



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/17/2023

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P23SP00001 BELLMEYER WAYNE M REVOC LIVING TRUST, ET AL. – N. THORNYDALE ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

***Introduction/Background:**

The applicant requests a comprehensive plan amendment and specific plan rezoning for an approximately 18.51-acre site from the Low Intensity Urban 0.3 (LIU-0.3) to the PDC (Planned Development Community) land use designation and from the SR (Suburban Ranch) zone to the SP (Specific Plan) zone located at the northeast corner of the T-intersection of N. Thornydale Road and W. Sumter Drive.

***Discussion:**

The specific plan rezoning proposes a 10-building, 270-unit apartment complex and an 8,000 square foot building for office/recreation center and commercial uses. Seven apartment buildings are planned at a maximum height of 34 feet and 3-stories, the remaining buildings are planned for a maximum height of 24 feet and 2-stories. Compliance with the Maeveen Marie Behan Conservation Lands System will be met through a combination of on-site and off-site mitigation.

***Conclusion:**

A plan amendment to PDC and a rezoning to the SP zone allows for the proposed uses, is an efficient use of existing infrastructure, implements the Arizona Growing Smarter Acts and conforms to the policies of the Comprehensive Plan.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL subject to standard and special conditions.

***Fiscal Impact:**




0

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services - Planning Telephone: 520-724-6675

Contact: Terrill L. Tillman, AICP, Principal Planner Telephone: 520-724-6921

Department Director Signature: 	Date: <u>9/26/23</u>
Deputy County Administrator Signature: 	Date: <u>9/28/2023</u>
County Administrator Signature: 	Date: <u>9/28/2023</u>



TO: Honorable Rex Scott, Supervisor, District 1

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division

Tom Drorgowski

DATE: September 26, 2023

SUBJECT: P23SP00001 BELLMEYER WAYNE M REVOC LIVING TR, ET AL. - N. THORNYDALE ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment and Specific Plan Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, OCTOBER 17, 2023** hearing.

REQUEST: For a **comprehensive plan amendment and specific plan** for approximately 18.51 acres (parcel codes 224-44-0570 and 224-44-058A) from the Low Intensity Urban 0.3 (LIU - 0.3) to the Planned Development Community (PDC) land use designation and from the SR (Suburban Ranch) to the SP (Specific Plan) zone, located at the northeast corner of the T-intersection of N. Thornydale Road and W. Sumter Drive, in Section 17, Township 12 South, Range 13 East in the Tortolita Planning Area.

OWNERS: Bellmeyer Wayne M Revoc Tr, et al.
3620 W. Sumter Drive
Tucson, AZ 85742-9051

AGENTS: Lazarus & Silvyn, P.C.
Attn: Rory Juneman
5983 E. Grant Road, Suite 290
Tucson, AZ 85712

DISTRICT: 1

STAFF CONTACT: Terrill L. Tillman, AICP, Principal Planner

PUBLIC COMMENT TO DATE: As of September 26, 2023, staff has received 317 signed letters and petitions representing 249 properties in protest to the request and 2 letters in support of the request.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 8 – 1** (Commissioner Gungle voted NAY, Commissioner Becker was absent).

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject site is located within the Maeveen Marie Behan Conservation Lands System (CLS) designated as Special Species Management Area (SSMA) and approximately 16.55 acres within the Multiple Use Management Area (MUMA) and approximately 2.1 acres of Important Riparian Area (IRA).

TD/TT/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P23SP00001

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FOR OCTOBER 17, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: September 26, 2023

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT AND SPECIFIC PLAN

P23SP00001 BELLMAYER WAYNE M REVOC LIVING TR, ET AL. - N. THORNYDALE ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Wayne M Bellmeyer Revoc Living TR, et al., represented by Lazarus and Silvyn, P.C., request a **comprehensive plan amendment and specific plan rezoning** for approximately 18.51 acres (parcel codes 224-44-0570 and 224-44-058A) from the Low Intensity Urban 0.3 (LIU - 0.3) to the Planned Development Community (PDC) land use designation and from the SR (Suburban Ranch) to the SP (Specific Plan) zone, located at the northeast corner of the T-intersection of N. Thornydale Road and W. Sumter Drive, in Section 17, Township 12 South, Range 13 East in the Tortolita Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 8 - 1 (Commissioner Gungle voted NAY, Commissioner Becker was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (August 30, 2023)

The public hearing was held virtually. Some commissioners were virtual while others attended through the telephonic option. Staff and the applicant attended and presented virtually.

Staff presented information from the staff report to the Commission with a recommendation of approval subject to standard and special conditions and discussed that this case had been before the Commission on November 30, 2022 and the Commission recommended denial. The case was subsequently withdrawn without a hearing before the Board of Supervisors.

A commissioner questioned why the Commission recommended denial of the specific plan. Staff replied that there were transportation concerns related to the over-capacity of Thornydale Road and the overall character of the project's proposed 3-story height. The commissioner asked how the changes have addressed the concerns. Staff replied that the applicant has reduced the number of units by 70 and removed 2 buildings, removed the 3-story height along the northern boundary and shifted the development 50 feet to the south away from the neighbors to the north.

The commissioner asked about whether there is wildlife crossing the property. Staff replied that the concern is related to setting aside the Important Riparian Area where wildlife is more likely to traverse the property. The applicant has also proposed a bridge crossing to keep from impeding wildlife crossing and by implementing the conditions that the Coalition has proposed will reduce the impact to the wildlife movement.

The applicant's representative presented additional information about the proposed project and demonstrated with a power point presentation the changes and reductions in buildings, units, water usage and overall impact of the proposed development.

A commissioner questioned the applicant regarding the letter provided by the Coalition for Sonoran Desert Protection stating that there is a reference to the westernmost parcel being identified as high-priority habitat protection parcel and why they have chosen to develop the site. The applicant replied that the plan includes 43% protection of the western parcel and the IRA. He continued, the need to yield a certain number of units to make a project economically viable is considered and the three-story buildings allow for greater open space, and the choice to keep the buildings 2-story adjacent to the neighbors to the north reduces the amount of open space.

A commissioner asked how the natural open space is codified. The applicant responded that he believes that the open space is surveyed and recorded. Staff clarified that the subdivision plat or development plan will regulate the open space in perpetuity and reasonably match the preliminary development plan but must contain a minimum of 6.5 acres of on-site preservation whether the development is built in one to twenty years from now. The large amount of property that was preserved south of this proposal had been codified through the subdivision plat.

A commissioner asked how the right-turn decel lane is planned along Thornydale Road and whether it would be designed as a full lane, or an elongated bus pull out. The applicant replied that the lane most likely will be more than an elongated bus pull out and less tapering and length than a regular turn lane, but the final design will be determined at the time of the revised Traffic Impact Study.

A commissioner asked about the light trespass from the subject site and whether there had been consideration for solar panels that cover parking. The applicant responded that the outdoor lighting code will regulate the light. The lights may be on motion sensors which will eliminate the constant lighting and there are more restrictive requirements regarding the outdoor lighting that have been agreed to in coordination with the Coalition. The solar panels are difficult for rental units, but solar panels for the office and retail space have been included within the specific plan.

A commissioner asked about whether the 400-foot setback distance to the neighbors to the north was adequate. Staff replied that 400 feet is a very large setback and about the distance of a football field.

The hearing was opened to the public.

Speaker #1 stated that he lives in North Ranch and has lived there for 32 years. He is concerned

about traffic and had to wait for 45 minutes for emergency services due to trying to get out onto Thornydale Road. Many of the neighbors will go north instead of trying to cross Thornydale Road and he believes that every time you try to exit onto Thornydale Road, you take your life into your hands. Thornydale Road contains too much traffic and many access drives which makes it unsafe. He continued by discussing that there are plenty of suitable vacant properties that this type of development could go and believes that this is a bad idea in this location.

Speaker #2 stated that she lives in North Ranch and appreciates the efforts that the developers have put forward in the changes of the proposal but believes that they have not gone far enough to alleviate the concerns originally raised and is concerned about left turn access onto Thornydale Road. There will be 4 driveways located within three-tenths of a mile creating an additional hazard and the proposed bike lane will be removed if Thornydale Road is expanded. She believes that teenagers will cross the street, not necessarily in the Linda Vista Boulevard and Thornydale Road crosswalks. She is concerned that the apartments are very small and expensive and is concerned that there is a need for more affordable apartments which do not exist. She believes that the Thornydale Road access should be right-out only. She discussed the survival rate of the Saguaro population and objects to the open space being given to other parts of the County instead of keeping open space where it is required.

Speaker #3 is opposed to the project and stated that this rezoning is out of character for the area. The current low-density zoning should remain for the people that live there. She stated is impossible to get across Thornydale Road and there is no guarantee for the bond to pass. She does not believe that the proposal is in compliance with the Sonoran Desert Protection Plan. She is concerned about the open space remaining in perpetuity for wildlife preservation. She stated that nationwide, 85% of the population is against the way that developers are destroying open space.

Speaker #4 is from a statewide organization representing responsible real estate development. She is in favor of the rezoning request and stated that Arizona has seen increased demand for apartments, but new apartment development has not kept pace causing increasing rents which is a supply/demand issue and rent will continue to be raised if the supply does not meet the demand. Her organization provides a higher level prospective about apartment rezonings and most of the common concerns heard at public hearings are that apartments will cause decreased safety when data demonstrates that apartments do not bring crime into an area. People are concerned that apartments change the neighborhood character when these people work and actually add to the character of a neighborhood, we also hear that it will decrease the value of the nearby residences, but the research does not demonstrate this. Increased traffic has also been discussed and this project will not significantly impact traffic. These are typical statements that she hears from municipalities within the state. This project has addressed the concerns of the neighbors by the reduction of units. which will reduce the traffic and the proposal has very large setbacks and significant setbacks.

Speaker #5 adamantly opposes the request. He believes that all of the issues that have been discussed are valid. He talked about how people will use the turning lanes to pass almost creating head on collisions. He traverses from his property at Cactus Canyon and stated that it is safer to drive in New York City and believes it will be much worse if the apartments are constructed and it will create further traffic problems with construction of the road improvements. He is concerned about the destruction of the desert.

Speaker #6 lives in North Ranch and is opposed to the request. She is concerned about traffic; on one instance she was kept from making her Doctor appointment. She could not get out of the development because of the high school traffic. The added traffic will impact the area greatly.

She added that you will not be able to turn left from Sumter Drive onto Shannon Road without additional stop signs.

Speaker #7 resides in the Mountain Vista Ridge and is speaking on behalf of himself and the HOA Board in opposition to the request. The site plan demonstrates an increase in traffic on an already overburdened roadway, calls for the removal of the floodplain from the property which will increase flooding to the Mountain Vista Ridge and the development of three-story buildings is out of character for the area. He is concerned about the traffic report and the volume of traffic split with 68.5 percent utilizing the Sumter Drive which keeps the Linda Vista Boulevard at a loss of service D instead of over-capacity, He does not believe this is accurate and that the calculations benefit the developer.

Speaker #8 lives in North Ranch and is opposed to the request. He believes there has been a lack of transparency and inclusiveness Since the rejection of the last rezoning, the developers didn't find the time to meet with concerned residents prior to submitting the new plan, however, during those eight months, they made time to hire a new architect, meet with Development Services, reach out to Rex Scott, but did not make the time to reach out to the neighbors to meaningful dialogue. The new submittal was provided in May and the residents nearby knew nothing about it until July 26th from an email notice from the HOA manager. When the developer presented the plan three weeks before today's meeting, by that time, the design was pretty much a done deal and then, they found out that the developer reached out to the HOA manager seeking a recommendation of approval and he questioned why the development is being rushed without meaningful discussion and requested that the specific plan be denied.

Speaker #9 stated that he owns one of the properties that is a part of the rezoning and is in support of the request. He lives with his family and horses. He bought the land and built his house there to live and train his horses because of the miles of washes and trails and nobody was living out there. He stated that the undeveloped, rural nature of his property doesn't exist anymore, and currently his property is landlocked on three sides with development, the first being North Ranch with over 700 homes built in the 1990's. The neighbors have taken away the rural nature of the land. Apartments seem like a good fit for this area because of the apartments across the street and the large developments to the north and south. The apartments will be good for the area and bring in residents that will eventually purchase a home in the area. The land is no longer suitable for horse uses and he asked for support for this request so that the property can be treated like every other adjacent development. He stated that he has no problem getting onto Thornydale Road.

Speaker #10 is a resident of North Ranch, and she stated that the previous speaker has completely flattened the land. She also said that there is drilling behind her house for water, and it appears that they have found none, and the well levels are down, and we live in the desert. She employed everyone to look with their eyes and hearts to consider our environment which should be considered first, not the pocketbook.

Speaker #11 is the representative with the Coalition for Desert Sonoran Protection and that the property is located within the MMBCLS and is concerned because the property is located within the Special Species Management Area, and a portion of the site within the Important Riparian Area with an 80% and 90% set aside requirement, respectively. She stated that the undisturbed western lot is a high priority habitat protect and the Coalition would be advocating for protection of the lot if there were bond money available for an acquisition. The proposal complies with the CLS guidelines, and the Coalition has worked with the developer on the issues of conservation and sustainability and outdoor lighting. She would like to see these habitat priority properties protected more but is supportive of the Comprehensive Plan Amendment and Rezoning.

Speaker #12 lives approximately 1 mile away and as a previous owner in North Ranch, he understands the concerns that the North Ranch neighbors have. He stated that apartments are needed, and he is in support of this project and believes that there is a great deal of natural open space for wildlife protection. He and his wife would choose to live in an apartment if he didn't have his grandson living with him. The reason he purchased a home is because the rents for apartments were so high because of the lack of inventory and reasoned that if more apartments are built, they become more affordable.

Speaker #13 stated that she grew up on the easternmost lot of the subject site and resides with her father. She stated that she works at Desert Mountain View High School and her dad built their house in the 70's and they could ride their horses through the washes and open spaces of the desert to train their young horses which began to change when North Ranch was built. Since then, the area has continued to be developed causing continued traffic and noise which is normal when living in a developed suburban area. They want to sell their property and move to a location more suitable to continue to ride and train our horses. While living within a suburban island is fine, they think it would be better to move to a more rural area. Because of the development around them, their only real option is to sell their property and building apartments would be good. The apartments to the west of us have not bothered us and she doesn't understand why the neighbors are so concerned. She closed saying, she does not understand why the neighbors whose development changed their lives significantly are the ones who strongly opposed this development when they are already surrounded by development. Their lives have changed, and they lived with it and became used to it and so will they. They pull a 50-foot horse trailer with living quarters and three horses and a 60-foot horse trailer which you cannot pull out quickly, nor stop quickly and have not had any problems accessing the street. She requested that the Commission support the request.

The applicant discussed the public comments at length and provided more accurate project details. He discussed that the apartments will be at market rate and the more units available, the less rents at some point. The floodplain is being remapped and they will not increase the post development flows which is regulated by flood control at the time of permitting and requested that the commission approve the request.

The public hearing was closed.

Commissioner Maece made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Membrilla gave second.

A commissioner discussed that he understands the emotions on both sides of the request and the tension between two fundamentally opposing ideas. The commission is not set up to focus solely on traffic and the continuity of the neighborhood as the neighbors have discussed today and he encouraged the neighbors to reach out to the District 1 Supervisor regarding their concerns. He asked that we look at the project from a different perspective considering those who can't afford housing and may not have vehicles and be able to utilize public transportation.

The commission voted to recommend **APPROVAL** of the comprehensive plan amendment and specific plan rezoning (8 – 1, Commissioner Gungle voted NAY, Commissioner Becker was absent), subject to the following conditions:

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the submittal of the development plan. The commercial component to the site shall be included in the TIS. Off-site improvements determined necessary as a result of the TIS shall be provided by the property owner.
 - B. The property owner shall dedicate 45 feet of right-of-way for Thornydale Road.
 - C. Corner spandrel right-of-way dedication shall be provided by the property owner(s) at the southwest corner of the project boundary adjacent to the Thornydale Road and Sumter Drive intersection prior to development plan or subdivision plat approval. A curve radius of twenty-five (25) feet is required.
 - D. A multi-use path shall be constructed to Pima County standards along the west side of Thornydale Road from Thornydale Road/Linda Vista intersection to the North Ranch subdivision. A second multi-use path shall be constructed along the north side of Sumter Drive from the Thornydale Road/Sumter Drive intersection to the west end of the driveway access including any handicap access ramps required at the two intersections. The design of the multi-use paths shall be determined at the time of permitting and as approved by the Department of Transportation.
 - E. Gated entries shall meet the requirements of the Subdivision and Development Street Standards.
 - F. A northbound right-turn lane at the project's driveway entrance on Thornydale Road shall be constructed to Pima County standards.
5. Flood Control District conditions:
 - A. Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) are required. The CLOMR shall be approved by FEMA prior to start of grading.
 - B. Drainage infrastructure, bank protection and open space for drainage shall be maintained by the property owner.
 - C. Encroachment into mapped Regulated Riparian Habitat and the FEMA floodplain not shown on the approved Preliminary Development Plan (PDP) is prohibited.
 - D. Disturbance of Regulated Riparian Habitat will be mitigated with like density to the habitat disturbed. The mitigation plantings shall be located within and surrounding the disturbance caused by construction of the basins.
 - E. This project shall comply with detention and retention requirements at the time of site permitting. During permitting if the site plan follows the drainage concept approved at the time of rezoning a Detention Waiver will be accepted by the Floodplain Administrator.
 - F. First Flush retention shall be provided in Low Impact Development practices distributed throughout the site and shall provide a maximum 9" depressed area for

- stormwater harvesting to supplement irrigation in the landscape buffers.
- G. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Regional Wastewater Reclamation conditions:
- A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
- B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
- E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
7. Environmental Planning conditions:
- A. The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System (CLS) Conservation Guidelines by providing a total of 45.6 acres as Natural Open Space (NOS). Should the developed area be reduced from that which is reflected in the approved Specific Plan, the property owner shall provide a minimum of four (4) acres of natural open space for every acre disturbed in order to achieve full compliance with the CLS Conservation Guidelines. No less than 6.5 acres of NOS will be provided onsite and will conform to the approximate location and configuration shown on the approved Specific Plan. The difference between the total acres of NOS and NOS provided onsite will be provided off-site. Off-site NOS must conform to the CLS Off-site Mitigation Policies found in *Pima Prospers* (Section 3.4 Environmental Element, Policy 11: "Conservation Lands System Mitigation Lands) and must comply with all of the following:
- Off-site NOS is acceptable to the Pima County Planning Official or their designee; and

- Prior to the approval of the tentative plat, off-site NOS will be permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or their designee.”
- B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control:

Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitialis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass (excluding E. intermedia, plains lovegrass)
Melinis repens	Natal grass
Mesembryanthemum spp.	Iceplant
Oncosiphon pilulifer	Stinknet
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schinus spp.	Pepper tree
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

8. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
9. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.
10. Water conservation conditions:
- A. The owner(s) shall incorporate EPA WaterSense fixtures in all dwelling units. WaterSense requirements include, but are not limited to, the following low water use items:

- Toilets
 - Showerheads
 - Bathroom faucets
 - Irrigation systems, including irrigation controllers
- B. The owner(s) shall not landscape or irrigate any portion of the Natural Undisturbed Open Space, as designated on the PDP. This condition does not limit the owner(s) ability to restore the previously disturbed areas of the Natural Undisturbed Open Space, as coordinated with Pima County Flood Control District.
- C. The project shall only include Xeriscape landscaping with native and/or desert adaptive vegetation that is drought tolerant, and it will use a water efficient drip irrigation system.
- D. The owner(s) shall grade the project's common areas to capture onsite stormwater runoff to promote passive rainwater harvesting.
- E. The owner(s) shall design the site so that stormwater runoff from the building and covered parking is directed into interior common area landscaping areas to promote passive rainwater harvesting, as shown on the attached Enclosure A.
- F. The project shall not include non-functional natural turf grass. Artificial turf may be substituted for natural turf.
- G. The project shall not include any fountains and water features in common areas.
- H. The owner(s) shall install dedicated irrigation meter(s) to monitor landscaping water use separate from residential potable use.
- I. The owner(s) shall install a leak detector for each multi-family building to help identify and remediate water overuse and/or water leaks.
- J. The owner(s) shall design and construct the community pools to drain into the sanitary sewer system.
11. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
12. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/TT/ds
Attachments

c: Silvyn & Lazarus, P.C.

SPECIFIC PLAN PDP

EXISTING COMPREHENSIVE PLAN USE:
EXISTING ZONING:

LIU 0.3
SUBURBAN RANCH - SR

PROPOSED COMPREHENSIVE PLAN USE:
PROPOSED ZONING:

PDC
SPECIFIC PLAN - SP

TOTAL SITE AREA: 806,348.7 S.F. (18.51 AC)
ROW DEDICATION: 27,157.9 S.F. (0.62 AC)
PROJECT AREA: 779,191 S.F. (17.88 AC)

NATURAL UNDISTURBED OPEN SPACE: 282,268.8 S.F. (6.48 AC)
FUNCTIONAL OPEN SPACE: 210,394.8 S.F. (4.83 AC)

COMMERCIAL FLOOR AREA: +/- 3,000 S.F.
TOTAL DWELLING UNITS: 270 UNITS
RESIDENTIAL DENSITY: 15.1 RAC
PARKING PROVIDED: 438 SPACES

AT THE TIME OF DEVELOPMENT, THE PROJECT WILL SUBMIT A DETENTION WAIVER TO PCRCD BASED ON THE CURRENT PROPOSAL






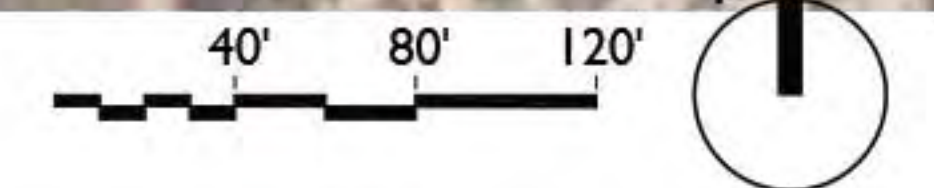
-  FUNCTIONAL OPEN SPACE
-  NATURAL UNDISTURBED OPEN SPACE
-  COVERED PARKING
-  IRA
-  BUILDING



EXHIBIT II.A: PRELIMINARY DEVELOPMENT PLAN
THORNYDALE AND SUMTER - SITE PLAN

DATE: 05.08.23 JOB#23000

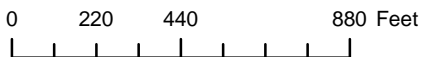


Case #: P23SP00001

Case Name: BELLMEYER WAYNE M. REVOC LIVING TR, ET AL. - N. THORNYDALE ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Tax Code(s): 224-44-0570 & 224-44-058A

AERIAL EXHIBIT

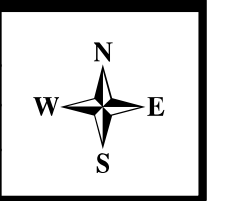


PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

Map Scale: 1:6,000	Map Date: 8/2/2023 - ds





**SPECIFIC PLAN
PLANNING AND ZONING COMMISSION
STAFF REPORT**

HEARING DATE	August 30, 2023
CASE	P23SP00001 Thornydale Sumter Specific Plan
PLANNING AREA	Tortolita
DISTRICT	1
LOCATION	The property is located at the northeast corner of the T-intersection of N. Thornydale Road and W. Sumter Drive.
ACREAGE	18.51 (+/-) acres
REQUEST	A Comprehensive Plan Amendment and Specific Plan Rezoning for a 10-building, 270-unit apartment complex and one building for office/recreation center and commercial uses. The plan amendment request is from the Low Intensity Urban 0.3 (LIU-0.3) to the Planned Development Community (PDC) land use designation and the rezoning request is from the SR (Suburban Ranch) to the SP (Specific Plan) zone.
OWNER	Wayne M Bellmeyer Revoc Living TR, Lois Ann Wilford Revoc TR
AGENT	Lazarus & Silvyn P.C. Rory Juneman

This is a revised preliminary development plan, site analysis and staff report from the November 30, 2022 Planning and Zoning Commission hearing where the Commission recommended denial in case P22SP00002. The case was subsequently withdrawn, and no hearing was scheduled before the Board of Supervisors.

Most of the following report and information remains unchanged from the original staff report except for the proposed use demonstrating a 70-unit apartment reduction (2 buildings) with a 500 square-foot increase in the office/recreation center and commercial use building. The Department of Transportation Report and the Environmental Report for the Conservation Lands System (CLS) have been amended to reflect the current traffic generation and the minimum on-site and off-site CLS conservation mitigation, respectively.

APPLICANT'S PROPOSED USE

The applicant proposes a comprehensive plan amendment and specific plan rezoning for an approximate 18.51-acre site comprised of two parcels for a ten building, 270-unit apartment complex plus an 8,000 square foot office, recreation center and commercial use building. Seven apartment buildings are planned at a height of 34 feet and three-stories and three apartment buildings with the office, recreation center and commercial use building are planned for 24 feet and two-stories.

APPLICANT'S STATED REASON

"The Project is located in an area where new housing units and density is appropriate. This is an infill site, surrounded on the north and south by medium-density residential, and to the west by

existing multi-family and commercial. Existing utility and road infrastructure will serve the Project. The Project will be directly located on Thornydale, a major arterial street, and will serve as a transition to the medium-density neighborhood to the north.”

STAFF REPORT SUMMARY

Staff recommends **APPROVAL** of the Thornydale Sumter Specific Plan (SP) rezoning and plan amendment to Planned Development Community (PDC). The plan adheres to comprehensive plan policies, is an infill site, implements the Arizona Growing Smarter Acts and is an efficient use of existing infrastructure.

PUBLIC COMMENT

As of the writing of this report, August 15, 2023, staff has received on protest letter citing concern over the additional traffic generation and the over-capacity Thornydale Road.

Published and mailed notice of the proposal along with the website posting of the application and specific plan will occur a minimum of fifteen days prior to public hearing. A draft staff report will be available a minimum of fifteen days prior to public hearing with the final version posted to the website. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN POLICIES

The land use designation of the subject site is Low Intensity Urban 0.3 (LIU 0.3) and the planned land use designation is Planned Development Community (PDC).

The LIU 0.3 land use designation plans for low density residential uses and other compatible uses and to provide incentives for residential conservation subdivision to provide more natural open space. Density bonuses are offered in exchange for providing open space. There is no minimum residences per acre (RAC) density and the maximum RAC is 0.3 without a density bonus. The LIU 0.3 plan density bonus allows a maximum RAC of 1.2 with a minimum of 65% open space. The subject site is surrounded by Medium Intensity Urban, Higher Intensity Urban, Neighborhood Activity Center and Medium Low Intensity Urban, all less restrictive designations.

