



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

DATE: September 11, 2015

TO: Honorable Chair and Members of the Board of Supervisors

FROM: Arian M. Colton, Planning Director *MC*

SUBJECT: Co9-15-02 PRF3, LLC – Briar Rose Lane Rezoning Protests Calculations; September 15, 2015 Board of Supervisors' Agenda Item 21

Written protests pertaining to the above-referenced rezoning **do not** require a supermajority vote by the Board of Supervisors to approve the rezoning. To date, staff has received four letters in opposition, including one that has a protest petition with 46 signatures. **Opposition with signatures from property owners constitutes 12.6% by number of owners and 10.4% by area of ownership within 300 feet of the rezoning site, which is less than the 20% minimum protest required for the respective categories to require a supermajority vote by the Board of Supervisors to approve the rezoning.** Concerns cited in the letters include potential for two-story residences and impact on views, increased traffic and safety problems, inadequate infrastructure, lack of school capacity, and water usage, natural area and wildlife disturbance, flooding concerns, discontinued enjoyment of the property as a place to recreate, and decreased property values. At the Planning and Zoning Commission hearing, eight people spoke in opposition voicing concerns of a nature similar to those cited in the letters and one person spoke advocating for rezoning conditions pertaining to Conservation Lands System policies.

Staff has also received one letter in support of the rezoning from the owners of the nearby commercial center at the northeast corner of Thornydale Road and Overton Road.

A&B
SEP 14 2015 PWD: 1598 PCG/CJ/KC/EP/HP

Case #: Co9-15-002

Case Name: PRF3 LLC - W. BRIAR ROSE LANE REZONING

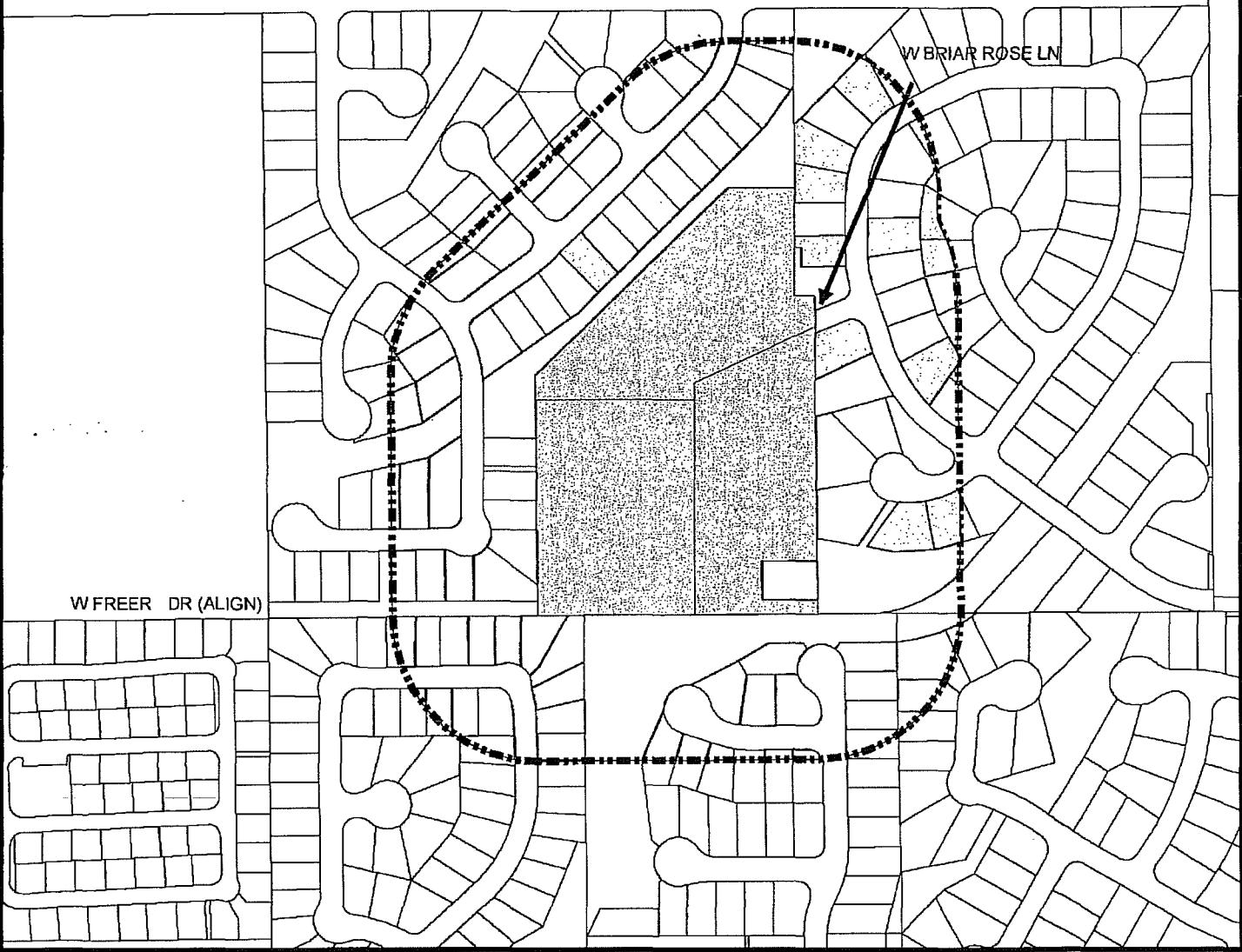
Tax Code(s): 225-02-004V, 225-02-004Q, 225-02-004P

