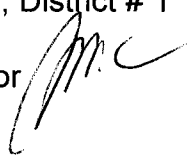




MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ally Miller, Supervisor, District # 1

FROM: Arlan M. Colton, Planning Director 

DATE: May 21, 2014

SUBJECT: Co9-14-01 J DE GRAZIA COMPANY LLC – N BONANZA AVENUE
REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JUNE 3, 2014** hearing.

REQUEST: For a rezoning of approximately 9.33 acres from SR (Suburban Ranch) to CR-1 (Single Family Residence), on property located on the east side of Bonanza Avenue approximately 600 feet south of Snyder Road.

OWNER: De Grazia Company LLC
4030 N. Painted Quail Place
Tucson, AZ 85750

AGENT: MJM Consulting
Michael Marks, AICP
7002 E. 4th Street
Tucson, AZ 85710

DISTRICT: 1

STAFF CONTACT: Thomas Coyle

PUBLIC COMMENT TO DATE: As of May 21, 2014, staff has received no written comments. Two nearby neighbors testified on the project. Concerns expressed were focused at the condition of Bonanza Avenue and two-story homes.

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS, (10 – 0; All Commissioners were present).

STAFF RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property lies outside the Maeveen Marie Behan Conservation Lands Systems.

CP/TC/ar
Attachments




Board of Supervisors Memorandum

Subject: Co9-14-01

Page 1 of 4

FOR JUNE 3, 2014 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director 
Public Works-Development Services Department-Planning Division

DATE: May 21, 2014

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

Co9-14-01 J DE GRAZIA COMPANY LLC – N BONANZA AVENUE REZONING

Request of **J De Grazia Company LLC**, represented by **MJM Consulting**, for a rezoning of approximately 9.33 acres from SR (Suburban Ranch) to CR-1 (Single Family Residence), on property located on the east side of Bonanza Avenue approximately 600 feet south of Snyder Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. On motion, the Planning and Zoning Commission voted 10-0 to recommend **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS** (All Commissioners were present). Staff recommends **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS**. (District 1)

Planning and Zoning Commission Public Hearing Summary (April 30, 2014)

Staff presented the staff report to the commission.

The applicant provided additional details of the request.

Commissioners inquired about drainage, aesthetics, height limits, and the condition of Bonanza Avenue. Staff responded with specifics relative to drainage conditions, transportation conditions, and zoning requirements. Staff indicated that the applicant agreed to a one story height limitation.

Two neighbors commented on the project and expressed their concerns with Bonanza Avenue.

A motion to close the public hearing was approved.

The motion to recommend approval of the request subject to standards and special conditions passed 10-0 subject to modification of Condition 15 to omit the first sentence and Condition 16 to change from "1 story" to "24 feet" and shown as follows:

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within **five** years from the date the rezoning request is approved by the Board of Supervisors:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.
5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
6. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
7. Transportation Conditions:
 - A. The property shall be limited to one access point onto Bonanza Avenue as shown on the preliminary development plan.
 - B. The owner/developer shall file an application for abandonment of public right-of-way for Walnut Tree Street. Once abandoned, the land shall be incorporated into the rezoning site.
8. Regional Flood Control District Conditions:
 - A. A permitting note shall be added to the Final Plat and a covenant shall be recorded with the Conditions, Covenants and Restrictions for the subdivision indicating that Floodplains, Erosion Hazard Setbacks and Pima County Regulated Riparian Habitat as delineated on the Final Plat shall not be disturbed.

- B. First flush retention shall be required.
 - C. In order to achieve water conservation measures identified in the PIWMP, a note shall be added to the Final Plat indicating that development of each lot shall obtain certification under the Pima County Green Building program, and shall include at least one outdoor conservation measure.
9. Cultural Resources Condition:
In the event that cultural resources are revealed during ground-disturbing activities, all construction shall cease, and consultation shall be initiated with Arizona State Museum (ASM) to assess the potential significance of any unearthed materials (ARS §41-841). If human skeletal remains or funerary objects are discovered, ASM will be contacted immediately (ARS §41-865 & §41-844).
10. Adherence to the preliminary development plan as approved at public hearing.
11. Upon the effective date of the rezoning ordinance associated with this rezoning, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. 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 current any future property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
12. Regional Wastewater Reclamation Conditions:
- A. The owner/developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.
 - B. The owner/developer 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/developer 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/developer 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/developer 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/developer 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/developer 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.
13. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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.
14. The property owner shall execute and record the following disclaimer regarding Proposition 207 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)."
15. ~~Development plans or plats shall be within the densities of the comprehensive plan and applicable zoning ordinance.~~ Final lot configuration and internal subdivision design shall be responsive to the conditions identified in this approval and generally consistent with the rezoning exhibits.
16. Residential structures shall be no more than ~~4-story~~ 24 feet in height

CP/TC/ar
Attachments

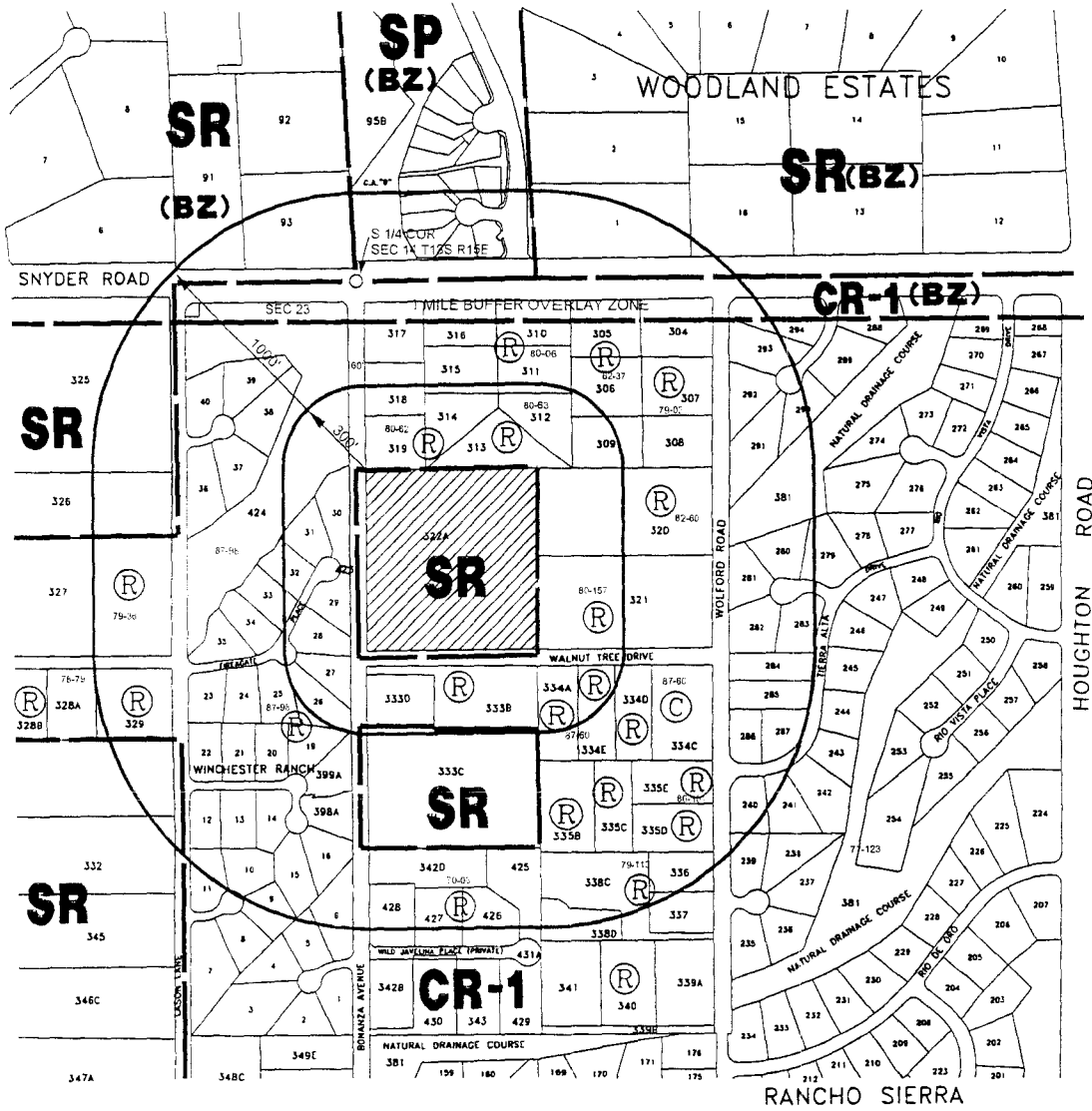
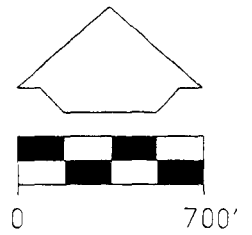
c: De Grazia Company LLC, 4030 N. Painted Quail Place, Tucson, AZ 85750
MJM Consulting, Michael Marks, AICP, 7002 E. 4th Street, Tucson, AZ 85710
Chris Poirier, Assistant Planning Director
Co9-14-01 File