Approval of the Specific Plan rezoning and concurrent plan amendment will change the LIU 0.3 land use designation to the PDC designation, which will bring the Specific Plan (zoning) and Comprehensive Plan land use designation into conformity with the comprehensive plan. The PDC land use designation allows specific plans to demonstrate the intent for a specific plan area as a whole.

There are no special area or rezoning policies applicable to the site.

The proposed uses are supported by a number comprehensive plan policies referenced within the specific plan, a few are listed below:

- Include regulatory floodplains and regulated riparian habitat areas as open space priorities to maintain hydrologic integrity, wildlife corridor connectivity and contiguous open space corridors
- Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place and the market is receptive
- Require all mixed-use developments to incorporate design elements for walkability, bikeability and access to work, school, services, infrastructure and healthy foods
- Mitigation of the CLS may be provided on-site, off-site, or in combination
- Incorporate through good design housing types within mixed use developments at scales generally compatible, but more dense than adjacent established neighborhoods

The Specific Plan implements the comprehensive plan policies by the restoration of the previously denuded Important Riparian Habitat (IRA) and avoidance of the in-tact natural area of the IRA. The development is planned to be compact, more dense than adjacent neighborhoods and the 34-foot, three-story height allows for additional CLS preservation on site. Internal paths connect to the major transportation thoroughfare of Thornydale Road. Two additional paved pedestrian and bicycle multi-use paths are planned connecting the east side of Thornydale Road right-of-way from the North Ranch subdivision to the Thornydale Road/Linda Vista Boulevard intersection and running from the project's Sumter Road access to Thornydale Road, reducing vehicular trips to church, school, services and to the commercial center at the N. Thornydale Road and W. Linda Vista Boulevard intersection containing grocery and services.

PREVIOUS COMPREHENSIVE PLAN CASES ON PROPERTY

An individual comprehensive plan amendment request was made (IR-18) under Pima Prospers being heard as part of the overall county's comprehensive plan update. All the amendments, whether county-initiated or individually initiated were heard by the Planning and Zoning Commission as a package. At the public hearing, the commission declined to consider any amendment requests that contained lands within the Conservation Lands System and believed that those lands should come in under separate requests; hence, no action was taken.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CR-5	North Ranch Developed Residential Subdivision
South:	CR-4	Mountain Vista Ridge Developed Residential Subdivision
East:	CR-1/SR	Developed Residential properties/Church
West:	CR-5/CB-1	Linda Vista Apartments/Retail and Commercial

The area is primarily characterized with a mix of higher- and lower-density residential development. Lower-density residential development exists in well-established neighborhoods located between one-quarter of a mile to the northwest and one-half mile to the northeast of the subject site. Higher density CR-5 (Multiple Residence) zoned apartments are located across the street to the west. A higher-density, CR-4 (Mixed-Dwelling Type) subdivision is located adjacent to the site along the southern boundary and higher-density subdivisions exist along the Thornydale Road corridor. The surrounding area has a high school, charter school, elementary school, private school, churches and fire station. The nearest services are southwest of the subject site at the northwest corner of W. Linda Vista Boulevard and N. Thornydale Road. Recreational opportunities exist within the Arthur Pack Regional Park located approximately 1,300 feet west of the intersection of W. Linda Vista Boulevard and N. Thornydale Road within one-quarter of a mile from the site. The park contains a golf course, ball fields, batting cages, basketball courts, playground, soccer fields, and hiking trails within the Maeveen Behan Desert Sanctuary. The Tucson Audubon Society Mason Center just south of Arthur Pack Park offers bird watching and other educational programs.

PREVIOUS REZONING CASES ON PROPERTY

A previous comprehensive plan amendment and specific plan rezoning by case P22SP00002 was applied for on the site and heard by the Planning and Zoning Commission November 30, 2022, which the Commission voted to recommend denial. The case was subsequently withdrawn by the applicant to address the over-capacity concerns related to Thornydale Road.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

- *Rezoning case P22SP00001* – N. Thornydale Road from CB-1® (Local Business – Restricted) to the SP (Specific Plan) zone located approximately one-half of a mile south of the subject site for a 39-foot high, three-story, 114,800 square foot building for self-storage and associated office use. The original rezoning to the CB-1 ® zone occurred within the below listed rezoning case *P18RZ00001*. The avoidance of the Important Riparian Area conformed to the previously approved Conservation Lands System mitigation plan. The SP rezoning was approved by the Board of Supervisors on September 6, 2022.
- *Rezoning case P18RZ00001* – N. Thornydale Road from SR to CB-1 ® (3 acres) and CR-5 (15.3 acres) located approximately one-half of a mile south of the subject site for a 52-lot single family residential subdivision and an 18,000 square foot single-tenant commercial use with 18% on-site and off-site open space conservation was approved by the Board of Supervisors on May 1, 2018.
- *Rezoning case P17RZ00006* – W. Sumter Drive from SR to CR-4 on 77.95 acres located approximately located adjacent to the south of the subject site for a 200-lot single-family residential subdivision with 35% on-site and off-site open space conservation was approved by the Board of Supervisors on January 2, 2018.

Past activity:

There has been a substantial amount of land in the vicinity of the site that has been rezoned from original SR. Areas near the site were rezoned in the 1980's and early 1990's to CR-4, CR-5, and TR (Transitional) with resultant single-family subdivision lot development and some approvals for attached townhome and condominium style development. There has also been a number of lower density CR-1 (Single Residence) rezonings in the general area as shown by acre-sized parcels. More recent rezonings occurred adjacent to the site for CR-5 zoning and south of Linda Vista Boulevard for CR-2 (Single Residence) zoning, both resulting in subdivisions with on-site and off-site conservation.

Rezonings resulting in commercial service and apartment development have also occurred, including a shopping center and apartments at, and near the northwest corner of Thornydale Road and Linda Vista Boulevard and retail and other commercial buildings at the northeast corner of Thornydale Road and Overton Road.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The entire site is located within the CLS designated as Special Species Management Area (SSMA) and approximately 16.55 acres within the Multiple Use Management Area (MUMA) and approximately 2.1 acres of Important Riparian Area (IRA). The IRA areas of the site are regulated by the Pima County Regional Flood Control District (RFCD) and CLS compliance will be met through a combination of natural open space set-asides and restoration of the denuded areas of the IRA. The CLS policies will be met through 6.5 acres of on-site natural open space preservation and 39.1 acres of off-site natural open space preservation.

PLANNING REPORT

Staff supports the request because the subject site is infill development and is an efficient use of existing infrastructure. The specific plan uses, heights and densities are consistent with the policies of Pima Prospers, Pima County's comprehensive land use plan and contain similar densities to the surrounding area.

The subject site consists of two parcels of land. The western parcel is undeveloped and the eastern parcel is currently developed with a single-family residence and has been mass graded for equestrian uses. The existing residence will be razed.

The 270-unit, 10-building apartment complex with an associated office, recreational center and commercial use building will be accessed by one full access, gated driveway connecting to Thornydale Road and a full access, gated drive onto Sumter Drive. The combination office, recreational center and commercial use building is located outside the gated access drive for the residential apartment uses and open to the public offering some combination of an artisan studio, personal services such as a beauty salon, barber shop, personal training and fitness instruction and professional and semi-professional offices. The paved parking areas will conform with the required number of parking spaces in the Pima County Zoning Code and provide one covered parking space for each unit. There will be five parking spaces equipped with electrical vehicle (EV) charging spaces and 10% of all parking will be "EV Ready" so that those spaces will contain the necessary utility infrastructure able to connect future charging stations, if needed.

Seven of the apartment buildings are planned for three-stories and a maximum height of 34 feet and three of the apartment buildings (labeled as buildings 1-3) and office, recreational center and commercial building are planned for two-stories with a maximum height of 24 feet. The verticality allows for additional mitigation of the CLS. Approximately 36% (6.48 acres) of the site after the .62-acre right-of-way dedication is planned as natural open space and the IRA will remain natural except for the previously disturbed area (.20 acres) and the bridge crossing (.08 acres). The previously disturbed areas of the IRA will be revegetated using native riparian plants. Water conservation features are planned for the landscaping along with additional conservation features outlined in rezoning conditions #10 A-J.

The site contains large quantities of saguaro cactus. Many of the saguaros will be preserved in place or transplanted on-site. There are six giant saguaros which will remain in place or be mitigated with 3 additional saguaros 4 feet in height. The remaining saguaros that will be preserved in place or transplanted on-site are not planned for mitigation due to the equivalent CLS mitigation off-site. A 35-foot natural bufferyard will be provide along the northern property boundaries of the site with a 25-foot-wide drainage channel in between the parking area and the bufferyard. No walls or fencing will be located within the wildlife corridor located in the central portion of the western parcel. A 6-foot masonry wall will be located along the eastern edge of the parking area with a minimum of 63 feet of natural open space and IRA along the eastern boundary. Along the western boundary adjacent to Thornydale Road, a minimum 60-foot-wide natural bufferyard is planned. Along the southern boundary of the site, a combination of a natural open space and a 16-foot-wide landscaped drainage basin will act as the bufferyard adjacent to the Sumter Drive frontage. More than adequate site setbacks are proposed as buildings will be located interior to the bufferyards and parking areas of the site.

Thornydale Road is classified as a Major Street and Scenic Route. A 45-foot right-of-way dedication for Thornydale Road will be required to meet the planned width of 150-feet and a 20% clear viewshed through the site will be required to exceed the allowable 24-foot-height restriction along a scenic route. All structures located within 200-feet of the adjacent right-of-way will be required to be earthtone in color. Multi-modal infrastructure is planned within the internal circulation of the site with sidewalks connecting to the planned multi-use paths that will connect the east side of the Thornydale Road right-of-way from the North Ranch subdivision to the Thornydale Road/Linda Vista Boulevard intersection and a path from the project's Sumter Road access to Thornydale Road. These paths implement Safe Routes to Schools and improve safety and levels of physical activity. There is Sun Shuttle service at Thornydale Road and Linda Vista Boulevard.

Arizona Growing Smarter Acts are implemented on the site through public and private cooperation to efficiently develop and encourage the use of community infrastructure; and by providing a range of housing, employment and other essential services with safe environments to enjoy. The development will provide multi-family residential units, contain a commercial component and utilize existing infrastructure and provide multi-use paths in the adjacent rights-of-way creating walkable neighborhoods which support public and private cooperation and investment.

Concurrency of Infrastructure:

Concurrency of infrastructure exists to serve the proposed development. The Department of Transportation has a secondary transportation concern due to the over-capacity of Thornydale Road. An unwarranted, northbound right-turn lane onto Thornydale Road along with the connecting multi-use paths are the proposed mitigation to address the Thornydale Road capacity.

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Secondary Concern	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
PARKS AND RECREATION	Yes	No comment
WATER	Yes	Will-serve letter included in the SP
SCHOOLS	Yes	Letter of capacity included within the SP

TRANSPORTATION REPORT

Sumter Drive is a paved two-lane roadway maintained by the County. Sumter Drive is classified as an Urban Minor Collector by its Federal Functional Classification with a posted speed limit of 35 miles per hour (mph). The existing right-of-way width for Sumter Drive is 60 feet. The most recent traffic count for Sumter Drive is 661 average daily trips (ADT) and the traffic capacity of Sumter Drive is 10,360 ADT.

Thornydale Road between Cortaro Farms Road to Camino Del Norte was recently improved per capital improvement project No. 4TCFLV. The three-lane cross section (two travel lanes and a middle two-way left turn) was a mill and overlay project that included the addition of paved shoulders. Thornydale Road has a posted speed limit of 40 mph and is maintained by the County. Thornydale Road is classified as an Urban Minor Arterial by its Federal Functional Classification and is a Major, Scenic Route per the Major Street and Scenic Routes Plan. Adjacent to the site, the existing right-of-way width for Thornydale Road is 105-feet with a planned 150-foot right-of-way width. The most recent traffic count for Thornydale Road north of the site is 19,943 ADT and the traffic capacity of Thornydale Road is 16,815 ADT.

Access to the site is proposed at two locations, on Thornydale Road opposite the existing Le

Mirage Apartment Driveway and on Sumter Drive approximately 771 feet east of Thornydale Road. Both access points, Thornydale Road and Sumter Drive will be full access and gated. Internal circulation, including the required turnaround area will be determined at time of permitting. The proposed 270 multi-family apartment units and commercial component will generate approximately 1,860 ADT as indicated in the Traffic Impact Study (TIS), but the final commercial component is unknown at this time. As indicated above, Thornydale Road is currently operating above capacity, therefore, a revised TIS is required to be reviewed and approved with the development plan submittal and is a condition of approval.

The project will contribute to the over-capacity of Thornydale Road; however, the developer proposes a multi-use path as an alternative mode of transportation to reduce the impacts to a Secondary Transportation Concurrency Concern. The multi-use path is proposed on the east side of Thornydale Road and on the north side of Sumter Drive to be constructed to Pima County standards. The path will provide pedestrian and bike connectivity between the North Ranch Subdivision to the north and the Thornydale Road/Linda Vista Boulevard intersection, and from there to the Mountain View High School. A northbound right-turn lane will also be constructed at the project driveway entrance with Thornydale Road.

Due to the proposed mitigation offered by the developer, the Department of Transportation has identified this as a secondary concurrency concern, and supports the request subject to rezoning conditions #4A-F.

FLOOD CONTROL REPORT

The Regional Flood Control District (District) offers the following comments:

1. This property contains Flood Control Resource Areas (FCRA) over most of the project site, due to the presence of Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SFHA) Zone A. The floodplain area is approximate and not based on a detailed study. The developer has provided detailed information regarding the floodplain, which should be considered the FCRA boundary. The project footprint shows minor encroachments into the updated FCRA, which is acceptable to the District.
2. The classification of the Regulated Riparian Habitat (RRH) is Important Riparian Area with an Underlying Classification of Xeroriparian C. The PDP calls out the RRH on the plan view as IRA and shows minimal encroachment from the construction of a bridge and arch culvert to provide vehicular access over the regulatory wash to the east portion of the project where most of the apartments are located. The 0.08 acres of IRA disturbance is 3.8% of the total amount of IRA on the property. The proposed design is supportive of Pima Prospers Comprehensive Plan Policy 3.1.1.5. where development of land prioritizes setting aside floodplains and RRH as open space to maintain floodplain function, hydrologic integrity and continuous open space corridors. As such, the District is not opposed to the minimal disturbance to the IRA Riparian Habitat. A condition of the rezoning will be to mitigate and replace the disturbed density of RRH.
3. At the west side of the project there is a smaller regulatory wash with an associated 25' erosion hazard setback (EHS) and mapped RRH. The Site Analysis reports a 1% chance peak discharge of 203 cubic feet per second (cfs). At the east side of the project a regulatory wash with an associated 50' EHS with mapped RRH has a 1% chance peak discharge of 531 cfs. The supporting hydrological analysis data sheets have been provided in Appendix C. These washes combine downstream at the platted Mountain Ridge Natural Undisturbed Open Space (NUOS). While the project encroaches into the boundaries of the floodplain with proposed bank protection and access, the proposed development primarily avoids impact to the RRH and wash. The project also proposes to direct the onsite flows to the existing riparian vegetation along the wash. The post development flows exit at the south boundary of the

- property where the flow exits under existing conditions into the off-site NUOS.
4. When improvements are proposed within the effective FEMA SFHA, both a Conditional Letter of Map Revision (CLOMR) and (Letter of Map Revision) LOMR are required. The CLOMR shall be approved by FEMA prior to start of grading.
 5. This project is located within a Critical Basin where a 10% reduction is required. The developer has proposed a waiver to the detention requirement. The site drainage exits at the southern property boundary through the Mountain Ridge NUOS area to a 500-acre county owned park and golf course. As such, no impact from the proposed development to immediate residential or commercial properties is anticipated. When the site reduces development impacts by preserving the natural drainage patterns and does not create adverse impact to downstream properties, a detention waiver can be supported by the Floodplain Administrator. The developer has preliminarily provided hydrologic information to the District and has discussed the waiver to the detention requirement. The implementation of First Flush retention throughout the site will reduce the frequency of runoff from the site. As such, a Detention Waiver has been conditionally approved based on the information provided in the Site Analysis by the Floodplain Administrator.
 6. First Flush retention is a requirement and is preferred to be located throughout a development to maximize capturing the first 0.5 inch of rainfall. The PDP does not provide the requested concept flow patterns to demonstrate that impervious surfaces, including buildings and parking, will drain to proposed basins. At the time of permitting the construction plans shall show flow patterns to demonstrate that the impervious surfaces will drain to the retention areas. A condition of the rezoning will be to provide First Flush retention in basins distributed throughout the site with the expectation that the site drainage will be directed to basins harvesting the first 0.5 of rainfall.
 7. This site has an assured water supply by Metro Water. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B (commercial) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. A condition will be provided to ensure compliance with the Water Policy of the Comprehensive Plan.

Regional Flood Control District has no objection to the specific plan subject to rezoning conditions #5A-G.

WASTEWATER RECLAMATION REPORT

Capacity is currently available for this development in the 15" public sewer G-85-053, downstream from manhole 4349-03 (P22WC00202 Type I, dated June 29, 2022). Allocation of capacity for the development will be made by the Type III Capacity Response.

The Pima County Regional Wastewater Reclamation Department (PCRWRD) has no objection to the proposed rezoning request subject to the addition of rezoning conditions #6A-F.

ENVIRONMENTAL PLANNING REPORT

Site Conservation Values

- The approximately 18.5-acre project site is entirely within the CLS, with IRA and MUMA designations. The entire site is designated as a SSMA.
- The project site is within the Priority Conservation Area (PCA) for the Cactus ferruginous pygmy owl; it is outside the PCAs for the Western burrowing owl, Needle-spined pineapple cactus, and Pima pineapple cactus
- There are 70 ironwoods and 187 saguaros onsite; 34 saguaros are six feet or less, 147 are greater than six feet and equal to or less than 18 feet, and 6 are greater than 18 feet. Impacts to native vegetation and specifically saguaros and ironwoods will be addressed via compliance with Pima County Code Chapter 18.72, Native Plant Preservation.

- The project site includes two small washes and associated riparian habitat. Disturbances to these resources are regulated by the Regional Flood Control District according to Pima County Code Chapter 16.30, Watercourse and Riparian Protection and Mitigation Requirements
- The western parcel of the project site was identified as a highest-priority “Habitat Protection Priority” acquisition under the 2004 Bond Program.

Landscape Context

The project site is surrounded by a mix of residential land uses, with multi-family residential (CR-5) to the west and north, mixed dwelling (CR-4) to the south and single family residential (CR-1) to the east. There is also a small pocket of commercial uses (CB-1) the southwest of the property.

The project site does not occur within or near any CLS Critical Landscape Connection or wildlife movement area as identified by the Arizona Game and Fish Department. The closest county-owned preserve is located approximately one-half mile to the west of the site.

The small onsite washes and associated riparian habitat likely facilitates localized wildlife movement across the site and the adjacent block of natural open space to the south. However, considering the constraints resulting from surrounding land uses and the site’s distance from identified wildlife movement areas and County-owned preserves or other protected habitat blocks, the project site’s contribution to landscape-level connectivity is relatively limited.

Potential Impact to Biological Resources and CLS

The gross acreage of the project area is approximately 18.5 acres, which will be reduced to 17.9 acres after the required dedication of a right-of-way along Thornydale Rd. According to the Specific Plan, approximately 11.4 acres of the site will be disturbed. In keeping with the applicant’s stated intent to fully comply with the CLS Conservation Guidelines ratio of four (4) acres of conservation for every acre of development within the SSMA designation, a total of 45.6 acres of natural open space (NOS) will be provided in a combination of on- and off-site areas. The Specific Plan proposes to set aside approximately 6.5 acres of NOS on-site, leaving approximately 39.1 acres of NOS to be provided off-site.

Given the site’s on-site resources, landscape context, and the applicant’s stated intent to fully comply with the CLS Conservation Guidelines with both on-site and off-site set-aside of NOS in conjunction with recommended Special Conditions #7A-B, this project is not expected to significantly alter the condition or integrity of biological resources in the area or the viability of the CLS.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of condition #8.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation have no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service have concerns related to habitat loss and fragmentation from development in an area designated as a SSMA within the Pima County Comprehensive Plan and the Sonoran Desert Conservation Plan. The species potentially impacted are the lesser long-nosed bat (*Leptonycteris curasoae yerbabuenae*), a recently delisted species under the Endangered Species Act, and the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*), a species formerly listed under the Endangered Species Act and recently proposed for relisting under the ESA and a species proposed for coverage under Pima County’s Multi-Species Conservation Plan (MSCP). The proposed amendment occurs in an area where lesser

long-nosed bats have been documented foraging and moving between roosts and foraging areas. It is our recommendation that, if saguaros occur within these parcels, that they be preserved in place or salvaged and replanted within the parcels or within conservation lands in this general area. By so doing, there should be no net loss of lesser long-nosed bat forage resources.

With regard to the pygmy-owl, this parcel occurs in the general area historically occupied by pygmy-owls and where various design elements have been incorporated into existing roadways and developments to reduce impacts to and facilitate movement by pygmy-owls. These parcels have significant ironwood and saguaro resources that not only have value to the pygmy-owl but is also a sensitive and valuable vegetation community. It is possible with on-site natural open space set asides as required by the CLS guidelines; the proposed rezoning may avoid the potential to render these previous conservation actions ineffective. The pygmy-owl is a covered species under Pima County's MSCP, and this area is a SSMA for the pygmy-owl under the existing CLS and Comprehensive Plan. We strongly recommend and support as suggested in the application materials that the guidelines outlined within the CLS and Comprehensive Plan be applied to this parcel. If this amendment application is approved, no more than 20% of the parcel should be developed and the remaining 80% configured as natural open space in a way that maintains habitat connectivity as anticipated through existing development and transportation facilities. We recommend that these parcels comply with the CLS guidelines for the special species management designation through either on-site or off-site natural open space set asides.

WATER DISTRICT REPORT

Metropolitan Water District has no comment but has provided a will-serve letter contained within the Specific Plan.

SCHOOL DISTRICT REPORT

Marana Unified School District has no comment but has provided a letter of capacity to serve the Specific Plan.

FIRE DISTRICT REPORT

Golder Ranch Fire District has provided comments for future use during permitting.

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the submittal of the development plan. The commercial component to the site shall be included in the TIS. Off-site improvements determined necessary as a result of the TIS shall be provided by the property owner.
 - B. The property owner shall dedicate 45 feet of right-of-way for Thornydale Road.

- C. Corner spandrel right-of-way dedication shall be provided by the property owner(s) at the southwest corner of the project boundary adjacent to the Thornydale Road and Sumter Drive intersection prior to development plan or subdivision plat approval. A curve radius of twenty-five (25) feet is required.
 - D. A multi-use path shall be constructed to Pima County standards along the west side of Thornydale Road from Thornydale Road/Linda Vista intersection to the North Ranch subdivision. A second multi-use path shall be constructed along the north side of Sumter Drive from the Thornydale Road/Sumter Drive intersection to the west end of the driveway access including any handicap access ramps required at the two intersections. The design of the multi-use paths shall be determined at the time of permitting and as approved by the Department of Transportation.
 - E. Gated entries shall meet the requirements of the Subdivision and Development Street Standards.
 - F. A northbound right-turn lane at the project's driveway entrance on Thornydale Road shall be constructed to Pima County standards.
5. Flood Control District conditions:
- A. Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) are required. The CLOMR shall be approved by FEMA prior to start of grading.
 - B. Drainage infrastructure, bank protection and open space for drainage shall be maintained by the property owner.
 - C. Encroachment into mapped Regulated Riparian Habitat and the FEMA floodplain not shown on the approved Preliminary Development Plan (PDP) is prohibited.
 - D. Disturbance of Regulated Riparian Habitat will be mitigated with like density to the habitat disturbed. The mitigation plantings shall be located within and surrounding the disturbance caused by construction of the basins.
 - E. This project shall comply with detention and retention requirements at the time of site permitting. During permitting if the site plan follows the drainage concept approved at the time of rezoning a Detention Waiver will be accepted by the Floodplain Administrator.
 - F. First Flush retention shall be provided in Low Impact Development practices distributed throughout the site and shall provide a maximum 9" depressed area for stormwater harvesting to supplement irrigation in the landscape buffers.
 - G. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Regional Wastewater Reclamation conditions:
- A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.

- D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
7. Environmental Planning conditions:
- A. The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System (CLS) Conservation Guidelines by providing a total of 45.6 acres as Natural Open Space (NOS). Should the developed area be reduced from that which is reflected in the approved Specific Plan, the property owner shall provide a minimum of four (4) acres of natural open space for every acre disturbed in order to achieve full compliance with the CLS Conservation Guidelines. No less than 6.5 acres of NOS will be provided onsite and will conform to the approximate location and configuration shown on the approved Specific Plan. The difference between the total acres of NOS and NOS provided onsite will be provided off-site. Off-site NOS must conform to the CLS Off-site Mitigation Policies found in *Pima Prospers* (Section 3.4 Environmental Element, Policy 11: "Conservation Lands System Mitigation Lands) and must comply with all of the following:
 - Off-site NOS is acceptable to the Pima County Planning Official or their designee; and
 - Prior to the approval of the tentative plat, off-site NOS will be permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or their designee."
 - B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control:

Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitialis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive

Eragrostis spp.	Lovegrass (excluding E. intermedia, plains lovegrass)
Melinis repens	Natal grass
Mesembryanthemum spp.	Iceplant
Oncosiphon pilulifer	Stinknet
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schinus spp.	Pepper tree
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

8. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
9. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.
10. Water conservation conditions:
 - A. The owner(s) shall incorporate EPA WaterSense fixtures in all dwelling units. WaterSense requirements include, but are not limited to, the following low water use items:
 - Toilets
 - Showerheads
 - Bathroom faucets
 - Irrigation systems, including irrigation controllers
 - B. The owner(s) shall not landscape or irrigate any portion of the Natural Undisturbed Open Space, as designated on the PDP. This condition does not limit the owner(s) ability to restore the previously disturbed areas of the Natural Undisturbed Open Space, as coordinated with Pima County Flood Control District.
 - C. The project shall only include Xeriscape landscaping with native and/or desert adaptive vegetation that is drought tolerant, and it will use a water efficient drip irrigation system.
 - D. The owner(s) shall grade the project's common areas to capture onsite stormwater runoff to promote passive rainwater harvesting.
 - E. The owner(s) shall design the site so that stormwater runoff from the building and covered parking is directed into interior common area landscaping areas to promote passive rainwater harvesting, as shown on the attached Enclosure A.
 - F. The project shall not include non-functional natural turf grass. Artificial turf may be substituted for natural turf.
 - G. The project shall not include any fountains and water features in common areas.
 - H. The owner(s) shall install dedicated irrigation meter(s) to monitor landscaping water use separate from residential potable use.
 - I. The owner(s) shall install a leak detector for each multi-family building to help identify and remediate water overuse and/or water leaks.

