

# AGENDA MATERIAL

LMK INVESTMENTS LLC DATE 3/2/21 ITEM NO. RA 18

23623 N. Scottsdale Road  
STE D-3137  
Scottsdale Road, AZ 85255  
Tel: 602-330-8470

February 23, 2021

Ms. Mary Soro and Neighbors  
3518 East Hermans Road  
Tucson, Arizona 85746-8610

RE: Sorrell Ridge Estates

Dear Mary and all the Neighbors:

I want to take this opportunity to thank you all, for your input over the last 2 years. We have tried to be as inclusive to the community as we could be, during the pandemic and have enjoyed listening and meeting you all. As we discussed with you and your neighbors, you have agreed not to protest the rezoning once we establish in writing the developers commitments to the infrastructure below. This includes both drainage and certain roadway improvements-on-site and offsite but near to the project. As you are also aware, this agreement is subject to the Pima County Board of Supervisors approving the Sorrell Ridge Estates Project rezoning. The details of both drainage and roadway improvements are subject to Pima County approval and negotiation as we proceed through the platting of this property. We will be working with Pima County Flood Control District to determine the final improvements in the area, based on the technical floodplain reports and documents.

As indicated in each of the public meetings held the Developer of Sorrell Ridge Estates has committed to the following improvements that will have a positive impact on the surrounding community. They are as follows:

1. Roadway Improvements to Sorrel Lane – Sorrell Lane will meet Pima County standards adjacent to the property. These improvements will include landscaping, drainage and sidewalk on the east side of Sorrel Lane.
2. A gated access road (with a gate design that has been selected by the neighborhood) adjacent to the boundary of the San Xavier Indian District, and between Sorrell Lane and the private property to the east. The developer has coordinated with the Drexel Heights Fire District and the access will meet the standards suitable for emergency vehicles. In addition, this access will be available to the community for emergency resident access.

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3. All homes on the periphery of the project will be one story.
4. As part of the offsite drainage channel improvements, the culvert at the entrance to the Herman's right of way, southeast of the Sorrel Ridge Estates property, will be widened and improved.
5. The offsite channel improvements and pending approval from Pima County Flood Control District, the existing side slopes of the north south channel along the eastern boundary of Sorrell Ridge Estates, cleaned and have debris removed and then will be lined.
6. School District Contribution - We already have a signed recorded school Development Agreement that provides funding to the local school districts.

We have discussed roadway and drainage Improvements to a low flow crossing at Cardinal Avenue. Our team has met with Pima County Department of Transportation, the past County Supervisor and some of the residents, including yourself and were told that unfortunately the suggested improvement, if implemented, will have unintended consequences. However, as you have pointed out, this is their responsibility. We will work with the neighbors and the County as we go through the platting process to see if there is an "equitable resolution."

Finally, we appreciate your input and guidance as to the proposed development. It has been a long process, and we hope that by working together we have found a "win -win" situation to address the concerns of the surrounding neighbors. With these commitments in writing, we hope that we can move forward to create a successful project, and again want to thank you for all your input.

Yours Sincerely,



Gary Lane  
LMK Investments LLC