Co9-14-01 J DE GRAZIA COMPANY LLC — NORTH BONANZA AVENUE REZONING

2012

PIMA COUNTY COMPREHENSIVE PLAN (C07-00-20)



Area of proposed rezoning from

SR to CR-1



Notification area _____

BASE MAP 50

Notes _____

Tax codes 114-21-322A

Date 04/09/13
Drafter DS

File no. C09-14-01
J DE GRAZIA COMPANY LLC
NORTH BONANZA AVENUE REZONING

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

HEARING April 30, 2014

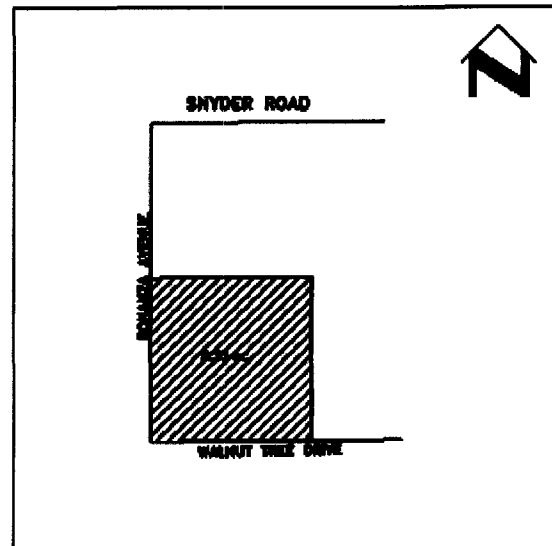
DISTRICT 1

CASE Co9-14-01 DeGrazia
Company, Bonanza Avenue
Rezoning

REQUEST SR (Suburban Ranch) to CR-
1

SIZE 9.33 Acres

OWNER DeGrazia Company LLC
4030 N. Painted Quail Place
Tucson, AZ 85750



AGENT MJM Consulting
Michael Marks, AICP
7002 E. 4th Street
Tucson, AZ 85710

APPLICANT'S PROPOSED USE

This is a request to rezone a 9.33-acre property into 10 single-family residential lots.

APPLICANT'S STATED REASON

To develop 10 single-family lots.

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. There are no significant constraints on the site, the request is consistent with the Comprehensive Plan designation, and the development standards of CR-1 should provide adequate mitigation of the use of the property.

COMPREHENSIVE PLAN

The subject property is designated as LIU-1.2 (Low Intensity Urban 1.2 units per acre) by the Pima County Comprehensive Plan. A rezoning request to the CR-1 zone complies with the LIU-1.2 designation. The property is not within an area designated for special Rezoning Policies.

MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM CLASSIFICATION (MMBCLS)

The subject property is located outside the MMBCLS.

SURROUNDING LAND USES/GENERAL CHARACTER

North	CR-1	Low Density Residential
South	CR-1	Low Density Residential

East	CR-1	Low Density Residential
West	CR-1	Low Density Residential

The surrounding properties are all developed in a comparable residential land use pattern. Approval of this rezoning request will result in development consistent with adjoining land uses. Essentially, this project represents an "in-fill" opportunity.

PUBLIC COMMENT

Staff has received one comment at the time of this report (attached). The required community meeting was conducted by the applicant on April 10, 2014.

PREVIOUS REZONING CASES ON PROPERTY

NA

PREVIOUS REZONING CASES IN GENERAL AREA

There are no recent rezoning cases in the area.

CONCURRENCY CONSIDERATIONS		
<i>Department</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	None
FLOOD CONTROL	Yes	None
WASTEWATER/ ENVIRONMENTAL QUALITY	Yes	None
PARKS AND RECREATION	Yes	None

PLANNING REPORT

The request is to rezone 9.33 acres from the SR (Suburban Ranch) zone to the CR-1(Single Residence) zone to provide for a single family residential development on lot sizes of about 1 acre in size. The preliminary development plan reflects placement of 10 single family homes. Ultimate subdivision design will be reviewed at time of development plan approval, and the density will be consistent with the underlining comprehensive plan. Ingress and egress to the development will be via Bonanza Avenue.

A site analysis has been provided for this development. Potential issues relating to topography, hydrology, biological resources, vegetation, view-sheds, and traffic have been assessed and it found that there will not be adverse impacts associated with this development. Additionally, the project is not within the Maeveen Marie Behan Conservation Lands System (MMBCLS).

TRANSPORTATION REPORT

Transportation concurrency criteria have been met for the above reference rezoning as all major roadways within a two mile radius of the rezoning site are functioning under capacity. The site is located on the east side of Bonanza Avenue approximately 650 feet south of Snyder Road. The rezoning request is to subdivide the parcel into 10 single family residential lots. Access is

via a proposed neighborhood street off of Bonanza Avenue with a cul-de-sac. The proposed subdivision will generate approximately 100 ADT.

Bonanza Avenue is a two lane, county maintained, neighborhood street with approximately 60 feet of right-of-way. Traffic counts are not available for Bonanza Ave; however, DOT estimates the ADT to be less than 500. Right-of-way for Walnut Tree Street has been dedicated along the full extent of the southern property boundary; however, it has not been built. The dedication was done in the mid 1950's as a large dedication establishing several roads in the area. None of the adjacent parcels use Walnut Tree for access. Because access to Walnut Tree Street is not proposed as part of this rezoning request, the Department of Transportation is requesting that as a condition of this rezoning, the owner/developer files for a right-of-way abandonment.

