



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/6/2022

**= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P22RZ00004 WONG LIVING TR – W. VALENCIA ROAD REZONING

***Introduction/Background:**

The applicant requests a rezoning of approximately 38.19 acres from the GR-1 (Rural Residential)(25.02 acres) and the GR-1 (TDR) (Rural Residential – Transfer of Development Rights - Receiving Area)(13.17 acres) to the CR-5 (Multiple Residence) (25.02 acres) and the CR-5 (TDR) (Multiple Residence - Transfer of Development Rights - Receiving Area)(13.17 acres) zone for a 143-lot, single-family residential subdivision with one and two-story dwelling units.

***Discussion:**

Current GR-1 zoning would allow for 46 single-family residences to be built on the site. The proposed rezoning to CR-5 is consistent with land uses in the area and located within the Southwest Focused Development Investment Area which encourages growth while promoting rational land development patterns.

***Conclusion:**

The proposed rezoning conforms to the Medium Low Intensity Urban Comprehensive Plan designation and implements the applicable special area policy S-29, Southwest Infrastructure Plan.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the rezoning subject to standard and special conditions.

***Fiscal Impact:**

0

***Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ All

Department: Development Services - Planning

Telephone: 520-724-8800

Contact: Terrill L. Tillman, AICP, Principal Planner

Telephone: 520-724-6921

Department Director Signature: _____

Date: 8/15/22

Deputy County Administrator Signature: _____

Date: 8/16/2022

County Administrator Signature: _____

Date: 8/16/22



TO: Honorable Adelita Grijalva, Supervisor, District 5

FROM: Chris Poirier, Deputy Director *EBB* Tom Drargowski
Public Works-Development Services Department-Planning Division

DATE: August 16, 2022

SUBJECT: **P22RZ00004 WONG LIVING TR – W. VALENCIA ROAD REZONING**

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, September 6, 2022** hearing.

REQUEST: For a **rezoning** of approximately 38.19 acres (parcel code 137-19-004D) from the GR-1 (Rural Residential) (25.02 acres) and from the GR-1 (TDR) (Rural Residential - Transfer of Development Rights - Receiving Area) (13.17 acres) to the CR-5 (Multiple Residence)(25.02 acres) and to the CR-5 (TDR) (Multiple Residence - Transfer of Development Rights - Receiving Area) (13.17 acres) zone located on the north side of W. Valencia Road, approximately 700 feet west of the intersection of W. Valencia Road and S. Camino de la Tierra, addressed as **3450 W. Valencia Road**.

OWNERS: Wong Living TR
Attn: Yu Jen & Irene Wong TR
2251 W. Kendra Place
Tucson, AZ 85741

AGENT: Projects International Inc.
Attn: Jim Portner, Principal
10836 E. Armada Lane
Tucson, AZ 85749

DISTRICT: 5

STAFF CONTACT: Terrill L. Tillman, AICP, Principal Planner

PUBLIC COMMENT TO DATE: As of August 16, 2022, staff has received 27 written comment letters in protest, 15 letters of concern and 2 letters of support.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 5 – 1** (Commissioner Gungl voted NAY, Commissioners Hanna, Membrilla, Matter and Cook were absent)

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside the Maeveen Marie Behan Conservation Lands System (CLS).

TD/TT/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P22RZ00004

Page 1 of 6

FOR SEPTEMBER 6, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director *Tom Drargowski*
Public Works-Development Services Department-Planning Division

DATE: August 16, 2022

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P22RZ00004 WONG LIVING TR – W. VALENCIA ROAD REZONING

Wong Living Trust, represented by Projects International Inc., request a **rezoning** of approximately 38.19 acres (parcel code 137-19-004D) from the GR-1 (Rural Residential) (25.02 acres) and from the GR-1 (TDR) (Rural Residential - Transfer of Development Rights - Receiving Area) (13.17 acres) to the CR-5 (Multiple Residence)(25.02 acres) and to the CR-5 (TDR) (Multiple Residence - Transfer of Development Rights - Receiving Area) (13.17 acres) zone located on the north side of W. Valencia Road, approximately 700 feet west of the intersection of W. Valencia Road and S. Camino de la Tierra, addressed as **3450 W. Valencia Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Multifunctional Corridor and Medium Low Intensity Urban. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 5 - 1** (Commissioner Gungle voted NAY, Commissioners Hanna, Membrilla, Matter and Cook were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 5)

Planning and Zoning Commission Public Hearing Summary (June 29, 2022 and July 6, 2022)

The public hearing was held virtually. Some commissioners were virtual while others attended through the telephonic option. Staff and the applicant attended and presented virtually.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions. Subsequent to the public hearing, Tucson

Airport Authority conditions #9A – D were added to require recordation of an avigation easement over the subject property and disclosure to property owners that their property is located within the Federal Aviation Administration Traffic Pattern Airspace. These conditions do not create a substantial change, nor affect public input or the recommendation of the Planning and Zoning Commission or public comment.