- J. The owner(s) shall design and construct the community pools to drain into the sanitary sewer system.
11. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
 12. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

Respectfully Submitted,



Terrill L. Tillman, AICP
Principal Planner

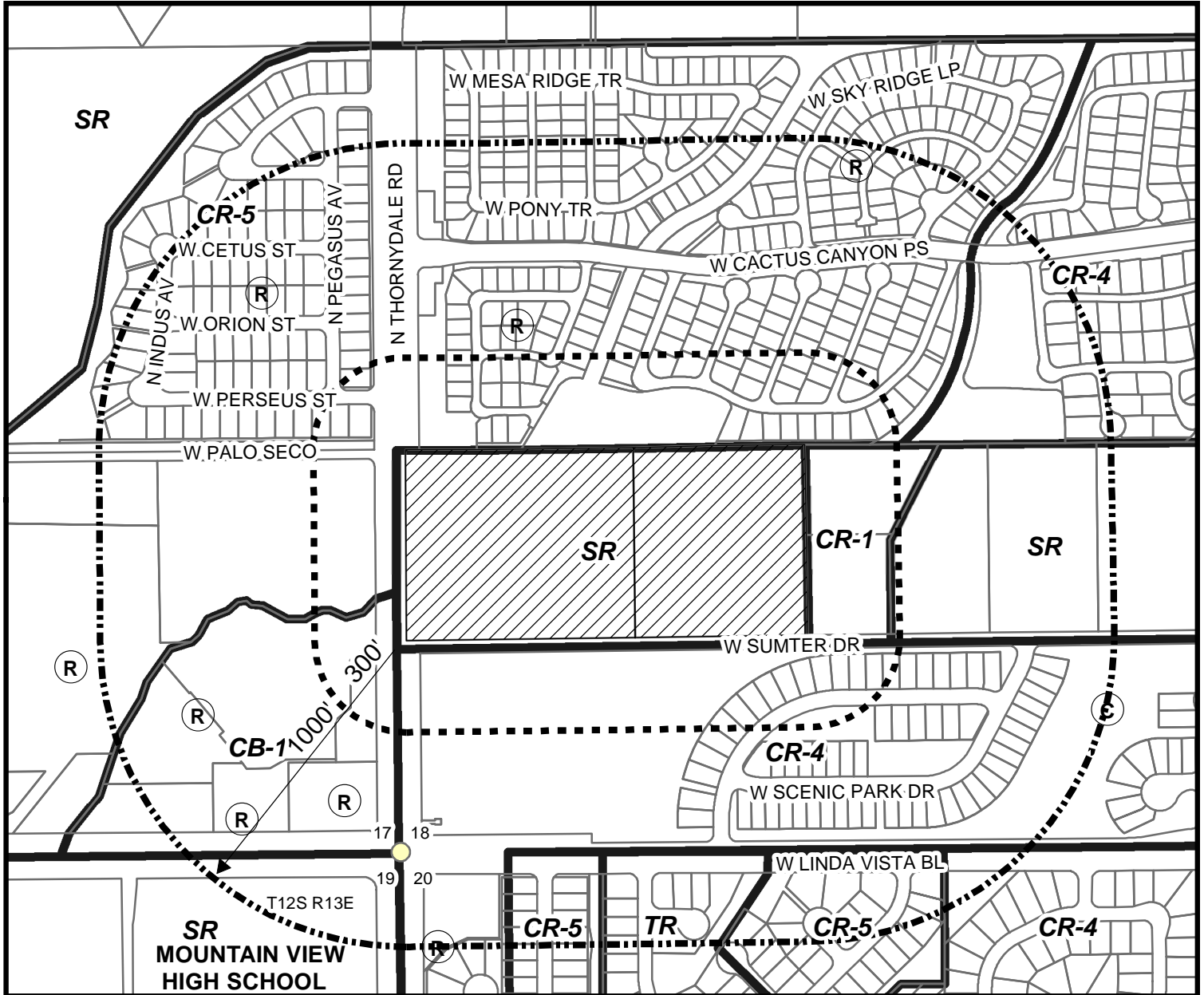
c: Rory Juneman

Case #: P23SP00001

Case Name: BELLMEYER WAYNE M. REVOC LIVING TR, ET AL. - N. THORNYDALE ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT



Tax Code(s): 224-44-0570 & 224-44-058A

 300' Notification Area
  Subject Property
 1000' Notification Area
  Zoning Boundary



Area of proposed rezoning from SR to SP 

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes:			
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10			
	Planning & Zoning Hearing: 8/30/23 (scheduled)	Board of Supervisors Hearing: TBA		
	Base Map(s): 161	Map Scale: 1:6,000	Map Date: 8/2/2023 - ds	





Planned Development Community (PDC)

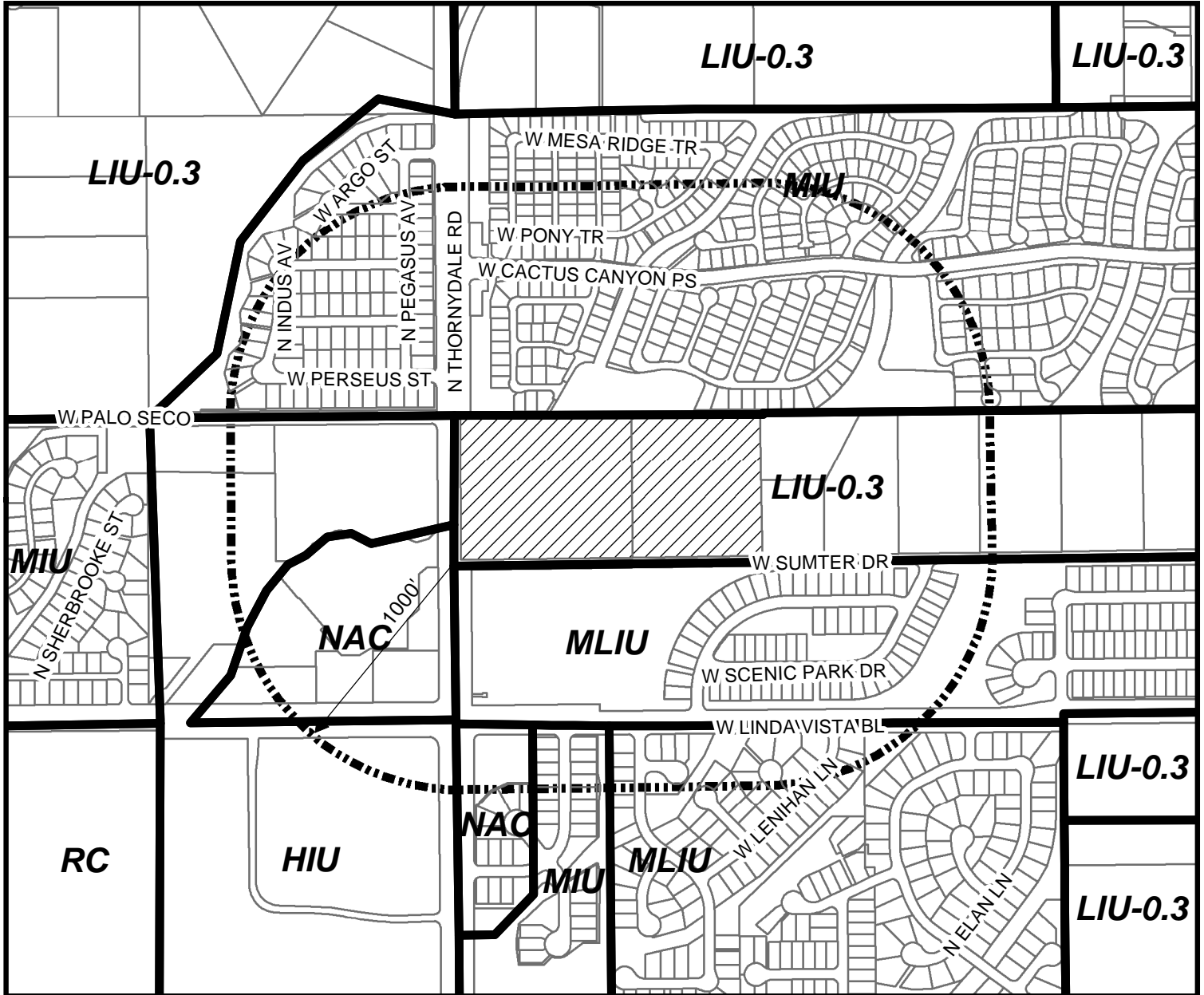
Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.


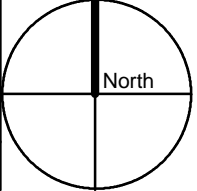
COMPREHENSIVE PLAN AMENDMENT

Planned Land Use

 Subject Property
 1000' Notification Area



Taxcodes: 224-44-0570, 224-44-058A	P23SP00001 BELLMEYER WANYE M REVOC LIVING TR, ET AL. - N. THORNYDALE ROAD SPECIFIC PLAN & COMPREHENSIVE PLAN AMENDMENT	District: 1 Location: Northeast corner of the T-intersection of N. Thornydale Road and W. Sumter Drive
Request: Low Intensity Urban 0.3 (LIU-0.3) to Planned Development Community (PDC) 18.51 Acres +/-		

	Tortolita Planning Area under Pima Prospers Section 17, Township 12 South, Range 13 East	
	Planning and Zoning Commission Hearing: August 30, 2023 Board of Supervisors Hearing: TBA	Map Scale: 1:8,000 Map Date: August 2, 2023 / dms

Thornydale Sumter Specific Plan

Neighborhood Meeting

Project Summary: Last year, ZDC Properties, LLC (“ZDC”) presented a rezoning proposal for the development of approximately 17.88 acres of land at the northeast corner of Thornydale Road and Sumter Drive in unincorporated Pima County (“County”), Assessor’s Parcel Nos. 224-44-0570 and -058A (the “Property”). The Property is currently zoned Suburban Ranch (“SR”) and designated as Low Intensity Urban (“LIU-0.3”) by *Pima Prospers*. ZDC is proposing to rezone the Property to a Specific Plan to permit the development of multi-family residential (“MFR”) housing with a small area of amenity commercial space (the “Project”). Based on feedback received from neighbors and the County Planning & Zoning Commission at public meetings, ZDC has made significant changes to the Project design, which are being proposed in a new Specific Plan.

Date/Time: Monday, August 7, 2023
6:00 p.m.

Location: Mountain View Baptist Church, 3500 W. Overton Rd, Tucson, AZ 85742

Meeting Invitation: The meeting invitation was sent to all property owners within 1000 feet of the Property via First-class Mail using a County-generated mailing list. (*See attached meeting invitation letter and mailing labels.*)

Attendance: Other than the Project Team, approximately 25 neighbors attended the meeting. (*See Neighborhood Meeting Sign-In Sheets.*)

Project Team: The Project Team in attendance included:

- Zach Channing (Developer)
- Rory Juneman, Robin Large, Jackson Cassidy & TaNisha Bland of Lazarus & Silvyn (Planning/Zoning Consultants)
- Marcos Esparza, M Esparza Engineering (Traffic Engineering Consultant)

Meeting Synopsis: Mr. Juneman opened the meeting at 6:05 pm. He welcomed the attendees and introduced them to the Project Team. Mr. Juneman then reviewed the agenda for the evening’s presentation, which focused on the changes made to the Project proposal since the Planning & Zoning Commission hearing in November of last year.

For the benefit of any neighbors who had not participated in prior public meetings, Mr. Juneman oriented attendees to the Property’s location at the northeast corner of Thornydale Rd. and Sumter Dr. He then described existing zoning and land uses of surrounding properties, and noted that the proposal included a request to change the planning area to Planned Development Community.

Mr. Juneman showed attendees the site plan that was originally presented to neighbors last summer and compared it to a new Project site plan. Changes between the two plans include:

- Reduced number of units from 360 to 270 (a 25% reduction from original proposal)
- West side changes:
 - Removed one apartment building (now only one apartment building plus the office on the west)
 - Increased the building setback to North Ranch from 87 feet to 136 feet (to the property line)
- East side changes:
 - All buildings next to North Ranch reduced to two stories
 - Removed one apartment building
 - Increased setback to North Ranch from 15 feet to 60 feet (to the property line)
- Increased amount of natural open space to 36% of Property (6.48 acres) and total open space to 63% of Property (11.31 acres).

Mr. Juneman presented graphics depicting the drop in elevation from the north Property boundary adjacent to North Ranch to Sumter Dr. and explained the minimal impacts the three-story buildings will have as a result of being sited in the middle to southern portion of the Property. Mr. Juneman then provided more details regarding the separation of proposed buildings and existing North Ranch homes, including the increased amount of enhanced open space/drainage area along the north Property line.

Mr. Juneman explained that the traffic study was also updated to reflect the reduction in number of proposed units, which in turn reduces the overall number of vehicular trips on the roadways. He indicated that the County requested the Sumter driveway be reconfigured to a full access drive to help alleviate traffic congestion on Thornydale. Mr. Juneman then described the multi-use path planned along the frontage of both Thornydale and Sumter, which will connect to existing sidewalks adjacent to North Ranch and south of the Property at the Linda Vista/Thornydale intersection. The intent of the path is to improve safety for pedestrians and bicyclists in this area.

Mr. Juneman then reviewed the Project's environmentally sustainable design features and explained its compliance with the County's Conservation Land System Policy. He also described the significant water conservation elements that will be required by the Specific Plan. Mr. Juneman then explained the Project's existing and proposed hydrology and its updated traffic study.

Finally, Mr. Juneman explained the County's rezoning process and next steps for Project review.

The second portion of the meeting included a comment/question and answer session with attendees. Topics of discussion included the following:

Building Height

- Impact of three-story apartments on viewsheds and privacy.
 - *Buildings adjacent to North Ranch have been reduced to two stories and moved farther south away from the Property line. Second story residents would not be able to see into the North Ranch neighbors' yards/homes.*
 - *The closest proposed building to an existing North Ranch home would be 155 feet.*
 - *The Property also drops in elevation from the north to the south by approximately 13 feet. At the location where the three-story buildings are proposed, the elevation would be approximately 8 feet lower than the existing North Ranch homes, making the buildings more closely resemble two-story structures from the neighbors' vantage point.*

Traffic and Lack of Infrastructure

- Existing traffic problems on Thornydale Road. Willing to make improvements, install traffic control measures?
 - *Regional Transportation Authority ("RTA") has included Thornydale Road on its proposed projects for RTA Next, and this improvement is the County's number two priority on the list of potential RTA-Next projects. If adopted by voters, Thornydale will be near the top of the list of projects to be completed.*
 - *ZDC will make all improvements required by the County. No traffic control measures are warranted.*
 - *Although not required by the updated traffic study, ZDC will be installing a right turn lane from Thornydale into the Project to alleviate congestion at the Project entry.*
 - *Original site plan showed limited access on Sumter. County requiring full access on Sumter to encourage shift in traffic away from Thornydale.*
- Sumter Drive in poor condition, cannot handle the additional traffic.
 - *The capacity for Sumter is over 10,000 trips per day. Most recent counts show there are fewer than 1,000 trips per day. Even with the increased traffic from this Project, Sumter has more than enough capacity to accommodate the additional traffic.*
- Availability of infrastructure to support Project. Already seeing TEP power outages in area.
 - *Project Team will have to work with TEP at time of development package preparation to ensure adequate infrastructure is in place to serve the Project—same as with sewer and water service providers.*
- Not enough parking being provided.
 - *The new plan increases the overall parking ratio to 1.6 spaces per unit, which is greater than that required by County regulations.*
 - *In an apartment developer's best interest to ensure there is adequate parking for their tenants. Our experience with apartments shows the proposed ratio will provide sufficient parking for the Project.*

Project & Unit Information

- Explore other uses, like senior community?

- *Looked at this possibility as well as others. There are several senior living communities being built in the area, so unsure that market can support another.*
- *Typically, senior living apartment complexes are on smaller properties. Unable to make that use economically feasible on this Property.*
- ZDC planning to sell or own/operate the Project?
 - *Not yet decided, but ZDC is considering developing with a partner and operating with a 3rd party manager.*
- *Unit mix: Likely a combination of one- and two-bedroom units. Estimate 40% will be one-bedroom units.*
- *Unit square footage: Our preliminary estimate is 600-700 square feet for one-bedroom units and approximately 1,000 square feet for two-bedroom units.*
- *Rental rate: Unable to estimate this early in the process, but units will be market rate or slightly higher, given that this will be much newer than nearby existing complexes.*
- *Target market: Will be a mix: young professionals, younger couples, empty nesters, retirees.*
- *Low-income vouchers: This is not a low-income Project, and there is no intention of targeting Section 8 or other vouchers.*

Water Supply

- Southwest experiencing a regional water shortage. Does the Project have proof of adequate water supply?
 - *The Tucson regions' water providers have responsibly managed the aquifers, which are very healthy. New development, especially apartments, uses very little water compared to older residential development.*
 - *Metro Water has already provided a letter indicating it has a 100-year water supply and can adequately serve the Project. More detailed water plans will be required at time of development package submittal.*

Project Timing

- Why is the neighborhood meeting being held so close to the Planning and Zoning Commission meeting?
 - *We have been meeting with neighbors since June 2022, and this is our third neighborhood meeting, so we believe there has been ample outreach. We also have contract obligations that require us to get to the Planning and Zoning Commission as soon as possible.*

Comment: Nice job making positive changes to address neighbor concerns. I'm still against the Project, but these changes are making it more acceptable.

The meeting concluded at approximately 7:35pm.

Thornycroft Summit Specific Plan
 Neighborhood Meeting Sign-In Sheet
 August 7, 6:00pm

Name	Address	Phone	Email	Affiliation
Michael Kuhn	3618 . W. Thundercloud Loop	520 907-5156		Resident.
NAOMI GREENE	3050 W Sky Ranch Trl	520.639.8253	ngreene1219@gmail.com	resident
Diane Russell	2292 W. Chalfont	—	—	"
Jim Judy Living's	3300 W. Summit	(520) 744-9170		"
Mary Emma Schmelzle	3085 W. Captains Trl	520-591-2885	Mary_emma5@yahoo.com	Resident
Judi Marzullo	3531 W. Sky Ridge Loop	520-201-6465	thejays27@yahoo.com	RESIDENT
Linda Herrera	9840 N. Pegasus Ave	(520) 744-7813		"
CHARLES CENTUOK	3649 W Pong Trail	520 5617783		RESIDENT
Steve Carand	3524 W Sky Ridge Loop			NONE
Kathy Dunn	4061 W. Snow Leopard Dr			
Merrill Jackson	9851 N Western Fork Trail	520 609 2353		Resident

Thornycastle Summit Specific Plan
 Neighborhood Meeting Sign-In Sheet
 August 7, 6:00pm

Name	Address	Phone	Email	Affiliation
Rosy Berosky	3640 W MESA BLVD		Rosyber@aol.com	
Alan Pedolsky	3700 W Hideout Tr		arp taxman@gmail.com	
Zetta Boyle	3523 W Sky Ridge Loop		zetta.boyle@gmail.com	
Reene Sporne	3673 W Thunderwood		arizonahj@gmail.com	
Virgina Olson	3411 W Canyon Slouch		slouch@aol.com	
Tatiana Steinhilber	9860 N Stegeline Trail		LT_9_chtech@hotmail.com	
Tina Vande Mheen	3273 W. Shadow Park way		trgrjalva@gmail.com	
Jonathan Halpern	9811 N. Red Meadows		numhal7@gmail.com	

Thornsdale Sumter Specific Plan
 Neighborhood Meeting Sign-In Sheet
 August 7, 6:00pm

Name	Address	Phone	Email	Affiliation
Janna Haskell	3531 W. Sky Ridge Loop	520 907-7107	thejays27@yahoo.com	North Ranch
Chris Nuttall	9936 N Regatta			
Anthony Conji	3528 W. Sky Ridge LP			North Ranch
McArdle	3657 Altona Loop			N. Ranch
Sharon Ruhl	3890 W Cetus St			North Star Estate

From: [DSD Application for Rezoning or Specific Plan](#)
To: [DSD Planning](#)
Subject: Application for Rezoning / Specific Plan Submission
Date: Tuesday, May 9, 2023 5:59:26 PM
Attachments: [Letter of Authorization Document - owner authorization letters.pdf](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

New submission

You received a new submission.

Owner Name

Bellmeyer Revoc Living Trust & Wilford Revoc Trust (contact: Zach Channing)

Owner Address

18381 Long Lake Drive

Owner City

Boca Raton

Owner State

FL

Owner Zipcode

33496

Owner Phone

5612128403

email

zach@zdcproperties.com

Applicant Name

Rory Juneman & Robin Large, Lazarus & Silvyn

Applicant Address

5983 E. Grant Rd., Ste. 290

Applicant City

Tucson

Applicant State

AZ

Applicant Zipcode

85712

Applicant Phone

5202074464

Applicant_Email

RLarge@LSLawAZ.com

Property Address

3620 W. Sumter Drive

Property Parcel Number

224-44-0570 and 224-44-058A

Property Acreage

18.51 acres

Property Present Zone

Suburban Ranch (SR)

Property Proposed Zone

Specific Plan

Policies

Tortolita Planning Area / LIU-0.3 / policy discussion included in SP

Letter of Authorization Document

[owner_authorization_letters.pdf](#)

FTP-Link

<https://lsblandlaw.sharefile.com/d-s5e74010b9d8f4639a80bdb25253f8a97>

Signature

I confirm the information provided is true and accurate 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. (By checking the box, I am electronically signing this application.)

Application Date

09-May-2023

August 3, 2022

Planning & Development Services
Pima County
201 N. Stone Ave., 1st Floor
Tucson, AZ 85701

Re: Property Owner Authorization – Thornydale Sumter Specific Plan

Dear Pima County Development Services:

The Wayne M Bellmeyer Revocable Living Trust (the "Trust") owns the real property located at 3620 W. Sumter Drive near the northeast corner of N. Thornydale Road and W. Sumter Drive, identified as Pima County Tax Assessor Parcel Number 224-44-058A (the "Property").

As an authorized representative of the Trust, this letter authorizes Channing Corporation, Lazarus & Silvyn, their respective employees and other engaged consultants to take such action required to obtain all zoning/development entitlements and related approvals for the Property, including, but not limited to, filing applications for the rezoning, development plan, or any other related permit applications necessary to obtain zoning entitlements for the Property.

By: Wayne M Bellmeyer

Name: WAYNE M BELLMEYER

Its: TTEE

August 3, 2022

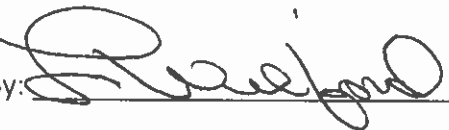
Planning & Development Services
Pima County
201 N. Stone Ave., 1st Floor
Tucson, AZ 85701

Re: Property Owner Authorization – Thornydale Sumter Specific Plan

Dear Pima County Development Services:

The Lois Ann Wilford Revocable Trust (the "Trust") owns the real property located at the northeast corner of N. Thornydale Road and W. Sumter Drive, identified as Pima County Tax Assessor Parcel Number 224-44-0570 (the "Property").

As an authorized representative of the Trust, this letter authorizes Channing Corporation, Lazarus & Silvyn, their respective employees and other engaged consultants to take such action required to obtain all zoning/development entitlements and related approvals for the Property, including, but not limited to, filing applications for the rezoning, development plan, or any other related permit applications necessary to obtain zoning entitlements for the Property.

By:  _____

Name: Lois Ann Wilford

Its: Trustee

August 29, 2023

Planning and Zoning, Development Services
201 N. Stone Avenue
Tucson, AZ 85701

RE: rezoning for proposed apartments -Thornydale Rd. and Sumter

Dear Planning and Zoning Development Services,

I have also mailed this letter to the Pima County Clerk of the Board and have asked to please forward a copy to the following: All District Offices, Planning and Zoning Commission and all the members and the Board of Supervisors.

I STRONGLY OPPOSE rezoning for construction of the proposed apartments..

My name is Aurora Leon and I reside in North Ranch at 9815 N. Sun Vista Pl which is located **300 feet from the projected project**.. I will be brief in stating my reasons for **strongly opposing the project/re-zoning**.

My first concern is increased traffic. Since the last time the projected project was introduced, there has been **an increase of traffic** probably due to the newly developed homes around our area and the street sizes not changing. I am retired and I go out and about at different times of the day. I have noticed an increase in traffic along Thornydale and Shannon. Although I live closer to exiting North Ranch from Thornydale, I have started exiting from Shannon to avoid the traffic in making a left turn on Thornydale. It is easier to make a right turn and then I get back to Thornydale using the traffic lights on Overton. Although I've noticed Shannon traffic has also increased tremendously since the last project's traffic study was done.

Thornydale, Sumter and Shannon roads are considered low to medium volume arterial roads. Sumter is classified as local access to residential uses for single family homes and church. By making Sumter a one way exit from the apartments, it will increase traffic flow from what it is now. All three roads have unpaved shoulders which would cause a problem for people to pull over if first responder units needed to pass. Also keep in mind that Sumter is a two lane road. The traffic study classified the traffic as approaching LOS D which means that it is at the cusp of LOS F. I wonder if this new traffic study would push it towards LOS F.

My other concern is water. I am certain that you are all aware of the water shortage in Arizona as well as other states. Allowing the multi-family unit project would cause a greater demand to supply water. This number will be multiplied if there is more than one person living in each unit. As previously discussed in the meeting with Lazarus &

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 9-5-23 YR
CC: Development Services

SEP 05 23 PM 01:03 PCC CLK OF BO

Silvyn, some of the residences wells are drying because of Tucson Water pumps. Pima County is currently being supplied by Tucson Water. which by the way since then, another water pump has been added on Shannon/Cactus Canyon Pass area. The city of Tucson has increased the water rates to Pima County residence because of the fast growing density.

Related to water would be the run off water drainage. Drainage basins were discussed. Drainage basins unless well maintained would grow weeds which would be a breeding ground for mosquitos. There are already a couple of arroyos(dips) on Thornydale betwven Cortaro and up to Overton that are dangerously passable during monsoon season. The area off of Linda Vista also gets flooded and the erosion of sand is left on the street. Please keep in mind that this area is a flood zone.

As stated in the plans, there will be an open space that will provide water and wildlife to flow unimpeded through the site. Where will this wildlife pass to if all there is iconstruction all around? We are displacing whatever wild life exists in this area by filling it with building and blacktop/concrete.

Although there are other concers, I will keep to one last one: Density. As stated in the meeting with Lazarus and Silvyn, the reason they are going with 3 story apartments is because it is more profitable. According to them they would not be able to profit out of 2 story apartments. They have attempted to make changes to their original plans by reducing the number of units to be built and adding more space between butting against North Ranch borde but that will not change much to address the traffic and water concerns.