Snyder Road is a paved, two lane, county maintained, urban minor arterial. It is designated as a Scenic Major Route on the Pima County Major Street and Routes Plan with a planned future right-of-way of 150 feet. There are no bike lanes or sidewalks on Snyder Road. The most current traffic count for Snyder Road between Houghton Road and Harrison Road is 3,000 ADT, and the capacity is approximately 15,930 ADT.

Houghton Road is a paved two lane, county maintained, urban minor arterial. Houghton Road, south of Snyder Road has paved shoulders without curbs, bike lanes, or sidewalks. Houghton Road is designated as a Scenic Major Rout on the Pima County Major Streets and Routes Plan with a planned future right-of-way of 200 feet. Right-of-way between Snyder Road and Catalina Highway varies in width but is generally around 150 feet. The most recent traffic count for Houghton Road between Snyder and Catalina Highway is 4,000 ADT, and the capacity is approximately 15,930 ADT. The Pima Association of Government's Regional Transportation Plan calls for the widening of Houghton Road between Tanque Verde and Catalina Highway to a three lane cross section; however, this improvement is not scheduled within the next 5 years. The RTA planned improvements to Houghton Road, which are currently underway, do not affect any segment within one mile of the subject property.

Catalina Highway is a paved, three lane, county maintained, urban minor arterial. Catalina Highway has two travel lanes, a continuous center left turn lane, paved shoulders/bike lanes, and no sidewalks. It is designated as a Scenic Major Route on the Pima County Major Streets and Scenic Routes Plan, with a planned future right-of-way of 150 feet. Right-of-way between Tanque Verde and Snyder Road varies, but is generally between 100 and 150 feet. The most current traffic county for Catalina Highway between Houghton Road and Snyder Road is 3,817 ADT, and from Prince Road to Houghton Road is 6,391 ADT. The capacity is approximately 16,700 ADT.

REGIONAL FLOOD CONTROL DISTRICT (RFCD) REPORT

RFCD offers the following comments:

1. The parcel includes one regulatory watercourse in the southeast corner that has Pima County Regulated Riparian Habitat (PCRRH) associated with it. The PCRRH location shown has been modified from the adopted maps per a boundary modification request adhering to District Technical Policy 104.
2. The floodplain, erosion hazard setback and PCRRH shall be avoided. Disclosure via plat notes as shown on the PDP shall be required.
3. The site analysis describes how detention and retention requirements for the site will be

met. Where development is less than 2 units to the acre, use of a fee system is encouraged in lieu of a detention in order to preserve the natural drainage patterns. First flush retention is required but has not been shown. The applicant is aware of this and is evaluating options including placement of first flush retention within the cul-de-sac.

4. A Preliminary Integrated Water Management Plan has been provided. This plan indicates that, in order to achieve the water conservation required, each lot shall comply with the Pima County Green Building program and shall include both indoor and outdoor conservation measures. Table B, which specifically identifies conservation measures, is typically used at the time of rezoning, however, compliance with the Green Building program certification at the time of development is also an option. The site measures will be determined at the time of development but are still required per the policy.
5. As required by the Pima County Comprehensive Plan Water Policy, the following Water Resources Impact Analysis has been prepared by staff:
 - a. Tucson Water has provided a service letter. Tucson water does provide a blend of recharged CAP/groundwater from Avra Valley that is classified as potable and renewable.
 - b. Per the ADWR Well Inventory those wells within $\frac{3}{4}$ of a mile had depths to groundwater below 100', with several under 50' however these are private wells and dates tested vary. Per ADWR groundwater level maps declines between 10' to 20' are projected between 2010 and 2025. Per ADWR Projected 2025 Groundwater depth maps the depth is also in the 50' -100".
 - c. The site is not located within a mapped subsidence zone.
 - d. The nearest Groundwater-Dependent Ecosystem is an intermittent stream and series of springs approximately $\frac{1}{2}$ mile to the north at the base of the Catalina's and the Sabino Canyon shallow groundwater area begins 1.2 miles west of the site. The much smaller Tres Lomas shallow groundwater area is .87 miles west as well.
 - e. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 400-800 feet.

Pima County's Water Resources Impact Assessment finds that, under existing conditions, the proposed **project will have access to renewable and potable water**. Based upon projections provided in the PIWMP, the small scale of the project and the availability of "renewable and potable" supplies from other basins the additional water **use is not likely to have significant adverse impacts on shallow groundwater areas**.

In conclusion, the District has **no objection subject to the recommended conditions**.

WASTEWATER MANAGEMENT REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced request for a rezoning and offers recommended conditions for your use.

ENVIRONMENTAL QUALITY REPORT

Environment Quality has no objection to the proposed Rezoning provided the property is served by either private and/or public sewer.

The Department's Air Quality Control District requires that air quality activity permits be secured by the developer or prime contractor before constructing, operating or engaging in an activity, which may cause or contribute to air pollution.

CULTURAL RESOURCES REPORT

The property was surveyed in 2009 and no cultural resources were identified as a result of the survey.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within **five** years from the date the rezoning request is approved by the Board of Supervisors:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.
5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
6. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
7. Transportation Conditions:
 - A. The property shall be limited to one access point onto Bonanza Avenue as shown on the preliminary development plan.
 - B. The owner/developer shall file an application for abandonment of public right-of-way for Walnut Tree Street. Once abandoned, the land shall be incorporated into the rezoning site.

8. Regional Flood Control District Conditions:
 - A. A permitting note shall be added to the Final Plat and a covenant shall be recorded with the Conditions, Covenants and Restrictions for the subdivision indicating that Floodplains, Erosion Hazard Setbacks and Pima County Regulated Riparian Habitat as delineated on the Final Plat shall not be disturbed.
 - B. First flush retention shall be required.
 - C. In order to achieve water conservation measures identified in the PIWMP, a note shall be added to the Final Plat indicating that development of each lot shall obtain certification under the Pima County Green Building program, and shall include at least one outdoor conservation measure.
9. Cultural Resources Condition: In the event that cultural resources are revealed during ground-disturbing activities, all construction shall cease, and consultation shall be initiated with Arizona State Museum (ASM) to assess the potential significance of any unearthed materials (ARS §41-841). If human skeletal remains or funerary objects are discovered, ASM will be contacted immediately (ARS §41-865 & §41-844).
10. Adherence to the preliminary development plan as approved at public hearing.
11. Upon the effective date of the rezoning ordinance associated with this rezoning, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. 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 current any future property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
12. Regional Wastewater Reclamation Conditions:
 - A. The owner/developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.
 - B. The owner/developer 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/developer 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/developer 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/developer 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/developer 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/developer 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.
13. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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.
14. The property owner shall execute and record the following disclaimer regarding Proposition 207 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)."
15. Development plans or plats shall be within the densities of the comprehensive plan and applicable zoning ordinance. Final lot configuration and internal subdivision design shall be responsive to the conditions identified in this approval and generally consistent with the rezoning exhibits.
16. Residential structures shall be no more than 1 story in height.