A commissioner question whether the previously heard Cardinal Avenue rezoning is within one mile of the site. Staff affirmed. The commissioner asked whether the natural area and wash will be enclosed or gated. Staff replied that the area will remain natural and will not be enclosed.

The applicant's representative presented additional information about the proposed project and discussed in great detail the flood control channels and traffic patterns and trip generations from the property. He stated that they are willing to limit the houses adjacent to the neighborhood to the east to one-story.

The public hearing was closed due to the loss of a quorum and continued to the following week, July 6, 2022 at 9 AM.

July 6, 2022 at 9 AM, the public hearing was opened. The commission began the public hearing from the point that is was ended on July 29, 2022. Staff made a brief refresher presentation regarding the proposed project.

Speaker #1 discussed the amount of traffic volume that would be directed to Bilby Road with the proposed development especially during peak hour traffic and during the school year with bus traffic and he believes that the school system does not have the capacity to handle the amount of children the development will generate. He doesn't believe that traffic will exit onto Valencia Road traveling east without a controlled intersection and lights because it is difficult to access Valencia Road from the controlled intersection of Camino de la Tierra and Valencia Road. Bilby Road is currently in bad shape and Camino de la Tierra receives a significant amount of water during the rains and the wash that crosses the road fills up and there are no plans to improve the roadway. He is against the development unless the traffic issues are resolved.

Speaker #2 agreed with the previous speaker and added that the traffic situation will have a domino effect on the traffic system all the way to the ramps and freeways. He is concerned about the additional water run-off from impervious surfaces and homes, stating that there is little or no area for the water to soak into the ground due to asphalt, blacktop roads, concrete and rooftop areas which may be 600 cubic feet of water making a natural dam and flooding at Valencia Road. The community has flooding on Camino de la Tierra during the rains and this should be addressed before any development and concluded that this property is perfect for some type of storm water management facility rather than building homes.

Speaker #3 discussed the he understands staff's recommendation as a standalone matter, but given Commissioner Cooks comments last week regarding the holistic approach to traffic, this is not a standalone site. This is a large development and the infrastructure does not exist to service the area, with previous approvals, this will double the use of limited infrastructure. When adding more traffic generation, this will create the East Coast Long Island Expressway on Valencia Road which will become a large parking lot. He opined that good development is one that develops the area's infrastructure up to par. With the previously approved development across the street, there is high demand. The density is not as dense as Mountainside Village which is a 55 or over community, but this will be families with school children and the number of people and trip generations will increase greatly. Mountainside Village is cut off from the roadways during flooding because of the wash and this will increase the impervious surface uphill. The proposed

construction to the west of our subdivision of manufactured homes has the potential of causing foundational problems with our housing. There should be financial guarantees through bonding for addressing the water and traffic issues and it is premature to approve this project at this time.

Speaker #4 stated that she is in opposition to the request. The proposed development is adjacent to her rear wall and she agrees with the previous speakers. She questioned where the funding comes from regarding the infrastructure for the additional traffic and expressed concern about the water tables.

Speaker #5 stated that she is the President of the Mountainside Village Homeowner's Association and she shares the concerns of the previous speakers. She is concerned about the potential financial impacts to her community because of increased crime or children climbing walls and accessing their pool. The increased insurance rates to protect themselves will be a financial strain on the community. She believes this is a very ill-timed and planned use of the land and strongly disagrees with the proposed development.

Speaker #6 discussed that she lives in the adjacent Mountainside Village subdivision and is concerned about the traffic and drainage. She has witnessed the flooding of Bilby Road and Camino de la Tierra where vehicles have gone sideways in the mud slicks. She stated that they are stuck until the water drains off. Until there is infrastructure to handle the runoff and traffic issues there should be no consideration of adding additional housing.

Speaker #7 stated that he is a Principal Planner with the San Xavier District and that he spoke against the development located at Westover Road and Valencia Road that would impact the District. He clarified that there is a difference between the impacts of the two developments. The District has no concerns regarding the proposed development.

Speaker #8 discussed that he is directly impacted by the development as a property owner in the Mountainside Village community. He is concerned about the wildlife habitat that he and his wife enjoy and the nearness and beauty of the open desert that allows humankind to thrive peacefully. He discussed all of the species of animals found and the abundant plant life on the property and the abounding water in the aquifer and would like to see the property remain natural.

Speaker #9 stated that she lives in Mountainside Village and cleans the area frequently. She is concerned about the loss of habitat and hopes that the commission will not approve the project.

Speaker #3 spoke for another resident that could not attend the hearing. He stated that his neighbor wanted to comment on the water tables, specifically that the U.S. Geological Survey for Arizona Water Science Center has determined that our area is critically close to the maximum amount of available potable water. This development will place an unbearable demand on the limited water commodity and the commission should delay the approval of this project.