It's understandable they want to contribute to the housing shortage and are out for profit as well but at what cost to the community? Let's weight the pros and cons to this project. As I see it there are more cons than pros. If affordable housing and profit is what they plan, then they should find a larger piece of land where it would be a win-win project.

I again state that **I am opposed to this project** and I believe this area should continue to be zoned for single family homes.

Respectully,

A handwritten signature in cursive script, appearing to read 'A. Leon'.

Aurora Leon

North Ranch - Lot 32

From: [Jennifer Wright](#)
To: [DSD Planning](#)
Cc: [Terri Tillman](#); thomas.drazgowski@pima.gov
Subject: Thornydale-Sumter Project
Date: Monday, August 14, 2023 2:15:06 PM

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Hello,

I am writing to express my concerns about the Thornydale-Sumtner Project.

As a homeowner in the North Ranch Community, I deal with a lot of traffic on Thornydale Rd. The road is already over capacity, and there are already approved projects at Thornydale and Tangerine and Thornydale and Cortaro. The road situation really needs to be addressed before another 270 unit apartment complex is built This is only exacerbated by the fact that this is caddy-corner from Mountain View High and could potentially cause many more traffic concerns in an already congested area.

Additionally, buildings over 30" are out of character for the area.

Thank you.

Jennifer Wright

From: [Estela M. Rodriguez](#)
To: [DSD Planning](#); [Terri Tillman](#); [Thomas Drzazgowski](#); [Chris Poirier](#)
Subject: Thornydale-Sumter Development
Date: Wednesday, August 16, 2023 10:16:33 AM

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Development Supervisors

I'm a home owner at Thundercloud Loop lot #13 overlooking South where the purported development rezoning.

The plan submitted is essentially the same plan that was rejected last fall. The concerns regarding Thornydale Rd. which is already well over capacity (Shannon Rd is also over capacity). The capacity is before added loads from the Marana approval of 50 acre complex on Tangerine and Thornydale and the development currently at Thornydale and Cortaro Farms Rd.

Another concern is Safety, the site is located one street up Thornydale from Mountain View High School and thus a potential safety concerns for its 1800+ students and young drivers. Next concern is the flooding issues were not addressed for Mountain Vista Ridge at Sumter. Another concern is the plan design is Not within the context of its environment. It is out of character with the surrounding neighborhood (34 ft. Instead 24 ft)

Only change is removal of 2 buildings and number of units reduced from 340 to 270. The addition of 10 buildings, plus asphalt for 438 car outlined in the project will add to the heat island effect and is inconsistent with Policy. (Policy 3.5.14, #1 states that plans should "Decrease heat Island effect and reduce water run-off through site development strategies" Please reject the development Rezone as you did last Fall since they have not address the issues you requested.

Thank you

From: [Brian Marchetti](#)
To: [Terri Tillman](#)
Subject: RE: Proposed Thornydale - Sumter apartment plan
Date: Wednesday, August 16, 2023 11:31:17 AM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Terri -

I am sending along a renewed opposition to the plan for development at the corner of Sumter and Thornydale. Rather than repeat my prior objections, I ask you to please incorporate the below, which is all still accurate, despite the proposed reductions in size and scope.

Please let me know if you are able to consider this as an opposition, or if I should send something else.

Otherwise, because I am telling everyone today, there was a dead skunk in the road near the intersection of Thornydale and Sumter this morning. I point this out only because, in my 14 years here, I never before saw (or smelled) a skunk. I did not know they lived in Pima County at all.

Thank you -

Brian

From: Brian Marchetti
Sent: Tuesday, November 15, 2022 11:18 AM
To: Terri Tillman <Terri.Tillman@pima.gov>
Subject: RE: Proposed Thornydale - Sumter apartment plan

Got it, thank you.

From: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Tuesday, November 15, 2022 11:16 AM
To: Brian Marchetti <brian@yourtucsonlawfirm.com>
Subject: RE: Proposed Thornydale - Sumter apartment plan

Brian,

This will be included in my final staff report for the public, Board of Supervisors, Commissioners and all of staff to see.

Thank you for your comments,

Terri

Terrill L. Tillman, AICP
Principal Planner
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701
520-724-6921

From: Brian Marchetti <brian@yourtucsonlawfirm.com>
Sent: Tuesday, November 15, 2022 11:08 AM
To: Terri Tillman <Terri.Tillman@pima.gov>
Subject: RE: Proposed Thornydale - Sumter apartment plan

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Terri –

Did you forward my email below to the correct people, if that is not you?

Brian

From: Brian Marchetti
Sent: Wednesday, October 12, 2022 4:24 PM
To: terri.tillman@pima.gov
Subject: Proposed Thornydale - Sumter apartment plan

Terri -

I write in opposition to the proposed Thornydale-Sumter apartment plan, which I understand may be coming up for consideration at the next Planning and Zoning meeting. I am unsure the proper place to send this email, so I am sending it to you in the hopes it will find its way into the right hands (if you are not the right hands).

My wife and I own 3440 W. Sumter, which is our residence and is about 2,000 feet from the proposed rezoning and development on the corner of Thornydale and Sumter. We purchased our property as vacant land in 2015 when most of the zoning on Sumter was Suburban Ranch. We understood Pima County is a master planned county and, as such, there would be a very low density of housing on Sumter. We have horses on our 5-acre parcel in addition to our house.

A few years ago, Pima County rezoned the southside of Sumter from SR to a very high density

of standalone houses, many of which are two stories. That rezoning was in direct conflict with the master plan. Rather than having some houses on the southside of Sumter, we now have an incredibly high number of houses on Sumter along with the corresponding significant increase in traffic.

Even so, the extreme changes being proposed for the corner of Sumter and Thornydale are a drastic departure from the surrounding environment. Sumter is already too busy for its condition and size, not to mention the large “hump” that is about halfway between Thornydale and Shannon. The intersections of Thornydale/Sumter and Thornydale/Linda Vista are already heavily congested based on the current amount of traffic. Adding a high-density apartment complex will overwhelm the roads and infrastructure as well as deviate significantly from the original and planned intent for Sumter, which was that of a Suburban Ranch community.

Thank you –

Brian

Brian Marchetti

ATTORNEY | MARCHETTI WOOD

INJURED OR ARRESTED? WE CAN HELP.

177 N. Church Avenue, Suite 1100
Tucson, AZ 85701

P 520-334-2067

YourTucsonLawFirm.com

This message is privileged and confidential, intended only for the above addressee. If you are not the intended recipient or the employee or agent of the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us at once by telephone and mail the original back to us. Thank you.

From: [Judy Livings](#)
To: [Terri Tillman](#); [Thomas Drzazgowski](#); [Chris Poirier](#)
Subject: Proposed Apartment Complex at Sumter Dr. and Thornydale
Date: Wednesday, August 16, 2023 12:33:05 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I strongly object to the building of any apartments on the corner of Sumter and Thornydale. Apartments, especially three-story apartments, are out of character with the neighborhood. The lots on Sumter are zoned SR. Rezoning to anything that would permit development denser than 8 RAC is totally inappropriate. There are no three-story buildings in the area; therefore, these three-story apartments should not be permitted.

Traffic is already a problem on both Thornydale Rd. and Sumter Dr. and adding over 300 automobiles to this overload is unthinkable. Sumpter is a two-lane road originally built solely for the use of the five houses on the road. Now it is in very bad condition because of the over use of the road by regular traffic and the heavy vehicles used in the construction of Mountain Vista Ridge and the other developments on Shannon and Linda Vista. Thornydale has been over capacity for several years with no end in sight. Allowing an additional 300 or so cars to exit the development onto either of these roads is unthinkable.

Finally, the Conservation Guidelines are being ignored in regards to conservation of natural or undisturbed lands and protection of natural riparian areas. Asking to have these restrictions set aside is not good enough. We who have lived in this area for many years and have tried to always respect the nature of the land believe that new developers should do the same.

This plan is essentially the same plan as that submitted and rejected last Fall. They are making a few small concessions but are still planning to build three-story buildings totaling 270 units. I request that you deny permission again for the same good reasons as last Fall.

Judith Livings

From: [jim livings](#)
Cc: [Terri Tillman](#); [Chris Poirier](#); [Thomas Drzazgowski](#)
Subject: Opposition to Case# P23SP00001.
Date: Friday, August 18, 2023 2:01:53 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To Development Services,

I want to object to the proposed rezoning for Case# P23SP00001 wanting to raise the density from SR to SP.

The planned apartment units at 3 stories don't belong in the area of single and two story buildings.

The proposed exit onto Sumter Drive will create a safety issue because Sumter is a rural street and not designed for that kind of traffic, there are no sidewalks, bike lanes or curbs, we have to walk on the street most of the time weaving on and off the street as cars pass, with the additional traffic it will be very difficult to walk along Sumter at all.

The increase of traffic onto Shannon and Overton will congest those overloaded streets into a gridlocked condition. The exit proposed onto Thornydale should have a signal but there is already a signal at Linda vista so the exit is too close to have another signal.

The proposed water retention basins are in existing washes and the washes already flood across Sumter as it is, with the increased runoff and no way to put a culvert under Sumter the flooding will get worse unless Sumter is raised and that won't happen with Sumter the same level as Thornydale.

The widening of Thornydale is dependent of a future bond issue

passing and there is no telling where the widening would place in the plans if the bond passes. Hope is not a good plan to have.

Living on Sumter since 1986 and having a well, we have been watching our water level drop through the years and the last time we had the well pump lowered I asked the well driller why with all the recharge that is being done is the water table dropping and he said Avra Valley is on a different aquifer, the Tucson mountains go to bedrock and divide the aquifers. Now that another 1000' well has been drilled in the immediate area it won't be long until we have to have another deeper well drilled. Our initial water level was at 380' and it is now at 470' and the well is 480' deep.

Again I am asking that the rezoning be denied.

Jim Livings
3300 W Sumter Dr
Tucson Az 85742

From: [Duane Brown](#)
To: [DSD Planning](#)
Subject: Rezoning request case #P23SP00001, tax codes 224-44-0570 & 224-44-058A
Date: Sunday, August 20, 2023 9:31:38 AM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I am writing to protest the proposed change of zoning at Thornydale & Sumpter.

I am a long term resident that resides at 3730 W Bandit Place, Tucson AZ 85742, in the North Ranch subdivision. I chose this home 31 years ago and one concern was how the surrounding area was zoned. When I moved in there was a high school and a supermarket on the corner. The surrounding land was all zoned for low density single family homes.

My protest consists of the following

1 I protest the noise that an apartment project creates 24 hours a day 7 days a week. Tenants coming and going all hours of day and night, loud cars and music from cars, people having loud conversations or arguments. Trash dumpster noise, trucks slamming the big green dumpsters onto the ground, usually very early in morning. There will be a lot of noise from over 500 people living less than 200 feet from my front door.

2 I protest the odors and pollution created by a large project on my doorstep. The smell from dumpsters, trucks, cars, people cooking, smoking, bbq and a host of other pollutants that will be generated.

3 I protest the adverse effect on traffic, at current conditions cars line up 5 to 10 deep at times trying to get out of North Ranch onto Thornydale, sometimes having accidents from north and southbound cars. Thornydale at present is overused and adding more cars is not good.

4 I protest the added burden to current infrastructure, police, fire, ambulance services and not to mention water, phone and electric service. A personal case in point was last fall just after I had surgery I went into convulsions at home, had to wait 30 or more minutes for an ambulance due to traffic and demands of limited services provided.

5 I protest the whole approach this out of state developer is making for this land and their demands to change 30 plus years of zoning to fit their profit margin. There are many places that have zoning for apartments within a short distance of this residential area. There are hundreds of units almost done and ready to move into within a 5 minute drive from here.

6 I protest the timeline of this whole switch of zoning, I received notice just a week or so ago of the proposed change in zoning. The developer has ramped up their game plan and seemed to plan it at a time when many of the neighbors are out of town and will not be able to protest the zoning change. The developer has only placed 8 1/2 by 11" signs on the property that are almost impossible to see.

My closing statement being personal is that I thought that zoning changes were for the betterment of people in large. I feel that changing zoning for an out of state developer in bad practice and a total disregard to myself and many others in my neighborhood.

Sincerely
Duane Brown
3730 W Bandit Place
Tucson, AZ 85742

dazbike1@gmail.com
520-270-3273

P.S> a separate request will be to attend meeting on August 30th.

From: [Robert McFadden](#)
To: [DSD Planning](#)
Subject: Vote NO on case #P23SP00001
Date: Wednesday, August 23, 2023 3:42:19 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I am writing to protest the rezoning request for the proposed 300 unit +/-apartment project case #P23SP00001. I live within 300 feet of the proposed project at 3657 W Thundercloud Lp in North Ranch and I am NOT in favor of this rezoning being approved. The project will add excessive traffic to an already over capacity traffic corridor – Thornydale. As you are very aware this arterial is already struggling to keep up with the existing vehicular traffic. It makes absolutely no sense why a project of this magnitude which will add to an already acknowledged overcapacity arterial would even be considered.

Additionally, there is not another 3 story complex anywhere in this vicinity and adding such a complex of 3 stories would create a marked negative impact to the existing neighborhood community and the aesthetic quality of life. This project will be visual pollution adding noise and light and aesthetic pollution to a peaceful community. The impacts of this rezoning project will have immense negative effects on all who live here, including the wildlife which utilize the corridors as a primary travel arterial.

There are sites outside of this community better suited for a project of this magnitude and I encourage the developers to seek those out.

It is with my strongest urging that you vote NO to rezoning this land for the proposed apartment complex.

Thank you,

Robert McFadden

Professional Real Estate Services

Re/Max Excalibur

520-551-7121

Joyce Funk

9820 N Moon Canyon Place

Tucson, AZ 85742

August 24, 2023

TO: Clerk of the Board

SUBJECT: **Proposed Rezoning – Thornydale-Sumter Specific Plan**

I am requesting The Clerk of Pima Board of Supervisors distribute this email to the following:

- All 5 Supervisors
- All 10 Commissioners
- All Directors
- All Vice Directors
- Deputy Directors
- Manager of Development Services and Planning and Zoning

An overview of my main points of **protest for this proposed rezoning are as follows:**

- Traffic
- Current infrastructure/Safety Hazards
- Water drainage/runover during monsoon season
- Water shortage in Southwest United States (in particular, Arizona)

TRAFFIC:

North Ranch- West Exit:

I purchased a home in North Ranch in August 1993. I have witnessed and experienced from that time forward the challenges of navigating the road conditions in this area. I quickly learned in 1993, to avoid Thornydale Road, whenever possible. (A request for a controlled intersection at the west exit was denied MANY years ago!) Despite some road improvements made over the years on Thornydale Road-- with all the new developments to the north of North Ranch--it is currently even more difficult to exit the west exit.

North Ranch- East Exit:

This was my preferred route until the recent serious accidents.

At the present time, with all the new development surrounding North Ranch to the east, the east exit unto Shannon Road, a 2 lane road, has become extremely hazardous, with several recent serious accidents.

There are no other options for exiting North Ranch; other than the east exit unto Shannon Rd or west exit unto Thornydale Road. I **strongly OPPOSE** an additional wave of traffic in this area.

Future Development: Thornydale/Tangerine Area

The Marana City Council has approved rezoning of property in this area which will increase the traffic on Thornydale in the future.

Safety Hazards surrounding MVHS:

In November 2020, I was traveling south on Thornydale Rd to an appointment. A newly licensed and newly insured 16 year old student, pulled out of the MVHS parking lot and hit my vehicle on the passenger side resulting in a lawsuit and long months of recovery for me from the injuries sustained.

With the potential for accidents in the area surrounding the high school, and currently, recent accidents on Shannon Road, traffic safety is a huge factor in my **PROTEST** against adding **more** traffic to this area with the building of the proposed apartment complex.

CURRENT INFRASTRUCTURE/ SAFETY HAZARDS

Emergency vehicles traveling on Shannon, Overton and even part of Thornydale Road encounter 2-lane roads, with unpaved shoulders which cause a problem for people needing to pull over when first responder units need to pass. Adding more traffic to these already overloaded roadways just doesn't make good sense—especially to those of us who live here. I **OPPOSE** this plan because it endangers the safety of residents in this area needing emergency services.

There may be advantages of this proposed rezoning for some of you in the way of kickbacks, power, etc. However, there are absolutely **NO** advantages for the residents currently living in the surrounding area of this proposed complex!!

There has been new development in every direction of my home since 1993!! Our roads, patience and tolerance are way over extended!!!!

WATER DRAINAGE/RUNOVER DURING MONSOON SEASON:

I **OPPOSE** the developer's current plan for water drainage/runover during Monsoon Season. I do not believe it is a feasible plan. Drainage basins were discussed. Drainage basins, unless well-maintained, would grow weeds which would be a breeding ground for mosquitoes.

WATER SHORTAGE

As responsible citizens of the Tucson Area, I believe we are each aware of the necessity and wisdom of conserving our resources. I **PROTEST** the addition of a multi-family unit apartment building due to the drain on our current problematic water resources.

Some of the wells in the area are drying up because of Tucson Water pumps. The City of Tucson has increased the water rates to Pima County residents because of the fast growing density.

I AM ASKING YOU TO PLEASE GIVE GREAT CONSIDERATION TO THE PLIGHT OF THOSE LIVING IN THE AREA SURROUNDING THIS PROPOSAL.

WE HAVE TOLERATED MANY CHANGES IN THE WAY OF DEVELOPMENT, BUT HARDLY ANY CHANGE IN INFRASTRUCTURE TO ACCOMMODATE THE GROWTH.

PLEASE USE DUE DILIGENCE TO STUDY/IMPROVE ROADWAYS IN ALL DIRECTIONS FROM THIS SITE; THEN, ALLOW DEVELOPMENT ON IT! NOT VICE VERSA!!!

Thank you for your consideration of this proposed rezoning. I vote **NO** for this proposed rezoning.

Sincerely,

Joyce Funk

North Ranch Resident

jf

Kevin & Naomi Greene
3050 W Sky Ranch Trl
Tucson, AZ 85742
Ngreene1219@gmail.com
Kevin.greene1952@gmail.com
(217) 494-5095

August 25, 2023

To: Planning and Zoning Commissioners, and
Development Services Department
201 N. Stone Ave, Tucson, AZ 85701

Re: **Objection to Thornydale-Sumter Specific Plan P23SP00001**

Thank you for your time in considering this letter of opposition to the project proposed for Thornydale-Sumter. I request that a copy be sent to all commissioners before the August 30 Planning and Zoning Commission meeting.

We ask that the commission deny the rezoning request for the site at Thornydale-Sumter, as submitted by ZDC Properties, LLC (hereafter referred to as "developer"), and reject the amendment request to the Pima Prospers Plan for reasons detailed below and listed in attachment listing additional issues.

Little has changed since this Commission denied the application in November 2022. Despite the removal of 70 units from the previous plan, the issues remain the same.

TRAFFIC

The calculations and traffic impact in the Traffic Study are based on traffic surveys performed in 2021 and 2022 – a time period when residents were advised to shelter at home and schools were closed until late August. This time period took place PRIOR to having all students and staff being back in school due to the COVID pandemic.

As noted in the Staff Report, Thornydale is already over capacity. In fact, the daily vehicle counts increased from over 2,000, to more than 3,000 since November. **Thornydale's capacity is 16, 815 ADT. Per DOT, the current traffic count is 19, 943, a daily overload of 3,128 – already 18% over capacity.** A count that is even higher than it was in November when this project was rejected! **If the expected project ADT of 1,860 is added to the 3,128, the total comes to 4,988, which would increase daily traffic load on Thornydale by nearly 30%.**

The expected increase in traffic is even before traffic is added from approved plans for a 50-acre residential and retail development at Tangerine and Thornydale, and the development currently under construction at Thornydale and Cortaro Farms.

The site location hasn't changed. It is still one block from Mountain View High School, with 1800+ students and its inexperienced drivers. (See attached photos of traffic just at the intersection of Thornydale and Linda Vista). I recently witnessed a white sedan turning right onto Linda Vista, not yielding to students who had the white crossing signal.

The Specific Plan pins it's hopes of causing a low-impact on traffic on the widening of Thornydale. There are designated funds for this. Further, it is our understanding that a bond issue is not even being planned to be put before voters until 2025. Even then, it may not pass.

Construction of one-block bicycle and pedestrian paths by developer on Thornydale and Sumter will do little to mitigate traffic issues.

Additionally, the Staff Report cites the fact that Thornydale, as a major Route and Scenic Route, requires an exemption for any construction over 24 feet. We oppose making such an exemption as it could soon mean the end of the Scenic Route designation.

AMENDMENT TO PIMA PROSPERS

The Specific Plan proposes a development that is out of character for the surrounding community, and therefore not in compliance with Pima Prospers. We object to the request to amend Pima Prospers. The amendment requirement was not presented as such during the public meetings held by the developer in 2022 or 2023.

Under Chapter 3 Use of Land, Pima Prospers Goal #1, Policy #1 states that development should “promote efficient growth in urban and rural areas COMPATIBLE with each area’s specific scale, character and identity in areas where infrastructure is planned or in place.” This project is NOT compatible with the character of the area. Nowhere are there three-story apartment buildings. Existing apartment complexes - Equestrian Luxury Apartments and Le Mirage (cited in the Specific Plan) - are two-story complexes. Le Mirage units are set back and not completely visible from Thornydale.

While the Staff Report cites three previous rezoning cases (a three-story storage unit at Thornydale and Overton P22SP00001; P18RZ00001, and P17RZ00006) none are similar nor comparable to this project, and planned residences are single- to two-story developments.

From the county website – “Pima Prospers, the update to the long-range county plan, is the product of a nearly two-year planning process, including extensive community involvement and the engagement of all levels of government.” These requested changes have been submitted without a reasonable time for the community and stakeholders to respond. We, the public, and county officials, either support and believe in the process to develop the plan, or we do not. If we keep making amendments to suit commercial interests, where will it end? It renders the document and the process meaningless.

ENVIRONMENTAL IMPACT

The project plan counts 187 saguaros onsite, 147 of which are greater than six feet, with six taller than 18 feet. The plan proposes to “mitigate” any loss by replacing the tall saguaros disturbed with ones that are four feet. Even following state and federal guidelines for their replanting, it only ensures that less than 60% are likely to survive. This at a time when, according to news reports, we’re seeing a faster die-off rate

Additionally, the Staff Report indicates that “the entire site is designated as a Special Species Management Area (SSMA)” and that it is “within the Priority Conservation Area (PCA) for the Cactus ferruginous pygmy owl” which is considered a threatened species by the Audubon Society <https://www.audubon.org/field-guide/bird/ferruginous-pygmy-owl> and the Center for Biologic Diversity (see attached posted press release). <https://biologicaldiversity.org/w/news/press-releases/cactus-ferruginous-pygmy-owls-proposed-for-renewed-endangered-species-act-protection-2021-12-21/>

The Pima County Multi-Species Conservation Plan, in it’s very first paragraph of its introduction states:

“Following the 1997 listing of the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*) as a federally endangered species, the Pima County Board of Supervisors initiated the Sonoran Desert Conservation Plan (SDCP). The purpose of the SDCP was to develop a regional plan to address the long-term conservation and preservation of the County’s natural and cultural resources (Pima County 2000a).”

https://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Office%20of%20Sustainability%20and%20Conservation/Conservation%20Science/Multi-species%20Conservation%20Plan/MSCP_Final_MainDoc_w_Cover.pdf

The U.S. Fish and Wildlife Service Report (cited in the Staff Report) has similar concerns for the area and that “The species potentially impacted are the lesser long-nosed bat (*Leptonycteris curasoae yerbabuena*), a recently delisted species under the Endangered Species Act and the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*), a species formerly listed under the Endangered Species Act and recently proposed for relisting under the ESA and a species proposed for relisting under the ESA, and a species proposed for coverage under Pima County’s Multi-Species Conservation Plan (MSCP).

In its 2022 Staff Report, Development Services previously stated that “The western parcel of the project site was identified as a highest-priority ‘Habitat Protection Priority’ acquisition under the 2004 Bond Program.” This plan does not treat it as such.

The developer proposes to offer 39.1 acres of Natural Open Space (NOS) off-site to mitigate loss of this natural space. This does not benefit the existing neighborhood, residents or existing wildlife.

LATE DOCUMENT POSTS

Although the Specific Plan was submitted to the county in May, neither the developer nor his representatives made time to meet with residents until three weeks before a vote in August. In fact, the developer, or his representatives, only recently reached out to the North Ranch HOA – one week before the Planning and Zoning Commission meeting. This does not show due diligence nor transparency with area residents.

CONCLUSION

The proposed Specific Plan has a request to amend Pima Prospers, has at least 12 conditions that are required as part of permitting, and traffic data that is misleading.

Judging from the last-minute submissions and amendments, this is not a well thought out, plan or design for this location. It is the wrong project for this location. With all of these issues, it seems the county and residents are being asked to bend over backward to accommodate this ill-conceived project. We ask the commission to reject the amendment request, any rezoning requests and the application.

Respectfully,

Noomi Valdez Greene
Kevin Moore



For Immediate Release, December 21, 2021

Contact: Noah Greenwald, (503) 484-7495, ngreenwald@biologicaldiversity.org

Cactus Ferruginous Pygmy Owls Proposed for Renewed Endangered Species Act Protection

Threatened by Sprawl, Invasives, Climate Change in Arizona, Texas, Mexico

TUCSON, Ariz.— Following multiple petitions and lawsuits by the Center for Biological Diversity and Defenders of Wildlife, the U.S. Fish and Wildlife Service today proposed to protect cactus ferruginous pygmy owls once again under the Endangered Species Act — this time as a threatened species.

Following a 1992 petition from the Center, pygmy owls were protected as endangered in Arizona from 1997 to 2006, but that protection was stripped away from the owls after developers successfully sued the Service. The Center and Defenders fought to regain protection for the tiny, imperiled owls, resulting in today's proposal to protect them across their range in Arizona, Texas and parts of northern Mexico.

"It's beyond sad that threats to the cactus ferruginous pygmy owl are so severe, but I'm glad it's finally getting badly needed protection under the Endangered Species Act," said Noah Greenwald, the Center's endangered species director. "The Sonoran Desert is unravelling before our very eyes. If we don't act fast, the pygmy owl, along with the saguaro cactuses it calls home, will be only a memory."

In Arizona and northern Sonora, Mexico, the species is threatened by urbanization and the planting and rapid spread of invasive buffelgrass, which spreads fire that eliminates the columnar cactuses and other desert vegetation needed by the owl. It is also threatened by droughts driven by climate change. Pygmy owl numbers have declined to the low hundreds in Arizona.