Respectively submitted,

Tom Coyle, AICP
Principal Planner

WINCHESTER RANCH HOME OWNERS ASSOCIATION

To: Pima County Planning and Zoning Commission

Cc: Supervisor Ray Carroll – District 4

From: Winchester Ranch Home Owners Association- J. A. Martens – President

Subject: Co9-14-01 J DeGrazia Company LLC- N Bonanza Avenue Rezoning Request

Date: April 19th, 2014

Please Note: I have been out of town this past week on a business trip and did not receive the correspondence from the Zoning Commission until yesterday (4/18). It was postmarked on April 14th, 2014 - a bit late for a timely response to meet the April 18th deadline for inclusion in the Commissioner's Agenda Book. Therefore, I am demanding that this correspondence be included in the Commissioner's Agenda Book as a matter of record.

Winchester Ranch Home Owners Association represents (44) home owners immediately adjacent to the West of the J DeGrazia Company LLC property. Our Board of Directors has met to carefully consider the proposed zoning change from SR to CR-1 and its potential impact on our association and our member home owners. We have also met with the developer and the consulting firm (MJM Consulting) representing him. In general, we are not opposed to development of the property and the proposed zoning change, but we have major concerns about significant issues that must be dealt with by the Developer, the Planning and Zoning Commission and Pima County in its deliberations before we are able to support the approval of the zoning change:

1) Water Drainage from the Property:

Storm drainage impacts our association homeowners significantly, as the washes fill quickly from the North and East directions during monsoon storms, and have historically caused extensive erosion to our property boundaries (undermining block barrier walls and reinforced embankments). The development of the DeGrazia property has potential to significantly worsen this situation if "drainage" is not done properly. We (individual homeowners and the association) have incurred substantial costs throughout the past (18) years in efforts to mitigate erosion through reinforcement of washes and other measures. *It is imperative that the Commission and Pima County provide written assurance to our association that the proposed zoning change will include a thorough technical analysis of drainage issues, plans and funding options for installation of appropriate drainage control measures, communication of these plans including a written civil engineering plan detailing the proposed construction details (roads, drainage pathways, culverts, wash reinforcements, and impact on existing washes) BEFORE WE WILL CONSENT TO THE ZONING CHANGE AND BEFORE ANY BUILDING PERMITS CAN BE APPROVED;*

APR 23 2014 ✓

2) Repaving of Bonanza Rd.:

- Bonanza Rd. is in a serious state of decline due to substandard construction (a thin layer of asphalt less than 2" thick was used) THAT WILL NOT SUPPORT or SURVIVE HEAVY TRUCK TRAFFIC DURING CONSTRUCTION;
- IT MUST BE REPAVED BY THE COUNTY BEFORE CONSTRUCTION CAN PROCEED
- Pima County *must agree* to the repaving of Bonanza Rd. in the areas directly adjacent to the DeGrazia property and those sections that provide access to it (from Snyder Rd. to the North in particular) AT THE DEVELOPER'S EXPENSE

3) Home Construction, HOA and CCR's:

We strongly recommend that the developer establish a Home Owners Association, including CC&R's and a citizen's board of directors, commensurate with those of the Winchester Ranch HOA that includes the following:

- No Two story structures will be allowed (to preserve the mountain views from adjacent properties); Minimum 2,250 square feet per home; no gravel driveways
- Architectural and Landscaping guidelines on types of construction (Sante Fe or tile roofs preferred, no asphalt or metal roofs allowed), exterior colors to blend with the natural desert colors
- Landscaping to be compatible with our area which is a Desert Upland plant community emphasizing locally prevalent plant species (Palo Verde, Saguaro, Creosote bush, Mesquite, Yucca, Prickly Pear, and other native cacti, and various grasses).
- Water conservation with sound xeriscaping principles should be emphasized

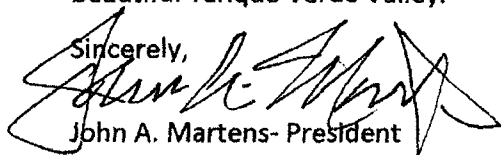
4) Detailed Plat Drawing and Proposal:

- The plat information provided by the developer and his consultant is sketchy at best. *A detailed Plat Drawing is requested* providing details of road placements and rights of way, lot layouts, open areas, and elevations.

In addition, there may be other issues and concerns expressed by our members at the meeting of the Planning Commission and Zoning Commission on Wednesday, April 30, 2014 that the commission should take into consideration before approving the zoning change.

I thank you in advance for taking your responsibilities to the local community and Winchester Ranch Home Owners Association seriously as you review the proposed zoning change request and its potential impact on the quality of life and property valuations in our area of the beautiful Tanque Verde Valley.

Sincerely,



John A. Martens- President

Winchester Ranch Home Owners Association

April 24, 2010

Thomas Coyle, AICP
Pima County Department of Development Services –
Planning Division
201 n. Stone Ave, 2nd Floor
Tucson, Arizona 85701

Re: C9-14.1 DeGrazia Company – Bonanza Ave Rezoning

Dear Mr. Coyle:

I want to inform you of our experience with the neighbors surrounding the proposed rezoning site. Attached are numerous documents to help explain that experience, up to this point. Each number below relates to a different attachment to this letter.

1. Letter sated March 28, 2014 from me to the owners of properties within 300 feet. This is the letter inviting the neighbors to the neighborhood meeting..
2. List of Owners of all properties within 300 feet. This is the list of all owners within 300 feet to whom the above letter was sent.
3. Notification Map: This map identifies all the properties within 300 feet that are on the Attachment 2 list.
4. The Sign-In Sheet (2 Pages) A list of those who attended the neighborhood meeting on April 10, 2014,.
5. The letter dated April 11, 2014 and which I mailed to everyone who attended the neighborhood meeting. At the end of the April 10th neighborhood meeting those in attendance and I agreed that I would write a letter to them, providing them with my email address, so they could send me an email which I could use for any future communication.
6. A list of all of those who I mailed the Attachment 5 letter. This is the list of all that attended the neighborhood meeting.
7. Emails from neighbors after receiving the Attachment 5 letter: I received five emails. Also I received one phone call, that from Mr. Tolson.
8. An email I sent, on April 18th, to those 6 people I heard from after sending the letter on Attached to this email is the letter I describe for Attachment 9. In my phone call with Mr. Tolson I explained what was in the email and the letter.
9. Letter dated April 18, 2015 which was attached to the Attachment 8 email: This letter provided responses to each of the six issues that came up at the neighborhood meeting..
10. Emails from the two people who sent one after receiving my April 18th letter: Mr. Watson said he now would support the project. Mr. Cousino said he still had concerns with the drainage condition.
11. Letter from the Winchester Ranch Home Owners Association dated April 19th. I will be responding to this letter separately after getting all of the rest of this material in to the Planning Department. I could mention, though, that the signer of this letter, Mr. Martens, did attend the April 10th neighborhood meeting. Also, this Winchester Ranch subdivision is on the west side of Bonanza, although only 6 lots within that subdivision take access off of Bonanza, with the remaining 36 lots taking access from Lason Lane. The 'Winchester' property was rezoned to CR-1 in 1988 with the plat recorded in 1993. That plat utilized the lot reduction option, explaining the lot sizes being as small as about 24,000 square feet.

I urge you to read the letter dated April 18, as it represents our position at this point. However, after fully reviewing the Winchester letter that position may be modified. In the meantime, I can commit to a rezoning condition that reads "THE PROJECT SHALL RESTRICTED TO ONE-STORY HOUSES". Thank you.

