

Terri Tillman

From: Peter Reinthal <preinthal@ranaco.com>
Sent: Monday, August 29, 2016 9:16 PM
To: Terri Tillman
Cc: District4
Subject: Rezoning P16RZ00006 - Tanque Verde Road

To: Terri Tillman (Terri.Tillman@Pima.gov), Pima County, Developmental Services
From: Peter Reinthal (preinthal@deltabio.com)
Date: 29 August 2016
Re: P16RZ00006 SolarH2O Leasing, LLC- E. Tanque Verde Rd. Rezoning

I would like to express my very strong objection to the proposed rezoning from CR1 to CB2 for 11311 Tanque Verde Road - P16RZ00006 SolarH2O Leasing, LLC- E. Tanque Verde Rd. Rezoning. As a long time resident of the neighborhood (our family has been at 1700 Tanque Verde Loop since 1968) and President of the Tanque Verde Valley Association, the proposed change from residential to commercial zoning is not appropriate for a variety of reasons.

There are alternative commercially zoned lots in the area that could be used for the proposed activities. There is no need for additional commercial activities at this particular site. There are no other properties in the immediate area that have been changed from residential to commercial (SR or CR1 to CB1). Pima County and local residents have been very consistent in not allowing commercial development in the Tanque Verde Valley and have always worked to maintain the rural characteristics of the Tanque Verde Valley.

One major concern is traffic safety and the potential for pedestrians to get injured from an increase in commercial trucks and RVs from the proposed activities. Pima County recently invested a considerable amount of resources installing a cross walk at Emily Grey Middle School, which is across Tanque Verde Road from the proposed rezoning. There is no stop light or stop sign on Tanque Verde and large commercial vehicles entering the flow of traffic would be a major safety issue for pedestrians, bike riders (there are a lot of bike riders on Tanque Verde) and, especially, school children. There is no question that an increase in RV and commercial traffic on Tanque Verde would increase the probability of a traffic accident. Additionally, Pima County has proposed a multi-lane flow through intersection (if resources can be located) for the intersection of Tanque Verde and Tanque Verde Loop and the increased commercial activity would create additional safety issues at this intersection.

The Tanque Verde Valley Association is the longest standing neighborhood association in the area with 300+ members. Our board has long worked with Pima County, and other neighborhood associations, to help direct the orderly development of the Tanque Verde Valley. We overwhelmingly voted to strongly oppose this proposed rezoning.

Thank you for your consideration,

Peter Reinthal
1700 N. Tanque Verde Loop
President, Tanque Verde Valley Association

Terri Tillman

From: eakarlowicz@aol.com
Sent: Tuesday, August 30, 2016 7:46 AM
To: Terri Tillman
Cc: sandra@qbmanaged.com; cmanherz@arizonapipeline.com; ewodraska@hotmail.com; ahuber55@gmail.com; pbryan.heidorn@gmail.com; llevick@outlook.com; Thomas Drzazgowski
Subject: Letter of Concern and Signature Page
Attachments: Initial Letter of Concern with Signatures.pdf; Signature Page 08292016.pdf

Terri,

Attached is our letter of concern and an additional signature page pertaining to the proposed re-zoning of the property at 11311 E. Tanque Verde Road. In this cover letter, I want to re-iterate our strong opposition to any effort to re-zone the property in question from residential to commercial. We believe it unfair and unethical for the county to re-zone so venture capitalists can make profit at the expense of the owners of residential property in the area. We see little benefit to the residents of Pima County while we pay the cost in terms of lower quality of life and lower property values. The owners of Solar H2O knew that the property they were purchasing was zoned residential. They purchased that property at a discount with the hope of manipulating government policy to make a profit. Commercial property is available within one-half mile of the site in question, west on Tanque Verde. This location would be far more appropriate for Solar H2O's business than the property in question.

We believe that that this entire ordeal is a misuse of government and its policy-making power to the detriment of the citizens in the area. Government policy should work for everybody, not the just few who seek quick profit.