"There's no better indicator of the health of the beautiful Sonoran Desert than the diminutive yet fierce cactus ferruginous pygmy owl," said Greenwald. "Saving this little owl means saving the desert ecosystems we all love."

In Texas and Chihuahua, Mexico, the pygmy owl is threatened by agricultural development and human population growth, which fragments populations. Further south in western Mexico, including portions of Sinaloa, Nayarit, Jalisco and Michoacan, pygmy owl numbers are higher, but habitat loss to urbanization and agriculture is ongoing and the species is expected to continue to decline.

Background

Cactus ferruginous pygmy owls are generally under 7 inches long, weigh less than 2.6 ounces, and are reddish brown overall with a cream-colored, streaked belly. They have two dark brown or black spots on the back of their heads that give the appearance of eyes.

These owls are secondary-cavity nesters, meaning they use cavities excavated by woodpeckers and other species in saguaro cactuses and trees. They prey on a variety of insects, lizards and small mammals. Like other pygmy owls, the cactus ferruginous pygmy owl emits a series of toots when establishing a territory or calling to mates.

Photos of Thornydale at Linda Vista taken 8-22-23 between 7:30 AM – 8 AM



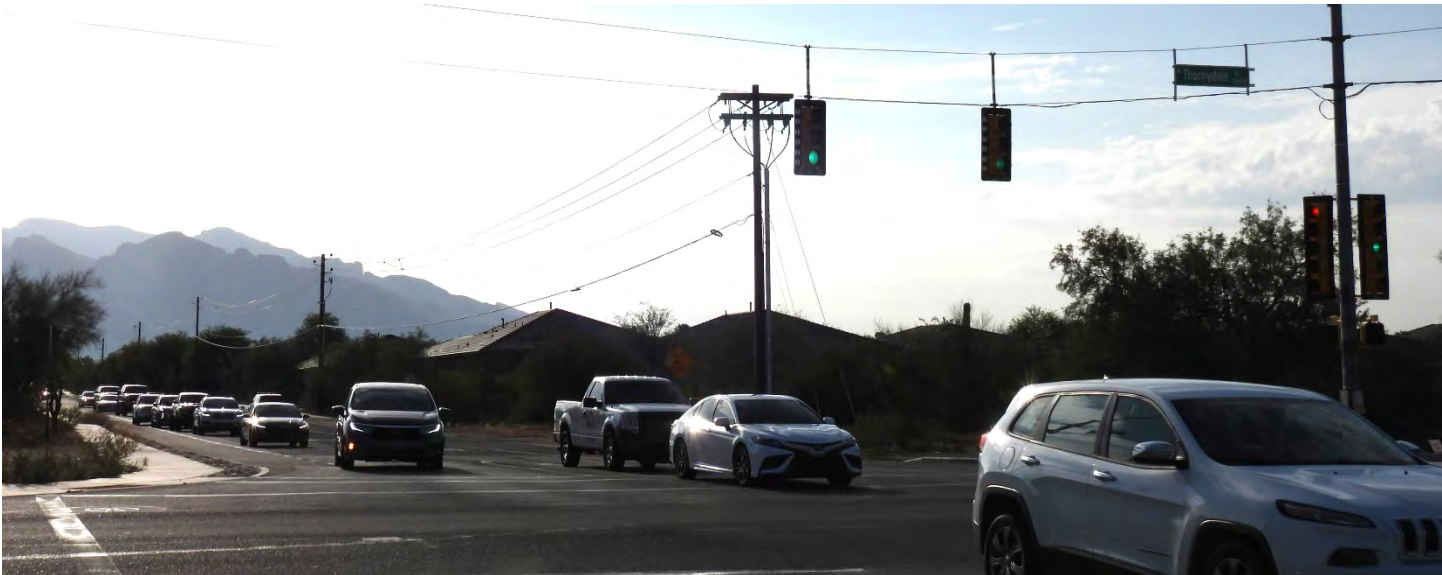
Looking south at Linda Vista toward Mountain View High School. They are coming from McDonald's.



Looking north on Thornydale toward Sumter



Traffic building at Mountain View High School.



Traffic on Linda Vista going westbound at Thornydale.

PETITION

To the Pima County Planning and Zoning Commission, and the Pima County Board of Supervisors, Clerk of the Pima County Board, Pima County District Offices, and Department of Development Services.

WE THE UNDERSIGNED respectfully submit this petition in opposition to the rezoning and construction plans of the Thornydale Apartments proposed for the northeast corner of N. Thornydale and Sumter Dr. We also oppose amending policies set forth in Pima Prospers that protects Important Riparian Areas. A section of the property is part of the Mauveen Marie Behan Conservation Land System (CLS).

As proposed, the plan is only slightly different from the one rejected in the fall, with two less buildings and 70 less units. The amended plan calls for construction of 10 three-story buildings, of 30 units each, and three two-story buildings of 20 units each for a total of 270 units on 18.67 acres with 438 parking spaces. The issues and concerns remain the same.

The placement of 34' three-story apartments in close proximity and adjacent to residential areas is out of character with existing land use. Homes and buildings in the immediate adjacent communities are all no higher than 24'. The proposed construction is out of character with the surrounding homes, residences and even commercial buildings in the area.

The traffic studies conducted for Thornydale and nearby roads were conducted in 2021 and 2022 – during the pandemic when most residents were advised to shelter at home. Further, Department of Transportation indicated that Thornydale is already well over its capacity of 16,815 Average Daily Trips, The most recent count was at 19,943 ADT in 2023. This is even before currently approved projects of a 50-acre site at Thornydale and Tangerine, and one at Thornydale at Cortaro have even broken ground or been completed. This project would add an even greater traffic load about a block from Mountain View High School and its young drivers.

The Project is based on hopes that Thornydale will be widened. That can only happen after the City of Tucson and RTA Next resolve their differences and when (and if) voters approve a bond in 2024, to expand Thornydale. This is putting the cart before the horse, as neither of these steps may come to pass. Additionally, even if the bond is passed, no one knows when Thornydale would be addressed.

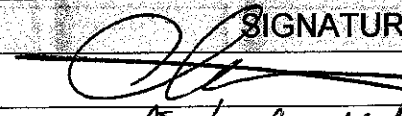
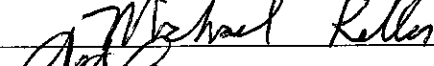
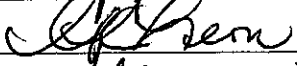
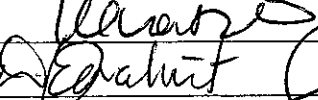
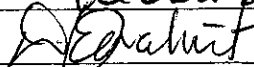
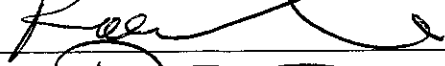
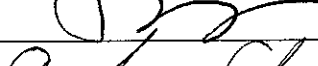
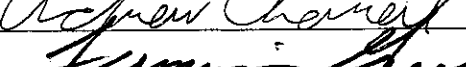

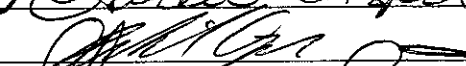
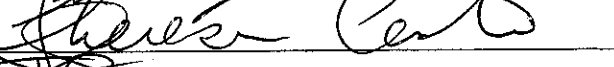
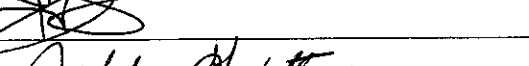
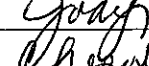
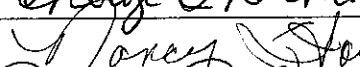
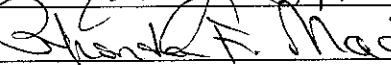


The plan lacks adequate or appropriate flooding or water mitigation, such as a retention pond, to manage the Project's own stormwater runoff. Even though the site is located within the 100-year FEMA flood plain map, the federal designation is woefully outdated and recognized by many that it only means the area may experience a 1% chance of flooding. We have already seen water runoff from the existing horse farm on Sumter Dr. coming into the North Ranch subdivision retention pond areas. Residents have also experienced flooding on Sumter and at the Linda Vista intersection.

We are also concerned that exterior lighting from the apartment complex will add to the light trespass, glare and skyglow in the area, reducing the view of the night sky and disrupting neighboring residences. Even with motion sensors, lights will be going on at all times of the night.

YOUR PETITIONERS THEREFORE HUMBLY REQUEST THAT

1. The county zoning and board officials reject the rezoning and construction application.
2. Ensure the site adheres to the current Pima County Planned Land Use.
3. Reject amending policies to Pima Prospers policies.
4. That copies be sent to The Pima County Clerk of the Board, all District Offices, all Board of Supervisors, and the Department of Development Services,

RESPECTFULLY SIGNED AND SUBMITTED.

	FULL NAME	FULL ADDRESS	SIGNATURE
1	CHRIS CENT VOKY	3695 W Pony Trail Tucson AZ 85742	
2	Michael Scott Keller	3698 W. Thundercloud Loop Tucson AZ 85742	
3	Aurora Leon	9815 N. Sun Vista P. Tucson AZ 85742	
4	Kasey Ehrhardt	9931 N High Meadows Trl	
5	Debra Ehrhardt	9931 N High Meadows Trl	
6	Ronnie Archuleta	9940 N. Outlaw Trl	
7	David W Brown	9861 W Windwalker Trail 85742	
8	Andrew Charney	9950 N. High Meadow Trail 85742	
9	FERMIN GARCIA	9945 N. SEDONA PK. 85742	
10	Robert Casper	3672 W Pony Trl 85742	
11	Robert Casper	3672 W Pony Trl 85742	
12	Theresa Castro	3590 W Mesa Ridge Trl 85742	
13	Fabiola DeVries	9979 N. Woodstone Trl, 85742	
14	Jody Goetten	3601 W. Pony Trail, 85742	
15	Cheryl Thornton	3391 W Canyon Flower Trl 85742	
16	Nancy Stovall	9971 N. Outlaw Tr	
17	Rhonda F. Medi	3130 W Star Ranch Trl 85742	

The undersigned oppose rezoning for the Thornydale-Sumter Project and/or amending the Pima Prosper Plan to accommodate its development.

	FULL NAME	FULL ADDRESS 85742	SIGNATURE
18	Sheila Jackson	9851 N. Western Fork Tr.	Sheila R. Jackson
19	Merrill Jackson	9851 N. Western Fork Tr.	Merrill Jackson
20	Ricky Scott	3371 W CANYON FLOWER TR	Ricky Scott
21	Diana Scott	3371 W. Canyon Flower Tr	Diana L Scott
22	Santosh Nagarajm	3750 w. Hideout trail	Santosh Nagarajm
23	Chaitra Thimelaiah	3750 W Hideout trail	Chaitra Thimelaiah
24	Sheila A. Schmidt	9830 N. Western Fork Trail	Sheila A. Schmidt
25	DOUGLAS R. SCHMIDT	9830 N. WESTERN FORK TRAIL	Douglas R. Schmidt
26	Sarah C. Christian	3416 W Canyon Flower Trail	Sarah C. Christian
27	EMILY GOACHUM	3445 W. PAPPENWOOD LP	Emily Goachum
28	Christine HARTZLER	9830 N. Western SKY PL.	Christine Hartzler
29	DO W R. HARTZLER	9830 N. Western SKY PL.	Do W R. Hartzler
30	CLAIRE F. TRAFICANTE	9831 N. WESTERN SKY PLACE	Claire F. Traficante
31	DEBORA SENG	3034 W. SKY RANCH TRAIL	Debora Seng
32	DAVE SENG	3034 W. SKY RANCH TRAIL	Dave Seng
33	Holly BROWN	3540 W SKY RIDGE LOOP	Holly Brown
34	Gordon Chapell	9860 N Meadow Flower Pl	Gordon Chapell
35	Lynn Miller	4688 W Tangerine Rd # 1111	Lynn Miller
36	Kristi Yanez	3047 W sky Ranch Trait	Kristi L Yanez
37	RAMON YANEZ	3047 SKY RANCH TRAIL	Ramon Yanez
38	Marlena Liddick	3047 W Sky Ranch Trail	Marlena Liddick
39	Mark	3613 W Thundercloud LP	Mark

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	FULL NAME	FULL ADDRESS	SIGNATURE
40	Darlene Dell Snyder	8510 N Freeman Lane ^{TUCSON} AZ 85742	Darlene Dell Snyder
41	Alan Pedolsky	3700 W Hideout Trl, Tucson, AZ 85742	Alan Pedolsky
42	Lorraine Wolfsohn	3366 W. Desert Bend Loop ^{Tucson, AZ} 85742	Lorraine Wolfsohn
43	KEVIN GREENE	3050 W. SKY RANCH TRL ^{TUCSON} 85742	Kevin Greene
44	Judy Livings	3300 W. Sumter Dr. 85742	J. Livings
45	Jim Livings	3300 W. SUMTER DR 85742	Jim Livings
46	Estela M RODRIGUEZ	3690 W THUNDERCLOUD LP 85742	Estela Rodriguez
47	Mary Emma B. Schmelzle	3085 W Cactustree Trail 85742	Mary Emma B. Schmelzle
48	Bozema Spornitz	3673 N. Thundercloud Loop	B. Spornitz
49	HELEN MARCNAWKS	3055 W SKY RANCH TRAIL 85742	Helen Marchbanks
50	TERRY MARCNAWKS	" " " " "	Terry Marchbanks
51	NAOMI GREENE	3050 W SKY RANCH TRL 85742	Naomi Greene
52	LEONARD GREEN	3414 W. DESERT BEND 85742	Leonard Green
53	Michael Vogt	3662 West Pinyon Trail	Michael Vogt
54	Inca Poputa	3350 W Canyon Flower Trl	Inca Poputa
55	Kathryn Bumiller	3101 W Northern Cross Trl	Kathryn Bumiller
56	Carol Stevens	3565 W Sky Ridge Lp	Carol Stevens
57	Lori Tidaback	9855 N. Stage/line Trail	Lori Tidaback



Eddy T. Garcia	Talitha	[Signature]
Feddy T. Garcia	9910 N. STRATTON Saddle TR.	Feddy T. Garcia
MYRA T Wands	9971 N High Meadow Tr	My Wands
Michael Dean Gordon	9941 N High Meadow Trail	M. Dean Gordon
Linda Jones	9970 N. Sedona Pl	Linda Jones
Rokihana Friedman	9810 N High Meadow Tr	[Signature]
Jay Friedman	9810 N High Meadow Tr	[Signature]
FRANK KLELL	9841 N Eastern Fork Road	Frank Klell
Nancy Klell	9841 N Eastern Fork Trl	Nancy Klell
Tammy Compton	9851 N. Eastern Fork Trl	[Signature]
Chris Compton	9851 N Eastern Fork Trl	[Signature]
Mary Green	3414 W Desert Bend	Mary Green
Rita Eubank	9940 N Crystal Spring	Rita Eubank
Steve Eubank	9940 N. Crystal Spring	Steve Eubank
Domino Lamell	2990 W Sawmill Spring R	[Signature]
Rita Eubank	3085 N cactus Tree	[Signature]
Theodore Muth	9851 N Double Diamond	Theodore Muth
Sharon Rodriguez	9920 N Sedona Pl. Tucson	Sharon Rodriguez
Raymond Rodriguez	9926 N. Sedona Pl Tucson	Ray Rodriguez
Antonina P. Volan	9855 N Meadow Lower PL	Antonina P. Volan
Paul J. Apple	" " " " "	[Signature]
Tony Conzi	3528 W. Sky Ridge Loop.	Tony Conzi

The undersigned oppose rezoning for the Thornydale-Sumter Project and/or amending the Pima Prospers Plan to accommodate its development.

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	FULL NAME	FULL ADDRESS	SIGNATURE
79	Margaret Murv	3429 West Desert Bend Loop	Margaret Murv
80	Matthew Carter	3024 W Sun Ranch Trail	Matthew Carter
81	Shelby Carter	3024 W Sun Ranch Trail	Shelby Carter
82	JANE TOLER	9655 N. HIGH MEADOW TRAIL	Jane C. Toler
83	MAURICE WEST	9855 N. HIGH MEADOW TRAIL	Maurice West
84	FARL VAN HELDEN	9909 N. CRYSTAL SPRING PL	Farl Van Helden
85	Christina (Ed Oliver)	5023 W. Sky Ranch Trail	Christina (Ed Oliver)
86	Ed Oliver	3023 Sky Ranch Trail	Ed Oliver
87	Vern Unwin	3007 W Sky Ranch Trl	Vern Unwin
88	Diane J Procsak	3453 W Desert Bend Loop	Diane J Procsak
89	GERGE BALTES	9930 N CRYSTAL SP. PL.	Gerge Balties
90	FLORENE BALTES	9930 N. CRYSTAL SP. PL.	Florence Balties
91	RON FRIENDO	4960 N. CRYSTAL SP6 PL.	Ron Friendo
92	Lincoln Holden	9920 N Crystal Spring Pt	Lincoln Holden
93	Inez Ross	3384 W. Desert Bend Trl	Inez Ross
94	BRIAN WRIGHT	9918 N. DESERT RANCH TRL	Brian Wright
95	SUSAN WRIGHT	9918 N. DESERT RANCH TRL	Susan Wright
96	Andrea Smith	3245 W. Desert Dawn Trl.	Andrea Smith

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	FULL NAME	FULL ADDRESS	SIGNATURE
101	Dawn Taylor	3378 W Desert Bend Loop	Dawn Taylor
102	GAYLE LANSBERRY	9905 N. SEDONA PLACE	Gayle Lansberry
103	COURTNEY TOIA	9898 N Windwalker Trl	Courtney Toia
104	Donald Toia	9898 N Windwalker Trl	Donald Toia
105	RACHELLE SUTTON	9930 N MEADOW RANCH PL	Rachelle Sutton
106	LYDIA MARCUS	9930 N MEADOW RANCH PL	Lydia Marcus
107	Dennis LaRue	3585 W Sky Ridge Loop	Dennis LaRue
108	Jeannette Pyle	2952 W Sawmill Spring	Jeannette Pyle
109	Low Holl	9028 N Joy Ln	Low Holl
110	Rebecca Simmons	9921 N. High Meadow Trl	Rebecca Simmons
111	Sherri Raskin	9962 W Woodstone	Sherri Raskin
112	Milani Hunt	9890 N. Windwalker Tr	Milani Hunt
113	RON HUNT	9890 N. Windwalker Tr	Ron Hunt
114	David Wright	9865 N High Meadow Trl	David Wright
115	Janet Wright	9865 N. High Meadow Trl	Janet Wright
116	Jon Juergensen	3560 W. Sky Ridge Loop	Jon Juergensen
117	Melissa Juergensen	3560 W. Sky Ridge Loop	Melissa Juergensen
118	Ann Scott	2966 W. Sawmill Spring Trail	Ann Scott

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VD

Full Name	Full Address	Signature
15 Anisita Keith	9911 High Meadow Trail	Anisita Keith
16 Sarah Brown	9950 N Stagline trail	Sarah Brown
17 Taylor Brown	9950 N Stagline trail	Taylor Brown
18 Polly Schlitz	2941 W Canyon Brook Trl	Polly Schlitz
19 UDET LINTON	9825 N High Meadow Tr.	UDET LINTON
20 RICHARD LINTON	9825 N HIGH MEADOW TR	RICHARD LINTON
21 Jose Cortez	3801 W Perscus	José Cortez
22 JOSE CORTAZ	3801 W Perscus	José Cortez
23 Greg Doner	3575 W Nestled Desert Pl	Greg Doner
24 Danise Vasen	3583 W Nestled Desert Pl.	Danise Vasen
25 Bridyn Chase	3601 W SkyRidge LP	Bridyn Chase
26 Michelle Saint-Hilaire	3160 W Star Ranch	Michelle Saint-Hilaire
27 Nicholas Saint-Hilaire	3160 W Star Ranch	Nicholas Saint-Hilaire
28 GRANT VONDERSAAR	9870 N. WESTERN FORK TRAIL	Grant Vonder Saar
29 Barb Vondersaar	9870 N. Western Fork Trail	Barb Vonder Saar
30 Karen Velasquez	3091 W Cactus Tree Trail	Karen Velasquez
31 Rachael Morgan	3180 W Sky Ridge Loop	Rachael Morgan
32 Lisa Montoya	7890 N. Skyline	Lisa Montoya
33 Tom Vetter	3091 W. Cactus Tree Trail	Tom Vetter
34 Patricia Nash	9960 N. Seppa Pl	Patricia Nash
35 Lonis West	9870 N. High Meadow Tr	Lonis West
36 John Johnson	3200 W. Meadow Floor Trail	John Johnson

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Michael Anderson	3520 W. Sky Ridge Loop	Michael A. Anderson
Izetta Boyle	3514 W SKY Ridge Lp	Izetta Boyle
LINDA G. Rinehart	3524 W Sky Ridge Lp	Linda Rinehart
EVELYN BARNES	3527 W. SKYRIDGE LP	Evelyn Barnes
WM Fred C BARNES	3527 W SKY RIDGE LP	Wm Fred Barnes
Janna L. Haskell	3531 W. Sky Ridge Loop	Janna L. Haskell
Judi MARZULLO	3531 W SKY RIDGE LOOP	Judi Marzullo
RICK GRILL	3532 W SKY Ridge Loop	Rick Grill
MARY FLYNN	3544 W. SKY Ridge Loop	Mary Flynn
John Flynn	3544 W. Sky Ridge Loop	John Flynn
Beverly Webber	3015 W. Sky Ranch Trail	Beverly Webber
Melissa Napes	5620 N. Genematas Drive	Melissa Napes
Stacey Longmore	3301 W. Pepperwood Loop	Stacey Longmore
Leannir Nelson	3457 W Desert Bend Loop	Leannir Nelson
Gretchen Dearborn	3559 W Sky Ridge Lp	Gretchen Dearborn
JASON ABBOTT	3596 W. Sky Ridge Loop	Jason Abbott
DAVID M. DRESHER	9820 N. Window Rock TR	David M. Dresher
JESUS GREEV	9915 N Sedona	Jesus Greev
Sandra Patavoni	9955 N. Sedona	Sandra Patavoni
Diana Grijalva	2967 W. Sky Ranch Trail	Diana Grijalva
Cherie Kent	2967 W Sky Ranch Trl	Cherie Kent
Cherie Kent	2967 W Sky Ranch Trl	Cherie Kent

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	FULL NAME	ADDRESS	SIGNATURE
159	Freene Stamos	Avila 3348 W. Desert Bend Loop	Freene Stamos
160	JAMES EASTER	9856 N. CANYON BROOK PL	[Signature]
161	Deborah Easter	9856 N Canyon Brook Pl	Deborah Easter
162	Stacey Wood	9855 N Canyon Brook Pl	[Signature]
163	Maurzen Fishman	9854 N. Panyon Brook Pl	Maurzen Fishman
164	Margas Sandrin	3445 W Desert Bend Lp	Margas Sandrin
165	Billy Longenbaugh	9821 N Red Meadow Pl	[Signature]
166	Lindsay Longenbaugh	9821 N. Red Meadow Pl	[Signature]
167	ERIC COOK	9830 N. High Meadow Trl.	[Signature]
168	Araceli Cook	9830 N High Meadow Trl	Araceli Cook
169	EARL ROSALES	2962 W. SKY RANCH TRL	[Signature]
170	Meelam Rosales	2962 W. Sky Ranch Trl	[Signature]
171	JOANNE CANNON	3590 W. NESTED DESERT PL	Joanne Cannon
172	Joan McDonald	(SAME)	Joan McDonald
173	Mya [unclear]	3594 W. [unclear] [unclear] Pl	[Signature]
174	Bud MORRIS	4651 W SNOW LEOPARD DR	Bud L Morris
175	DAWN RITA MORRIS	4651 IN SNOW LEOPARD DR	[Signature]
176	Tyson Robinson	7015 West Sky Ranch Trl	[Signature]
177	Claudia Talmadge	3351 W. Canyon Flower	[Signature]
178	Nicole Deltzman	3425 W. Desert Bend Loop	[Signature]
179	Dorella Seymour Kuhn	3331 W. Desert Bend Pepperwood Song	Dorella Seymour Kuhn
180	MARTIN KUHN	3331 W PEPPERWOOD LOOP	[Signature]

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	FULL NAME	FULL ADDRESS	SIGNATURE
181	LEONOR PISANO	9865 N. Meadow FL PL 85742	<i>[Signature]</i>
182	RUTH KURTIS	4336 W Cloud Ranch Pl, 85658	<i>[Signature]</i>
183	Gene Seymour	3476 W Sky Ridge loop, 85742	<i>[Signature]</i>
184	Jamie Seymour	3476 W. Sky Ridge Loop, 85742	<i>[Signature]</i>
185	Michael Redding	9865 N Meadow Flower Pl. 85742	<i>[Signature]</i>
186	Nicole Nelson	3013 W. Canyon Brook Trail 85742	<i>[Signature]</i>
187	Shirley Kearns	3496 W Sky Ridge Loop	<i>[Signature]</i>
188	Portland Streetman	9860 N Stage Line Trl	<i>[Signature]</i>
189	CALVIN ELEY Jr	4409 N. Sky Ridge Pl, 85742	<i>[Signature]</i>
190	Lucille M. Gouge	8335 N. Stage Line Trl 85742	<i>[Signature]</i>
191	PATRICIA FREDRICK SOUTH	9840 N. Stage Line Trl 85742	<i>[Signature]</i>
192	JOHN J. SOUTH	9840 N. Stage Line Trl 85742	<i>[Signature]</i>
193	Sam Greenwood Brett Caywood	9860 N. stage line trl 85742	<i>[Signature]</i>
194	Alison Brown	9845 N. Stage Line Tr. 85742	<i>[Signature]</i>
195	JOHNNY BROWN	9845 N. STAGELINE TR. 85742	<i>[Signature]</i>
196	Denny Tidaback	9855 N. Stage Line Tr 85742	<i>[Signature]</i>
3			

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RESPECTFULLY SIGNED AND SUBMITTED.

	FULL NAME	FULL ADDRESS	SIGNATURE
197	Rosemary S. Berostky	3640 W MESA RIDGE TRL TUCSON AZ 85742	M. Berostky
198	AL BUSTAMANTE	3408 W DESERT BEND LP 85742	Alfred Bustamante
199	Shirley Adamson	3528 W Sky Ridge Loop 85742	S Adamson
200	Laura Bagshaw	3161 Parho Trce	L Bagshaw
201	Elizabeth Vallier	3437 W. Desert Bend Loop 85742	E Vallier
202	Daverly Cotton	3635 W. MESA RIDGE TR L	Daverly Cotton
203	Shari Aslaksen	3650 W. Mesa Trail Rd	Shari Aslaksen
204	Andrew Aslaksen	3650 W. Mesa Trail Rd	A Aslaksen
205	Sarah Nichols	3710 W Mesa Ridge Tr. 85742	S Nichols
206	Cyndi Sprague	3760 W Mesa Ridge Trl 85742	C Sprague
207	Sharon Ray	3630 W. Mesa Ridge Trl 85742	S Ray
208	NICHOLAS LATINE	9980 N BLACK MESA TR TUCSON AZ 85742	Nicholas J. Latine
209	Pat Rayner	9981 N. OUTLOOK TR	Pat Rayner
210	Marissa Ray-Reyes	3630 W mesa ridge trl 85742	M Ray-Reyes
211	Kathryn Dunn	4461 W SNOW LEOPARD DR	Kathryn Dunn

The undersigned oppose rezoning for the Thornydale-Sumter Project and/or amending the Pima Prosper Plan to accommodate its development.