Sincerely,


Michael Marks, AICP
President



MICHAEL MARKS, AICP
Land Planner

March 28, 2014

Re: Rezoning of Property at the Northeast Corner of Bonanza Ave & Walnut Tree Drive

Dear Property Owner:

You are invited to attend a meeting to be held on Thursday night, April 10, 2014, on the property of the subject rezoning, that being at the northeast corner of Bonanza Ave & Walnut Tree Drive. The owner and I will be on the property from 5:30 pm to 6:30 pm. The purpose of the meeting is to present information on the proposed rezoning and development of the property. Attached is a map identifying the location of the subject property and meeting location.

The 9.33 acre parcel in question is currently vacant and zoned SR. The proposed zoning is CR-1, and the proposed land use is a single family residential development on 10 lots, each no less than 36,000 square feet. A Preliminary Development Plan will be presented at the neighborhood meeting.

We look forward to your attendance at the meeting. If you are unable to attend, though, and you are interested in getting information on the rezoning project, you may call me at 885-5021. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Marks", followed by a horizontal line.

Michael Marks, AICP
President

Attachment 2

DEGRZIA-BONANZA 10 ACRE PARCEL (SandyCreek) NOTIFICATION LIST FOR OWNERS WITHIN 300 FEET

114-21-322A

J De Grazia Company LLC
4030 N. Painted Quail Pl
Tucson, AZ 85750

114-21-3060

Frank A Jr. & Victoria Laraia
4751 N. City View Dr.
Tucson, AZ 85749

114-21-3090

Ronald R. & Anita A. Watson
4703 N. City View Dr.
Tucson, AZ 85749

114-21-3110

Thomas & Maria Doubrava
4760 N. Placita Del Sol
Tucson, AZ 85749

114-21-3120

Jean A. Kuchenmeister
4750 N. Placita Del Sol
Tucson, AZ 85749

114-21-3130

Gilbert & Linda Nielson
181 Rainbow Dr #8138
Livingston, Texas 77399

114-21-3140

Ronald Roman
4741 N. Placita Del Sol
Tucson, AZ 85749

114-21-3150

Celia Paton
4771 N. Placita Del Sol
Tucson, AZ 85749

114-21-3180

David & Laura Plocinski
1308 Fargo Blvd
Geneva, Illinois 60134

114-21-3190

Vanessa Ann Olsen TR
4700 N. Bonanza Ave
Tucson, AZ 85749

114-21-3200

Bradley & Alice Tolson
4651 N. Wolford Rd
Tucson, AZ 85749

114-21-3210

Lost Diamond Inc
PO Box 31572
Tucson, AZ 85751-1572

114-21-333B

**Ralph Morrison &
Linda Hotchkiss TR**
4580 N. Bonanza Ave
Tucson, AZ 85749

114-21-333C

**Phillip Morrison &
Stella Hotchkiss TR**
4510 N. Bonanza Ave
Tucson, AZ 85749

114-21-333D

**William Morrison &
Jill Hotchkiss TR**
4570 N. Bonanza Ave
Tucson, AZ 85749

114-21-334A

**William Sr. & Mary Jo Rubasch
Living Trust**
10020 E. Walnut Tree Dr.
Tucson, AZ 85749

114-21-334D

Richard & Loebel Clark
10050 E. Walnut Tree Dr.
Tucson, AZ 85749

114-21-334E

Walnut Tree Properties LLC
10030 E. Walnut Tree Dr.
Tucson, AZ 85749

114-21-399A

**Kathleen & Daniel Gorczca
Living Trust**
9859 E. Veryl Place
Tucson, Arizona 85749

114-21-4000

**Cousino Living Trust
Att: Kenneth & Donna TR**
9845 E. Veryl Place
Tucson, Arizona 85749

114-21-4060

Michael Charls
9828 E. Fire Agate Place
Tucson, AZ 85749

114-21-4070

Bruce Inkman
9842 E. Fire Agate Place
Tucson, AZ 85749

114-21-4080

Stephen & Ellen Davenport
9856 E. Fire Agate Place
Tucson, AZ 85749

114-21-4090

Arend Meijer & Terry Tellez
9870 E. Fire Agate Place
Tucson, AZ 85749

114-21-4100

Colin & Erika Dawson
9884 E. Fire Agate Place
Tucson, AZ 85749

114-21-4110

**John Martens & W J Purdy-
Martens**
9891 E. Fire Agate Place
Tucson, AZ 85749

114-21-4120

Anthony & Michelle Luketich
9873 E. Fire Agate Place
Tucson, AZ 85749

Attachment 2

**DEGRZIA-BONANZA 10 ACRE PARCEL (SandyCreek)
NOTIFICATION LIST FOR OWNERS WITHIN 300 FEET**

114-21-4130

Remaly Family Trust

Att: Richard & Gail Remaly Tr

9855 E. Fire Agate Place

Tucson, AZ 85749

114-21-4140

John & Diane Akin

9837 E. Fire Agate Place

Tucson, AZ 85749

114-21-4230

Winchester Ranch HOA

Att: Accounting By Design Inc

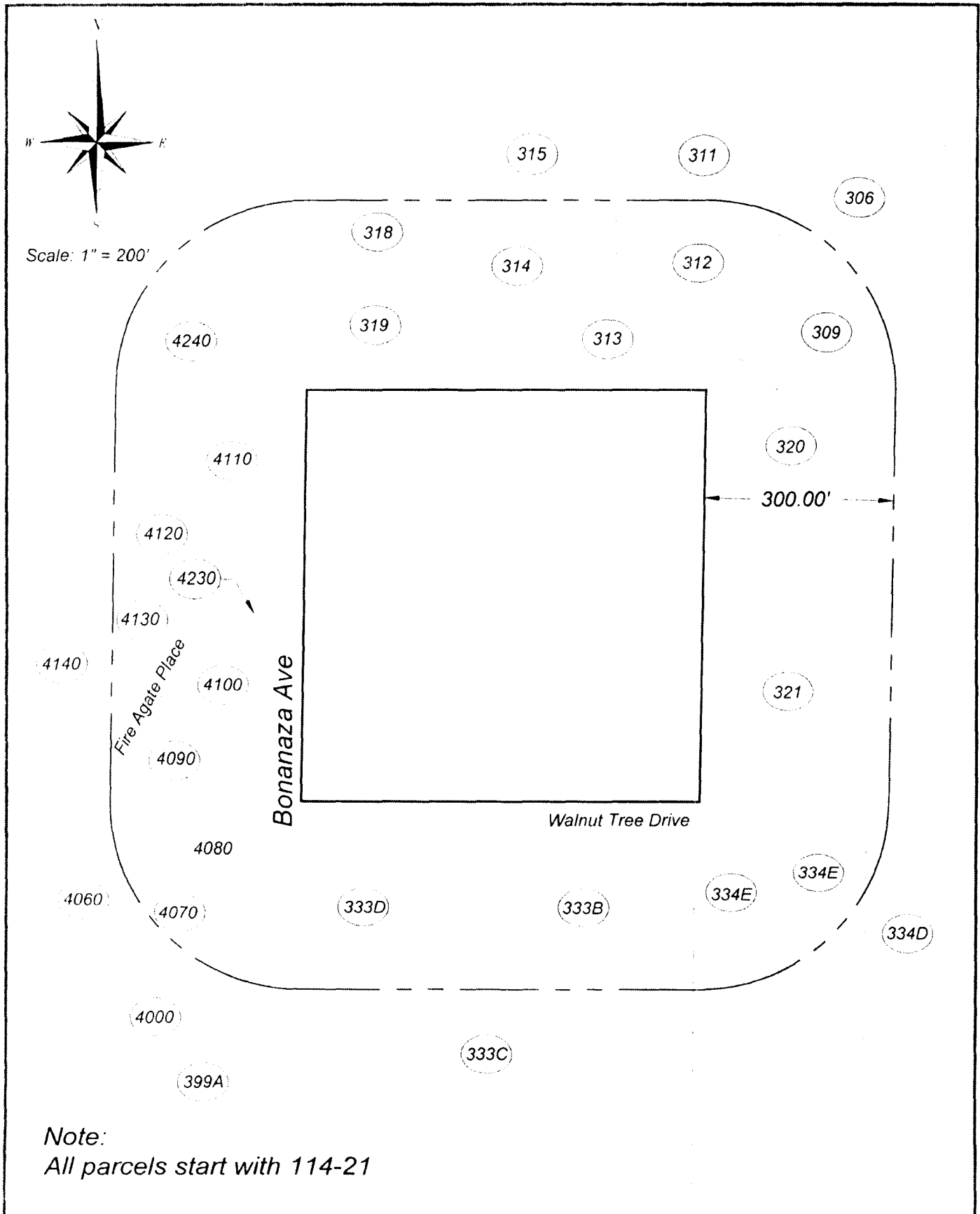
PO Box 35743

Tucson, Arizona 85740

114-21-4240

Pima County

Attachment 3



Attachment 4 (of 2)
SIGN IN SHEET

FOR THE APRIL 10, 2014 NEIGHBORHOOD MEETING REGARDING THE PROPOSED
C09-14-01 DEGRAZIA COMPANY, LLC - BONANZA AVE REZONING, LOCATED AT
THE NORTHEAST CORNER OF BONANZA AVE & WALNUT TREE DRIVE

All following parties attended the meeting held on the site of the C09-14-01 DeGrazia Company, LLC - Bonanza Ave rezoning on
April 10, 2014 at 5:30 pm to discuss the proposed rezoning of the 9.33 acre property.

