

## PETITION

AGENDA MATERIAL

DATE 10/17/23 ITEM NO. RASS

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

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

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

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

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

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

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

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

OCT 12 23 PM 03:59 PC CLK DF BD









This is to attest that Dean Fuchs and I are co-owners of the properties at:

9815 N Moon Canyon Pl  
9825 N Sun Vista Pl

It is the reason both our names appear on the signed petition.

Respectfully

A handwritten signature in black ink that reads "Mike Keller". The signature is written in a cursive style with a large, stylized "M" and "K".

Mike Keller