerns.

We support the proposed rezoning with some critically important provisions. The current developers have listened intently to the concerns of the individuals living in the surrounding areas and their plan reflects the issues that citizens have identified. We urge the County to approve this project conditionally with the following provisions.

The first provision relates to the height restriction of the buildings in the area. We support an inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

A second provision relates to the density in the area which requires the county to accept a minor change in their development plan. We believe that it is important that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". This is important for the environmental integrity of the area as well as issues related water drainage. Around the perimeter of this land parcel are located a number of large saguaro, many over 6'

tall and one over 18' tall. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

The future development of Pima County rests on a collaboration between the citizens who live here and the government officials who are charged with the responsibility of ensuring development is both fiscally and socially responsible. We encourage you to rezone this property with the provisions as outlined.

Sincerely,

James F. Kittsley

Lilly J. Walker-Kittsley

Terri Tillman

From: Ed & Judy Moll <e.o.moll@gmail.com>
Sent: Tuesday, April 19, 2016 7:23 PM
To: Terri Tillman
Subject: Rezoning Proposal

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan provided you also specify a maximum single story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

Thank you for your consideration.

**Edward O. Moll
1941 W. Sunset Knoll Ln.
Tucson, 85704**

Terri Tillman

From: H HOBBS <hlhobbs64@msn.com>
Sent: Tuesday, April 19, 2016 4:23 PM
To: Terri Tillman
Subject: W.Overton Road Rezone, case P16RZ00003

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan provided you also specify a maximum single story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

Thank you for your consideration.

Herbert L Hobbs

1692 W Dalehaven Circle

Tucson, AZ 85704

Click here to [Unsubscribe](#)

mc: 28378

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

We support the proposed rezoning and urge the County to approve the project with conditions including a restriction that all homes will be single story with a maximum building height of 19 feet and enlarged 'buffer areas' on all lots abutting LCH. We understand that these conditions agree with what the developer has already specified in its proposal to the County.

We believe it is very important that the county accept the proposed reduction in density for the smaller, southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the current County zoning plan imposes of a minimum of 5 residential units per acre for the southern portion of the property which is inconsistent with densities in other nearby neighborhoods. LaCholla Hills has a density of fewer than 3 per acre in the portion adjacent to that parcel.

Thank you for your consideration.

Jan and Jack Bambrick

1940 W. Careybrook Lane, Tucson 85704

April 20, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

I support the proposed rezoning and urge the County to approve the project with conditions including a restriction that all homes will be single story with a maximum building height of 19 feet and enlarged 'buffer areas' on all lots abutting LCH. I understand that these conditions agree with what the developer has already specified in its proposal to the County.

I believe it is very important that the county accept the proposed reduction in density for the smaller, southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, because I live in La Cholla Hills downhill from the project I am very concerned about possible changes in drainage patterns and water runoff resulting from construction. The large natural desert buffer space will help mitigate this potential problem.

The county allows a reduction in density for environmental concerns but there are also some critically important human concerns. I chose to live in this part of the county because I enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the current County zoning plan imposes of a minimum of 5 residential units per acre for the southern portion of the property which is inconsistent with densities in other nearby neighborhoods. La Cholla Hills has a density of fewer than 3 per acre in the portion adjacent to that parcel.

Thank you for your consideration.

Mary Carroll

1948 W. Myrtlewood Ln.

Tucson, AZ 85704

April 19, 2016

Mr. Chris Poirier
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, AZ 85701

SUBJECT: Support for P16RZ00003 GST LLC, et al. – W. Overton Road Rezoning (Parcel 225-21-0010)

The Board of Directors of the LaCholla Hill (LCH) HOA would like to provide comment on the proposed rezoning of GST LLC, et al. – West Overton Road (Parcel 225-21-0010) a 58.58 acre property immediately abutting our community to the east.

Our community, Fairfield at LaCholla Hills, was platted in the mid 1980's, and is zoned CR-5. Our homeowners, particularly those whose property abuts the subject parcel, do so in large part because of their love for the natural open desert that the parcel has given them in its undeveloped state. We realize that the property is privately owned and that the owner has the right to sell it. We choose to actively participate in the process by offering the following comments.

The developer (Jim Campbell) and his planner (Jim Portner) have actively engaged representatives from our community to provide input and help minimize the impact to property owners that abut their property. The property is currently zoned SR but is included in the Pima Prospers Comprehensive Plan. The Plan designates the "north" portion as LIU-3.0 and the "south" portion as MIU. The developer is requesting that the entire property be rezoned to CR-3 which we strongly support due to environmental constraints as allowed in Section 10.4 of the Pima Prospers Comprehensive Plan. The clustering concept of the southern portion with its large buffer areas serves to mitigate residents concerns over loss of natural vegetation (notably saguaros); preserves approximately 50% open space to lessen potential negative impact on wildlife; and should help mitigate concerns with drainage flows by maintaining, for the most part, their natural states. Additionally, the developer has reviewed the surrounding neighborhoods and believes that a sensible approach is to be more restrictive with density, the result being more open space, larger buffers to contiguous properties and maintaining natural land contours and vegetation. His preliminary subdivision plan calls for the north portion to have a RAC of approximately 2.1 and the south portion a RAC of approximately 1.2. The north portion is therefore in compliance with the Pima Prospers Comprehensive Plan of LIU-3.0. The south portion, designated as MIU, would require a minimum RAC of 5 and a maximum RAC of 10. Our belief is that such a requirement is inconsistent with the natural flow of densities found in surrounding neighborhoods. LaCholla Hills has a residential density of about 4.07 RAC but the portion along N. Coral Ridge Loop contiguous to the long western boundary of the "south" portion has a density of less than 3 RAC (approximately 2.8 RAC).

For these reasons, we the Board of the LCH HOA support the developer and planner in their efforts to develop the "south" portion at a RAC of approx. 1.2 and the overall property rezoning to the designation of CR-3.0.

Further, we request that a restriction be placed on the property; that, all homes in the plat will be limited to single story with a height restriction not to exceed 19 feet.

The LCH Board and residents have concerns with several aspects of the proposed subdivision and will be working with both the developer/planner and Pima Co. during the subdivision review and plat approval process. Those areas include but are not limited to:

- Storm water runoff and erosion concerns, as they may affect LCH or neighbors.
- Sanitary sewer capacity through LCH following connection of the new development.
- Traffic issues with the new road connection to Overton Rd. We request that a condition of final approval be that; no work on the property will begin until the necessary roadwork and/or traffic mitigation is complete on the Overton Road ingress/egress to the new subdivision.

We thank the developer Mr. Jim Campbell, planner Mr. Jim Portner and Pima Co. Planning and Zoning for all the information provided to assist us in this process and appreciate the opportunity to make our voices heard.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jack Bambrick', with a large, stylized loop at the end.

Jack Bambrick, President

Fairfield - LaCholla Hills Home Owners Association

Terri Tillman

From: Steve Cavallaro <steve@desertspringspca.org>
Sent: Wednesday, April 20, 2016 12:07 PM
To: Terri Tillman

Terri,

As the pastor of Desert Springs Presbyterian Church, I support the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods. Thank you.