The applicants discussed the public comments at length and provided project details and that the County will receive around one-million dollars in impact fees to mitigate impacts to the broader traffic systems. He further stated that the developer has an agreement with the school district to provide a per rooftop fee to mitigate schools functioning over-capacity. He disagrees that infrastructure should be in place to serve a proposed project and stated that it is growth that determines infrastructure improvements.

The public hearing was closed.

Commissioner Truitt made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND**

SPECIAL CONDITIONS; Commissioner Becker gave second.

A commissioner discussed that he will be voting against the proposal until the greater Valencia Road corridor issues are worked out.

The commission voted to recommend **APPROVAL** of the rezoning 5 - 1 (Commissioner Gungle voted NAY, Commissioners Hanna, Membrilla, Matter and Cook were absent), subject to the following conditions:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. A Traffic Impact Study shall be submitted for review and approval by the Department of Transportation with the Tentative Plat submittal. Offsite improvements determined necessary as a result of the Traffic Impact Study shall be provided by the property owner.
 - B. The property owner shall dedicate 25 feet of right-of-way for Valencia Road.
 - C. Three connection points are required for the site and/or as approved by the Department of Transportation. A maximum of one connection will be allowed on Valencia Road and it shall be aligned with Sorrel Lane to the south.
 - D. An ADA-accessible asphalt path or sidewalk shall be provided, at least 5 feet-wide, along the property's entire Valencia frontage. The location of the path shall be determined at time of permitting.
3. Regional Flood Control District conditions:
 - A. Drainage infrastructure, bank protection and open space for drainage shall be maintained by the Homeowners' Association.
 - B. Encroachment into mapped Regulated Riparian Habitat and the FEMA floodplain not shown on the approved PDP is prohibited.
 - C. No development other than the road crossing will be allowed in the Zone A, Special Flood Hazard Area.
 - D. First flush retention shall be provided in Low Impact Development practices distributed throughout the subdivision.
 - E. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table A such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Regional Wastewater Reclamation conditions:
 - A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
 - B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

- C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall enter into a written agreement addressing the funding, design and construction of off-site and on-site sewers to accommodate flow-through from any properties adjacent and up-gradient to the rezoning area that do not have adequate access to Pima County's public sewer system, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - G. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
6. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
7. Adherence to the preliminary development plan as approved at public hearing.
8. View fencing, such as wrought iron fencing shall be installed along the width of the open space area and bufferyard adjacent to W. Bilby Road and W. Valencia Road to provide physical access control.
9. Tucson Airport Authority conditions:
- A. An Avigation Easement must be executed and recorded with the Pima County Recorder's Office, by the property owner/developer/applicant or other person authorized to sign on behalf of the current property owner, to cover the entire project area and in accordance with the requirement of the Tucson Airport Authority. The Avigation Easement must run with the property and will serve to educate future purchasers and tenants of the property of potential aviation impacts.
 - B. According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact

navigation signal reception. As the project site develops every project applicant must file FAA Form 7460 with the FAA at least 45 days before construction activities begin for every proposed project unless FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