	FULL NAME	FULL ADDRESS	SIGNATURE
212	KAMAL MADI	3130 W. Star Ranch Trail	<i>Kamal Madi</i>
213	Ellen Fredstad	3541 W. Thundercloud Loop	<i>Ellen Fredstad</i>
214	Sophie McCormick	9881 N. Spanish Hood Tr	<i>Sophie McCormick</i>
215	Chris McCormick	9881 N. Spanish Hood Trail	<i>Chris McCormick</i>
216	Gayla Gutierrez	9931 N. Ottawa Trail Tucson AZ 85742	<i>Gayla K. Gutierrez</i>
217	Rosemary Cora-Cruz	3048, West Sun Ranch Trail Tucson AZ 85742	<i>Rosemary Cora-Cruz</i>
218	Marjorie Morbach	3170 W. Northern Cross Tr 85742	<i>Marjorie Morbach</i>
219	Emily Tapia	2992 W. Sun Ranch Trl. 85742	<i>Emily Tapia</i>
220	Mary Beth Erlichman	3014 W. Sawmill Spr. Tr 85742	<i>Mary Beth Erlichman</i>
221	KEVIN MCARDLE	3464 W GRANITE Vista Dr 85742	<i>Kevin McArdle</i>
222	HONOR BRIDENKAUT	9981 N HIGH MEADOW TR 85742	<i>Honor Bridenkaut</i>

The undersigned oppose rezoning for the Thornydale-Sumter Project and/or amending the Pima Prospers Plan to accommodate its development.

	FULL NAME	FULL ADDRESS	SIGNATURE
223	STEPHEN A. CARANO	3524 SKY RIDGE LOOP	Stephen A. Carano
224	Lauralyn L Sciretta	3042 W Sky Ranch Trl	L Sciretta

YOUR PETITIONERS THEREFORE HUMBLY REQUEST THAT

1. The county zoning and board officials reject the rezoning and construction application.
2. Ensure the site adheres to the current Pima County Planned Land Use.
3. Reject amending policies to Pima Prospers policies.
4. That copies be sent to The Pima County Clerk of the Board, all District Offices, all Board of Supervisors, and the Department of Development Services,

RESPECTFULLY SIGNED AND SUBMITTED.

	FULL NAME	FULL ADDRESS	SIGNATURE
225	Margaret M Nordberg	3191 W Cactus Tree Trail Tucson AZ 85742	Margaret M Nordberg
226	Jane Lundsten	3009 W. Sun Ranch Trl 85742	Jane Lundsten
227	Rebecca Lawrence-Glaze	3400 W. Canyon flower Trl 85742	Rebecca Lawrence-Glaze
228	Patricia Libman O'Connell	3171 W Cactus Tree Trail 85742	Patricia Libman O'Connell
229	Joyce Funk	9820 W. MOON CANYON (1/2)	Joyce B. Funk
230	WARREN DUBOIS	3335 W DESERT BEND LOOP	Warren Dubois
231	Angela Wiseman	360 W. Desert Bend Loop	Angela Wiseman
232	Patti Wagner	15344 N. Twin Lakes Dr 85739	Patti Wagner
233	Jannene Johnson	2621 W. Camino de la Joya	Jannene Johnson
		Petition represents 233 signatures/186 properties	

August 24, 2023

Planning & Zoning Commission
c/o Terri Tillman
Pima County
201 N. Stone Ave.
Tucson, AZ 85701

Re: Thornydale Apartments Specific Plan (P23SP00001)

Dear Planning & Zoning Commissioners:

I own the two homes and parcels (3550 and 3560 W. Sumter Dr.) that are directly east of the property being proposed for rezoning for apartments. The developer, Zach Channing, came to us early in the process to let us know what he is proposing, and he has kept us updated about the new proposal. We very much appreciate him working with us to address several of our concerns. Specifically, he adjusted the location of his property wall to place more natural open space next to our property, he agreed to build a block wall to screen us from the parking area, and he lowered the building height next to our house and the North Ranch neighbors to our north. Since then, he has made further reductions to the size and scope of the project, which we appreciate. We are also glad the project will take our property out of the FEMA floodplain.

When we bought our land and built our homes, we understood that the land to the west would likely be developed. While our preference naturally would be for this land to stay undeveloped, we fully understand that that is not realistic. This is land surrounded by development, so we knew that someday this land would become residential development. Mr. Channing did not have to reach out to us and work with us, and we appreciate him doing so. Based on his efforts in working with us, we are agreeable to the project, as proposed.

Sincerely,



Aaron Nymeyer
3560 W. Sumter Dr.
Tucson, AZ 85742

August 24, 2023

TO: DSDPlanning@pima.gov
Carla.Blackwell@pima.gov
Chris.Poirier@pima.gov
jan.lesher@pima.gov
Thomas.Drzazgowski@pima.gov
Terri.Tillman@pima.gov

FROM: Lorraine Wolfsohn
3366 W. Desert Bend Loop
Tucson, AZ 85742
520-498-9928

SUBJECT: OBJECTIONS TO PROPOSED REZONING OF THE PROPERTY LOCATED AT THE
CORNER OF THORNYDALE RD. AND SUMTER

I ask that my prior objections from 2022 be included as part of this one.

While I appreciate the effort the developer has made to modify the proposed development, even with these modifications, they have not overcome most of the objections made in 2022.

Additionally, I am again asking that you take into account the somewhat unique features of this area. That being that Thornydale and Shannon are the only roads into and out of this area. Additional increases to traffic have already been occurring and without improvements to Shannon, no further development in this area should be considered.

I would also like to make the Commission aware that: even though the applicant resubmitted in May; that both Development Services and the developer have email addresses and in some cases phone numbers for all of us who spoke or wrote in last time, none of us were apprised of the re-submittal until August. This is really not enough time for us to thoroughly review and comment on the revised proposal. Why is this?

My Objections Are as Follows:

1. Thornydale Rd.
 - a. Since the last review of this proposal by the Planning Commission, more current traffic studies have been done that show (because of all the development referenced in my objections from 2022) is now more than 3000 trips/day over capacity *without this project*.
 - b. There seems to be consensus that this is a major concern against the development.

- c. The bond measure that I referenced in 2022 was scheduled for 2024. Due to 2024 being an election year, that proposition has been postponed until 2025. That's two years before we even know if the bond measure will pass.
 - d. The proposed development still has left turn egress onto Thornydale Road.
This is a dangerous idea. There are already 3 places between Linda Vista and Cactus Canyon where a left turn can be made onto Thornydale. Only one of these (Linda Vista) has a light. This project would create a 4th left turn within those same .3 of a mile. That is too much. As has been said by many, it is already very difficult to get a break in the traffic sufficient to safely make a left turn onto Thornydale. I consider this a public safety issue.
2. The proposed building heights for this development are out of character with the surrounding community.
 - a. I reiterate the concern that approving the rezoning for this project sets a precedent that would make it more difficult to say "no" to future rezoning requests in this area. I consider that to be a precedent that is not good for this area.
3. Traffic, Other
The plan calls for a "additional paved pedestrian and bicycle multi-use paths are planned connecting the east side of Thornydale Road right-of- way from the North Ranch subdivision to the Thornydale Road/Linda Vista Boulevard intersection and running from the project's Sumter Road access to Thornydale Road, reducing vehicular trips to church, school, services and to the commercial center at the N. Thornydale Road and W. Linda Vista Boulevard intersection containing grocery and services."
 - a. A sidewalk/bike path that runs between Cactus Canyon and Linda Vista will not make any difference in traffic. Who exactly is going to use it and to go where? It crosses Sumter before it gets to Linda Vista where the only light in .3/mile exists. No one is going to walk or bike to church or shopping (especially since shopping is on the other side of Thornydale). Frankly, given the vicinity of the high school, it increases my concern about public safety. Such a bike path is likely to encourage high school students may well cut across Thornydale in places other than where there is a light to get across the street to the shopping center. This was such a common occurrence on Linda Vista that the barriers had to be put up along Linda Vista on both sides of the street to discourage this behavior. Certainly that would not be appropriate, let alone sightly, to do on Thornydale.
 - b. There is no grocery store in this area. Safeway, the one that used to exist in the plaza across the street, left years ago. That plaza is still more vacant than not and is inhabited only by Fast Food restaurants, a climbing facility, Ae Hardware and a few other professional offices.
4. Previous Rezoning
 - a. Rezoning Case P22SP0001, is not located in the midst of an already residential area. Rezoning care P18RZ0001 is also on a commercial corner (2 gas stations, a grocery/shopping center and, now a car wash).
5. The commercial uses indicated in the plan are unlikely to be used given that there is a largely vacant shopping center directly across the street from this development.

6. Saguaro relocation
 - a. A 2019 paper by AZ Fish and Game indicates that saguaros 13 feet tall and taller do not have a good survival rate (see attached table). This makes the proposed relocations undesirable.
 - b. In the staff report they indicate that these are primary habitat for the now threatened cactus ferruginous pygmy owl.
 - c. I am frankly tired of the propensity of Development Services to take away existing natural resources from where they currently exist and re-locating them to other parts of the County where those who live in the immediate area have no way of enjoying or availing themselves of these.

7. Threatened cactus ferruginous pygmy owl and archeology
 - a. There have been no studies done to determine the status/presence of either the owl or human remains on the property sight. The AZ State Museum even indicates that they recommend an archeological consultant be retained to address this.
 - b. I think it would be good if a new study were required/conducted to see where things stand in both of these areas before we further destroy habitat in a protected are. There have been none in over 20 years and the last archeological study that was done (I think in 1975) was solely for the pupose of power lines.

In summary, there are too many obstacles that need to be addressed and/or resolved to make this a viable proposition.

I would be more than happy to discuss my concerns with any of you. I appreciate your taking these objections into account.

Sincerely,

Lorraine Wolfsohn
3366 W Desert Bend Loop
Tucson, AZ 85742
520-498-9928

Summary of Saguaro Survival and Health Condition by Height Class from 2 Long-Term Studies										
HEIGHT (meters)	HEIGHT (feet)	Tucson Study 9 years survival %	ADOT Studies: HEIGHT	SR86 Covered Wells 4.5 years survival %	SR87 Tombstone 11 years survival %	SR188 Resort to Devore 4 years survival %	US93 Kaiser Spring 8 years survival %			
			HEIGHT	condition	condition	condition	condition	condition	condition	condition
		<i>overall:</i>	66%	66% (1)	68%	72%	78%			
0.1 - 0.9	4 in - 3 ft	76								
1.0 - 1.9	3ft 3in - 6ft 3in	80	0 - 6ft	68 good	63 good	91 good	76 excel-good			
2.0 - 3.9	6ft 6in - 12ft 9in	71	6 - 12ft	64 good	93 good	70 good-fair	71 good			
4.0 - 4.9	13ft 1 in - 16ft	56								
			12 - 20ft	55 fair	64 good-fair	78 good-fair	63 good-fair			
5.0 - 6.9	16 ft 5in-22ft 8 in	55	>20	57 fair-poor	n/a	56 fair-poor	n/a			
>7.0	>23ft	40								
			with arms	88 fair-poor	23 dead	20,41,19,20 Gd,Fr,Pr,Dd	35,18,12,35 Gd,Fr,Pr,Dd			
			without arms	58 good	7 dead	68,15,6,6 Gd,Fr,Pr,Dd	73,9 Ex-Gd, Pr-Dd			
			with tapered base	63 good	72,21,5 Gd, Fr,Pr	84,6,3 Gd,Fr,Pr	79,17,1 Gd,Fr,Pr			
			without tapered base	19 good	53,30,16 Gd,Fr,Pr	29,47,22 Gd,Fr,Pr	61,22,7,10 Gd,Fr,Pr,Dd			
Gd=Good; Fr=Fair; Pr=Poor; Dd= Dead										
(1) poorest survival of the 4 sites, but also received lowest amount of rainfall relative to long term average.										
Tucson Study:		Harris, Lisa K., Elizabeth A. Pierson, Carianne Funicelli, William W. Shaw, Susana Morales, Kelly Hutton, and Jennifer Ashbeck. 2004. Long-term Study of Preserved and Transplanted Saguaros in an Urban Housing and Golf Course Development. Desert Plants 20(1):33-42.								
ADOT Study:		Mielke, Judy, Tisha Curella, Jenni James and Wayne Colebank . 2012. Evaluation of Salvage and Replanted Native Plants on ADOT Projects. Final Report No. FHWA-AZ-12-587 for ADOT Contract No. T0749A0029. Logan Simpson Design, Inc. Tempe, AZ. 115 p.								



0 type an address, neighborhood or city

Go

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North Thornydale Road & West Cactus Canyon Pass

North Ranch, (/AZ/Casas_Adobes/North_Ranch) Casas Adobes (/AZ/Casas_Adobes), 85742

Commute to **Downtown Casas Adobes** (/compare#edit-commutes)

15 min 45 min 60+ min View Routes

Favorite

Map

Nearby Casas Adobes Apartments on Redfin (<https://www.redfin.com/city/21769/AZ/Ca>)

Looking for a home for sale in Casas Adobes? (<https://www.redfin.com/city/21769/AZ/Casas-Adobes>)

Walk Score
17

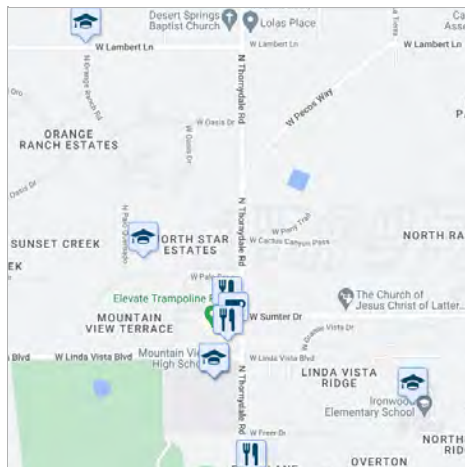
Car-Dependent

Almost all errands require a car.

Bike Score
39

Somewhat Bikeable

Minimal bike infrastructure.



About your score

Add scores to your site

(/professional/badges.php?address=North Thornydale Road & West Cactus Canyon Pass Casas Adobes, AZ 85742)

About this Location



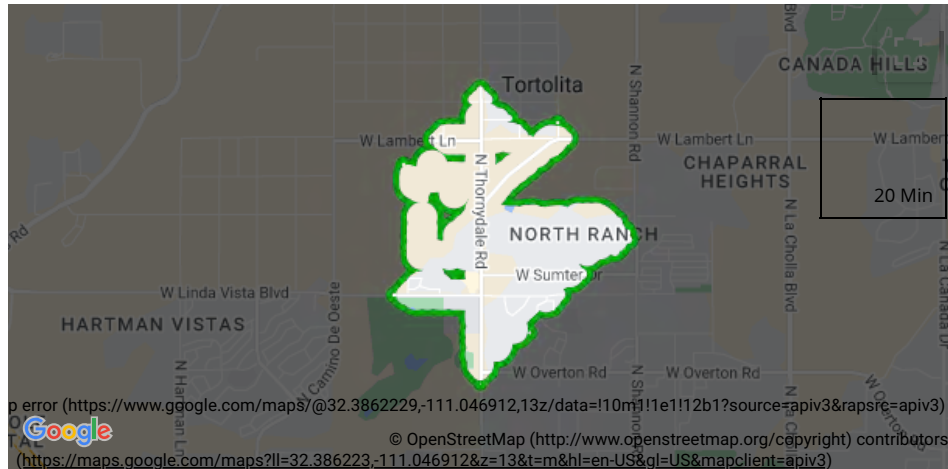
North Thornydale Road & West Cactus Canyon Pass has a Walk Score of 17 out of 100. This location is a Car-Dependent neighborhood so almost all errands require a car.

This location is in the North Ranch neighborhood in Casas Adobes. The closest park is Arthur Pack Regional Park.

Travel Time Map

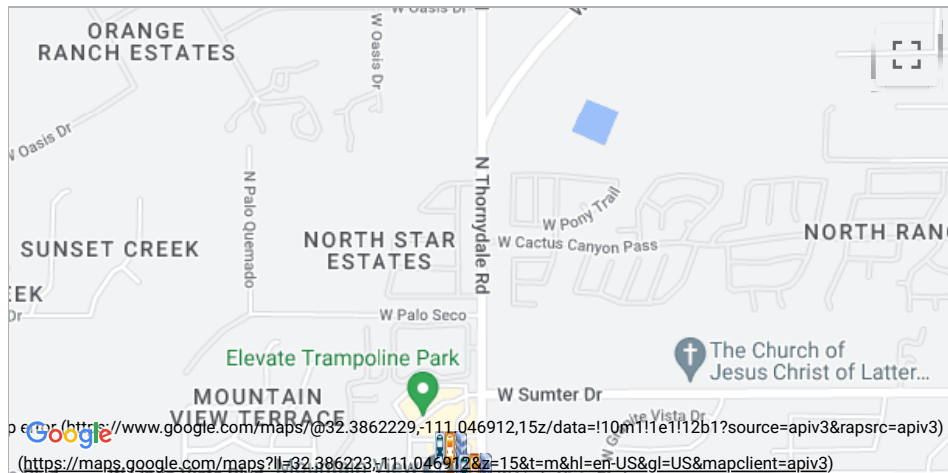
[Add to your site \(/professional/travel-time-js-api.php#widget-example\)](#)

Explore how far you can travel by car, bus, bike and foot from North Thornydale Road & West Cactus Canyon Pass.



Nearby Public Transit

[Add to your site](#)
(<https://www.walkscore.com/professional/badges.php>)



Bus lines:

412 Thornydale/Dove Mount... 0.4 mi

North Ranch Neighborhood

North Thornydale Road & West Cactus Canyon Pass is in the North Ranch neighborhood. North Ranch is the 18th most walkable neighborhood in **Casas Adobes** (/AZ/Casas_Adobes/) with a neighborhood Walk Score of 10.

[Learn More About North Ranch](#) (/AZ/Casas_Adobes/North_Ranch/)

[United States \(/cities-and-neighborhoods/\)](/cities-and-neighborhoods/) [Arizona \(/AZ/\)](/AZ/) [Casas Adobes \(/AZ/Casas_Adobes/\)](/AZ/Casas_Adobes/)

[North Ranch \(/AZ/Casas_Adobes/North_Ranch/\)](/AZ/Casas_Adobes/North_Ranch/)

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Kevin & Naomi Greene
3050 W Sky Ranch Trl
Tucson, AZ 85742
Ngreene1219@gmail.com
Kevin.greene1952@gmail.com
(217) 494-5095

Updated letter from the Greene's

August 25, 2023

To: Planning and Zoning Commissioners, and
Development Services Department
201 N. Stone Ave, Tucson, AZ 85701

Re: **Objection to Thornydale-Sumter Specific Plan P23SP00001**

Thank you for your time in considering this letter of opposition to the project proposed for Thornydale-Sumter. I request that a copy be sent to all commissioners before the August 30 Planning and Zoning Commission meeting.

We ask that the commission deny the rezoning request for the site at Thornydale-Sumter, as submitted by ZDC Properties, LLC (hereafter referred to as "developer"), and reject the amendment request to the Pima Prospers Plan for reasons detailed below and listed in attachment listing additional issues.

Little has changed since this Commission denied the application in November 2022. Despite the removal of 70 units from the previous plan, the issues remain the same.

TRAFFIC

The calculations and traffic impact in the Traffic Study are based on traffic surveys performed in 2021 and 2022 – a time period when residents were advised to shelter at home and schools were closed until late August. This time period took place PRIOR to having all students and staff being back in school due to the COVID pandemic.

As noted in the Staff Report, Thornydale is already over capacity. In fact, the daily vehicle counts increased from over 2,000, to more than 3,000 since November. **Thornydale's capacity is 16, 815 ADT. Per DOT, the current traffic count is 19, 943, a daily overload of 3,128 – already 18% over capacity.** A count that is even higher than it was in November when this project was rejected! **If the expected project ADT of 1,860 is added to the 3,128, the total comes to 4,988, which would increase daily traffic load on Thornydale by nearly 30%.**

The expected increase in traffic is even before traffic is added from approved plans for a 50-acre residential and retail development at Tangerine and Thornydale, and the development currently under construction at Thornydale and Cortaro Farms.

The site location hasn't changed. It is still one block from Mountain View High School, with 1800+ students and its inexperienced drivers. (See attached photos of traffic just at the intersection of Thornydale and Linda Vista). I recently witnessed a white sedan turning right onto Linda Vista, not yielding to students who had the white crossing signal.

The Specific Plan pins it's hopes of causing a low-impact on traffic on the widening of Thornydale. There are no designated funds for this. Further, it is our understanding that a bond issue is not even being planned to be put before voters until 2025. Even then, it may not pass.

Construction of one-block bicycle and pedestrian paths by developer on Thornydale and Sumter will do little to mitigate traffic issues.

Additionally, the Staff Report cites the fact that Thornydale, as a major Route and Scenic Route, requires an exemption for any construction over 24 feet. We oppose making such an exemption as it could soon mean the end of the Scenic Route designation.

AMENDMENT TO PIMA PROSPERS

The Specific Plan proposes a development that is out of character for the surrounding community, and therefore not in compliance with Pima Prospers. We object to the request to amend Pima Prospers. The amendment requirement was not presented as such during the public meetings held by the developer in 2022 or 2023.

Under Chapter 3 Use of Land, Pima Prospers Goal #1, Policy #1 states that development should “promote efficient growth in urban and rural areas COMPATIBLE with each area’s specific scale, character and identity in areas where infrastructure is planned or in place.” This project is NOT compatible with the character of the area. Nowhere are there three-story apartment buildings. Existing apartment complexes - Equestrian Luxury Apartments and Le Mirage (cited in the Specific Plan) - are two-story complexes. Le Mirage units are set back and not completely visible from Thornydale.

While the Staff Report cites three previous rezoning cases (a three-story storage unit at Thornydale and Overton P22SP00001; P18RZ00001, and P17RZ00006) none are similar nor comparable to this project, and planned residences are single- to two-story developments.

From the county website – “Pima Prospers, the update to the long-range county plan, is the product of a nearly two-year planning process, including extensive community involvement and the engagement of all levels of government.” These requested changes have been submitted without a reasonable time for the community and stakeholders to respond. We, the public, and county officials, either support and believe in the process to develop the plan, or we do not. If we keep making amendments to suit commercial interests, where will it end? It renders the document and the process meaningless.

ENVIRONMENTAL IMPACT

The project plan counts 187 saguaros onsite, 147 of which are greater than six feet, with six taller than 18 feet. The plan proposes to “mitigate” any loss by replacing the tall saguaros disturbed with ones that are four feet. Even following state and federal guidelines for their replanting, it only ensures that less than 60% are likely to survive. This at a time when, according to news reports, we’re seeing a faster die-off rate

Additionally, the Staff Report indicates that “the entire site is designated as a Special Species Management Area (SSMA)” and that it is “within the Priority Conservation Area (PCA) for the Cactus ferruginous pygmy owl” which is considered a threatened species by the Audubon Society <https://www.audubon.org/field-guide/bird/ferruginous-pygmy-owl> and the Center for Biologic Diversity (see attached posted press release). <https://biologicaldiversity.org/w/news/press-releases/cactus-ferruginous-pygmy-owls-proposed-for-renewed-endangered-species-act-protection-2021-12-21/>

The Pima County Multi-Species Conservation Plan, in its very first paragraph of its introduction states:

"Following the 1997 listing of the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*) as a federally endangered species, the Pima County Board of Supervisors initiated the Sonoran Desert Conservation Plan (SDCP). The purpose of the SDCP was to develop a regional plan to address the long-term conservation and preservation of the County's natural and cultural resources (Pima County 2000a)."

https://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Office%20of%20Sustainability%20and%20Conservation/Conservation%20Science/Multi-species%20Conservation%20Plan/MSCP_Final_MainDoc_w_Cover.pdf

The U.S. Fish and Wildlife Service Report (cited in the Staff Report) has similar concerns for the area and that "The species potentially impacted are the lesser long-nosed bat (*Leptoncycteris curasoae yerbabuena*), a recently delisted species under the Endangered Species Act and the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*), a species formerly listed under the Endangered Species Act and recently proposed for relisting under the ESA and a species proposed for relisting under the ESA, and a species proposed for coverage under Pima County's Multi-Species Conservation Plan (MSCP).

In its 2022 Staff Report, Development Services previously stated that "The western parcel of the project site was identified as a highest-priority 'Habitat Protection Priority' acquisition under the 2004 Bond Program." This plan does not treat it as such.

The developer proposes to offer 39.1 acres of Natural Open Space (NOS) off-site to mitigate loss of this natural space. This does not benefit the existing neighborhood, residents or existing wildlife.

LATE DOCUMENT POSTS

Although the Specific Plan was submitted to the county in May, neither the developer nor his representatives made time to meet with residents until three weeks before a vote in August. In fact, the developer, or his representatives, only recently reached out to the North Ranch HOA – one week before the Planning and Zoning Commission meeting. This does not show due diligence nor transparency with area residents.

CONCLUSION

The proposed Specific Plan has a request to amend Pima Prospects, has at least 12 conditions that are required as part of permitting, and traffic data that is misleading.

Judging from the last-minute submissions and amendments, this is not a well thought out, plan or design for this location. It is the wrong project for this location. With all of these issues, it seems the county and residents are being asked to bend over backward to accommodate this ill-conceived project. We ask the commission to reject the amendment request, any rezoning requests and the application.

Respectfully,

Noomi Valdez Greene
Kevin Moore



For Immediate Release, December 21, 2021

Contact: Noah Greenwald, (503) 484-7495, ngreenwald@biologicaldiversity.org

Cactus Ferruginous Pygmy Owls Proposed for Renewed Endangered Species Act Protection

Threatened by Sprawl, Invasives, Climate Change in Arizona, Texas, Mexico

TUCSON, Ariz.— Following multiple petitions and lawsuits by the Center for Biological Diversity and Defenders of Wildlife, the U.S. Fish and Wildlife Service today proposed to protect cactus ferruginous pygmy owls once again under the Endangered Species Act — this time as a threatened species.