Steve Cavallaro

1555 W. Overton Rd.

Tucson, Arizona 85704

--

³⁵He turns a desert into pools of water, a parched land into springs of water. **Psalm 107**

Terri Tillman

From: Matthew Fitzsimmons <matt@fitzage.com>
Sent: Wednesday, April 20, 2016 1:13 PM
To: Terri Tillman
Subject: Jackson rezoning

Terri,

I'm a member of Desert Springs Presbyterian Church that has been having discussions with the developer who wants to develop the Jackson property (as they would need an access road across our property).

I support the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods.

If I'd known this development was coming up when I bought my new house in La Cholla Vista, I might have waited for one of those. :-)

Thank you for your consideration,
Matthew Fitzsimmons
8050 N Circulo El Palmito
Tucson, AZ 85704

Terri Tillman

From: Stephanie Bowyer <sab805@gmail.com>
Sent: Wednesday, April 20, 2016 1:39 PM
To: Terri Tillman
Subject: Jackson Property rezoning

Terri,

As a member of Desert Springs Presbyterian Church, I support the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods.

Thank you,

Stephanie Bowyer
324 N. Hasman Dr.
Tucson, AZ 85745

sab805@gmail.com

Terri Tillman

From: azdiane2@aol.com
Sent: Wednesday, April 20, 2016 2:30 PM
To: Terri Tillman
Subject: Jackson Property

Terri,

We support the Jackson rezoning as presented ONLY if the following guidelines are met:

1. Not allow any vehicular traffic through Mesaland roads, (Cypress, Date, Pine, Romero and Avocado and/or Pomona whatsoever as per the recommended revised wording on Condition 3A in the letter from Projects International dated April 18, 2016. Any traffic through Mesaland to this project is UNACCEPTABLE.
2. Accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density to the west to our larger one acre plus properties to the east and preserves our neighborhood culture. We also appreciate the limitation on single story homes and the increased buffer yards.

Diane and Daniel Gordon, Mesaland Residents
8541 N. Aspen Ave.
Tucson, AZ 85704

Terri Tillman

From: Lee Wilson <azwilsons@q.com>
Sent: Thursday, April 21, 2016 12:53 PM
To: Terri Tillman
Subject: P16RZ00003 GST LLC, et al. - W. Overton Road Rezoning

Terri,

I fully support the Jackson rezoning as presented and specifically ask that Pima County, 1) Not allow any vehicular traffic through Mesaland roads (Pine, Romero, Sage, and Pomona) whatsoever and 2) accept the reduction in density on the South Parcel as proposed by the owner/developer. This reduction in density allows for proper transition of medium density to the west to our larger one acre plus properties to the east and preserves our neighborhood culture and views. Additionally, I also appreciate the limitation to single story homes and the increased buffer areas surrounding the property.

I request that my name in support be added to others requesting approval of this rezoning request at the earliest opportunity.

Sincerely,

Rosalie M. Wilson
8381 N. Sage Place
Tucson, Arizona, 85705

Terri Tillman

From: justbobbis@yahoo.com
Sent: Thursday, April 21, 2016 8:13 AM
To: Terri Tillman
Subject: Support for W Overton Rd Rezoning Proposal P16R2200003

Good Morning Terri,
My husband & I support the developer (Jim Campbell) & the planner (Jim Portner) with respect to the W Overton Rd Rezoning Proposal. Especially the single story 19' height limit & 1.2 residences per acre. We live in Fairfield LaCholla Hills.

Sincerely,
Roberta & Ken Champagne
1782 W Dalehaven Cir
Tucson AZ 85704
Sent from my iPhone

Terri Tillman

From: Diann Lopez <dialope@aol.com>
Sent: Wednesday, April 20, 2016 9:45 PM
To: Terri Tillman
Subject: land

Terri,

I am a member of Desert Springs Presbyterian Church. I thought Jim Campbell's presentation to the church sounded reasonable and I support the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods. Thank you.

Diann Lopez
1792 W. Linden St.
Tucson, AZ 85745

Terri Tillman

From: CLAIRE JIM <james.f.miller@msn.com>
Sent: Wednesday, April 20, 2016 6:45 PM
To: Terri Tillman
Categories: Red Category

Terri,

As members of Desert Springs Church, we would like to go on record supporting the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods. Thank you.

Claire & Jim Miller We can be reached at 520-229-9366 if necessary

Terri Tillman

From: Jeff Klotz <jklotz99@yahoo.com>
Sent: Friday, April 22, 2016 12:53 PM
To: Terri Tillman
Cc: Kristen Klotz
Subject: Jackson Rezoning

Terri-

We have lived at 1531 W. Cypress St, which is on the corner of Cypress and Pomona in the Mesaland neighborhood, since 2004. Changes in zoning and development to the Jackson property directly affect our property and the quality of life we moved to Mesaland to enjoy.

We support the Jackson rezoning as presented, but specifically ask that Pima County (1) *NOT* allow *ANY* vehicular traffic for the development through Mesaland roads (Cypress, Pine, Romero, Pomona, etc.), and (2) accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density to the west to our larger one-acre-plus properties to the east, and preserves our long-standing neighborhood culture. We also appreciate and support the limitation on single story homes and increased buffer areas.

Thank you.

Jeffrey and Kristen Klotz
1531 W. Cypress St.
Tucson, AZ 85704

Terri Tillman

From: Michael & Maureen Pixley <azpixley@gmail.com>
Sent: Saturday, April 23, 2016 2:23 PM
To: Terri Tillman
Subject: Jackson rezoning

Terri,

I support the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods. Thank you.

**Maureen Pixley
10607 N Decker Dr
Tucson, AZ 85742
Member of Desert Springs Church on Overton**

Terri Tillman

From: Ann Wheeler <sylvann1928@gmail.com>
Sent: Saturday, April 23, 2016 8:50 PM
To: Terri Tillman
Subject: NO TRAFFIC THROUGH MESALAND!!!

Hello Terri,

I support the Jackson rezoning as presented. I ask specifically that Pima County 1) not allow any vehicular traffic through MESALAND roads (Cypress, Date, Pine, Romero, Avocado and/or Pomona) whatsoever, as per the recommended and revised wording on Condition 3A, in the letter from Projects International dated, April 18, 2016.

Any traffic through Mesaland to access this project is unacceptable.

Further, 2) I accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density from the West to our larger one acre plus properties to the East in Mesaland and preserves our neighborhood culture. We also appreciate and approve of the limitation on single story homes and the increased buffer yards.

Thank you!

Ann and Jerald Wheeler
1431 West Date Street
Tucson, Arizona 85704

Terri Tillman

From: phytorx@comcast.net
Sent: Sunday, April 24, 2016 7:16 AM
To: Terri Tillman
Subject: Mesaland resident re Jackson rezoning

Terri,

I support the Jackson rezoning as presented and specifically ask that Pima County 1) not allow any vehicular traffic through Mesaland roads (Pine, Romero and Pomona) whatsoever and 2) accept the reduction of density on the South Parcel as proposed by the owner/developer and 3) that all lighting fixtures on the residences be IDA Dark Sky Compliant and that the area remain without street lighting as is the present condition in the Mesaland region. This reduction in density allows for a proper transition of medium density to the west to our larger one acre plus properties to the east and preserves our neighborhood culture. IT would be preferred if the existing vegetation be preserved along the green areas along Romero and Pine. We also appreciate the limitation on single story homes and the increased buffer yards.