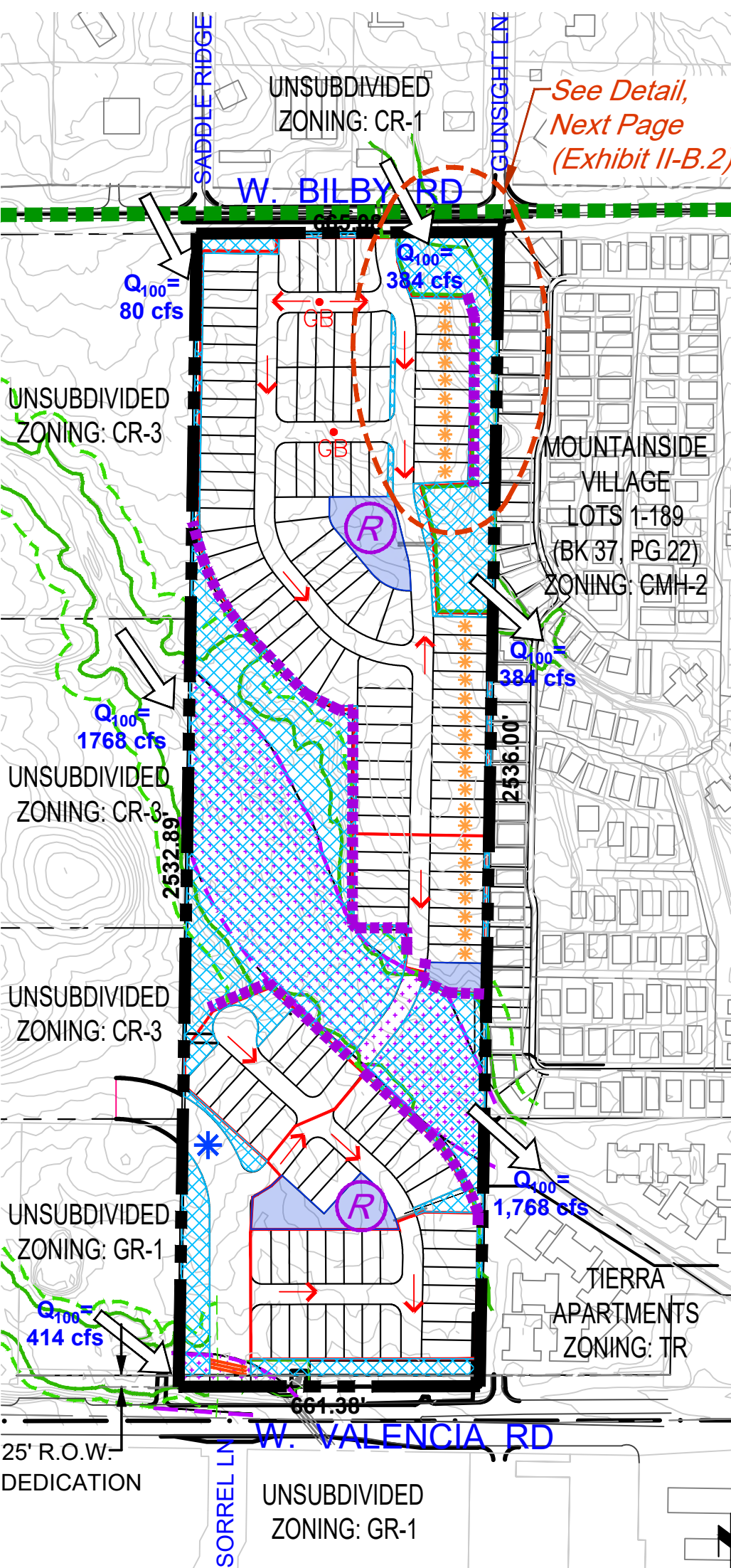
- C. Applicable to residential uses only: The property owner/developer/applicant must provide the Airport Disclosure Statement form, at time of sale, to the new property owners with all new unit purchases. In the event the development of any residential uses does not involve the sale of new units, but is instead offering rental residential units to the public, the new tenant of the rental unit must be provided a copy of the Airport Disclosure Statement form. The intent of the Airport Disclosure Statement form is to educate and notify the new residents that they are living near an airport. The content of such documents shall be according to the form and instructions provided.
- D. The property owner (for itself or its tenants) must forward a signed copy of the Airport Disclosure Statement form to the Tucson Airport Authority within ten (10) days of signature, using the mailing address provided below.

Scott Robidoux, Manager of Planning
Tucson Airport Authority
7250 South Tucson Boulevard, Suite 300
Tucson, AZ 85756

- 9.10. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
- 10.11. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/TT/ds
 Attachments

c: Jim Portner, Projects International Inc.



GENERAL NOTES

PROJECT AREA
Overall Rezoning Site Gross Area: 38.58 AC
Net Site Area After R.O.W. Dedications: 38.20 AC

PROJECT PARTICULARS
Existing Zoning: GR-1
Comprehensive Plan Designations: MFC & MLIU
Proposed Zoning: CR-5

PROPOSED USE
A single-family detached residential subdivision containing approximately one hundred forty-three (143) lots. Typical lot size is 40' x 120' (4,800 sf).

PHASING
Two (2) phases are proposed. 1) Phase I is that area south of the central riparian area; and 2) Phase II is that area north of same.

BUILDING HEIGHT
Maximum residential height is thirty-four (34'). Project will contain both 1-story and 2-story residences per market needs.

LEGEND

665.08'

PDP/Rezoning Boundary with Dimension

*

Lots Restricted to Single Story

Post-Development 100-Year Floodplain Limits

Post-Development Erosion Hazard Setback Limits

Open Space Areas (Natural, Landscaped & Storm Water Conveyance)

Proposed Detention Basin. First flush retention will be provided.

FEMA Zone "A" Boundary

Proposed Bilby Road Trail #106 (Single Track)

Post-Development Flow Quantities and Concentration Points Entering or Exiting the Site (See Exhibit II-D.1 for further detail)

Surface Flow Direction

Post-Development Watershed Boundaries

Proposed Bank / Erosion Protection (reduces EHS to face of protection)

3-60" RCP Culvert Beneath Valencia Road Entry

Grade Break

Extension of Right-of-Way for Potential Northward Continuation of S. Sorrel Lane

Recreation Facilities Integrated Into Basin

GENERAL NOTES, CONT.