Following a 1992 petition from the Center, pygmy owls were protected as endangered in Arizona from 1997 to 2006, but that protection was stripped away from the owls after developers successfully sued the Service. The Center and Defenders fought to regain protection for the tiny, imperiled owls, resulting in today's proposal to protect them across their range in Arizona, Texas and parts of northern Mexico.

"It's beyond sad that threats to the cactus ferruginous pygmy owl are so severe, but I'm glad it's finally getting badly needed protection under the Endangered Species Act," said Noah Greenwald, the Center's endangered species director. "The Sonoran Desert is unravelling before our very eyes. If we don't act fast, the pygmy owl, along with the saguaro cactuses it calls home, will be only a memory."

In Arizona and northern Sonora, Mexico, the species is threatened by urbanization and the planting and rapid spread of invasive buffelgrass, which spreads fire that eliminates the columnar cactuses and other desert vegetation needed by the owl. It is also threatened by droughts driven by climate change. Pygmy owl numbers have declined to the low hundreds in Arizona.

"There's no better indicator of the health of the beautiful Sonoran Desert than the diminutive yet fierce cactus ferruginous pygmy owl," said Greenwald. "Saving this little owl means saving the desert ecosystems we all love."

In Texas and Chihuahua, Mexico, the pygmy owl is threatened by agricultural development and human population growth, which fragments populations. Further south in western Mexico, including portions of Sinaloa, Nayarit, Jalisco and Michoacan, pygmy owl numbers are higher, but habitat loss to urbanization and agriculture is ongoing and the species is expected to continue to decline.

Background

Cactus ferruginous pygmy owls are generally under 7 inches long, weigh less than 2.6 ounces, and are reddish brown overall with a cream-colored, streaked belly. They have two dark brown or black spots on the back of their heads that give the appearance of eyes.

These owls are secondary-cavity nesters, meaning they use cavities excavated by woodpeckers and other species in saguaro cactuses and trees. They prey on a variety of insects, lizards and small mammals. Like other pygmy owls, the cactus ferruginous pygmy owl emits a series of toots when establishing a territory or calling to mates.

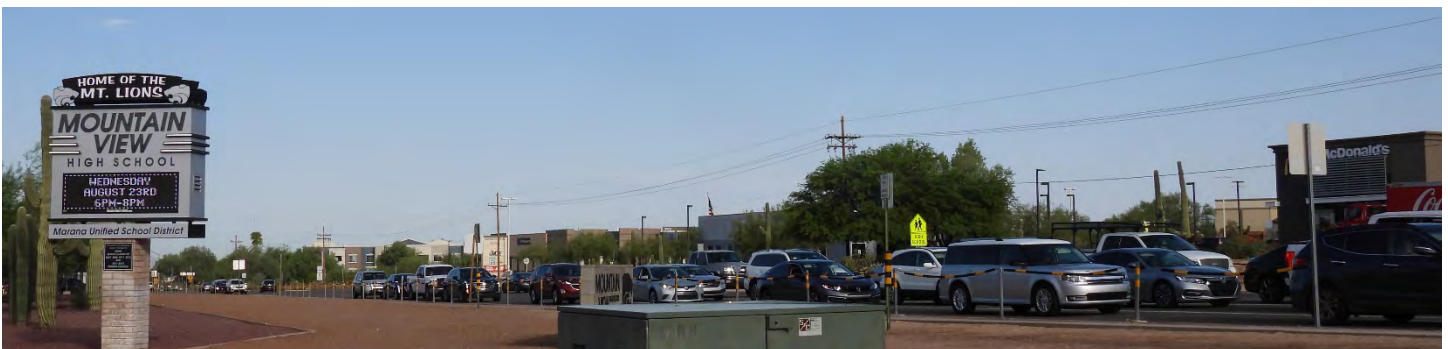
Photos of Thornydale at Linda Vista taken 8-22-23 between 7:30 AM – 8 AM



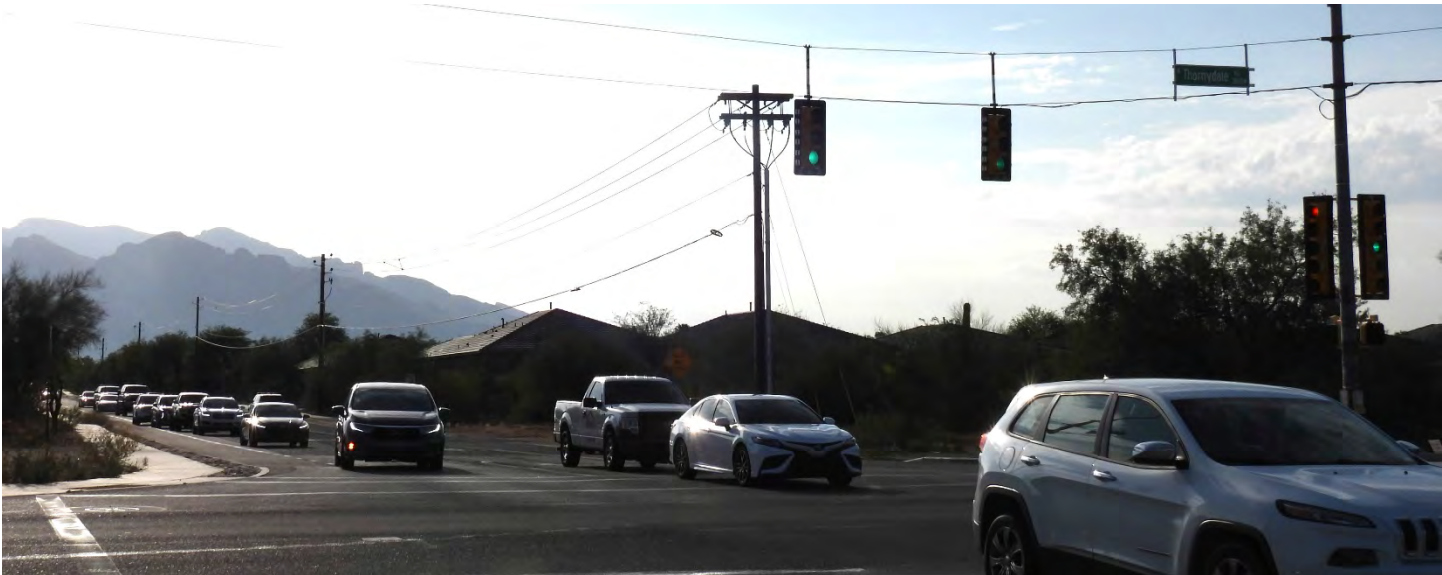
Looking south at Linda Vista toward Mountain View High School. They are coming from McDonald's.



Looking north on Thornydale toward Sumter



Traffic building at Mountain View High School.



Traffic on Linda Vista going westbound at Thornydale.

From: mbkroichick@aol.com
To: [Terri Tillman](#)
Subject: To: Terri Tillman Re: Thornydale-Sumter Apartments Plan
Date: Sunday, August 27, 2023 7:09:58 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To:
Terri Tillman

From:
Mike & Betty Kroichick
3584 W Granite Vista Drive
Tucson AZ 85742
mbkroichick@aol.com
619-997-9048

Re:
Thornydale-Sumter Apartments Plan

We are submitting our objections to the approval of the plan, as submitted, for an apartment development at Thornydale & Sumter.

We object to the proposal for the following reason:

The site plan would significantly increase traffic on already overburdened roads in the community. In particular, it would add to the existing congestion on Thornydale, which will make this area very unsafe.

For the cited reason, we ask that the application and rezoning be rejected.

Respectfully submitted,

Mike & Betty Kroichick

25 August 2023

To: Terri Tillman
Senior Planner for Pima County

From: Peter Iasillo & Eugenio Iasillo – Linda Vista Ridge Homeowners
3000 West Crescent View Lane
Tucson, Arizona 85742
eiasillo@iasillo.org

Subject: Thornydale-Sumter Apartments Plan

Dear Mr. Tillman,

We are submitting our objection to the approval of the plan, as submitted, for an apartment development at Thornydale and Sumter.

We object to the proposal for the following reasons:

The specific plan includes:

- Seven three story buildings – 30 apartments each
- Three two story buildings – 20 apartments each
- A total of 270 apartment units (15 units per acre)

This will generate traffic that will overload existing roads infrastructure. Three story buildings are non-existent in the area. The number of people that this project will attract will be harmful to the residents and the environment in this medium-density residential neighborhood.

For the cited reasons, we ask that the application and rezoning be rejected.

Respectfully,


Eugenio Iasillo


Peter Iasillo

From: [Roger Matsumura](#)
To: [Terri Tillman](#); [Thomas Drzazgowski](#); [Chris Poirier](#)
Subject: Thornydale Road and Sumter location for a three story apartment complex
Date: Sunday, August 27, 2023 9:57:42 AM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I have been a resident in the Linda Vista Estates, just across Shannon Road from the proposed development area. for over 35 years. It is extremely frustrating to see land sucked up by developers without adequate traffic control plans. The last development took over 6 months before the county put in traffic controls (and subsequently had to redo that when a couple of accidents occurred at the intersection of Shannon and Linda Vista). We sometimes had to sit at the stop sign for 15 minutes before they installed the 4-way stop, especially on Sundays after the morning church sessions let out. A new 3-story apartment complex would SEVERELY make traffic worse in this area. Please tell me there is a traffic plan in place before construction commences. Otherwise I would like to voice my disapproval of this construction. Thank you.

August 25th, 2023

Todd and LaRee Wilson
3249 W. Sunlit Peak Drive
Tucson, AZ 85742
todree@aol.com

RE: Thornydale-Sumter Apartments Plan

Dear Rex Scott,

We are submitting our objection to the approval of the plan, as submitted, for an apartment development at Thornydale and Sumter.

We have attached a list of reasons. For these cited reasons, we ask that the application and rezoning be rejected.

Respectfully Submitted,
Todd and LaRee Wilson

Thornydale-Sumter issues list

Category	Issue
Community	It is essentially the same plan that was rejected last fall – only changes include the removal of 2 buildings, and the number of units reduced from 340 to 270.
Community	Plan with buildings over 30 feet is still out of character with surrounding communities. Approval of such a project sets a bad precedent for future development in the area.
Communication	In the 10 months since the prior plan was rejected by P&Z Commission, neither Development Services nor the developer’s reps ever contacted residents who had objected to it the last time despite having contact information for all of us.
	In those same 10 months, they did meet with:
	A new architect for a new design plan
	Department of Transportation
	Development Services
	Rex Scott’s office
Communication	The plan’s documents were submitted in May, yet no meeting with residents was scheduled until August 7, just three weeks before the P&Z Commission meeting, giving residents who had previously expressed their concerns to Development Services and to P&Z little time to review and comment on the proposed plan.
Communication	Neighborhood meeting was only a presentations with just Q & A
Traffic	Per the county review in the fall DOT stated they had secondary concerns regarding Thornydale which is already well over capacity. A report at the time indicated that Thornydale north of the site was 18,057 ADT while its capacity is 16,815 ADT. Already over by 1242 ADT.
Traffic	This capacity is BEFORE added loads from the Marana approval of a 50-acre complex at Tangerine and Thornydale and development currently under construction at Thornydale and Cortaro Farms Road and this project
Traffic	Proposal relies on future expansion of Thornydale which is dependent on the passage of a Bond bill that won't even go before the voters until next year and there is no certainty that it will pass..
Traffic	Traffic study/report submitted with plan shows data was collected 2021 and 2022 – during the pandemic when people were advised to shelter at home and schools were closed.
	Plan states that traffic speed on Thornydale is 45, it is actually 40. (This actually helps the Project)
Traffic	Making the two entrances to Project as ingress and egress adds this traffic onto Thornydale and Sumter. Making turns onto south Thornydale will be nearly impossible and potentially dangerous especially at peak traffic times . Further, Sumter Road at the southern entrance, is in terrible condition, as is Shannon which is the eastern north south road in and out of the area. These entrances will be in close proximity to the high school. The Thornydale exit from this project will make it the 4th ingress/egress within .3 of a mile
Community	This design is NOT within the context of its environment. It is out of character with the surrounding neighborhoods. Plan seeks to amend Pima Prospers Land Use designation to “Planned Development Community.” PDC is meant for properties planned as a single community with unique features and designed within the context of its environment.
Environmental	The plan property is part of the Maeveen Marie Behan Conservation Lands System (CLS). Pima Prospers Land Use Element Policy 3.1.1.2 provides an appropriate mix of land uses that includes section e) “Conserves, protects and maintains culturally and biologically important lands.”
Environmental	The plan does not comply with Policy 3.4.1.3 of the Conservation Guidelines which states that “Across the entirety of the CLS landscape, at least 95 percent of the total acreage of lands within this designation shall be conserved in a natural or undisturbed condition. that.

Environmental	The plan does not comply with Policy 3.4.1.1.2 (b) which states that "Every effort should be made to protect, restore and enhance the structure and functions of Important Riparian Areas (IRA), including their hydrological, geomorphological and biological functions."
Land Use	The density of the Specific Plan increases what is currently in place in surrounding neighborhoods. Policy 3.1.1.4 states "Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County."
Land Use	Plan states that property is surrounded on north and south by "medium density" residential development, and "Low density" residential and churches to east. The plan states that this project would be situated within an existing higher-density growth pattern. That is incorrect. In its own plan it mentions the medium and low-density residences surrounding the location.
Land Use	One section refers to proposed site as "low density urban." 10 buildings on 18 acres is not low-density, and would convert it to high-density which would be out of character for the immediate area.
Safety	Site is located one street up Thornydale from Mountain View High School and thus poses a potential safety concern for its 1800+ students and its young drivers.
Design	The plan proposed bicycle/pedestrian path runs only from the Northranch subdivision to Sumter and does nothing to mitigate traffic issues.
Environmental	Surveys (both archeological and wildlife) have not been conducted on this Property in over 20 years, nor are they planned, for this or other species. The last archeological survey was in 1985. There was a survey 19 years ago, but only for transmission lines. (Per Letter from Arizona State Museum, which also recommends hiring of an archeological consultant because of this, though it does not require it) Policy 3.4.1.8 section a) states that "Across the entirety of the CLS landscape, at least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space and will provide for the conservation, restoration, or enhancement of habitat for the affected Special Species. The Ferruginous pygmy owl was recently placed back on endangered list. Further, as cited in the plan, the Property is within Pigmy Owl Survey Zone 1.
Water/Flooding	Flooding will still be an issue for Mountain Vista Ridge. The 100-year Flood Plain designation by FEMA simply means that there is a 1 chance in 100 that flooding will occur and affect surrounding property.
Environmental	While the Project plans to follow saving or replanting of saguaros, this plan which includes 147 existing saguaros of which only 34 are less than 6'. Studies show that when transplanted, only 10% survive. Additional news reports indicate that these state plants are dying at a faster rate than previously thought. The report from the Arizona Game and Fish Department regarding Best Management Practices for Saguaro Translocation and Replanting was done January 2019 - BEFORE recent reports of saguaro losses.
Environmental	Plan proposed mitigation of land at a ratio of 4:1, meaning donation of acreage to Pima County elsewhere. The acquisition of 39.08 acres off-site and dedicating to Pima County does not benefit the immediate community. It in fact further deteriorates the availability of open space and quality of life in the vicinity of the Plan.
Environmental	The addition of 10 buildings, plus asphalt for 438 cars outlined in the project will add to the heat island effect and is inconsistent with Policy. Policy 3.5.14, #1 states that plans should "Decrease heat island effect and reduce water run-off through site development strategies."

Tatiana Struthers, Esq.,
Brett Caywood,
North Ranch residents
9860 N Stageline trial,
Tucson, AZ, 85742

To: Development Services Department
201 N. Stone Ave, Tucson, AZ 85701
Re: Residents objection to Thornydale-Sumter Apartment complex
8/30, case number P23SP00001

Thank you for taking time and reviewing this letter. Im the resident of the North Ranch community and my property in within 300 – 1000 feet notification area on 9860 N Stageline trial, where I reside with my partner, Brett Caywood, a small business owner, who also supports this notice. With this letter, we would like to vocalize our objections to the proposed construction project on Thornydale/Sumter for the following reasons:

- **Lack of notice**

What is the most upsetting about the project is lack of time. Last year, our community stood united against the project and collected over 330 signatures in the protects. As the result, the builder decided not to put the project to the BOS. This time around, the builder had a required meeting with the community on 8/7/23 and informed us that the Committee will be discussing the project on 8/30/23. This barely gives us enough time to gear up, start a new petition, and get enough people to sign it. With this lack of preparation we only were able to collect over 230 signatures. This is unsettling as it appears that the builder is trying to rash through the process and undermining our efforts, based on the last year experience.

- **Traffic problems**

Issues with the traffic report

During the meeting with the developer, they informed us that they used the same traffic report that they used last year. It was surprising as they have the whole year to redo it and collect more accurate data, but chose not to do it. Last time we provided some valid criticism regarding the accuracy and completeness of the data as it was conducted at the end of March of 2022. Traffic report didn't take several factors into account, as follows: 1) new Sumpter housing development was still under construction, was about 1/3 completed, when the collected data; 2) Traffic report did not take data from Thornydale & Cactus Canyon road, from our NR community with 800 houses with about 2 cars per house, 3) Proposed project did not include in the data from a business aspect for the available space in the “office building” of the proposed Complex to include a possible “mixed-use” retail, a coffee shop, barber shop/salon, massage studio, etc.; 4) data was taken around the time when the snowbirds started to leave Tucson.

Road cannot sustain more traffic

Thornydale is a Major Street, a Scenic Route, but also is a forgotten street. It already heavily trafficked with 2-lines only, with current NR community, high school, and La Mirage Apartments, North Star Estates/Community, Ironwood Meadows Community, Kachina Meadows Community, Linda Lista Ridge Community. The traffic is heavy and often we have to take Shannon Rd, as waiting times can be easily over 10 min to make left turn to Thornydale. When we moved into the NR community, there was no New Development on Sumpter, however, soon after a new huge housing development arose that added more traffic. Last year Marana approved another community & complex on Thornydale and Tangerine that will add more traffic. Proposed apartment on Sumpter will add hundreds of additional cars.

Increased accidents and danger to the residents

I personally observed several accidents on Linda Vista and Thornydale, so did other residents. As a part of my job, I see how accidents and reckless driving affect people's life, how they ruin them. I see it from the court perspective, victims' perspective, and hear it from nurses & doctors that work at ER/hospitals when treating people from these accidents. Having a densely populated area will create more accidents. I don't want to be placed in a situation where a reckless driver collides with another that can ram mine or Brett's vehicle. Months of recovery won't be enough. Safety for the residence should be the most priority when making decision regarding rezoning.

Lack of access for emergency personnel

Our community has handful of retirees and people with physical disabilities. As such, handful have medical emergencies and require either Fire Fighter brigade, emergency vehicles, ER to assist them. However, with additional traffic and lack of transportation development, it may slow down the emergency access during life & death events. I'm particularly concerned as my partner has a medical condition that requires hospitalizations. Luckily, we have not faced a situation when we have to wait for the traffic to get to an ER. Hopefully, it won't occur; the other families may not be as lucky, which leading to tragic results, and possible law suits against county for poor road conditions.

• **Our area is a ranch-style architecture**

North Ranch and surrounding areas are limited to two stories and 24' in high that establishes the similar style. Even La Mirage apartment complex is a 2-story, which fitted better within our community. Equestrian Homes Apartment complex that is about a mile away on Linda Vista also is a 2-story. 3-story complex and 36' doesn't not fit our area and will be an eye sore. There is no need for 3 story complex here. Even new and large development on Thornydale & Tangerine got turned down on their request for 3 story, reducing their proposal to 2 story and 24 feet. Importantly, re-zoning the area will create a precedence for other developers to do the same, to build 3 stories, and to push an envelope even further by asking for even taller buildings. Soon after, our area won't be much different from the city landscape, which defeats the purpose of residing here.

• **Decreased quality of life**

We are both working professionals; we chose this property away from Tucson area as the way of recharging after long work days. I'm a Criminal Defense Attorney and often work 50 hours work-weeks; Brett is an electrician with his own company working long hours and often on weekends. We both value our free time and are in real need of serenity when coming home. While house hunting we looked for a while and considered other options, like Rita Ranch, Vail, Dove Mountains, Sahuarita, Valencia, etc. but found a house in North Ranch that is away from city noise with a reasonable commute time. There will be noise from residents and their guests, from their cars (arriving, parking, alarm), additional deliveries. Plus, it will add to the light pollution, as the complex cannot ban the tenant from turning on the lights that will be directing to our houses. With new housing market prices, it will be a tall order to relocate to another area without losing capital/equity, getting a lesser house for the same price. Therefore, not only quality of life would be diminished, but the project will be affecting the community financially.

- **Additional burden for Utilities and Water restrictions**

Having additional apartment complex, in addition to another Thornydale & Tangerine development can impact Tucson Water and Pima County water distribution. We're glad to hear that Tucson water has implemented plan for water supply & has sufficient water stored underground for the next 5 years for need of the current population. With the rate of new development, these 5 years can be shortened. Other Arizona counties have faced water shortages already. The Colorado River continues to deplete, and nobody can stop it. Federal government announced in August of this year water cuts to Arizona from the Colorado River to 18% this year and it is projected to 21% for 2023. City of Phoenix already declared a Stage 1 Water Alert and activated its [Drought Management Plan](#). City of Tucson is considering new water ordinance, like draining pools into the sewer system for its reclamation and others.

With new apartment, TPD will need to provide more energy to the area. However, due nation-wide need for maintenance issues, there is a higher possibility for shortages and blackouts. We all experience the electric shortages especially during monsoon storms. This year also knocked out power in NR several times already. Unfortunately, it appears that the number of electrical shortages increase from year to year. It is possible that shortages correspond with increased density of the population. There is a reason why other cities (for example in CA) requires and/or recommend residence use less power during hours of peak, reduced air conditioner usage by setting higher temp, doing laundry at night. Adding apartment complex will put more stress on the electrical grid, which all of us will feel

- **Conclusion**

In sum, having another apartment complex will negatively impact traffic on Thornydale and will increase the accidents on this tight area. It will affect water consumption in a few years and it will put additional burden on electrical grid. Even though developer met with use and took some of our suggestions in consideration, they refused to reducing all building from 3-story to 2-story. Therefore, I would request you to follow Mirana example from last year and strike developer request for 3-stories and 36 feet to a more reasonable 2-stories and 24 feet.

Sincerely,

-e-signed-

Tatiana Struthers, Esq.,
Brett Caywood,
North Ranch residents
9860 N Stageline trial,
Tucson, AZ, 85742

PETITION

To the Pima County Planning and Zoning Commission, and the Pima County Board of Supervisors, Clerk of the Pima County Board, Pima County District Offices, and Department of Development Services.

WE THE UNDERSIGNED respectfully submit this petition in opposition to the rezoning and construction plans of the Thornydale Apartments proposed for the northeast corner of N. Thornydale and Sumter Dr. We also oppose amending policies set forth in Pima Prospers that protects Important Riparian Areas. A section of the property is part of the Mauveen Marie Behan Conservation Land System (CLS).

As proposed, the plan is only slightly different from the one rejected in the fall, with two less buildings and 70 less units. The amended plan calls for construction of 10 three-story buildings, of 30 units each, and three two-story buildings of 20 units each for a total of 270 units on 18.67 acres with 438 parking spaces. The issues and concerns remain the same.

The placement of 34' three-story apartments in close proximity and adjacent to residential areas is out of character with existing land use. Homes and buildings in the immediate adjacent communities are all no higher than 24'. The proposed construction is out of character with the surrounding homes, residences and even commercial buildings in the area.

The traffic studies conducted for Thornydale and nearby roads were conducted in 2021 and 2022 – during the pandemic when most residents were advised to shelter at home. Further, Department of Transportation indicated that Thornydale is already well over its capacity of 16,815 Average Daily Trips, The most recent count was at 19,943 ADT in 2023. This is even before currently approved projects of a 50-acre site at Thornydale and Tangerine, and one at Thornydale at Cortaro have even broken ground or been completed. This project would add an even greater traffic load about a block from Mountain View High School and its young drivers.

The Project is based on hopes that Thornydale will be widened. That can only happen after the City of Tucson and RTA Next resolve their differences and when (and if) voters approve a bond in 2024, to expand Thornydale. This is putting the cart before the horse, as neither of these steps may come to pass. Additionally, even if the bond is passed, no one knows when Thornydale would be addressed.

The plan lacks adequate or appropriate flooding or water mitigation, such as a retention pond, to manage the Project's own stormwater runoff. Even though the site is located within the 100-year FEMA flood plain map, the federal designation is woefully outdated and recognized by many that it only means the area may experience a 1% chance of flooding. We have already seen water runoff from the existing horse farm on Sumter Dr. coming into the North Ranch subdivision retention pond areas. Residents have also experienced flooding on Sumter and at the Linda Vista intersection.

We are also concerned that exterior lighting from the apartment complex will add to the light trespass, glare and skyglow in the area, reducing the view of the night sky and disrupting neighboring residences. Even with motion sensors, lights will be going on at all times of the night.

The undersigned oppose rezoning for the Thornydale-Sumter Project and/or amending the Pima Prospers Plan to accommodate its development.