Thank you.

Peter and Jan Strasser
1610 W Avocado St
Tucson, Arizona 85704

66 Additional Letters of
Support received from April 15
through April 19, 2016

April 14, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

I support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration



Jennifer Kenyon, owner
8448 N Coral Ridge Loop, Tucson, AZ 85704
303-489-5167

GST W. OVERTON RD. REZONING CASE # P16RZ00003

This is in response to NOTICE I received by mail a few days ago of a Commission hearing on April 27. The Notice specified that materials submitted by noon April 15 would be included in the agenda book.

I am a resident of Mesaland, residing at 8711 N. Aspen Ave. within the 1,000 ft. notice zone.

Mesaland was conceived in the 50's as a horse property subdivision. We have 54 homes, all on larger suburban ranch lots. The proposed rezoning is generally to our west, and has always served as an open space forest barrier to the more intense developments to the west.

Our neighborhood does not have a neighborhood association. The governing mechanism for our water well serves this function informally. The developer has generally done a good job of meeting with and understanding the concerns of Mesaland.

I believe as a group we understand that this property will eventually be developed, and we are supportive of the plan proposed because it represents a genuine attempt to have minimal impact on us, especially by prohibiting increased traffic on our fragile and deteriorating roads, maintaining an open space buffer between the development and Mesaland, and not building multi-story houses.

I believe there is general consensus that the developer should insure that there will be no vehicle traffic through the open space buffer and into Mesaland, both including the construction phase and in perpetuity (with the exception of one locked gate at the south for emergency responder access). There are currently four or five access points developing, and one of them on Pine Street now has daily incursions. Some of us, me included, believed that the Developer should be required to place a barrier of some kind between Mesaland and the open space buffer. I believe there was no general consensus for this requirement.

In continuing discussions the Developer has agreed that the permit will contain language to the effect that no vehicle traffic of any kind will be allowed through the open space and the one foot no-trespass easment and onto any Mesaland roadway (except for the locked emergency access). Developer has further agreed that the CC&R's for the subdivision will contain a provision to the effect that developer and its successor neighborhood association will have an obligation, on notice that vehicle incursion is taking place in the open space, to place any barriers necessary to prevent access. These agreements have been recently reached. I believe they will be adequate to address this concern and please look for these amendments in the proposed application.



Albert B. Lassen....



8711 N. Aspen Ave.
Tucson, AZ 85704
928-386-0342

April 14, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

I support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration



Mrs. Rima Shedigian
8432 N Coral Ridge Loop
Tucson, AZ 85704

Terri Tillman

From: Judy Cook <jetcook@msn.com>
Sent: Sunday, April 17, 2016 1:27 PM
To: Terri Tillman
Subject: Fwd: Urgent Request for Your Input on Jackson Property Rezoning Request;Case # P16RZ0003

Sent from my iPad

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan provided you also specify a maximum single story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

Thank you for your consideration.

Judith Anne Cook

1826 W Dalehaven Circle
Tucson, AZ. 85704

Terri Tillman

From: Norman Cameron <normcameron42@gmail.com>
Sent: Sunday, April 17, 2016 10:19 PM
To: Terri Tillman
Subject: Letter of Support for Rezoning case P16RZ00003

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

**SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD
REZONING**

Rezoning Case P16RZ00003

We support the proposed rezoning and urge the County to approve the project with conditions including a restriction that all homes will be single story with a maximum building height of 19 feet and enlarged ‘buffer areas’ on all lots abutting LCH. We understand that these conditions agree with what the developer has already specified in its proposal to the County.

We believe it is very important that the county accept the proposed reduction in density for the smaller, southern portion of the property that is now designated “Medium Intensity Urban”. Two important environmental conditions must be considered. First, a number of large saguaro, many over 6’ tall and one over 18’ tall, are located around the perimeter of that parcel. These will be protected by the large natural desert “buffer zones” of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in

drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the current County zoning plan imposes of a minimum of 5 residential units per acre for the southern portion of the property which is inconsistent with densities in other nearby neighborhoods. LaCholla Hills has a density of fewer than 3 per acre in the portion adjacent to that parcel.

Thank you for your consideration.

signed,

Norman and Beverly Cameron

1900 W Sunset Knoll Ln, Tucson 85704

Terri Tillman

From: Barbara Dunn <bcjldunn@msn.com>
Sent: Sunday, April 17, 2016 6:02 PM
To: Terri Tillman
Subject: SUPPORT OF GST ET AL -W. OVERTON ROAD REZONING - Case P16RZ00003

VIA EMAIL

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone Avenue
Tucson, AZ 85701

RE: SUPPORT OF GST LLC, ET AL - W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

I support the proposed rezoning with respect to the above property and urge the County to approve this project conditionally upon the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

I believe that it is important that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, I live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in this part of the county because we enjoy the desert life, including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of five residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than three per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density of less than three per acre. Forcing a density of five or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration.

Barbara J. Dunn

8650 N. Little Oak Lane
Tucson, AZ 85704
(520) 219-1923

Terri Tillman

From: Earl W. Roberts <reptec1@aol.com>
Sent: Sunday, April 17, 2016 3:10 PM
To: Terri Tillman
Subject: Rezoning of the Jackson property

We support the rezoning property proposal as set forth in the Bob and Marilyn Klepinger letter. We are on the Western border of the 40 acre parcel.

Sincerely,

Earl and Muriel Roberts, 1722 West Dalehaven Circle, Tucson, AZ 85704

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. - W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

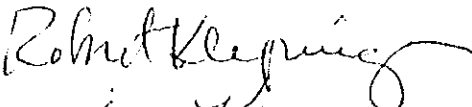
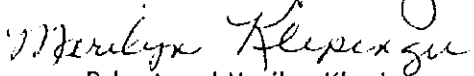
We support the proposed rezoning and urge the County to approve the project with conditions including a restriction that all homes will be single story with a maximum building height of 19 feet and enlarged 'buffer areas' on all lots abutting LCH. We understand that these conditions agree with what the developer has already specified in its proposal to the County.

We believe it is very important that the county accept the proposed reduction in density for the smaller, southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the current County zoning plan imposes of a minimum of 5 residential units per acre for the southern portion of the property which is inconsistent with densities in other nearby neighborhoods. LaCholla Hills has a density of fewer than 3 per acre in the portion adjacent to that parcel.

Thank you for your consideration.



Robert and Marilyn Klepinger

1878 W. Misty Hollow Lane, Tucson 85704

Terri Tillman

From: tucsonan@sagefields.com
Sent: Saturday, April 16, 2016 11:15 AM
To: Terri Tillman
Subject: Copy of Letter to Mr. Chris Poirier

The following is a full text of a letter we've just sent to Mr. Poirier:

Mr. Poirier:

We are writing with regard to a Rezoning Case, P16RZ00003, that pertains to the property adjoining West Overton Road. GST LLC, Et Al, is proposing this change.

