

**Public  
Comment  
For  
P20CA00001**

**6/30/20**

Dale & Rosemary Bidegain  
2815 S. Mario Ranch Lane  
Tucson, Arizona 85730

[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)

Re: P20CA00001 Chacon  
S. Mario Ranch Lane Plan Amendment

To Whom it may Concerns:

We are not in favor of the Plan Amendment.

It seems unfair to the homes adjacent to the Group Home to increase the number of residents from 15 to 25. This is going to greatly increase the traffic.

People bought and built homes along Mario Ranch Lane for the rural setting and some peace and quiet. Norma Chacon knew or should of known the number of residents she could have when she bought the property.

Doesn't seem fair to the families living on the road for her to ask for a large increase of residents she can have in the home after buying the property. She could have requested the change prior to closing on her property.

Sincerely,



Dale & Rosemary Bidegain

2815 S Mario Ranch Ln

**Melissa Whitney**

**From:** Steve Parker <steve.park.yeah@gmail.com>  
**Sent:** Sunday, June 28, 2020 9:54 PM  
**To:** COB\_mail  
**Subject:** July 7 Agenda Item P20CA00001 CHACON - S. MARIO RANCH LANE PLAN AMENDMENT  
**Attachments:** 2020.05.18 Zoning Ltr of Opposition.docx

\*\*\*\*\*

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,

This email is regarding a zoning request for the property located at 2655 S. Mario Ranch Ln ( P20CA00001 CHACON - S. MARIO RANCH LANE PLAN AMENDMENT). Our property is adjacent to this address. This proposal to expand Mom & Dad Place home care Group Home from the maximum of 10 beds allowed under the current Low Intensity Urban designation to 30 beds is roundly opposed by all the residents of the neighborhood. Tripling the capacity of the business would permanently and irreparably harm the neighborhood and those of us who live next to the property in question.

It became evident during the Planning and Zoning Commission hearing on the subject on May 27th that the owners of this business knowingly bought a property in a Low Intensity Urban neighborhood, built an oversized 8000 square foot structure with 15 bedrooms (more than the capacity currently allowed by Pima Code) and a septic system designed to accommodate 30 residents with the intention of getting the Zoning Commission and Board of Supervisors to rubber stamp the change in zoning to the detriment of all of us who live in the area. This is why the Planning and Zoning Commission overwhelmingly voted against any changes in zoning to the property.

Several neighbors wrote the Commission requesting that this business not be allowed to expand. Their letters can be viewed in Staff report and Public comments via links listed in the Meeting Agenda for which I am providing a link here:

[https://webcms.pima.gov/UserFiles/Servers/Server\\_6/File/Government/Development%20Services/Land%20Planning%20and%20Regulation/Boards,%20Commission%20&%20Committees%20Tab/P&Z/2020/Agenda%2005-27-20.pdf](https://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Development%20Services/Land%20Planning%20and%20Regulation/Boards,%20Commission%20&%20Committees%20Tab/P&Z/2020/Agenda%2005-27-20.pdf)

There are no letters in support of the proposed changes. It should also be noted that now, after the Zoning Commission disapproved their request, Mom & Dad Place is now telling residents that the current recommendation is for a Transitional Zoning allowance. This is not true. The Commission voted against any changes from the Low Intensity Urban designation. The Commission Staff report made this recommendation, but in their own report acknowledged that Medium Intensity Urban is the lowest density that is allowed a Transitional Zoning designation - meaning that recommendation violates Pima County guidelines.

The owner of this business could have easily purchased and built in an area zoned to meet their business needs, but instead is attacking the integrity of our neighborhood. Attached is our letter to the Planning and Zoning

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

DATE 6/29/20 *UFW*  
cc: Development Services

CH-10770-2015080402-62 NJC  
JUN 29 2020 09:54 PM  
All

Commission detailing many of our complaints about this proposal. Please respect the residents of this community who have much more to lose than this business. Please vote no on any and all proposed zoning changes at 2655 S. Mario Ranch Ln.

Thank you,

Stephen & Mary Parker  
10490 E. Golf Links Rd

**STEPHEN & MARY PARKER**

**10490 E. Golf Links Rd.**

**Tucson, AZ 85730-1550**

May 18, 2020

Pima County Development Services  
Attn: Planning Division  
201 N. Stone Ave., 1<sup>st</sup> Floor  
Tucson, AZ 85701

RE: P20CA00001 CHACON – S. MARIO RANCH LANE PLAN AMENDMENT  
Hearing Date: Wednesday, May 27, 2020, at 9:00a.m.