	FULL NAME	FULL ADDRESS	SIGNATURE
234	LARRY A. SANDERS	9811 N. WINDWALKER TRAIL THESDA AZ	Larry A Sanders
235	Adam Weinhold	3600 W. Mesa Ridge Trail	Adam Weinhold
236	Windy Yrigoyen	3600 W. Mesa Ridge Trail	Windy Yrigoyen
237	Rita Callaway	4850 N. Sun Vista Place	Rita Callaway
238	FELIPE R. ORTEGA HEVIA	3231 W. CACTUS TREE TRAIL	Felipe R. Ortega Hevia
239	ANNA KLONTZ	9880 N. WINDWALKER TRL	Anna Klontz
240	Jaeline Martin	3200 W. Northman Cross Trail	Jaeline Martin
241	GREGORY J UNDERWOOD	2983 W SKY RATCH TRAIL	Gregory J Underwood
242	Laura Hatley	3140 W. Stonebrook Trail	Laura Hatley
243	Chrysten Hatley	3140 W. Stonebrook Trail	Chrysten Hatley
244	Bac Phn	3592 W Granite Vista Dr	Bac Phn
245	Betsy Kravchuk	3584 W. Granite Vista Dr.	Betsy Kravchuk
246	Mike Kravchuk	3584 W Granite Vista Drive	Mike Kravchuk
247	Brent Cloward	3518 W. Thundercloud Loop	Brent Cloward
248	Allison Cloward	3518 W. Thundercloud Loop	Allison Cloward
249	Michael McDevitt	9815 N. INDUS AVE	Michael McDevitt
250	Deborah McDevitt	9815 N. Indus Ave ^{Tucson} 85742	Deborah L. McDevitt
251	Samantha Schachterle	3875 W. Orion St.	Samantha Schachterle
252	Greg Schachterle	3875 W. Orion St.	Greg Schachterle
253	Ali Abullah	9740 N. Stonebrook Trail	Ali Abullah
254	Heather Coppado	3199 W. Windwalker Pl	Heather Coppado
255	Heather		Heather

	FULL NAME	FULL ADDRESS	SIGNATURE
256	Cesar Sandoz	4641 W Snow Leopard Dr	Cesar
257	John Rogers	4031 W Snow Leopard Dr	John Rogers
258	Rosalia Campa	4600 W Snow Leopard Dr	Rosalia Campa
259	Ken Castellan	4620 W Snow LEOPARD	Ken Castellan
260	Barbara Oosterbaan	4620 W. Snow Leopard Dr	Barbara Oosterbaan (Bobbie)
261	Robert Englays	4800 W. Snow Leopard Pr	Robert Englays
262	Brenna Powell	3190 W. Desert Dawn	Brenna Powell
263	JOHN POELS	3190 W DESERT Dawn Trl	John Poels
264	Susan Zimmerman	3461 W Desert Bend Lp	Susan Zimmerman
265	Sean Phillips	9845 N. Ash Meadows Pl	Sean Phillips
266	Maxine Phillips	9845 N. Ash Meadows Pl	Maxine Phillips
267	Laurie Thomas	9910 N. Crystal Springs	Laurie Thomas
268	Poug Mullen	9910 N Crystal Springs	Poug Mullen
269	Cathy Gleason	3420 W Pepperwood Loop	Cathy Gleason
270	Victor R Castillo	3081 W. Sun Ranch Trl.	Victor R Castillo
271	Carmen Young	3402 W Desert Bend Lp	Carmen Young
272	Jacob Fleming	3402 W Desert Bend Lp	Jacob Fleming
273	Pat Scherber	9925 N Sedona Pl	Pat Scherber
274	Carmen O'HERRA	9870 N. W. Wundana Way	Carmen O'HERRA
275	H. Jimeno O'HERRA	9870 N. W. Wundana Way	H. Jimeno O'HERRA
276	Manuel Campa	4600 W Snow Leopard	Manuel Campa
277	Victoria Campa	4600 W Snow Leopard Dr	Victoria Campa

The undersigned oppose rezoning for the Thornydale-Sumter Project and/or amending the Pima Prosper Plan to accommodate its development.

	FULL NAME	FULL ADDRESS	SIGNATURE
282	Jarrah Simmons	9320 N GAZELLE PL TUCSON AZ 85742	Jarrah Simmons
283	Paul Gramm	9322 N GAZELLE PL TUCSON AZ 85741	Paul Gramm
284	ROSEMARIE McMAHAN	9324 N. GAZELLE PL. TUCSON	Rosemarie McMahon
285	JOHANNIG McMAHAN	9324 N GAZELLE PL TUCSON	Johannig McMahon
286	John Alexacalle	9332 N. GAZELLE PL TUCSON	John Alexacalle
287	Lisa Jungbluth	9334 N. GAZELLE PL, TU	Lisa Jungbluth
288	Joanne Schultz	9336 N GAZELLE PL	Joanne Schultz
289	SCOTT SCHULTZ	9336 N. GAZELLE PL.	Scott Schultz
290	HERMAN J. MODER	9331 N. GAZELLE PL	Herman J. Moder
291	ETHEL I. MODER	9331 N. GAZELLE PL	Ethel I. Moder

The undersigned oppose rezoning for the Thornydale-Sumter Project and/or amending the Pima Prospers Plan to accommodate its development.



Coalition for Sonoran Desert Protection

738 N. 5th Ave., Suite 205
Tucson, Arizona 85705
520.388.9925 * sonorandesert.org

August 28, 2023

Arizona Center for Law
in the Public Interest
Arizona Master Naturalist
Association
Arizona Native Plant
Society
Bat Conservation
International
Cascabel Conservation
Association
Center for Biological
Diversity
Center for Environmental
Ethics
Defenders of Wildlife
Desert Watch
Environmental Law
Society
Friends of Cabeza Prieta
Friends of Ironwood Forest
Friends of Madera Canyon
Friends of Saguaro
National Park
Friends of Tortolita
Gates Pass Area
Neighborhood
Association
Genius Loci Foundation
Great Old Broads for
Wilderness – Tucson
Native Seeds / SEARCH
Protect Land and
Neighborhoods
Safford Peak Watershed
Education Team
Save the Scenic Santa Ritas
Sierra Club – Grand
Canyon Chapter
Sierra Club – Rincon Group
Sky Island Alliance
Southwestern Biological
Institute
Tortolita Alliance
Tortolita Homeowners
Association
Tucson Audubon Society
Tucson Herpetological
Society
Tucson Mountains
Association
Wildlands Network

Chair David Hook and Commissioners
Pima County Planning and Zoning Commission
201 N. Stone, 1st Floor
Tucson, AZ 85701

RE: P22SP00002 Thornydale Sumter Specific Plan

Dear Chair Hook and Commissioners:

Thank you for the opportunity to provide comments on the proposed Thornydale Sumter Specific Plan, a concurrent comprehensive plan amendment and rezoning. The Coalition commented previously when this issue was before the Commission on November 30, 2022 after which the applicant withdrew the request. On August 30, the Commission will again consider a similar Specific Plan. We have reviewed the revisions and provide similar comments to you today.

This 18+-acre property consists of two parcels at the northeast corner of Thornydale and Sumter. Importantly, the westernmost of the two parcels was identified as a *High Priority Private Habitat Protection* parcel, which means it is an important property to be protected in perpetuity.

The property owner has committed to full CLS compliance, which will consist of a combination of on-site conservation and off-site mitigation. The staff report states,

“The entire site is located within the Maeveen Marie Behan Conservation Lands System (CLS) designated as Special Species Management Area (SSMA) and there are approximately 16.55 acres within the Multiple Use Management Area (MUMA) and approximately 2.1 acres of Important Riparian Area (IRA). The IRA areas of the site are regulated by the Pima County Regional Flood Control District (RFCD) and CLS compliance will be met through a combination of natural open space set-aside and restoration of the denuded areas of the IRA. The CLS policies will be met through 6.5 acres of on-site natural open space preservation and 39.1 acres of off-site natural open space preservation.”

While the Coalition encourages and would prefer to have as many *High Priority Habitat Protection* parcels as possible be conserved in their entirety, we understand that this property is privately-owned and not for sale. Partial off-site mitigation complies with the Conservation Lands System and Pima Prospers mitigation policies.

We have had multiple meetings with the property owner and his representatives, and appreciate their responsiveness to concerns and recommendations that we have provided on issues of sustainability, including but not limited to, the following Specific Plan commitments:

- Water conservation measures (see Lazarus and Silvyn letter of Nov. 8, 2022), including water harvesting techniques.
- Native plant preservation and/or salvage and replanting on site, including mammillaria, opuntia and hedgehog species and particularly saguaros and ironwoods.
- Fence, wall and channel design especially adjacent to riparian areas/wildlife corridors.
- A con-arch bridge spanning the westernmost riparian area/wildlife corridor.
- Motion activated lighting designed to minimize disturbances to wildlife, with low color temperatures $\leq 2200\text{K}$ to minimize adverse impacts. (<https://www.led-professional.com/resources-1/articles/hazard-or-hope-leds-and-wildlife>)
- Installation of EV charging stations.
- Covered parking areas built to harvest and direct rainwater and wired to accommodate solar panels.
- Solar energy to support the business and recreation facilities of the development.
- **And lastly**, the property owner has most recently agreed to additional revisions regarding Section II.C.4.d (Retention Basin) and Section II.C.6 (Environmentally Sensitive Design Guidelines) [See commitments included regarding the above, in the Lazarus and Silvyn letter of August 28, 2023.]

The Coalition strongly prefers mitigation to occur on-site as opposed to off-site when a parcel is designated a *Highest Priority Habitat Protection Parcel* and is previously undisturbed, as is the westernmost of the two parcels. However, the Conservation Lands System guidelines currently allow a combination of on- and off-site mitigation. Therefore, the Coalition is supportive of this Comprehensive Plan Amendment and Specific Plan rezoning. Again, thank you for the opportunity to comment, and please let me know if you have any questions.

Sincerely,



Carolyn Campbell, Executive Director

Attachment: Lazarus and Silvyn letter of August 28, 2023

Cc: Terri Tillman, Principal Planner
Jenny Neeley, Program Manager, Office of Sustainability and Conservation
Chris Poirier, Planning Official

August 28, 2023

Terri Tillman, Principal Planner
Pima County Development Services Department
201 N. Stone Avenue
Tucson, Arizona 85701

Re: Thornydale Sumter Specific Plan (P23SP00001), Revisions Requested by Coalition for Sonoran Desert Protection (“Coalition”)

Dear Terri:

Our team has been working with the Coalition to develop environmental mitigation regulations in the Thornydale Sumter Specific Plan (“Specific Plan”) for the resulting development (“Project”). The Coalition recently suggested several minor revisions to the Specific Plan. We are agreeable to these proposed changes, which will be reflected in the revised Specific Plan, submitted after the Planning & Zoning Commission public hearing. The revisions are as follows:

- Add the following new **Section II.C.4.d** (Retention Basin) to the Specific Plan:
The first-flush retention basin located directly south of Building 10 on the Project’s west side (the “West Basin”), shall be reconfigured/designed to avoid inclusion of any saguaros over 12 feet in height. Any saguaros located within the West Basin under 12 feet in height shall be transplanted on the west parcel, as near as possible to their original location, per AzGFD guidelines.
- Revise **Section II.C.6** (Environmentally Sensitive Design Guidelines) to reflect the following redlines:
 - The designated IRA areas of the Project will not be disturbed, other than the limited disturbances needed for the Project’s bridge crossing. The onsite IRA is approximately 2.09 acres. Approximately 0.08 acres (3.8% disturbance) will be disturbed to build the bridge, which includes a ten-foot offset from either side of the bridge to accommodate for grading. ~~A total IRA disturbance of 5% (or 0.11 acres) is permitted.~~
 - Low-profile lighting will be incorporated throughout the Project to ensure adequate visibility for safety while also protecting the dark skies and encouraging wildlife movement. Lighting **shall be downlit, fully shielded and shall not intrude into** ~~will be located away from~~ the NUOS and IRA areas to limit **any** impact on wildlife corridors. No lighting will be installed at the top of the buildings except as required per fire/safety standards **and all such required lighting shall be fully**

shielded and, if possible, be triggered by motion sensors. All pathway lighting shall include motion sensors and be fully shielded so as to limit any ~~the amount of~~ light spillover into the NUOS, functional open space, wildlife corridors and adjacent properties.

- The goal of exterior lighting shall be to provide for onsite safety while reducing artificial light at night (i.e., ALAN) and preventing light spillover beyond the built environment (structures, paths, parking and roadways) into disturbed areas, NUOS, and adjacent properties. Outdoor lighting shall utilize full cutoff, shielded outdoor lighting fixtures.
- Lighting under covered parking structures shall be controlled by motion sensors to ~~limit~~ avoid light spillover beyond the built environment, into disturbed areas, NUOS, ~~into wildlife corridors~~ and adjacent properties.
- Lighting in the pool amenity area shall be controlled by motion sensors during the time period the pool is closed for use by residents.
- Roofs of buildings and covered parking structures will be constructed with a subtle pitch to direct rainwater towards basins to promote rainwater harvesting. This water will be directed toward vegetation in the Project's interior landscaped areas where feasible, and otherwise to the exterior of the Project into the washes.
- Rainwater will be directed from parking paved areas into the washes, where feasible.

If you have any questions about the revisions, do not hesitate to reach out to Rory Juneman or me at (520) 207-4464 or RLarge@LSLawAZ.com.

Sincerely,



Robin M. Large
Senior Land Use Planner

cc: Rory Juneman, Lazarus & Silvyn
Zach Channing, ZDC Properties
Carolyn Campbell, Coalition for Sonoran Desert Protection
Christina McVie, Coalition for Sonoran Desert Protection
Karen Cesare, Novak Environmental, Inc.

Date: 8/25/2023

To: Rex Scott
Mark Hanna
Jan Truitt
Carla Blackwell
Jan Leshner

From: Gerrit and Tina Vande Mheen

RE: Thornydale-Sumter Apartments Plan

We are submitting our objection to the approval of the plan, as submitted, for an apartment development at Thornydale and Sumter.

We object to the proposal for the following reasons:

- 1) The site plan would **significantly increase traffic** on already overburdened roads in the community.
- 2) The site plan calls for the removal of the floodplain from the property, and **would increase the chance of flooding on Mountain Vista Ridge properties.**
- 3) The site plan calls for the development of **three-story buildings**, which are unlike any other structure currently in the area.

For the cited reasons, we ask that the application and rezoning be rejected.

Respectfully submitted,



From: [m shopper](#)
To: [Terri Tillman](#)
Subject: Thornydale/Sumter Apts.
Date: Tuesday, August 29, 2023 9:54:05 AM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Please Stop the building of these apartments. Thornydale is over capacity of cars. The overflow of the cars having to park on Sumter when the parking lot is full poses danger when the fire trucks have to drive down the street.

We have a brand new apartment complex on Ina/Thornydale and we're not sure how many cars will be using Thornydale.

Let's finish widening Thornydale first then move forward.

From: [Alan Pedolsky](#)
To: [DSD Planning](#)
Cc: [Chris Poirier](#); [Thomas Drzazgowski](#)
Subject: Planned apartment complex
Date: Tuesday, August 29, 2023 12:08:15 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I am Alan Pedolsky, a homeowner in North Ranch. I want to inform you of the reasons for my adamant and absolute opposition to the proposed apartment development between North Ranch and Sumter.

I am in complete agreement with the various reasons for such opposition including, but not limited to, ecology (the wanton destruction of hundreds of saguaro cacti and the destruction of habitat for an endangered bird species). The developer/destroyer's total disregard for major infrastructure such as water and electricity is yet another factor. His response to these issues amounted to, they will face those issues at the appropriate time. The appropriate time is during the planning stages, not when it's too late to do anything constructive.

My personal priority is the safety and traffic on Thornydale Road. When asked about this, his response was that this is a priority of the RTA. That means absolutely nothing unless you believe in the tooth fairy. As we all very well know, until such time as a viable plan is approved by ALL parties, including the voters, Thornydale remains as is. Right now the developer/destroyer admitted that annual traffic growth is at 2%; the complex would double that to 4% by HIS projections.

With schools in session for 10 months, the propensity for accidents is that much greater. When I attempt to make a left turn onto Thornydale from Cactus Canyon, I frequently wait several minutes to safely make that turn. This is significantly longer than if there were a traffic control system in place. Additional traffic from the proposed complex would only serve to exacerbate this situation.

Traffic from Pecos merging onto Thornydale is another major accident waiting to happen, which would also be exacerbated by the proposed complex.

I have personally witnessed a driver on Thornydale attempt to use the middle (turn) lane as a passing lane. Fortunately, a potential headon collision was avoided because other drivers allowed the careless one back onto his lane.

Current drivers who use Sumter east to other north-west streets have stated that the additional substantially heavier traffic on Sumter from the proposed complex would compel them to use Thornydale thus compounding the traffic and safety issues thereon. Currently new housing appears under construction on Thornydale and Cortaro Farms, which will dramatically increase Thornydale traffic in the very near future.

Ergo, until such time as ALL of the issues can be viably resolved, I remain adamantly and absolutely opposed to this travesty.

Thank you.

PETITION

To the Pima County Planning and Zoning Commission, and the Pima County Board of Supervisors, Clerk of the Pima County Board, Pima County District Offices, and Department of Development Services.

WE THE UNDERSIGNED respectfully submit this petition in opposition to the rezoning and construction plans of the Thornydale Apartments proposed for the northeast corner of N. Thornydale and Sumter Dr. We also oppose amending policies set forth in Pima Prospers that protects Important Riparian Areas. A section of the property is part of the Mauveen Marie Behan Conservation Land System (CLS).

As proposed, the plan is only slightly different from the one rejected in the fall, with two less buildings and 70 less units. The amended plan calls for construction of 10 three-story buildings, of 30 units each, and three two-story buildings of 20 units each for a total of 270 units on 18.67 acres with 438 parking spaces. The issues and concerns remain the same.

The placement of 34' three-story apartments in close proximity and adjacent to residential areas is out of character with existing land use. Homes and buildings in the immediate adjacent communities are all no higher than 24'. The proposed construction is out of character with the surrounding homes, residences and even commercial buildings in the area.

The traffic studies conducted for Thornydale and nearby roads were conducted in 2021 and 2022 – during the pandemic when most residents were advised to shelter at home. Further, Department of Transportation indicated that Thornydale is already well over its capacity of 16,815 Average Daily Trips, The most recent count was at 19,943 ADT in 2023. This is even before currently approved projects of a 50-acre site at Thornydale and Tangerine, and one at Thornydale at Cortaro have even broken ground or been completed. This project would add an even greater traffic load about a block from Mountain View High School and its young drivers.

The Project is based on hopes that Thornydale will be widened. That can only happen after the City of Tucson and RTA Next resolve their differences and when (and if) voters approve a bond in 2024, to expand Thornydale. This is putting the cart before the horse, as neither of these steps may come to pass. Additionally, even if the bond is passed, no one knows when Thornydale would be addressed.

The plan lacks adequate or appropriate flooding or water mitigation, such as a retention pond, to manage the Project's own stormwater runoff. Even though the site is located within the 100-year FEMA flood plain map, the federal designation is woefully outdated and recognized by many that it only means the area may experience a 1% chance of flooding. We have already seen water runoff from the existing horse farm on Sumter Dr. coming into the North Ranch subdivision retention pond areas. Residents have also experienced flooding on Sumter and at the Linda Vista intersection.

We are also concerned that exterior lighting from the apartment complex will add to the light trespass, glare and skyglow in the area, reducing the view of the night sky and disrupting neighboring residences. Even with motion sensors, lights will be going on at all times of the night.

From: Dan Quinn
To: OSD Planning
Subject: Re: Objection to P23SP0001
Date: Tuesday, August 29, 2023 3:28:42 PM
Attachments: image.png
image.png

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To Whom It May Concern,

There are also an additional eleven electronic signatures for the Petition in Opposition to the Rezoning and Construction Plans of the Thornydale Apartments supplied by members of the North Ranch Community.

The petition reads as follows:

To the Pima County Planning and Zoning Commission, and the Pima County Board of Supervisors, Clerk of the Pima County Board, Pima County District Offices, and Department of Development Services.

WE THE UNDERSIGNED respectfully submit this petition in opposition to the rezoning and construction plans of the Thornydale Apartments proposed for the northeast corner of N. Thornydale and Sumter Dr. We also oppose amending policies set forth in Pima Prospects that protects Important Riparian Areas. A section of the property is part of the Mauve Marie Behan Conservation Land System (CLS).

As proposed, the plan is only slightly different from the one rejected in the fall, with two less buildings and 70 less units. The amended plan calls for construction of 10 three-story buildings, of 30 units each, and three two-story buildings of 20 units each for a total of 270 units on 18.67 acres with 438 parking spaces. The issues and concerns remain the same.

The placement of 34' three-story apartments in close proximity and adjacent to residential areas is out of character with existing land use. Homes and buildings in the immediate adjacent communities are all no higher than 24'. The proposed construction is out of character with the surrounding homes, residences and even commercial buildings in the area.

The traffic studies conducted for Thornydale and nearby roads were conducted in 2021 and 2022 – during the pandemic when most residents were advised to shelter at home. Further, Department of Transportation indicated that Thornydale is already well over its capacity of 16,815 Average Daily Trips. The most recent count was at 18,057 ADT in 2023. This is even before currently approved projects of a 50-acre site at Thornydale and Tangerine, and one at Thornydale at Cortaro have even broken ground or been completed. This project would add an even greater traffic load about a block from Mountain View High School and its young drivers.

The Project is based on hopes that Thornydale will be widened. That can only happen after the City of Tucson and RTA Next resolve their differences and when (and if) voters approve a bond in 2024, to expand Thornydale. This is putting the cart before the horse, as neither of these steps may come to pass. Additionally, even if the bond is passed, no one knows when Thornydale would be addressed.

The plan lacks adequate or appropriate flooding or water mitigation, such as a retention pond, to manage the Project's own stormwater runoff. Even though the site is located within the 100-year FEMA flood plain map, the federal designation is woefully outdated and recognized by many that it only means the area may experience a 1% chance of flooding. We have already seen water runoff from the existing horse farm on Sumter Dr. coming into the North Ranch subdivision retention pond areas. Residents have also experienced flooding on Sumter and at the Linda Vista intersection.

We are also concerned that exterior lighting from the apartment complex will add to the light trespass, glare and skyglow in the area, reducing the view of the night sky and disrupting neighboring residences. Even with motion sensors, lights will be going on at all times of the night.

YOUR PETITIONERS THEREFORE HUMBLY REQUEST THAT

1. The county zoning and board officials reject the rezoning and construction application.
2. Ensure the site adheres to the current Pima County Planned Land Use.
3. Reject amending policies to Pima Prospects policies.
4. That copies be sent to The Pima County Clerk of the Board, all District Offices, all Board of Supervisors, and the Department of Development Services.

Those signatures can be found here:

https://www.change.org/p/petition-in-opposition-to-the-rezoning-and-construction-plans-of-the-thornydale-apartments?cs_tok=AhXvu056EBZt3b7WQAAxicyvNQEABF8BvFf42E7905BLuMx19yceRo%3D&utm_campaign=9125de0f9bae40fabd772594ca44bd66&utm_content=initial_v0_2_0&utm_medium=email&utm_source=recruit_sign_digest&utm_term=cs

Thank you,

Daniel Quinn

On Tue, Aug 29, 2023 at 3:25 PM Dan Quinn <danquinn.mvr.hoa@gmail.com> wrote:

Date: 29 AUG 2023
To: Carla Blackwell and the Planning and Zoning Commission
From:
Daniel Quinn
3544 W Granite Vista Dr.
Tucson, AZ, 85742

RE: Thornydale-Sumter Apartments Plan P23SP00001

To Whom It May Concern,

I am submitting my objection to the approval of the plan, P23SP00001, as submitted, for an apartment development at Thornydale and Sumter.

As someone who resides within 500ft of the proposed development, and as a member of the Mountain Vista Ridge Homeowners Association Board, I object to the proposal for the following reasons:

1) The site plan would significantly increase traffic on already overburdened roads in the community.

Additionally, I have specific issues with the traffic count performed for this plan, which are the following:

- I) 40% of their traffic studies were done while school was out for summer break, and the May 9, 2023 survey would have seen significantly less school traffic as seniors would have begun to complete finals and have less classes.
- II) 100% of their traffic studies were done outside of the typical "snow-bird" range, and would leave out a significant portion of the driving population (typically seen as November-April). While they seem to state that their projected 4% increase in traffic count would not push us into the next traffic threshold, they are conveniently tailoring their findings to fit their process.
- III) They change their wording from bike lane to bike route (i.e. bike only path) to hide that there is a bike lane they would be disturbing along Thornydale during construction.

Thornydale Sumter Specific Plan

- (1) Thornydale Road
Thornydale Road is a nine-mile north/south paved roadway from its northern paved terminus north of Moore Road to its southern terminus at River Road. It is a two-lane arterial road with a two-way left turn lane in the vicinity of the Project and is classified as an urban minor arterial in ADOT's Functional Classification system. It is classified as a medium volume arterial with a 130-foot right-of-way in the Pima County Major Streets Plan and as a Scenic Major Route in the Pima County Scenic Routes Plan.
In the vicinity of the Project, Thornydale Road has a 45-mph speed limit. It has unpaved shoulders along the Project frontage. There are some sidewalks on the east side between Pecos Drive and Linda Vista Boulevard. **There are no bus routes along the frontage of the Project site.**
Sun Shuttle Route #12 (Thornydale/River) runs along Thornydale Road with a stop at Thornydale/Linda Vista.
- (2) Shannon Road
Shannon Road is a two-lane north/south undivided paved roadway that is classified as a minor arterial along the Project frontage. It is classified as a low volume arterial with a 90-foot right-of-way in the County's Major Streets Plan and as a Scenic Major Route in the County's Scenic Routes Plan.
Its speed limit is 40 mph. There are no sidewalks, **bike lanes**, or bus routes along the Project frontage.

Furthermore, I have issues with how they are representing the traffic routes from their proposed development (see Table II.E.4.b).

From the wording of their document, it seems they are anticipating that **68.5% of their traffic would exclusively use their Sumter Road entrance** (not their proposed main entrance), which conveniently keeps their **Pecos Drive to Linda Vista column within capacity by only accounting for ~3.9%** of their anticipated values (their proposed main entrance). Also, I am confused as to where the 837 drivers [(1274 - 437) / 1860 = 45.00% of their total] that somehow don't leave Sumter and go to Thornydale or South on Shannon are going to go - as that is the wrong direction for the nearest hardware and grocery store, middle school, high school, interstate, or highway.

Table II.E.4.b: 2024 Daily Volumes (With & Without Project)

Street	Daily Capacity at LOS D*	2024 ADT No Project	Site Trips	2024 ADT With Project	Over LOS D Capacity (No Project)	Over LOS D Capacity (With Project)
Thornysdale Road						
From Lane to Linda Vista	16,720	15,831	955	16,786	No	No
Linda Vista to Center	19,720	20,710	955	21,665	Yes	Yes
Shannon Road						
Lane to Linda Vista	12,240	4,170	437	4,607	No	No
Linda Vista to Shannon	12,240	8,170	437	8,607	No	No
Summer Road						
Thornysdale Road to Shannon Road	13,680	3,110	0	3,110	No	No
Linda Vista Boulevard						
Camino de Oeste to Thornysdale Road	13,680	11,650	0	11,650	No	No
Thornysdale Road to Shannon Road	13,680	3,110	0	3,110	No	No

*Generalized Annual Average Daily Volumes for Florida's Unincorporated Areas, from 2020 FDOT QualityLevel of Service Handbook Tables.

The traffic engineer that performed this calculation utilized formula tables that are intended for two-story complexes, and the majority of the structures on the proposal are three-story. **To me, this traffic study is utilizing information that paints the best possible picture for their client, and is not accurately representing the reality of the situation.**

2) The site plan calls for the removal of the floodplain from the property, and would increase the chance of flooding on Mountain Vista Ridge properties.

The hydrology study that is utilized in this packet is using data from their previous application, and does not include the record-breaking rain that occurred in 2022. Additionally, all literature referring to water flow in the packet only refers to the effect the proposal has on the upstream - not what the expected load would occur on the downstream, which includes my neighborhood and the high school.

3) The site plan calls for the development of three-story buildings, which are unlike any other structure currently in the area.

For the cited reasons, I ask that the application and rezoning be rejected.

Respectfully submitted,

Daniel Quinn