PRINT NAME	SIGNATURE (S)	SUBDIVISION NAME & LOT NO.	ADDRESS
[Signature]	[Signature]		4700 N. Bonanza
Timothy Martens	[Signature]		9891 E. Firegate
[Signature]	[Signature]		7300 N. Bonanza
Becky A. Nelson	[Signature]		4551 N. WOLFORD
[Signature]	[Signature]		7800 E. Firegate

SIGN IN SHEET Attachment 4 (2 of 2)

FOR THE APRIL 10, 2014 NEIGHBORHOOD MEETING REGARDING THE PROPOSED
C 09-14-01 DEGRAZIA COMPANY, LLC – BONANZA AVE REZONING, LOCATED AT
THE NORTHEAST CORNER OF BONANZA AVE & WALNUT TREE DRIVE

Representatives of the parties attended the meeting held on the site of the C⁶⁰-14-01 DeGruzin Company, LLC, Bonanza Avenue, room 101, on 01.11.2015, 10 pm to discuss the project of rezoning of the 0-33-acre property.

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

References

SUBDIVISION NAME
 LOT NO

1994-1995

Wm. Dawson

6-2-20

7884 t t e figure place

Attachment 5



MICHAEL MARKS, AICP

President

April 11, 2014

Re: Rezoning of Property at the Northeast Corner of Bonanza Ave & Walnut Tree Drive

Dear Property Owner:

Thank you for attending the meeting last night. I think the meeting, which lasted about two hours, was very productive and facilitated a good exchange of the issues. And I think the attendance, with about 20 people joining Jerry DeGrazia and myself, speaks well for your neighborhood and gives us a confidence that those in attendance represented the total number of people within the notification area well.

As I indicated I would do, I am sending this letter to all of those of you that attended the meeting and am providing you my email address, which is mjmconsulting@cox.net. With that you can send me an email so I have that on record to use when sending out a mass email to all of you. If there are any of you who do not have an email address that would like to give me your phone number you can call me at 885-5021, and I'll call you with the information I provide to others by email.

Just to recap the meeting results I want to recognize the main issues that you raised. I think it is fair to say that the most repeated and dominant concern raised is the one regarding one story vs. the potential for two-story homes. I think the second most repeated concern raised is drainage. Other issues raised were 1) the condition of the Bonanza Ave roadway, 2) the size of the future homes, 3) the price range of the future homes, and 4) the possible review, and the timing of such review, of any CCR's and/or Design Guidelines for the property.

Jerry and I will be talking about these concerns and will reach a decision on what to say in response to each. Please get back to me soon with your email address or phone number, and I'll be able to get back to you. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael Marks", with a long, sweeping horizontal line extending to the right.

Michael Marks, AICP
President

Attachment 6

**DEGRZIA-BONANZA 10 ACRE PARCEL (SandyCreek)
NOTIFICATION LIST FOR OWNERS WITHIN 300 FEET**

114-21-3090

Ronald R. & Anita A. Watson
4703 N. City View Dr.
Tucson, AZ 85749

114-21-3130

Gilbert & Linda Nielson
181 Rainbow Dr #8138
Livingston, Texas 77399

114-21-3190

Vanessa Ann Olsen TR
4700 N. Bonanza Ave
Tucson, AZ 85749

114-21-3200

Bradley & Alice Tolson
4651 N. Wolford Rd
Tucson, AZ 85749

114-21-333B

**Ralph Morrison &
Linda Hotchkiss TR**
4580 N. Bonanza Ave
Tucson, AZ 85749

114-21-333C

**Phillip Morrison &
Stella Hotchkiss TR**
4510 N. Bonanza Ave
Tucson, AZ 85749

114-21-333D

**William Morrison &
Jill Hotchkiss TR**
4570 N. Bonanza Ave
Tucson, AZ 85749

114-21-399A

**Kathleen & Daniel Gorczca
Living Trust**
9859 E. Veryl Place
Tucson, Arizona 85749

114-21-4100

Colin & Erika Dawson
9884 E. Fire Agate Place
Tucson, AZ 85749

114-21-4110

**John Martens & W J Purdy-
Martens**
9891 E. Fire Agate Place
Tucson, AZ 85749

Attachment 7 (1 of 5)

Mike Marks

From: ERIKA DAWSON [dawsoncolinerika@msn.com]
Sent: Saturday, April 12, 2014 8:41 AM
To: mjmconsulting@cox.net
Subject: Rezoning for Property NE Corner Bonanza/Walnut Tree

Categories: Red Category

Mike,

This is a follow-up email from the meeting April 10 where you and Jerry De Grazia met with homeowners with properties near the proposed rezoning project.

Our names are Colin and Erika Dawson and we are the homeowners for the neighboring property at:

9884 E. Fire Agate Place.

Email: dawsoncolinerika@msn.com.

Phone: 749-6920

Cell: 520-909-8673

The meeting was informative and we appreciate the time that you and Jerry provided.

