

**Aliza Barraza**

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**From:** Mike Kroichick <[REDACTED]>  
**Sent:** Sunday, October 8, 2023 9:21 PM  
**To:** COB\_mail  
**Subject:** Thornydale-Sumter Apartments Plan

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Please distribute to all five Pima County Supervisors.

From:  
Mike & Betty Kroichick  
3584 W Granite Vista Drive  
Tucson AZ 85742  
[REDACTED]

OCT 09 23 08:45 PC CLK OF BD  
WS

Re:  
Thornydale-Sumter Apartments Plan

We are submitting our objections to the approval of the plan, as submitted, for an apartment development at Thornydale & Sumter.

We object to the proposal for the following reasons:

(1) The site plan would significantly increase traffic on already overburdened roads in the community by adding around 500 cars. In particular, it would add to the existing congestion on Thornydale, which will make this area very unsafe for all the high school students in this area, not to mention the many young children, seniors and all other residents of this area.

(2) There are 201 newly-constructed homes in our Mountain Vista Ridge community, and all of them were first occupied within the last few years or so. Hardly any of these homeowners had any idea that property within 300 feet of the first phase would ever be rezoned to allow an apartment complex to be built. It's apparent to us that most of these homeowners — including many retired seniors, like the two of us — would have bought a home somewhere else if they knew that this apartment complex was to be built here. You supervisors represent the well-being of all residents of our county, not just your districts, and we're asking you to once more deny the developer the ability to build this apartment complex — without giving them another opportunity to make still a third presentation.

For the cited reasons, we ask that the application and rezoning be rejected.

Respectfully submitted,

Mike & Betty Kroichick

**CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR**

DATE 10/9/23 *WS*  
C.C. Chris Pairier &  
Donna Spicola

COB - General Contact Form

09/26/2023 5:57 PM (MST)

Contact Us

Please use the form below to tell us how we can be of assistance.

\*\*Fields marked with an asterisk (\*) are required and must be completed before submitting.\*\*

First Name Deborah

Last Name Corner

Email [Redacted]

Address 3750 W. Deputy Lane

City Tucson

State AZ

Phone [Redacted]

Please type the topic or subject of your message: Oppose Thornydale-Sumter Specific Plan (for proposed apartment complex

Your Message These 3 story buildings will completely block our view, in fact it will be our only view. Our home of 30+ year will lose value. Please ask the Board of supervisors committee to vote no on this new development.

Would you like a response? Yes

SEP 27 2:38:05 PM '23

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 9/27/23 @
cc. Chris Poirier &
Donna Spicola

## Aliza Barraza

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**From:** Sheila <[REDACTED]>  
**Sent:** Tuesday, September 26, 2023 6:40 PM  
**To:** COB\_mail  
**Subject:** Proposed Apartments at Thornydale and Sumter



**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Please carefully consider the impact the increased population will put on an already congested area. Increasing the amount of traffic near a school has risks. We have already had one death from a traffic accident on Thornydale near the school.

Thank you for your consideration.

Sheila Jackson, resident of North Ranch

Sent from [Mail](#) for Windows

# COB - General Contact Form

09/26/2023 6:43 PM (MST)

## Contact Us

Please use the form below to tell us how we can be of assistance.

**\*\*Fields marked with an asterisk (\*) are required and must be completed before submitting.\*\***

First Name	Sheila
Last Name	Jackson
Email	[REDACTED]
Address	9851 N Western Fork Trl
City	TUCSON
Phone	[REDACTED]
Please type the topic or subject of your message:	Proposed Change in Zoning for Apartments
Your Message	Please carefully consider the impact the addition of apartments will have on an already congested area near the high school. We have already had one death near the school on Thornydale from a traffic accident. How can Thornydale accommodate more than 400 new vehicles?
Would you like a response?	Yes

## PETITION

**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 Prosper 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.



# COB - General Contact Form

09/27/2023 4:18 PM (MST)

## Contact Us

Please use the form below to tell us how we can be of assistance.

**\*\*Fields marked with an asterisk (\*) are required and must be completed before submitting.\*\***

First Name Robert  
Last Name McFadden  
Email [REDACTED]  
Address 3657 W Thundercloud Lp  
City Tucson  
State AZ  
Phone [REDACTED]

Please type the topic or subject of your message: Objecting to the proposed apartment complex at Thornydale and Sumter

Your Message I live within the 300' radius of the proposed apartment building and I cannot express enough my absolute objection to this development. It is ridiculous that the board of supervisors are even considering that this is a proposal worth approving. There is not another 3 story apartment complex anywhere in the area. Why isn't this being proposed in an area with higher density and already existing 3+ story buildings? The impact on the neighborhood traffic will be devastating to all who live here. This is an extremely poor fit for this area and a rezone and approval by the board would be a grave mistake and a total disregard for the interest of the people who call this neighborhood home.

Would you like a response? Yes

63  
SEP 27 23 PM 04:19 PC CLK OF BD

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 9/27/23 @  
c.c. Chris Poirier &  
Donna Spicola Page 1/1