PARKING & LOADING
Parking and loading will be in accordance with Section 18.75 (Parking & Loading Standards). On-street parking will be allowed. Final design and compliance with code will be demonstrated at the time of future site residential subdivision plat review.

RESIDENTIAL SUBDIVISION PUBLIC STREETS
Proposed Right-of-Way Width: 45'
Travel Lanes: Minimum Two (2) 12' Lanes
Curbing: 2' Wedge Curbs on both sides
Sidewalks: 5' Sidewalks both sides
On-Street Parking: Allowed both sides

REQUIRED PERIMETER LANDSCAPE BUFFERS
Bilby Road Street Frontage Bufferyard "A"
Valencia Road Street Frontage Bufferyard "A"
Western Site Boundary Bufferyard "C" and "D"
Eastern Site Boundary None Required

CRITICAL BASIN REQUIREMENTS
This project will meet all critical-basin requirements, including the 10% prescribed reduction in exiting volumes.

OPEN SPACE
Approximately 9.92 AC is natural undisturbed open space. In addition, approximately 5.22 AC is storm water conveyance, landscape and recreation open space. The site contains 8.19 AC of Riparian "C". Approximately 7.47 AC (91.1%) will remain natural. The disturbed area will either be mitigated on site or mitigated via an In Lieu Fee.

CONSERVATION LANDS SYSTEM (CLS) PARTICULARS
The entire project lies outside of the MMBCLS.

Valencia Road Rezoning
NEC W. VALENCIA ROAD Near S. SORREL LANE
(Ownership: The Wong Living Trust)
REZONING: GR-1 to CR-5

EXHIBIT II-B.1
PRELIMINARY DEVELOPMENT
PLAN
PAGE 36

Case #: P22RZ00004
Case Name: WONG LIVING TRUST - W. VALENCIA ROAD REZONING
Tax Code(s): 137-19-004D

Aerial Exhibit



0 355 710 1,420 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:10,000

Map Date: 6/1/2022 - ds



PUBLIC COMMENT

As of June 14, 2022, staff has received 22 written protests and 4 letters of concern discussing the issues related to the dust while under construction, environmental impact to the wildlife and saguaros, flooding and drainage, and the increased traffic on Valencia Road, Bilby Road and Camino de la Tierra.

Staff has also received two written letters of support.

Published and mailed notice of the proposal along with the website posting of staff's report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN

The subject property has two comprehensive plan land use designations, Medium Low Intensity Urban (MLIU) in the northern 29.64 acres and Multifunctional Corridor (MFC) in the southern 8.87 acres. The MFC designation was updated through Pima Prospers in 2015.

The objective of the MLIU planned land use is to designate areas for a mix of medium density single-family and lower density attached dwelling units and to provide opportunities for a mix of housing types throughout the region. The minimum residences per acre (RAC) is 2.5 with a maximum RAC of 5. The proposal conforms to the comprehensive plan with a planned 4.5 RAC after removing the environmentally constrained portions of the property where there is an area of Flood Control Regulated Riparian Habitat in the Valencia Wash that generally bisects the property into the northern and southern sections. There is a small area of MLIU south of the wash.

The MFC designation in the southern portion of the property designates areas for integrated development of complementary uses along major transportation corridors that contain commercial and other non-residential use services, research and development and similar uses and allows medium to high density residential clusters in linear configuration along major transportation corridors. The minimum RAC is 6 and the maximum is in accordance with the CR-5 zone that allows an average of one dwelling unit per two thousand square feet which equates to an allowance of 193 dwelling units or 21 RAC. The proposal conforms with the comprehensive plan with a planned 6.1 RAC.

The subject property is located within the Southwest Focused Development Investment Area (growth area). Special area policy S-29 (Southwest Infrastructure Plan Area - SWIP) applies to the subject property. Applicable portions of the S-29 policy guide the needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities. Transportation rezoning conditions #2A, B, and D have been added in relationship to the guiding SWIP policy because additional transportation infrastructure to support the use will be necessary. Flood Control conditions #3A and C also ensure that the SWIP policies related to the installation of drainage infrastructure will be employed. The preliminary development plan demonstrates the installation of the Bilby Road Single Track trail which furthers the intent of the SWIP policies to which the owner is required to adhere to and captured as rezoning condition #7.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CR-1	Developed Residential
South:	SP	Undeveloped Commercial/Residential
East:	CMH-2/TR	Developed Residential Subdivision/Apartments
West:	CR-3/GR-1	Unsubdivided and Undeveloped Residential