In the short time since we have had notice, we have not only put together the attached letter of concern, but we have also circulated petitions among the residents of Bel Aire Ranch Estates. I believe this cover letter expresses the anger and resentment not just of the property owners immediately affected, but also the vast majority of the residents of Bel Aire Ranch Estates. We have spent hours attempting to protect our property rights from the incursion of unwanted commercial activity. We believe that our county government should be protecting our property rights instead of seriously entertaining a proposal to limit them.

In conclusion, we strongly urge you to recommend denial of proposal the re-zoning of the property located at 11311 E. Tanque Verde Road.

Please make certain that this cover letter is part of the public record on this case.

Thank you.

Sincerely,

Paul Karlowicz
11312 E. Comanchero Circle
Tucson, AZ 85749
520-780-8937 (cell)
520-760-0842 (home)
eakarlowicz@aol.com

10 signatures
1 duplicate
9

August 22, 2016

To: Terri Tillman, Pima County Planner

From: Bryan Heidorn and Alison Huber, 11303 E. Deadwood Circle, Tucson, AZ 85749

Bryan Heidorn Alison Huber

Paul Karlowicz and Mary Sepich, 11312 E. Comanchero Circle, Tucson, AZ 85749

Paul Karlowicz Mary M Sepich

Eric and Josie Wodraska, 11310 E. Deadwood Circle, Tucson, AZ 85749

Eric Wodraska Josie Wodraska

Charlie and Joanna Manherz, 11300 E. Comanchero Circle, Tucson, AZ 85749

Charlie Manherz Joanna Manherz

Re: Letter of Concern – Re-zoning of property at 11311 E. Tanque Verde Road

Per your phone conversation with Paul Karlowicz on Monday, August 15, 2016, we are submitting this letter of concern in regard to the proposed re-zoning of the property located at 11311 E. Tanque Verde Road.

Neighborhood Concerns

Concern #1: **Why here?** Our understanding is that a company named Solar H2O bought the residential property in question and is requesting that the county to re-zone the property as commercial. Because they will install solar panels on the roof of the storage units, they then meet the standards of the "green initiative" of Pima County. The question is this: Why purchase this residential property when commercial property is for sale within one-half mile west on Tanque Verde Road? Did Solar H2O pay less for residential land? In addition, will they get a better deal on the residential property located just north of the property in question to expand their business and ask for it to be re-zoned as well?

Concern #2: **"Domino Effect."** If the property in question is re-zoned, more than likely, the property immediately north of the property in question will be re-zoned as well. This will be a further incursion into the Bel Aire Ranch Estates sub-division, a residential neighborhood for

nearly fifty years. Not only are property values affected, but quality of life as well. The re-zoning will bring more traffic into the vicinity as well as visual blight of signage, storage buildings, and solar panels. Also, we have concerns about security. Will there be 24 surveillance of the business property that is located in a residential area? If one looks at a map of the area, Rebecca Avenue, along with the parallel Tucson Electric Power easement, is a logical dividing line between the commercial and residential properties. Extending that line south of Tanque Verde Road creates an almost straight line between the school and the residential property. A re-zoning of the property in question creates an incursion into a residential area that historically has been part of Bel Aire Ranch Estates.

Concern #3: Adverse impact on property value. In speaking with a realtor who has expertise in the area, he stated that based upon his experience, the re-zoning would likely have a 5% negative impact on our property values. For properties valued in the range of \$300,000, this would be a \$15,000 devaluation per property as well as a \$15,000 devaluation to the other affected residential properties in the immediate area. We bought our properties with the knowledge that the neighboring property was classified as residential. Now, the proposal to change the zoning rules will adversely affect our property value.

Concern #4: Process and procedures. In consultation with an attorney, we have learned that affected property owners must be notified 10 days in advance of a public meeting to discuss the possible re-zoning. We did receive a letter from JAS Engineering dated August 5, 2016, announcing a meeting at the property in question on August 15, 2016. However, we did not receive the letter until the following week. We, therefore, were not given 10 days notice of the meeting. Also, the letter was contained in an envelope which could be easily discarded as junk mail. One neighbor, with whom we have spoken, was completely unaware of the August 15 meeting when Paul Karlowicz spoke to him on Sunday, August 14. He was unable to re-arrange his schedule at the last minute to attend the August 15 meeting.