Thanks,
Colin

Attachment 7 (2 of 5)

Mike Marks

From: kendonna9845@comcast.net
Sent: Saturday, April 12, 2014 3:49 PM
To: mjmconsulting@cox.net

Categories: Red Category

Michael,

Thanks for following through with your letter and e-mail. As you remember I'm very concerned about drainage as with construction the water flow changes as it did with the house next to the 9.33 acres. also the view is very important as that is why we all bought out here. We would appreciate any help we can get to fix the very poor roads i.e.: Prospect Lason Ln and Bonanza.

Ken Cousino

9845 East Veryl Place

Attachment 7 (3 of 5)

Mike Marks

From: Watson, Ronald R - (rwatson) [rwatson@email.arizona.edu]
Sent: Monday, April 14, 2014 10:37 AM
To: mjmconsulting@cox.net
Subject: development on bonanza ave

Categories: Red Category

Dear Mr. Marks I am interested in being kept up to date on the development as I have real concerns about the height of the houses.

Ronald Ross Watson Ph.D.
Professor University of Arizona
Mel and Enid Zuckerman College of Public Health, and School of Medicine, Arizona.
Health Sciences Center,
P O Box 245155 [for FedEx use Bldg. 202 room 252]
1295 N. Martin
Tucson, AZ 85724-5155
Phone 520 626 2850, fax 520 626 8716 and 520 626 2914
cellular phone 520 591 8152

Attachment 7 (4 of 5)

Mike Marks

From: Linda Nielson [lingilnielson@bellsouth.net]
Sent: Tuesday, April 15, 2014 12:29 PM
To: mjmconsulting@cox.net
Subject: Rezoning of Property at the northeast corner of Bonanza Ave & Walnut Tree Drive

Categories: Red Category

Mr. Marks.

Please add our email to your list (lingilnielson@bellsouth.net). At this time, we definitely are gravely concerned with blocking our views and could not support any building greater than one story. Please express to Mr. DeGrazia, that should rezoning be approved and he goes forward with development, we would like to know if it would be possible to purchase one or two lots adjacent to our property to protect our views, if within our price range. Please advise if this is feasible and contact us on this via email when appropriate. Please confirm receipt of this email.

Thank you.....Linda and Gil Nielson.

Attachment 7 (5 of 5)

Mike Marks

From: Ralph Morrison [morrisonr3014@gmail.com]
Sent: Sunday, April 13, 2014 7:03 PM
To: mjmconsulting@cox.net
Subject: Bonanza Ave/Walnut Tree re zoning

Categories: Red Category

Mike,
Here's my email for future correspondence. My wife, Linda Hotchkiss and I border the southern boundary of the property. I'm also leaving you my # in case you need to call. It's 370-7365.

Best regards,

Ralph Morrison
Sent from my iPhone=

Attachment 8

Mike Marks

From: Mike Marks [mjmconsulting@cox.net]
Sent: Friday, April 18, 2014 9:14 AM
To: 'dawsoncolinerika@msn.com'; 'kendonna9845@comcast.net'; 'rwatson@email.arizona.edu'; 'lingilnielson@bellsouth.net'; 'morrisonr3014@gmail.com'
Subject: The DeGrazia - Bonanza Ave Rezoning
Attachments: Letter to Neighbors.3.pdf

Dear Neighboring Property Owners,

I have a letter attached which responds to the neighbors concerns expressed at the neighborhood meeting. Please read it and I would be very interested in your thoughts. If you now can support the project please let me know.

I do want to pass on one point. At the neighborhood meeting we had about 20 neighbors in attendance. Everyone seemed to want to continue the conversation and seemed to indicate that they would email me, after receiving a new letter from me, so I could send an email to them with our position attached. Unfortunately only five emails were sent to me since my letter was mailed on April 11th. So, I am sending this email and letter to only those five, and will make one phone call to the one party that called me indicating he did not have an email address. I just wanted you to know why I am sending this email to only five addresses.

Thank you,
Mike

Michael Marks, AICP
MJM Consulting, Inc.
7002 E. 4th Street
Tucson, Arizona 85710
Phone: 520-885-5021
Cell: 520-241-8876

Attachment 9



MICHAEL MARKS, AICP

Land Planner

April 18, 2014

Re: Rezoning of Property at the Northeast Corner of Bonanza Ave & Walnut Tree Drive

Dear Property Owner:

I have now received 5 emails, and one phone call, from those who attended the April 10th neighborhood meeting. This letter is going out to all of those who sent the emails to me which provided me with their emails for me to contact those who wanted to be notified of our position going forward. I will be calling the one neighbor who called me. Here is what Jerry DeGrazia has decided to do with respect to the four issues of significance that came up at the meeting.

1. One Story versus Two Story Houses:

Jerry can agree to limit the project to homes of only one story in height. I will report this to the staff of the Pima County Department of Development Services – Planning Division, and I will indicate to the Planning & Zoning Commission at the Public Hearing that we are agreeable to them adding a Rezoning Condition to limit the project accordingly.

2. Drainage:

The Pima County Regional Flood Control District has written a Rezoning Condition that requires that the project comply with the proposed and yet to be adopted 'First-Flush Retention' requirements found in the Draft Design Standards for Stormwater Detention for Pima County, which are more stringent than those currently in effect, and which are designed to address offsite drainage impacts like those expressed by the neighbors in this case.

3. The Condition of the Bonanza Ave Roadway

Pima County will impose Impact Fees on the project at the time of permits. That Fee will be calculated on the basis prescribed by the Pima County Roadway Development Impact Fee Rates. Today that fee is \$5,478 per dwelling. That money will go to improvements within the general area, as determined by the Department of Transportation. Jerry will encourage the PCDOT that this money be used for Bonanza Ave, if it can.

4. The Size of the Future Homes:

Jerry indicated at the meeting that he anticipates the house size to be more in the order of 2450 square feet, but that it could vary, and that he did not want to restrict the future home builder in this regard.

Letter to Neighbors
Neighborhood Issues

April 18, 2014
Page 2

5. The Price of the Future Homes

Similar to Item #4, Jerry spoke to this issue at the meeting and gave you home prices in the other projects he has built, and indicated that the price in the subject project would be within that range and ultimately to be determined by the market.

6. The Covenants, Conditions & Restrictions (CCR's) for the property.

The CCR's would not be required until the final plat review.

In Summary, Mr. DeGrazia agrees to:

1. Limit the project to one-story homes. This will be implemented by a Rezoning Condition which will restrict Pima County from issuing a permit for a home greater than one story.
2. Accept the Rezoning Condition regarding 'First-Flush Retention' which will reduce the post-development drainage impacts. This will be enforced by the PCDOT in connection with its approval of the project's Hydrology Report.
3. To lobby the PCDOT to use the project's Impact Fees to repave Bonanza Avenue.
4. To provide a neighborhood representative with a copy of the CCR/s at the time of plat approval, for its information.

Thank you.

Sincerely,



Michael Marks, AICP
President

Attachment 10 (1 of 2)

Mike Marks

From: kendonna9845@comcast.net
Sent: Friday, April 18, 2014 9:44 AM
To: Mike Marks
Subject: Re: The DeGrazia - Bonanza Ave Rezoning

Thanks for the response and I to am puzzled on why only 5 plus one answered your letter. I as I told you earlier am very concerned as the water flows to me not only from the Bonanza street but cuts in on the side with water flowing in several water made paths.

I will be out of town on the 30th and have advised the Home Owners Association Winchester Ranch of this in hope others will be in attendance on April 30.