The general area enjoys a mixed suburban and rural setting. There are two elementary schools, a middle school, churches and a smaller casino within one mile of the property. Developed properties adjacent to and within the vicinity of the rezoning request to the east and further east contain apartments, a slightly higher density single-family residential subdivision and single-family residential subdivisions that contain equivalent densities as the proposed. The properties to the north are low-density, single-family dwellings on approximately 1-acre or greater parcels and properties further north, northwest, and northeast are low density residential development as a result of lot splits over the course of years lacking in sufficient sewer, water and transportation infrastructure to support higher density development. Most of the property to the west is planned for medium density residential. Commercial strip uses with major grocery, bank, restaurants, pharmacies and personal services exist approximately one-half of a mile to the east and continue along the major Valencia Road thoroughfare. There is a convenience store and gasoline station approximately 500 feet east of the subject property. Golfing, entertainment and restaurants exist at the larger Casino del Sol, approximately 2 miles to the west. Striped biking lanes are provided on both sides of Valencia Road. Sidewalks for walking exist along the south side of the improved Valencia Road corridor. Additional recreational activities exist approximately one-half of a mile south of the subject property within the Gas Pipeline single track trail.

PREVIOUS REZONING CASES ON PROPERTY

There have been two previous rezonings cases for the subject property:

Case Co9-94-047, the owner requested to rezone a .92-acre portion of the 38-acre property from the GR-1 to the CMH-1 (County Manufactured and Mobile Home-1) zone for a 5-unit mobile home park located at the northernmost portion of this rezoning, adjacent to Bilby Road. The Planning and Zoning Commission recommended denial and the case was subsequently withdrawn at the Board of Supervisors' public hearing on December 20, 1994 due to the substantial number of protests received.

Case Co9-06-006, the owner requested to rezone a 25-acre portion of the 38-acre property from the GR-1 to the CR-4 (Mixed-Dwelling type) zone under the Small Lot Option. The first review of the site analysis revealed some deficiencies and a request for corrections was made. The applicant did not re-submit, nor request a public hearing and the application was closed due a lack of action within the 9-month rezoning time limits established in the Pima County Zoning Code.

The property has remained under the same ownership since the time of the original rezoning request to CMH-1.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

- The Belnor Vista Specific Plan, case P20SP00001 was approved by the Board of Supervisors on June 22, 2021 for an approximately 125-acre, mixed-use development with potential office, restaurant, commercial services and single and multi-family housing located south of the subject property, across Valencia Road.
- Case P21RZ00001 located approximately three fourths of a mile east of the subject property is proposing a 243-lot subdivision for single-family residential that is scheduled to be heard by the Commission.

Past activity:

Most of the properties to the north, south, and east have been rezoned beginning in the 1960's predominately for CR-3 (Single Residence), CR-4, and CR-5 resulting in subdivision or apartment uses. Many properties adjacent to the major Valencia Road thoroughfare have been rezoned to

the CB-1 (Local Business) and CB-2 (General Business) commercial zones and commercial development continues to intensify along the major corridor.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The subject property is located outside the Maeveen Marie Behan Conservation Lands System.

PLANNING REPORT

Staff supports the request because the Comprehensive Plan, Pima Prospers, promotes efficient growth patterns and infill development. The subject rezoning area is designated by Pima Prospers as a Focused Development Investment Area (Southwest) which encourages growth by providing a rational pattern of land development while conserving significant natural resources and open areas. The property will utilize existing and proposed infrastructure to support the use and will provide a pattern of growth that supports open space conservation.

The proposed single-family one- and two-story residential development consists of 143-subdivision lots, with an approximate size of 4,800 square feet each. The applicant has actively been meeting with the Mountainside Village development located along the eastern boundary of the subject property and has agreed with the adjacent neighborhood to limit the easternmost row of houses to one-story.

There is an approximate 9.92-acre regulated Xeroriparian habitat area with a Federal Emergency Management Agency regulated floodplain located within the Valencia Wash that runs in a southerly direction from the western boundary to eastern boundary. The wash generally bisects the property and will remain mostly natural, except for some minor encroachment for the proposed wash crossing connecting the interior street for access circulation to W. Bilby Road and W. Valencia Road. There is a relatively small area of disturbance at the northeastern corner of the subject property and a larger area in the southeastern portion of the property due to a driveway and installation of the three existing mobile homes which will be removed. Additional disturbance exists from unauthorized pedestrian and off-road vehicular use.