My wife and I enthusiastically support the proposed rezoning and urge the County to approve the project, conditionally, on the inclusion of the maximum building height restriction of 19' as specified in the list of standard and special conditions. The developer has already specified the height restriction as a part of the SELF-IMPOSED REZONING CONDITIONS connected with the proposal. We urge Pima County to accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban".

We own our home in the Fairfield LaCholla Hills community that is just downhill and West of the project. If "medium intensity urban" remains the southern section designation, we fear the potential change in drainage patterns and water runoff that will result from construction and occupancy. We also seek to maximize remaining natural habitat the area provides to wildlife.

It is clear to us that imposing 5 or more residential units per acre to any part of the project is wholly out of character with the neighborhood. Fairfield LaCholla Hills has a density of less than 3 per acre in the portion adjacent to that parcel, and our complex is surrounded largely with homes at a density below 3 per acre. Lower density will also allow GST to maximize the project's buffer spaces of natural desert. This will safeguard the large number of saguaro, many with heights ranging from 6 to 18 feet.

We have reason to hope and believe in Pima's willingness at times to minimize the density of new home development to assuage environmental and related concerns. A few years ago we discussed an earlier proposal with former Pima County Supervisor Ann Day, a personal friend, where a higher-density project was declined for many of the same concerns we raise here.

We love Pima's open spaces just East of our home, but also recognize that appropriate land development there is inevitable. So we urge the Committee's wisdom in this case. While keeping your eye on growth issues, please respect the lifestyle of those already here. We chose our only homesite carefully, to be close enough to the City to enjoy its amenities, yet in a rural enough setting to allow a fundamental enjoyment of nature and desert life. These things make Tucson Tucson for us, and are the things we seek to preserve.

Barbara & Al Peters
8480 N Coral Ridge Loop
Tucson, AZ 85704
tucsonan@sagefields.com

Terri Tillman

From: Cheri Desmond-May <cheri@desmondmay.com>
Sent: Friday, April 15, 2016 4:46 PM
To: Terri Tillman
Subject: Jackson property rezoning request; Case # P16RZ0003

Dear Ms Tillman,

I am a homeowner at 1736 West Dalehaven Circle in La Cholla Hills Fairfield. I am writing to say, that, overall I support the rezoning and development of the property in back of our home, with one exception. While many of us did not want the property developed at all because it will impact our quality of life, the natural surroundings of the desert, and our views of Pusch Ridge.....I am supportive of Jim Campbell and Jim Portner's development because they have done so much to be responsive to the neighbors surrounding this property, and because they have changed their site plan and proposed development to accommodate our various needs.

I am reasonably comfortable that the noise issue will be fairly modified, given the buffer and that the plan is for homes that will attract retired folks and not young families. I am reassured that the run off from this new property will not adversely affect us in LOH. I do wish the density was less than that proposed, but am willing to live with it.

For me, one of the most significant issues was that we wanted to preserve the feel of living near the desert by having a large buffer area surrounding La Cholla Hills. This plan does that, and we are very grateful that the animals will have some space to be, rather than it being totally covered over with asphalt with homes and roads.

The second issue has been that we have, all along, requested not only single story, but 16 feet home height maximum. That is the only issue which has not been accommodated to, as the proposal states a 19 ft maximum height. I would respectfully ask that the developer be limited to a 16 ft height on all of the homes developed. Our particular home is 11 ft high, and we have surveyed many developments in and around Tucson and found many of them to be at or under 16 ft, so it seems to be a reasonable request.

I wish those of us who love La Cholla Hills so much and who have invested in premium prices for this desert and view of the mountains could have prevented any development at all. I wish we could have started finding a way to preserve the desert and our precious view of this pristine mountain years ago when the last developer was defeated. Sadly, we did not jump on the opportunity to find a way to buy the land for conservation.

I do applaud this development team for their responsiveness to our concerns and their thoughtful replies. They have been respectful in manner and tone, and have made many changes we have asked for. If there is any way for the Zoning board to require 16 ft heights on the new homes, please register my vote to do that. The developer promised a building height limit of 19' maximum. I am supporting the maximum building height of 19' as a condition for approval.

I do agree with their request for the variance in the density of this development to "Medium Density Urban" and I do feel their request for less density than Pima Prospers has asked for is totally necessary. I feel it is absolutely essential to preserve, somewhat, the feel of living in the desert and not in the middle of a high

density urban area. That would be disastrous to the entire area, and many of us in La Cholla would leave, and our property values would plummet.

Sincerely,

Cheri Desmond May
1736 West Dalehaven Circle
Tucson, AZ 85704
612-750-6747

Suggested letter of support

April xx, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

APR 19 2016

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

We (I) support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration



Names and signatures

Address

Mary E. Fitzgerald

Suggested letter of support

April 15, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

I support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration

Sally Thompson

8421 N Coral Ridge Loop

Tucson, AZ 85704

April 14, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

I support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration



Mrs. Rima Shedigian
8432 N Coral Ridge Loop
Tucson, AZ 85704

MR. CHRIS POIRIER

April 15, 2016

Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. - W. OVERTON ROAD REZONING

Rezoning Case P16RZ00003

My wife and I, permanent residents of La Cholla Hills, support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer, GST LLC, has already specified in the Self-Imposed Rezoning Conditions connected with the proposal. We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban".

Two important environmental conditions must be considered.

First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be preserved by the large natural desert "buffer zones" of open space in the periphery of the development which is in accord with our wishes and protects the new prospective residents equally as well.

Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the roofs, roads and drive ways to be constructed. The natural desert buffer space will help mitigate this problem reducing runoff.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns.

We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, who are the natural residents in this area where we live.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood.

Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel To require a density of 5 or more residences per acre would not be consistent with what exists here , we are "Medium Intensity Urban" and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region as these residents will be our neighbors.

We wish the county to include our request in the Special Conditions and give the contractor a waiver in the regard to density and allow 3 per acre i.e. (CR-3)

Thank you for your understanding,

John M. and Harriet D. Cole

1880 w Hickory Hollow Ln., Tucson , AZ 85704

*John M. Cole
Harriet D. Cole*

Thomas D. Dobbin
8450 North Coral Ridge Loop
Tucson, AZ 85704

April 14, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

As you can see from the letterhead, we live adjacent to the south portion of the proposed development. We have received copies of plans for this project from our own HOA and from the builder, Mesquite Homes.

Like all homeowners that have a wonderful scenic view of Pusch Ridge, we would prefer no development at all. We also know that this is not realistic.

The plan that we have seen and is currently being examined by the Planning and Zoning commission is, to our minds, the best compromise that can be had.

It appears to us that the proposed density is very much in keeping with the surrounding developments. The generous setbacks and the amount of natural desert landscape will enable us to enjoy much of the view we currently have.

All that being said we fully support the rezoning that is being proposed in this case.

Thank you for your consideration.

Thomas D. Dobbin

Lois E. Knutson

Terri Tillman

From: privprof@yahoo.com
Sent: Monday, April 18, 2016 10:23 AM
To: Terri Tillman
Subject: Rezoning

Dear Mr Poirier

My wife and I strongly endorse the reasoning in the letter below. We have lived in LaCholla Hills for 12 years now, appreciating the unique interaction between living and the nature that is adjacent to LaCholla hills. We understand the need to have additional housing in Pima County and think that the proposed zoning changes are consistent with that need in addition to the preservation of the natural surroundings.