Concern #5: Who profits and who pays the cost. We realize that Pima County has an interest in "improving" the land, and by making the "best use" of the land, Pima County can receive more tax revenue. We also realize that the creative business plan of Solar H2O, by placing solar panels on top of the storage units, meets the "green initiative" of Pima County. Solar H2O, by purchasing residential property at a lower cost, will have its property value increase simply by having the county re-zone it. Solar H2O, by purchasing this particular piece of property, can also isolate the property immediately to the north, purchase it at a discount, and ask the county to rezone it at commercial as well. This is a very clever plan to make profit in many ways – storage units, solar energy, purchase property at a depressed value, and manipulate government policy to re-zone said property to increase its value and to isolate neighboring properties for future expansion. Of course, the county stands to benefit from increased tax revenue while promoting its "green initiative." However, there are losers in this game. The persons who pay the cost are the owners of residential property in the immediate

area. Not only are the adjacent residential property values negatively impacted at an approximately 5% devaluation, but quality of life standards are negatively impacted as well, with greater visual blight, increased traffic, and potential security issues. In addition, most businesses, no matter how clever the business model, do fail. What happens to the value of our properties and the visual blight if Solar H2O is not successful and the property in question is left with empty storage units? Also, if Solar H2O should fail or chose to sell the property in question, what rights do we have to be protected from a future commercial enterprise that may be even more intrusive into the residential area?

Requested Relief



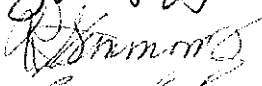
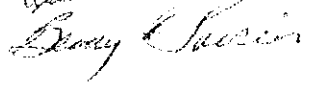
Option #1 (Preferred): Do not re-zone the property at 11311 E. Tanque Verde Road. Pima County should adhere to the historic and logical boundary of Rebecca Avenue and the TEP easement as the dividing line between commercial and residential property. The County should not permit the incursion of commercial property east of Rebecca Avenue into Bel Aire Ranch Estates.

Option #2 (Secondary):

1. Vote to re-zone and to compensate the owners of the negatively impacted residential properties for the value lost.
2. Make sure that the visual blight of the Solar H2O storage units and solar panels is minimized. Walls need to be constructed from Tanque Verde Road that surround the business property and hide the storage units from view – especially from view from the residential area to the east.
3. Limit signage so no sign advertising the business can be seen from the east.
4. Plant large trees and bushes immediately and permanently maintain them to hide the east wall completely from view. The wall should be constructed of colored materials or painted a color that would be the least visible to potential viewers from the east.
5. Promote noise reduction from the additional traffic on Tanque Verde Road. A barrier needs to be constructed to prevent noise and unwanted vehicular and pedestrian traffic on the residential properties east of the re-zoned property.
6. Require 24 hour security at the Solar H2O site and minimize light pollution with appropriately shielded and directed lights and the use of motion sensors so lights are not on continuously in nighttime hours.
7. Prevent destructive diversion of runoff into neighboring properties since said property is in a drainage zone.

8. Pima County must develop a contingency plan to compensate affected owners of neighboring residential properties if the Solar H2O operation goes out of business. We do not want to be left with the visual blight of an unused commercial property nor do we want a more intrusive commercial interest to take control of the property the Solar H2O plan should fail.

Additional Signatures of Support

- TOOP VAUGHT - 2487 N. REBECCA AVE, TUCSON AZ, 85749 & 
- JULI VAUGHT " " " " 
- KRISTEN SANNONS 2390 N. ROANNA CT. 85749 
- BEVERLY PRIOR 2355 N. ROANNA 85749 

8. Pima County must develop a contingency plan to compensate affected owners of neighboring residential properties if the Solar H2O operation goes out of business. We do not want to be left with the visual blight of an unused commercial property nor do we want a more intrusive commercial interest to take control of the property the Solar H2O plan should fail.

Additional Signatures of Support

PATRICK & Jacqueline Kennedy
~~Patrick~~
pkennedy@acm.org
11210 E Tanque Verde Rd.