Access to the site is proposed via W. Bilby Road and W. Valencia Road with a dedicated right-turn lane required along W. Valencia Road. The access demonstrated within the preliminary development plan also plans for future possible connectivity to the properties to the west to prevent additional curb cuts along the major Valencia Road arterial street. Multit-modal forms of transportation exist with SunTran bus pullouts within the Valencia Road right-of-way near the subject property and across the street, and sidewalk connectivity exists along the southern, east and west bound Valencia Road thoroughfare. Safe Routes to School is employed within the interior and Valencia Road rights-of-way to the development meeting Americans with Disabilities Act (ADA) compliant sidewalk connectivity and required paved paths. Three retention basins are planned with two basins containing recreational opportunities. Bufferyards are planned along the perimeter of the site except for the eastern boundary. Although no bufferyard is required adjacent to the eastern boundary, the northern one-third of the eastern portion will contain varying widths of open space and a planned 50-foot-wide bufferyard and water conveyance system. The channelized bufferyard will contain bufferyard plantings, rip-rapped walls with an earthen channel bottom in between two walls adjacent to Mountainside Village. A minimum 10 foot-wide bufferyard is planned for the remainder of the eastern boundary. Staff has concerns regarding this design because it creates an area or "no mans land" that attracts unsavory and potentially unsafe activity behind two walls; however, there should be minimal foot traffic in the area given its location. A view fence such as an open wrought iron fence design along the open space and bufferyard areas adjacent to Bilby Road and Valencia Road would alleviate the concern (rezoning condition #8). A minimum 5-foot-wide bufferyard "A" is required along the northern and southern boundaries, adjacent to Bilby Road and Valencia Road. A minimum 5-foot-wide bufferyard "C" is

required along the western property boundary. The final bufferyard design will be submitted with the landscape plan at the time of subdivision plat. Much of the salvaged trees and saguaros will be utilized within the bufferyards, common and recreational areas.

The property is slightly sloping from the north to south and includes some small pockets of Hillside Development Zone located primarily around the wash areas where avoidance planned. The vegetative qualities of the site contain mesquite and palo verde trees, no ironwood trees and a very healthy community of 265 saguaros. Of the 265 saguaros, only 35 are planned to be preserved in place. This creates a significant number of required mitigation specimens, estimated at about 560 saguaros. The applicant proposes to add approximately 280 transplanted and mitigation saguaros within the 5-acre areas suitable for saguaro transplant along with new specimens within the bufferyards, recreation areas and streetscapes. There will be no mitigation within detention basins nor floodplain areas of the site due to viability. The applicant states that the remaining required saguaros equates to 2 saguaros per lot and will be included as part of the landscape package for each individual lot. Staff has concerns regarding this approach. There are no guarantees that the number of mitigated saguaros on private property will remain on-site and, given the small lot size, it is highly unlikely that this approach will provide the required mitigation numbers on-site. Pima Pineapple Cactus are likely in this area, but no survey has been completed and no specimens were observed during the saguaro inventory.

There is an approximate 13.17 acres adjacent to Valencia Road and bounded by the Valencia Wash that is designated as a Transfer of Development Rights Receiving Area (TDR) overlay zone. This proposal will not implement the transference of development rights.

Concurrency of Infrastructure:

Concurrency of infrastructure exists to serve the proposed development.

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes/Secondary Concern	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
PARKS AND RECREATION	Yes	No objection
WATER	Yes	City of Tucson will-serve letter in the site analysis
SCHOOLS	Yes, subject to a private rooftop agreement	No objection
ENVIRONMENTAL QUALITY	Yes	No objection

TRANSPORTATION REPORT

Valencia Road is a paved, four-lane roadway with a two-way left-turn lane and sidewalk on the south side of the road. Valencia Road is maintained by the County and has a posted speed limit

of 45 miles per hour (mph). Adjacent to the site, the existing right-of-way width of Valencia Road is 150 feet. Valencia Road is a scenic route and is classified as a Minor Arterial by its Federal Functional Classification and has a planned right-of-way of 200 feet per the Major Street Plan. The most recent traffic count for Valencia Road west of the site is 30,430 average daily trips (ADT) and east of the site is 34,352 ADT. The capacity of Valencia Road is approximately 35,820 ADT.

Bilby Road is a paved, two-lane roadway maintained by the county with a posted speed limit of 40 mph. The existing right-of-way width for Bilby Road is 90 feet and is classified as an Urban Minor Collector by its Federal Functional Classification. The 2019 traffic volume for Bilby Road adjacent to the site is 2,829 ADT and has capacity of approximately 12,390 ADT.

The 143-lot residential subdivision will need three access points to meet the requirements of the Subdivision and Development Street Standards (SDSS). Two fully functional access points are being provided, one on Valencia Road and one on Bilby Road. A third access point ends at the west property boundary. Such access may serve as a future connection to Sorrel Lane west of the site if the applicant secures legal access through the adjacent undeveloped properties at the time of tentative plat submittal, otherwise, any reconfiguration to the onsite layout shall meet Pima County standards. The access point on Valencia Road shall align with the Sorrel Lane south of Valencia Road (rezoning condition #2C).

There is an existing and operating public transit bus stop approximately 200 feet east of the site that serves Sun Tran Route 27. There is no sidewalk or pedestrian path adjacent to the southern property boundary in the Valencia Road right-of-way that the public could use to access the bus stop. Therefore, an ADA-accessible asphalt path or sidewalk shall be provided, at least 5 feet-wide, along the property's entire Valencia frontage. The location of the path shall be determined at time of permitting (rezoning condition #2D).

