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.

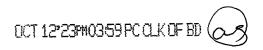
The placement of 34' three-story apartments in close proximity and adjacent to residential areas is out of character with existing land use. Homes and buildings in the immediate adjacent communities are all no higher than 24'. The proposed construction is out of character with the surrounding homes,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



YOUR PETITIONERS THEREFORE HUMBLY REQUEST THAT

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

RESPECTFULLY SIGNED AND SUBMITTED.

	FULL NAME	FULL ADDRESS	SIGNATURE
1	Lorel Vivian Picciurro	3666 W. Thundercloud, Tucse	N, A 285742 foul Vinter Prision
2	JEFF MITCHELL	3605 W. THUNDERCLOUP, TUCSON	
3	Paul Latoni	3557w Thundre cloud	
4	HELEN MGHEE	3549 W. THUNDERCLOUD LOOP	Helen C. M. Their
5	JOYCEB. FUNK	9820 N. MOON CANYON R	Come B. Frenk
6	NURYOSIN JA ANAL	3565. W. THUNDERCLOUD LOOP	Mode -
7	GEORGE BON	9811 N. Weston Sky PC	(Sur coh
8	NORA BON	9811 N. Wistern Stry PC	Nova de Bon
9	JEFF COREY	3740 W. BANDIT PL	Teffing B (one
10	Michard OurRow	4831 N. Bandit Trail	Refund (
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The undersigned oppose rezoning for the Thornydale-Sumter Project and/or amending the Pima Prospers Plan to accommodate its

development.

	FULL NAME	FULL ADDRESS	SIGNATURE
41	Botena Sponna	3673 H Thundweloud Loop	b guino,
12	Dean Fichs, Winhalk	the 9815 N. Moon Canyon Pl.	Degran Mohal Kelly
13	Dean Fuch 5, Michael KIL	9825 N. Sun Vista Pl.	Desporan Michal Kelle
14	Deborah Corner	3750 W. Deputy Ln	Deborces Corne
15	Roger m Corner	3750 W Deputy Ln	Rope in Cour
16	Saudra Kay	3735 W. DEPUTY LN	& 7/200
17	LIESUS CHAVER	3665 W. Thunder cloud Losp	Linn
18	Darlene BOSAK	9830N. MOON CANYON PL	Whilene Bosch
19	Deborah Farritor	9825 N Moon Cyn Pl	Deborah Factor
	Josh Kreibich	3576 W Granite Vista Dr	1700
21	ISACG. AVIDNEM	3528 W. Grante Vista Dr. 98 (6 DEGNSUS	allia C
22	ZICHRAP BOTOROS		King the state of
23	Lorge Velarde	3520 W Granite Vista Dr	Chi
			401

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	FULL NAME	FULL ADDRESS	SIGNATURE
24	Kimbery Romingie	3707 W pe/seis	by MA
25	Darita Mc Mahry	3813 W. Perseus	Lanta Maler
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-			
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			100

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

Mohal Keller Mike Keller