Sandra A. Behr
Bell Air Ranch Estates
Board President
Sandra @ gbmanaged.com
C. 664.5714

(Also signed protest petition)

8. Develop a contingency plan to compensate affected owners of neighboring residential properties if the Solar H2O operation goes out of business. We do not want to be left with the visual blight of an unused commercial property nor do we want a more intrusive commercial interest to take control of the property the Solar H2O plan should fail.

Additional Signatures of Support

Ann E. Miller

Ann E. Miller
2525 N. REBECCA AVE, TUCSON, AZ 85749

911

We, the residents of Bel Air Ranch Estates, oppose the re-zoning of 11311 E Tanque Verde Road from CR-1 (Single Residence) to CB-2 (General Business).

Name	Address	E-mail Address	Phone Number	Signature
IAN KIDD	11322 E. Comanchero Cir	iankidd@yaho.com	520-826-928	
Mary Finley	11322 E Comanchero Cir	soubster.mary@gmail.com	520-660-997	
Paul Karlowicz	11312 E. Comanchero Cir.	eek@bouncel.com	520-760-0341	
MARY SEPICH	11312 E Comanchero Cir	msepich@xcel.com	520-760-0341	
Scott Henderson	11322 E Gunsmith Dr.	Home@rplubs.com	520-661-6806	
SUE KRAUSE	11400 E. GUNSMITH DR	S.K.Krause@earthlink.net	520-441-5811	
Rebecc Miner	11363 E GUNSMITH DR	TSAXY1@GMAIL.COM	520-429-5794	
Natalie Clausen	11411 E Gunsmith Dr.	nateclausen@earthlink.net	520-909-8258	
Maura Wahl	11431 E. Gunsmith Dr.	maurawahl@gmail.com	520-248-5223	
James Blah	11431 E Gunsmith Dr.	javandbwa@gmail.com	520-248-5223	
Mike Sexton	11451 E. Gunsmith Dr.	CEASHEM14@cox.net	520-349-9391	
Ray Simmons	11420 E. Ft Lowell	janicekaysimmons@gmail.com	520-749-3860	
LARRY HANUS	3141 N. CONESTOGA AVE	lghanus@cox.net	520-248-4025	
Linda Hanus	3141 N. Conestoga Ave	lshanus@cox.net	520-248-8023	
Kate Hanus	3141 N CONESTOGA AVE	KATHANUS@COX.NET	520-240-4927	
Melisa Blachly	3063 N. Conestoga Ave	melisa.blachly@gmail.com	520-665-0930	
OTC FISH	3093 N. Conestoga Ave		520-665-0930	
Connie V. Hill	2905 N. Conestoga		520-711-2016	
Johnna Westcott	2955 N. Conestoga			

OP - Q

We, the residents of Bel Air Ranch Estates, oppose the re-zoning of 11311 E Tanque Verde Road from CR-1 (Single Residence) to CB-2 (General Business).

Name	Address	E-mail Address	Phone Number	Signature
DR. KALLMEYER R. Seville	11137 E Rusty Spur 11121 E Rusty Spur		749-4244 749-4508	<i>[Signature]</i>
S. Solberg	11111 E Rusty Spur		749-8441	<i>[Signature]</i>
M. Flynn	11101 E Rusty Spur		460-8355	<i>[Signature]</i>
Jan Potts	11102 E Rusty Spur Pl		749-5805	<i>[Signature]</i>
W.D. Johnson	11112 E Rusty Spur Pl		749- _____	<i>[Signature]</i>
Open Tashir Cheryl Tashir	2675 N. Melomere Way		760-6036	<i>[Signature]</i>
Wace Lygo	11105 E Sundance Dr		975-0125	<i>[Signature]</i>
GEORGE HIGDON	11100 E. Sundance Dr		749-3887	<i>[Signature]</i>
SEAN GOLDMAN	11155 E. Sundance Dr		_____	<i>[Signature]</i>
DAN M'GARD	11322 E Sundance		749-3134	<i>[Signature]</i>
Becky Romero	11340 E Sundance Dr		749-0334	<i>[Signature]</i>
CHRISTINA Christoph	11302 E. Sundance		_____	<i>[Signature]</i>
CARL & VERA	11315 E. Sundance		749-3301	<i>[Signature]</i>
TOM M'GARD	11337 E Sundance Dr		351-2551	<i>[Signature]</i>

We, the residents of Bel Air Ranch Estates, oppose the re-zoning of 11311 E Tanque Verde Road from CR-1 (Single Residence) to CB-2 (General Business).