To the Pima County Planning and Zoning Commission:

We would like to express our opposition to this proposal as residents of the affected community. we oppose this proposal for many reasons including the following:

- The proposed changes will significantly harm the integrity of the neighborhood involved
- The lot in question is in the middle of a designated Low Intensity Urban residential neighborhood
- The proposed changes will result in an increase in vehicular traffic on a low traffic unimproved dirt road, causing harm to residents of the neighborhood
- The proposed changes will likely decrease property values for surrounding homes
- The petitioner has not considered the interests of the neighborhood
- The petitioner chose to acquire a property in a Low Intensity Urban neighborhood and could instead have built in a Medium Intensity Urban neighborhood where zoning and neighborhood expectations meet the needs and desires of the petitioner's choice of business
- Pima County Planning and Zoning Commission Staff Recommendation for Transitional Zoning violates established guidelines for Low Intensity Urban neighborhoods

The neighborhood in question is comprised of approximately 14-16 residential structures on lots of about an acre each. The neighborhood borders on additional similar neighborhoods east of Houghton Rd, where residential density significantly decreases in comparison to neighborhoods west of Houghton.

As residents on a property adjacent to the lot in question, we can state that the density and integrity of the neighborhood was a major factor in our decision to take out a large mortgage to purchase our home. The 8,000 sq. ft. structure on the lot in question was still under construction and we were unaware that a care home business was about to open across the street from our new

06-10-K10-03-0380M02-52 NT  
M

home until after we had already moved in. Fortunately, the Low Intensity Urban zoning has kept the number of patients at the care home low, but even still there are multiple deliveries and visits to the business every day, far exceeding the traffic to and from any other residence in the neighborhood. This traffic takes place on Golf Links Road, an unimproved dirt road, causing additional degradation to the road and stirring up additional dust next to our house. Despite those minor inconveniences we are happy to say the care home does not cause us distress at this time. We do not believe that will be the case if they are allowed to change the zoning designation and add more and possibly double the number of patients.

Changing this lot from Low Intensity Urban to Medium Intensity Urban will dramatically alter the integrity of our neighborhood. The lot is not on the periphery of the neighborhood, but is rather surrounded by it. A Medium Intensity Urban designation opens the door for future changes that could include additional properties subdividing and requesting similar zoning designations, or the property owner either selling or changing business models resulting in the property being used for apartments, office space or other commercial purposes that are allowed under Medium Intensity Urban but not Low Intensity Urban. A change to the zoning plan opens the door down the road to further disrupt the intended purpose and integrity of this neighborhood, and devalues properties due to the potential for such disruptions. These neighborhoods were designed to preserve open space and reduce population density. This proposal subverts those goals.

The home in question is a part of Mom & Dad Place Assisted Living Communities, a group home business that runs two additional assisted living facilities on the north side of Tucson as well as Catalina. The petitioner is running an assisted living facility, a business, not protecting her private residence. The petitioner's interests are unlike the interests of everyone else in the neighborhood for that reason. Ms. Chacon was aware of the zoning restrictions when she acquired ownership of the property, or she should have been as a business owner. The facility has been open for less than a year and a half and is already trying to expand beyond the scope of its originally designated zoning. If Ms. Chacon wanted this location on S. Mario Ranch Ln. to be an assisted living facility rather than a group home it seems she could easily have sought a property in a zoned Medium Intensity Urban neighborhood, rather than disrupting a Low Intensity Urban neighborhood and attempt to change it to suit her business needs. All residents in this neighborhood want to continue to be good and friendly neighbors with Ms. Chacon and her business patrons and employees. Ms. Chacon does not seem to consider the needs of the neighborhood where she placed her business. Keeping the zoning designation as it currently exists will promote the current cohesion of the neighborhood.

The Pima County Planning and Zoning Commission Staff Recommendation is currently a proposal to allow Ms. Chacon's expansion while not granting the Medium Intensity Urban designation and rather rezoning the property to Transitional Zone (TR). We oppose this proposal as well. As previously stated, the doubling of patient occupancy at the facility will have a noticeable negative impact in what is a quiet residential community. A TR title would also likely have an effect of lowering property values, and risks future degradation of the neighborhood by future incursions by like-minded businesses and allows for an incremental attack on the structure of the neighborhood by Ms. Chacon. What is to stop her from, once getting the bar moved a little lower with TR designation, requesting and receiving Medium Intensity Urban designation in one

or two years? In addition, the Pima County Planning and Zoning Commission's own background research states that "MIU (Medium Intensity Urban) is considered to be the lowest-intensity land use designation which permits a rezoning to TR." (*See* 2020 Plan Amendment Program, Planning and Zoning Commission Staff Report, P20CA00001 Chacon, May 27, 2020, Page 2.) This would imply that the staff recommendation violates Pima County's own guidelines regarding how Low Intensity Urban zoned neighborhoods are to be treated.

In conclusion, the residents of this neighborhood want to be good neighbors to Ms. Chacon and her business. We consider ourselves all to be one community. But those who live in residential homes here (everyone except those at the lot in question) have different interests than Ms. Chacon on this issue. She wants to expand her business and profit potential; we are protecting our retirement homes and land investments by preserving the integrity of our neighborhood. For that reason and the many others listed in this letter we believe our voices must carry more weight. We hereby request that the Planning and Zoning Commission deny Ms. Chacon's request to modify the land use designation.

Respectfully,

Stephen & Mary Parker