William Thomson and Ardis Stone

8576 N Coral Ridge Loop

Tucson, AZ 85704

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

We support the proposed rezoning and urge the County to approve the project with conditions including a restriction that all homes will be single story with a maximum building height of 19 feet and enlarged 'buffer areas' on all lots abutting LCH. We understand that these conditions agree with what the developer has already specified in its proposal to the County.

We believe it is very important that the county accept the proposed reduction in density for the smaller, southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the current County zoning plan imposes of a minimum of 5 residential units per acre for the southern portion of the property which is inconsistent with densities in other nearby neighborhoods. LaCholla Hills has a density of fewer than 3 per acre in the portion adjacent to that parcel.

Thank you for your consideration.

Norman and Beverly Cameron

1900 W Sunset Knoll Ln, Tucson 85704

Sent from my iPad

April 15, 2016

APR 19 2016

Mr. Chris Poirier

Executive Secretary

Pima County Planning & Zoning Commission

201 N. Stone

Tucson, AZ 85701

Re: Support of GST LLC, ET al. – W. Overton Road Rezoning

Rezoning Case P16RZ00003

Dear Sir:

This letter is submitted in support of the rezoning as the developer has specified in the Self-Imposed Rezoning Conditions connected with the above referenced proposal. Reducing the density would not only be consistent with the surrounding developed community but would allow for undisturbed desert land, home to various Tucson wildlife.

We are also in support of limiting construction to single story as it would again lend to the existing aesthetics of the general area.

Respectfully submitted,

Richard and Barbara Mead
Barbara A. Mead

Richard and Barbara Mead

1865 W Hickory Hollow Lane

Tucson, AZ 85704

April 15, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

APR 19 2016

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

I support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

I believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, I live in the La Cholla Hills community downhill from the project. I am very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

I know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. I chose to live in this part of the county because I enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and I urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration.



Sharon Pitchman
1899 W. Hickory Hollow Lane

Suggested letter of support

April 14, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

APR 19 2016

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003


We (I) support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

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Thank you for your consideration

John F Kearns 

Address 1808 W Dalehaven Cir Tucson, AZ 85704 520-891-1272

April 14, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

APR 19 2016

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

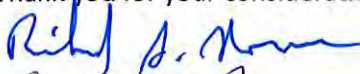

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We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

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Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration

Richard S Norman and Caroline Norman
as Co-Trustees of the Richard S. Norman Trust
8490 N. Coral Ridge Loop
Tucson, AZ 85704

APR 19 2016

April 14, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

How unusual is it that a developer works so diligently with adjoining neighborhoods that the majority are thrilled with the resulting proposal! I am a resident of La Cholla Hills, located west of the proposed development.

I **support** the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning

Thank you for your consideration

Carol J Forrest

8511 N Breezewood Pl

Tucson AZ 85704



April 16, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

APR 19 2016

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

We are residents of the La Cholla Hills community. We chose the Tucson, Pima County area because of the natural beauty and wildlife. It was very important to us that the desert environ had been maintained. We believe that Pima County has done an immeasurably better job at preserving the area than Maricopa County has.

We support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration

Walter and Mary Perlick

8692 N. Little Oak Lane

Tucson AZ 85704

Walter Perlick
Mary Perlick

April 15, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

APR 19 2016

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

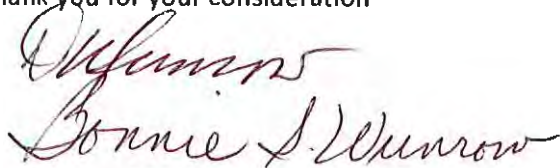
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We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration



Daryl M & Bonnie S WUNROW

1739 W DALEHAVEN CIRCLE, TUCSON AZ

April 13, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

APR 19 2016

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

Gerry and I support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

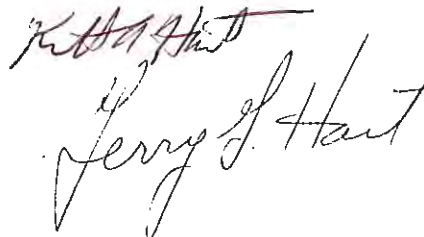
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Thank you for your consideration

Gerry & Ken Hart

1760 West Dalehaven Circle
Tucson, AZ 85704
570-764-3671

A handwritten signature in black ink, reading "Gerry J. Hart". The signature is written in a cursive style with a large, sweeping "G" and "H".

April 13, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

APR 18 2016

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

We support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

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Thank you for your consideration

Ronald Douglas Ballou &
Sandra Parks Ballou
8470 N. Coral Ridge Loop
Tucson, AZ 85704

R D Ballou
Sandra Parks Ballou

Suggested letter of support

18
April ~~xx~~, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

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Thank you for your consideration

Dallas Bigelow
8595 Candewood

Names and signatures

Address

Tus 85704

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

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Thank you for your consideration

Names and signatures 4/17/16 C.J. Hoffmann, M.D.
Address (C.J. HOFFMANN)
8642 N. LITTLE OAK LN.
TULSON, AZ -- 85704

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

We (I) support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

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Thank you for your consideration

Names and signatures
Address

[Handwritten signatures]
1570 W. OVERTON RD

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

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Thank you for your consideration



Names and signatures *MICHELLE PUCKNER*

Address *1778 W Dalehaven #181*

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

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Thank you for your consideration

Names and signatures

Address

Gail Holan (Gail Holan)
8688 N Little Oak Lane

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

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Thank you for your consideration

Names and signatures

Address

James H. Peck
8658 N. Little oak Ln.
Tucson, az

April 18, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

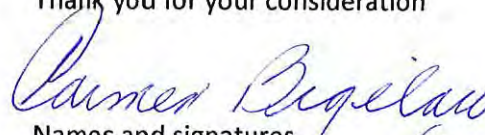
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Thank you for your consideration


Names and signatures
Address 8595 Candlewood Loop
85704

April 18, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

*1700 W Dalehaven
Circle
Tucson 85704*

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003


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Thank you for your consideration


Lois Knutson
1700 W Dalehaven Circle
Tucson, AZ 85704

April 16, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
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Thank you for your consideration



David & Joan Luther
1920 W. Careybrook Lane
Tucson, AZ 85704

April 16, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

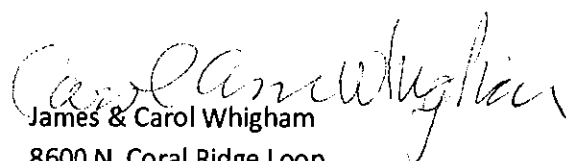
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Thank you for your consideration


James & Carol Whigham
8600 N. Coral Ridge Loop
Tucson, AZ 85704

April 16, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

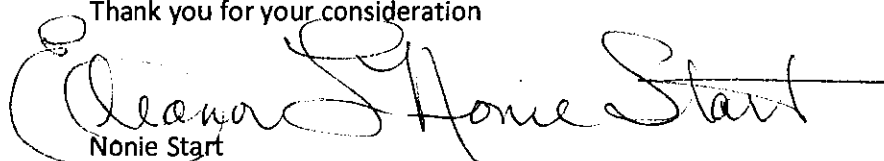
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Thank you for your consideration

A handwritten signature in black ink, appearing to read "Nonie Start", written over a circular stamp.