Ken Cousino

----- Original Message -----

From: "Mike Marks" <mjmconsulting@cox.net>
To: dawsoncolinerika@msn.com, kendonna9845@comcast.net, rwatson@email.arizona.edu, lingilnielson@bellsouth.net, morrisonr3014@gmail.com
Sent: Friday, April 18, 2014 9:13:31 AM
Subject: The DeGrazia - Bonanza Ave Rezoning

Dear Neighboring Property Owners,

I have a letter attached which responds to the neighbors concerns expressed at the neighborhood meeting. Please read it and I would be very interested in your thoughts. If you now can support the project please let me know.

I do want to pass on one point. At the neighborhood meeting we had about 20 neighbors in attendance. Everyone seemed to want to continue the conversation and seemed to indicate that they would email me, after receiving a new letter from me, so I could send an email to them with our position attached. Unfortunately only five emails were sent to me since my letter was mailed on April 11th. So, I am sending this email and letter to only those five, and will make one phone call to the one party that called me indicating he did not have an email address. I just wanted you to know why I am sending this email to only five addresses.

Thank you,

Mike

Michael Marks, AICP

MJM Consulting, Inc.

7002 E. 4th Street

Tucson, Arizona 85710

Attachment 10 (2 of 2)

Mike Marks

From: Watson, Ronald R - (rwatson) [rwatson@email.arizona.edu]
Sent: Friday, April 18, 2014 9:22 AM
To: Mike Marks
Subject: RE: The DeGrazia - Bonanza Ave Rezoning

Categories: Red Category

Dear mark as you will have one story houses, my wife and I can support the project

Ronald Ross Watson Ph.D.
Professor University of Arizona
Mel and Enid Zuckerman College of Public Health, and School of Medicine, Arizona.
Health Sciences Center,
P O Box 245155 [for FedEx use Bldg. 202 room 252]
1295 N. Martin
Tucson, AZ 85724-5155
Phone 520 626 2850, fax 520 626 8716 and 520 626 2914
cellular phone 520 591 8152

From: Mike Marks [mailto:mjmconsulting@cox.net]
Sent: Friday, April 18, 2014 9:14 AM
To: dawsoncolinerika@msn.com; kendonna9845@comcast.net; Watson, Ronald R - (rwatson);
lingilnielson@bellsouth.net; morrisonr3014@gmail.com
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Thank you,
Mike

Michael Marks, AICP
MJM Consulting, Inc.
7002 E. 4th Street
Tucson, Arizona 85710
Phone: 520-885-5021

Attachment 11 (1 of 2)

WINCHESTER RANCH HOME OWNERS ASSOCIATION

To: Pima County Planning and Zoning Commission

Cc: Supervisor Ray Carroll – District 4

MJM CONSULTING, INC.

From: Winchester Ranch Home Owners Association- J. A. Martens – President

Subject: Co9-14-01 J DeGrazia Company LLC- N Bonanza Avenue Rezoning Request

Date: April 19th, 2014

Please Note: I have been out of town this past week on a business trip and did not receive the correspondence from the Zoning Commission until yesterday (4/18). It was postmarked on April 14th, 2014 - a bit late for a timely response to meet the April 18th deadline for inclusion in the Commissioner's Agenda Book. Therefore, I am demanding that this correspondence be included in the Commissioner's Agenda Book as a matter of record.

Winchester Ranch Home Owners Association represents (44) home owners immediately adjacent to the West of the J DeGrazia Company LLC property. Our Board of Directors has met to carefully consider the proposed zoning change from SR to CR-1 and its potential impact on our association and our member home owners. We have also met with the developer and the consulting firm (MJM Consulting) representing him. In general, we are not opposed to development of the property and the proposed zoning change, but we have major concerns about significant issues that must be dealt with by the Developer, the Planning and Zoning Commission and Pima County in its deliberations before we are able to support the approval of the zoning change:

1) Water Drainage from the Property:

Storm drainage impacts our association homeowners significantly, as the washes fill quickly from the North and East directions during monsoon storms, and have historically caused extensive erosion to our property boundaries (undermining block barrier walls and reinforced embankments). The development of the DeGrazia property has potential to significantly worsen this situation if "drainage" is not done properly. We (individual homeowners and the association) have incurred substantial costs throughout the past (18) years in efforts to mitigate erosion through reinforcement of washes and other measures. *It is imperative that the Commission and Pima County provide written assurance to our association that the proposed zoning change will include a thorough technical analysis of drainage issues, plans and funding options for installation of appropriate drainage control measures, communication of these plans including a written civil engineering plan detailing the proposed construction details (roads, drainage pathways, culverts, wash reinforcements, and impact on existing washes) BEFORE WE WILL CONSENT TO THE ZONING CHANGE AND BEFORE ANY BUILDING PERMITS CAN BE APPROVED;*

2) Repaving of Bonanza Rd.:

- Bonanza Rd. is in a serious state of decline due to substandard construction (a thin layer of asphalt less than 2" thick was used) THAT WILL NOT SUPPORT or SURVIVE HEAVY TRUCK TRAFFIC DURING CONSTRUCTION;
- IT MUST BE REPAVED BY THE COUNTY BEFORE CONSTRUCTION CAN PROCEED
- Pima County *must agree* to the repaving of Bonanza Rd. in the areas directly adjacent to the DeGrazia property and those sections that provide access to it (from Snyder Rd. to the North in particular) AT THE DEVELOPER'S EXPENSE

3) Home Construction, HOA and CCR's:

We strongly recommend that the developer establish a Home Owners Association, including CC&R's and a citizen's board of directors, commensurate with those of the Winchester Ranch HOA that includes the following:

- No Two story structures will be allowed (to preserve the mountain views from adjacent properties); Minimum 2,250 square feet per home; no gravel driveways
- Architectural and Landscaping guidelines on types of construction (Sante Fe or tile roofs preferred, no asphalt or metal roofs allowed), exterior colors to blend with the natural desert colors
- Landscaping to be compatible with our area which is a Desert Upland plant community emphasizing locally prevalent plant species (Palo Verde, Saguaro, Creosote bush, Mesquite, Yucca, Prickly Pear, and other native cacti, and various grasses).
- Water conservation with sound xeriscaping principles should be emphasized

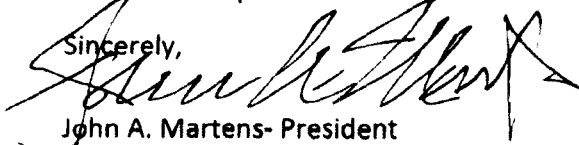
4) Detailed Plat Drawing and Proposal:

- The plat information provided by the developer and his consultant is sketchy at best. *A detailed Plat Drawing is requested* providing details of road placements and rights of way, lot layouts, open areas, and elevations.

In addition, there may be other issues and concerns expressed by our members at the meeting of the Planning Commission and Zoning Commission on Wednesday, April 30, 2014 that the commission should take into consideration before approving the zoning change.

I thank you in advance for taking your responsibilities to the local community and Winchester Ranch Home Owners Association seriously as you review the proposed zoning change request and its potential impact on the quality of life and property valuations in our area of the beautiful Tanque Verde Valley.

Sincerely,



John A. Martens- President

Winchester Ranch Home Owners Association