PROTESTS BY AREA: 2.12 acres of 20.42 acres = 10.4%

PROTESTS BY OWNER: 14 property owners of 111 = 12.6%

PROTESTS WITHIN 300'

W LINDA VISTA BL



Area of proposed rezoning from SR to CR-4

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**



**PIMA COUNTY
DEVELOPMENT SERVICES**

Notes:

PIMA COUNTY COMPREHENSIVE PLAN (CO7-14-01)

Planning & Zoning Hearing: 07/29/15 (scheduled) Board of Supervisors Hearing: 09/15/15 (scheduled)

Base Map(s): 161

Map Scale: 1:8,000

Map Date: 05/18/2015



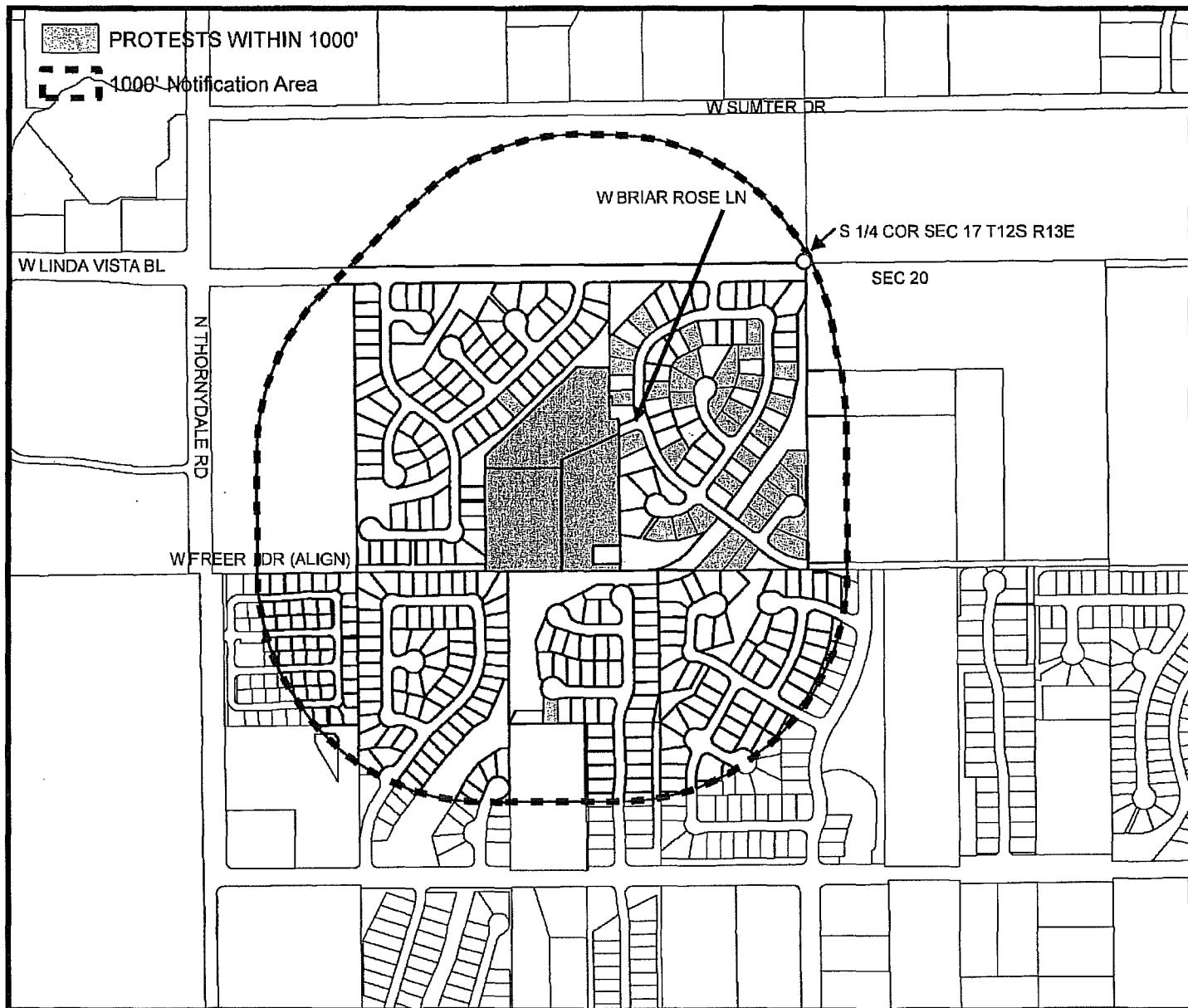
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1000' PROTEST BY AREA: 7.68 of 108.26 acres = 7.09%

1000' PROTESTS BY OWNER: 37 of 386 owners = 9.59%



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Planning & Zoning Hearing: 07/29/15 (scheduled) | Board of Supervisors Hearing: 09/15/15 (scheduled)

Base Map(s): 161

Map Scale: 1:8,000

Map Date: 08/26/2015