Nonie Start
8596 N. Coral Ridge Loop
Tucson, AZ 85704

April 16, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

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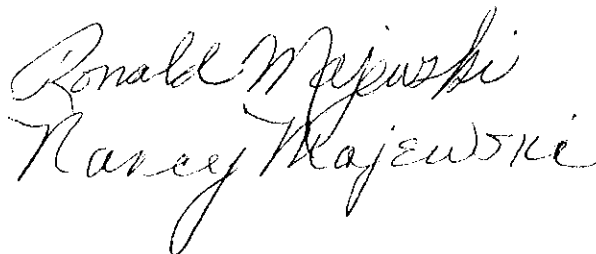
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Thank you for your consideration

Ronald & Nancy Majewski
1924 W Careybrook Lane
Tucson, AZ 85704

Handwritten signatures of Ronald and Nancy Majewski in black ink. The signature of Ronald is on top and Nancy is below it, both written in a cursive style.

April 16, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

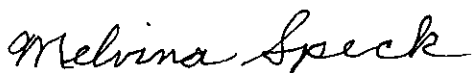
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Thank you for your consideration



Melvina Speck
1884 W. Misty Hollow Lane
Tucson, AZ 85704

April 15, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

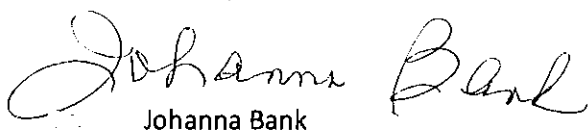
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Thank you for your consideration

A handwritten signature in cursive script, reading "Johanna Bank".

Johanna Bank
1936 Careybrook Lane
Tucson, AZ 85704

April 16, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
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Thank you for your consideration

A handwritten signature in blue ink, appearing to read "Gloria G. Kulczycki".

Gloria Kulczycki
1932 W. Careybrook Lane
Tucson, AZ 85704

~~Suggested to be removed~~

April ¹⁶~~10~~, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

~~we~~ (I) support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration

 Barbara Bennett

Names and signatures

Address 1755 W. Dalehaven Cir
Tucson, Az 85704

~~XXXXXXXXXXXXXXXXXXXX~~
April 16, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

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Thank you for your consideration

Joanne M. Avenson

Names and signatures
Address

Joanne M. Avenson
1916 W Careybrook Ln
Tucson, AZ 85704

April ¹⁶~~14~~, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

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Thank you for your consideration


Names and signatures

Address

1961 W. Sunset Knoll Dr.
Tucson, Az. 85704

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

We support the proposed rezoning and urge the County to approve the project with conditions including a restriction that all homes will be single story with a maximum building height of 19 feet and enlarged 'buffer areas' on all lots abutting LCH. We understand that these conditions agree with what the developer has already specified in its proposal to the County.

We believe it is very important that the county accept the proposed reduction in density for the smaller, southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

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Thank you for your consideration.

Norman and Beverly Cameron 1870 W. Sunset Blvd

~~Norman and Beverly Cameron~~

NC

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
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Thank you for your consideration.

Marian Costello 1752 W. Dalehaver Circle

~~Norman and Beverly Cameron~~

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

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Thank you for your consideration.

Nathan Alford
8649 Candlewood Loop

~~Nathan and Beverly Cameron~~

NATHAN ALFORD

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

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Thank you for your consideration.

Marian Costello
1900 N. Careybrook
~~Noted and Referred to Council~~

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

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Thank you for your consideration.

John Apple
1751 W. Dalehaven Drive

~~John Apple~~

April 17, 2016

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Pima County Planning and Zoning Commission
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Tucson, Arizona 85701

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Thank you for your consideration.

Marianne Costello
1796 W. Dalehaven Circle

~~Norman and Beverly Cameron~~

April 17, 2016

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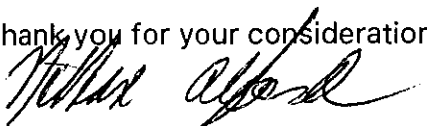
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Thank you for your consideration.



1767 W Dalehaven Circle

~~William and Beverly Cameron~~

April 16, 2016

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Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

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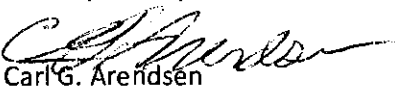
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Thank you for your consideration,


Carl G. Arendsen

1758 W. Dalehaven Circle
Tucson, AZ 85704

April 18, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. - W. OVERTON ROAD REZONING
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Thank you for your consideration

Lawrence Fair

8713 N Coral Ridge Loop, Tucson, AZ 85704

Terri Tillman

From: Susan Kittell <lkit297700@msn.com>
Sent: Monday, April 18, 2016 11:53 AM
To: Terri Tillman
Subject: P16RZ00003 GST LLC, et al. – W. Overton Road Rezoning

We are residents of **8532 N Sage Place(85704)**, who are in full support of the Jackson Property plans that are now on your agenda.

We support the Jackson rezoning as presented and specifically ask that Pima County 1) not allow any vehicular traffic through Mesaland roads (Pine, Romero and Pomona) whatsoever and 2) accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density to the west to our larger one acre plus properties to the east and preserves our neighborhood culture. We also appreciate the limitation on single story homes and the increased buffer yards.

Thank you very much,

Susan A Kittell/Larry W. Kittell



Virus-free. www.avast.com

Terri Tillman

From: Frances Thompson <narfola@aol.com>
Sent: Monday, April 18, 2016 11:59 AM
To: Terri Tillman
Subject: W. Overton Road Rezone

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan provided you also specify a maximum single story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

Thank you for your consideration.

Frances Thompson

1890 W. Misty Hollow Lane

Tucson, AZ 85704-0951

Terri Tillman

From: Summer S. <slskoog55@yahoo.com>
Sent: Monday, April 18, 2016 12:22 PM
To: Terri Tillman
Subject: W. Overton Road Rezoning proposal, P16RZZ00003

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan, provided you also specify a maximum single story building height of 19'. I currently have an amazing mountain view, with this proposal I should retain some of it. With a proposal such as the one Pulte Homes put forth over a decade ago, I'd be looking at a concrete wall. With this I will still have views of flora and fauna too, hopefully the current desert dwellers won't be disturbed too much. I very much appreciate seeing all the wildlife that I do, coyotes, bobcats, javelinas, ground squirrels etc.

I thank you for your consideration.

Sincerely,

Summer Skoog
1728 W Dalehaven Circle
Tucson AZ 8574

Terri Tillman

From: Denny Lane <dlaney2503@msn.com>
Sent: Monday, April 18, 2016 1:06 PM
To: Terri Tillman
Subject: Overton Road Rezoning Proposal

Dear Ms. Tillman,

Re: P16RZZ00003, SUBJECT AS ABOVE.