Name	Address	E-mail Address	Phone Number	Signature
BEVERE C.R.	3132 Longhorn.	Provera3@cox.net	749 5609	.. eia
Charles Savo	3102 R. Longhorn Dr.	Charlesavo@cox.net	404-4164	CS
Jane Craig	3101 N. Longhorn Dr.	BJSBECTRAIG@gmail.com		Jane C. Craig
Margaret Smith	3131 N. Longhorn Dr.	msmith@u.arizona.edu	444 2542	Margaret Smith
Frank Hest	3030 W. Highland Dr.		909 3827	Frank Hest
GRANOVSKY DEBBI	2905 N. LONGHORN DR	Deborah37@comcast.net	749-5037	Deborah
DONNA VERONA	2965 N. LONGHORN DR	veronam37@gmail.com	749-5037	Donna Verona
BRIAN KRISTEN	2888 N. LONGHORN DR	bkrstf@tiscali.com	760-3987	Brian Kristen
JOSANUE DAKOU	2815 N. LONGHORN DR	osad@cox.net	591-6350	Josanne Dakou
BARBARA A. KUNK	2868 N. LONGHORN DR	akunk@cox.net	749-8830	Barbara A. Kunk
THOMPSON THOMPSON ESTATE (Jane Hamilton)	2864 N. Longhorn	j-lp@johnd.com	(530) 330-6790 5749	Thompson
Cynthia Hunter	2858 N Longhorn Dr		575-495-5800	Cynthia Hunter
Paul Presner	—		575 921 7862	Paul Presner
Julie Jones	2840 N Longhorn Dr	sheehyajay@aol.com	975-6872	Julie Jones
MARCO DUBAMAR	2828 N Longhorn DR	MDUBAMAR@aol.com	900-5950	Marco Dubamar
Margaret Smith	2811 N Longhorn Dr.	msmith@u.arizona.edu	444 2542	Margaret Smith
Heather Jordan	1142 E Glenview St	hcsjordan@aol.com	444 2542	Heather Jordan

We, the residents of Bel Air Ranch Estates, oppose the re-zoning of 11311 E Tanque Verde Road from CR-1 (Single Residence) to CB-2 (General Business).

Name	Address	E-mail Address	Phone Number	Signature
Maria Alice + Bob Adams	11303 S. TURKEY 11303 S. TURKEY RD, SUITE 11303, #11303	mariaad@cs.com	241-0266	Maria Alice Adams
Janice Baker	11353 E. Chukwagon Cir S7949	Janice @ qbmanaged.com	664.5714	Janice Baker
Gregory CHAMBERS	11373 E Chukwagon Cir	gcham170@gmail.com		Gregory Chambers
Janice Burries	11360 E. Chukwagon Cir		410-0892	Janice Burries
Mary Polow	2871 N. Melpomene Dr		520-9754560	Mary Polow
Alicia M. Levi	3112 N. Homestead Pl	SALLOVE@AOL.COM	520-7499	Alicia M. Levi
Francisco Leon	3112 N. Homestead Place	22cristianl@gmail.com	520-465-3000	Francisco Leon
William Knevel	11311 E. Concho Ave		398-7775	William Knevel
Chadon Knevel	11311 E. Concho Ave		398-7775	Chadon Knevel
DETE Krauss	11140 E STETSON TR	TEAMKRAUSS@MSN.COM	887-0524	DETE Krauss
Aime Jones	11222 E Chukwagon Cir	J.M.JONES@normalium.com	303-618-9119	Aime Jones
Eric Jones	11222 E Chukwagon Cir	ETJ@me.ks@gmail.com	303-618-7664	Eric Jones
Janice Keiser	11330 E Concho Cir	janice@cox.net	760-4490	Janice Keiser
Gary Cassitt	3360 N Melpomene	G.C.electrical@comcast.com	520-485-8846	Gary Cassitt