The purpose of our letter is to acknowledge our support of referenced rezoning proposal. This proposal, as presented especially with the large buffer zone (yards) as outlined on the Preliminary Development Plan provided you also specifies a maximum single story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transision of medium density where we live to the larger one acre plus properties to the East and so preserve the character of both neighborhoods as well as provide environmental protectionof the border Saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

We thank you for your consideration and attention to our concerns,

Warm regards,

Mr/Mrs Carl D Lane
8485 N. Coral Ridge Loop
Tucson, AZ 85704-0913

Terri Tillman

From: SAWindle@centurylink.net
Sent: Monday, April 18, 2016 1:12 PM
To: Terri Tillman
Subject: Jackson Development adjacent to La Cholla Hills Community

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan provided you also specify a maximum single story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

Thank you for your consideration.

Scott Windle, resident

1956 W. Misty Hollow Lane

Tucson, AZ 85704

520.991.7814

Terri Tillman

From: Eda Conte <edaconte@comcast.net>
Sent: Monday, April 18, 2016 1:37 PM
To: Terri Tillman
Subject: Fw: Comments about Proposed Development can be e-mailed also!

I approve and accept : Eda H. Conte, 1768 W.Dalehaven Cr. Tucson ,Az.85704

From: dee.borendame@fsresidential.com
Sent: Monday, April 18, 2016 11:41 AM
To: edaconte@comcast.net
Subject: Comments about Proposed Development can be e-mailed also!

April 18, 2016

La Cholla Hills residents:

The notice you received from Pima County about how to send comments about the proposed development behind us had very strict dates making it appear that anything received after Tuesday, April 19, will not be read. They actually accept letters up to the day of the meeting, April 27. However we have learned that they do also read emails. So if you have not yet responded and you agree with the suggested letter we already sent out, we suggest sending an e-mail to the individual in charge of this case

Terri.Tillman@pima.gov.

Even if you live outside the official Notification Area your input is welcome.

Here is a suggestion. Be sure to include your name and address. That is very important to have your opinion registered. Of course you are free to modify this as you see fit or to protest the development outright. All our opinions matter. Feel free to copy and paste the email text below:

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan provided you also specify a maximum single

story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

Thank you for your consideration.

*Respectfully,
Linda J. and Michael J. Smith*

Click here to [Unsubscribe](#)

mc: 28378

Terri Tillman

From: Greg Hartman <greg61032@gmail.com>
Sent: Monday, April 18, 2016 2:41 PM
To: Terri Tillman
Subject: Rezoning proposal P16RZZ00003

Ms. Tillman,

My name is Gregory A. Hartman, I am a full time resident and owner of the property commonly known as 1817 W. Dalehaven Circle, La Cholla Hills Lot 302. Parcel ID 225-24-4180

The purpose of my email is to go on record that I agree with the Preliminary Development Plan provided the maximum height of any structure does not to exceed 19 feet, no homes or structures to be more than one story and that the reduction in home density is necessary to allow a natural flow from our medium density west of the proposed development property, to the low density east of the proposed development. Further, that all saguaros and any other plants or animals be protected as required by Arizona State Law and that all drainage and water run off is in compliance with Federal and Arizona State Statute. The proposal seems to be a good fit for the contiguous properties.

Thank You,
Greg Hartman

Terri Tillman

From: Kelly Frost <kelly_frost86@comcast.net>
Sent: Monday, April 18, 2016 3:58 PM
To: Terri Tillman
Subject: W. Overton Road Rezoning Proposal P16RZZ0000

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan provided you also specify a maximum single story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

Thank you for your consideration.

Sincerely,

Kelly Frost

1968 W Myrtlewood Lane

Tucson, AZ 85704

April 17, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

We support the proposed rezoning and urge the County to approve the project with some limitations including a restriction that all homes will be single story with a maximum building height of 19 feet and enlarged 'buffer areas' be provided on all lots. We understand that these conditions agree with what the developer has already specified in its proposal to the County and is consistent with the promises made to area residents in meetings held with surrounding property owners.

Our support is conditional upon the owner specifying as promised in the zoning request:

- 1) Provision of buffer zones at the edges of the property consistent with the development plan shared with neighboring property owners.
- 2) Limiting height of homes to one story and a maximum of 19 feet.
- 3) Limiting the number of homes in the southern section of the parcel to 3 per acre.
- 4) Providing an Equestrian easement and ample riparian area for the wash along the northern border of the property.
- 5) Providing for limiting the run off from the property, particularly to the west and south to guarantee that there will be no adverse impact from any additional run off during our sometimes heavy monsoon rains.
- 6) Limiting street access to the property to a single access from Overton and providing for extended entrance and exit lanes to make the entry and exit into the property safe during times of heavy traffic.

There are currently a variety of zoning designations surrounding the property. Examination of the current Pima County Plan shows that the property includes a major wash as well as two current zoning designations. One designation for the north section of the property and one for the south. Considering the current variety of zoning surrounding the property it is not inconsistent with the current neighborhoods to limit the number of houses to be built on the southern section of the property. The owner has agreed to stipulate this in his plan for development but this might also be accomplished by zoning the southern section as CR-1 to keep it consistent with the actual density surrounding the southern parcel.

We believe it is very important that the county accept the proposed reduction in density for the smaller, southern portion of the property. Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. Much of the property is at a higher

elevation than the adjoining La Cholla Hills homes and moderate rainfall now results in running water along the west side of the property to be rezoned. The large natural desert buffer space and ample areas set aside for water retention should help mitigate this problem but need to be considered in any rezoning that could allow any increased run off to the south and west during heavy rains.

We know that the county allows a reduction in density from zoning designations when there are environmental concerns but there are also some critically important human concerns among our neighbors. We chose to live in this area because we enjoy the desert life including the surrounding birds and wildlife. The proposed plan, with relatively low housing density, will help maintain some undisturbed desert which is important to those of us living on the edge of the property. It will also help maintain some of the diverse wildlife and, particularly, avian habitat.

Finally, the current County zoning plan suggests up to 5 residential units per acre for the southern portion of the property. This is inconsistent with densities in other nearby neighborhoods. La Cholla Hills has a density of fewer than 3 per acre in the portion adjacent to that parcel. Please take a close look at the proposal, current zoning, and make a CR-1 designation or accept the stipulation of the proposer that the number of houses in the southern section of the property be limited to approximately 3 per acre.

Thank you for your consideration.

Ray and Donna Fenton
8520 N. Coral Ridge Loop
Tucson, AZ 85704

Terri Tillman

From: steve.layman3949@comcast.net
Sent: Monday, April 18, 2016 5:14 PM
To: Terri Tillman
Subject: rezoning

Steve Layman

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan provided you also specify a maximum single story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

Thank you for your consideration.

Steve.layman3949@comcast.net

1770 West Dalehaven Circle

Tucson Az. 85704

April 18, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

We support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

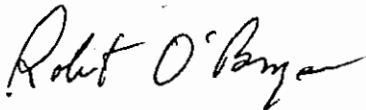
We support Preliminary Development Plan V.7, which includes the building lots and their locations as well as the building setbacks as stated.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". This will maintain the integrity of our neighborhood.

The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Thank you,

Robert O'Bryen



Alison G. O'Bryen



1718 West Dalehaven Circle
La Cholla Hills

Terri Tillman

From: Eileen Walter <ewalterphd87@yahoo.com>
Sent: Tuesday, April 19, 2016 5:07 AM
To: Terri Tillman
Subject: Rezoning proposal, P16RZZ00003

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan PROVIDED THAT YOU ALSO SPECIFY A MAXIMUM SINGLE STORY BUILDING HEIGHT OF 19 FEET. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

Thank you for your consideration,

Eileen Walter
2009 W. Misty Hollow Ln.
Tucson, AZ 85704

Terri Tillman

From: Alice Alianza <alialianza@aol.com>
Sent: Tuesday, April 19, 2016 7:22 AM
To: Terri Tillman

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan provided you also specify a maximum single story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

Thank you for your consideration.

Mary Clark
1830 w Dalehaven Circle
Tucson As 85704

Terri Tillman

From: Jeff Dinning <jd_appraisals@outlook.com>
Sent: Tuesday, April 19, 2016 9:31 AM
To: Terri Tillman
Subject: Overton & La Canada.....Jackson Rezoning

Hi Terri,

I support the Jackson rezoning as presented and specifically ask that Pima County 1) embrace the enhanced setbacks and buffer yards as presented on the Preliminary Development Plan and 2) accept the reduction of density on the South Parcel as proposed by the owner/developer. We also agree with a small screen wall adjacent to the entry road, additional retention to help our current flooding situation and **reviewing pedestrian flow on Overton with the Traffic Study.**

There are 1 item that I want to make sure is addressed:

1. The school bus stop is in front of West Canada Heights subdivision. Currently there are no sidewalks on that stretch of the road. It is right at the top of the hill and drivers can't see the bus stop until the last minute. For the kids safety there needs to at least be a sidewalk from the new Jackson development to West Canada Heights subdivision(Bus Stop Location) so that kids can walk to & wait safely at the bus stop. Also, kids that want to walk or bike out of this new subdivision or out of West Canada Heights subdivision need a sidewalk that connects all the way to La Canada so they can ride their bike or walk safely to school(Mesa Verde). Currently there is no sidewalks and it is a very dangerous curve.

Thank you for your consideration.

Jeff Dinning
1655 W Sunridge Dr
Tucson, AZ 85704
Ph:520-404-0697

3 Additional Letters of Support
received April 26, 2016

Summary Total 90 Letters of
Support

2 Letters of Protest

Terri Tillman

From: John O. Brown <azjbrown@yahoo.com>
Sent: Monday, April 25, 2016 6:43 PM
To: Terri Tillman
Subject: Support for Case#P16RZ000003, GST LLC, ET AL - W. Overton Road Rezoning

Dear Pima County Supervisors:

As La Cholla Hills residents at our casita, 1738 W. Dalehaven Circle directly west of the North Parcel under consideration for rezoning, my wife Patricia and I strongly support Mesquite Builders' proposal for the development of the two parcels. We particularly think the provision for no vehicular traffic through the Mesaland subdivision is appropriate for this family-oriented neighborhood. Also, the proposed reduction in density on the South Parcel is reasonable to maintain property values and the resort ambience of this area. Mesquite Builders' plan for increased buffer yardage to our casita section and limiting building heights to 19 feet allows many current residents to continue to enjoy the Pusch Ridge view and the abundance of javelina, bobcats, coyote and desert birds that use this habitat each day.

We would be very grateful to see such a well-planned development approved by the Board of Supervisors. Thank you for your service to Pima County.

John O. Brown and Patricia F. Brown

JOHN O. BROWN - AMSOIL DIRECT DEALER Email:azjbrown@yahoo.com
Ph 520.444.2634
www.azsyntheticoils.com



Dr. & Mrs. Johann G. Demmel
1821 West Sage Street
Tucson, Arizona 85704-2258

15 April 2016

Pima County Planning and Zoning
201 North Stone
Tucson AZ 85701

APR 20 2016

Re: P16RZ00003 GST LLC, et al. – W. Overton Road Rezoning

To: Commissioner Neeley and District 1 Commissioners Brad Johns and Jodi Bain:
(For Distribution to all Commissioners)

This correspondence is provided in support of the above referenced rezoning plan (here after referred to as the "Jackson Property") under the management of Jim Portner with Projects International, Inc. and the builder, Mesquite Homes. I reside at 1821 West Sage Street, within 1000 ft of the proposed referenced development.

I support this referenced rezoning as presented and specifically ask that Pima County

- 1) not allow any vehicular traffic to the Jackson Property through adjoining neighborhood roads (W. Cypress St., W. Date St., W. Sage St., N. Pomona Ave., W. Pine St., N. Romero Rd., W. Lemon St., W. Avocado St., N. Aspen Ave., W. Dawn Dr., W. McCarty Rd., N. Boreal Dr., and Liddell Dr.) whatsoever and;
- 2) accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density to the west to the larger one acre plus properties to the east and preserves the culture of the existing surrounding neighborhoods. I also appreciate the limitation on single story homes and the increased building setbacks and designated open spaces.

Numerous meetings with residents of all proximate neighborhoods appear to have been held at the instigation and request of the builder, as well as the required general meeting by notification to 1000-footers. Due diligence has been pursued by the development team, and they have been respectful and cooperative with those of us most affected by the scope of the development. Several versions of the plan have been shared, and I share my acceptance that this plan is reasonable by virtue of its lower density compared to previously presented plans.

It will be difficult for those of us who have lived in this neighborhood to see the nearly 60 acres of mostly undisturbed desert developed. Generous buffers and several requested reductions in the number of homes, as well as flooding mitigation, have been promised. It is with the good faith that Projects International, Inc. and Mesquite Homes will do what they say they will do, that I am in support of this plan.

Sincerely,

Johann G. Demmel
1821 West Sage Street
Tucson AZ 85704

Terri Tillman

From: jsmithsprint41 <jsmithsprint41@earthlink.net>
Sent: Tuesday, April 26, 2016 8:09 PM
To: Terri Tillman
Cc: Ken Steele
Subject: Jackson Rezoning Request (W. Overton Road - P16RZ00003)

Terri,

I am a member of Desert Springs Presbyterian Church, and I want to comment on the rezoning request being considered tomorrow. I support the Jackson rezoning as presented, and I specifically ask that Pima County:

- 1) keep the property as single story,
- 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and
- 3) allow for a single access on Overton so that traffic does not go through Mesaland.

I have really appreciated the collaboration between the owner/developer and the surrounding neighborhoods.

Thank you,
Jerry Smith
8937 N. Palm Brook Dr.
Tucson, AZ 85743

4/27/16
@ meeting

1 Additional Letter of Support received
after the Planning & Zoning Commission
meeting of April 27, 2016.

TOTALS: 91 Letters of Conditional
Support
2 Letters of Protest

As of April 29, 2016

Terri Tillman

From: Alex Mathew <almathew2@gmail.com>
Sent: Thursday, April 28, 2016 1:36 PM
To: Terri Tillman

Terri,

I am a member of Desert Springs PCA and I support the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods. Thank you.

Alex Mathew

6233 W Scotch Pine Ln

Tucson, AZ 85743