The traffic statement included with this rezoning identifies that this project triggers the warrant for a dedicated westbound right-turn lane on Valencia Road at the project driveway. It also provides the operational analysis of the intersection of Valencia Road and Camino de la Tierra identifying that there are no adverse impacts to the intersection caused by this project. A Traffic Impact Study will be a condition of rezoning and shall incorporate traffic generation of recently approved rezonings or projects in the analysis (rezoning condition #2A).

The site will generate approximately 1,328 ADT. As indicated above, Valencia Road is currently at the capacity of a 4-lane divided roadway. Pima County has included the widening of Valencia Road from four lanes to six lanes, from Cardinal Avenue to Mission Road in the current infrastructure improvement plan. Staff acknowledges that this project is located within a developing urban area, along a bus transit route, and is an infill project not located in an environmentally sensitive area. Therefore, this project can be identified as a secondary transportation concurrency concern.

The Department of Transportation recommends approval to the request subject to rezoning conditions #2A - D.

FLOOD CONTROL REPORT

Regional Flood Control District has the following comments:

1. This property contains Flood Control Resource Areas (FCRA) at the southwest corner and within the central portion of the property. The project footprint encroaches into the FCRA.
2. A Federal Emergency Management Agency (FEMA) Special Flood Hazard Area Zone (SFHA) A impacts this property in the same locations where the FCRA is located. Two regulatory washes reside within the FEMA SFHA Zone A. Valencia Wash is located at the center of the

property and has an associated 50' erosion hazard setback (EHS). A regulatory wash with an associated EHS of 25' is located at the southwest corner of the property.

3. A typical cross section of Valencia Wash was provided to show the improvements and proposed erosion hazard setback. The cross section did not provide the proposed length of the erosion hazard setback as a result of the bank protection and the cross section was not included in the Site Analysis. The District anticipates the provided cross section will be consistent with construction documents at the time of development.
4. When improvements are proposed within the effective FEMA SFHA, both a Conditional Letter of Map Revision (CLOMR) and LOMR are required. The CLOMR shall be approved by FEMA prior to start of grading.
5. A regulatory wash is located at the northeast corner of the project. The District's approximate peak discharge is over 1000 cubic feet per second (cfs), the Site Analysis reports a 1% chance peak discharge of 384 cfs and supporting hydrological analysis data sheets have been provided. While the project encroaches into the boundaries of the floodplain, the proposed development directs the peak discharge to existing vegetation at the east boundary of the property where the flows exits under existing conditions.
6. Regulated Riparian Habitat (RRH) impact this project in two locations. The RRH is classified as Xeroriparian Class C Habitat and the project avoids impact to the RRH with exception of the Sorrel Lane Road alignment and the road crossing.
7. This project shall meet Critical Basin detention requirements. The narrative addresses the project resides in a Critical Basin and will provide a 10% reduction and the PDP provides language that states this requirement will be met.
8. First flush retention is a requirement and the narrative states the project will comply. The PDP shows the location of where first flush will be provided.
9. Tucson Water has provided a letter stating the Utility is certified to provide water to the subject site and is designated as having a 100-year assured water supply. A condition will be provided to ensure compliance with the Water Policy of the Comprehensive Plan.

The District has no objection subject to the addition of rezoning conditions #3A-E.

WASTEWATER RECLAMATION REPORT

Sewer service is available in the existing 8" sewer mains G-84-002 and G-86-108, with the capacity available downstream from manholes 4091-07 and 4654-06, respectively (Type I P22WC00036 & 37, dated February 2, 2022). Allocation of capacity is made by the Type III Capacity Response.

The development will be sewer by a private system connecting to the public sewer system located near the southeastern property line. Pima County Regional Wastewater Reclamation Department (PCRWRD) requires the private sewer system in the southern half of the development (Exhibit II-I.2, Proposed Sewer Concept), that is connecting to MH #4654-06, to be public to accommodate gravity flow-through from the properties adjacent to the west and up-gradient from this development. The applicant should consider locating proposed manholes (stub-outs) closer to the western property line to provide for future connection. A public sewer easement will need to be secured as well as all-weather maintenance access for all public manholes on the property.

The PCRWRD has no objection to the proposed rezoning request subject to the addition of rezoning conditions #4A-G.

DEPARTMENT OF ENVIRONMENTAL QUALITY REPORT

The Department of Environmental Quality (DEQ) requires an Air Quality Activity Permit be obtained prior to the commencement of construction of any grading, land clearing, or earthmoving

of more than one (1) acre, any road construction of more than fifty (50) feet, or any trenching of more than three hundred (300) feet. DEQ also recommends that the applicant/owner obtain a current Water Availability letter from Tucson Water. Existing letter (Exhibit II-D.2) becomes null and void on 7/15/22.

DEQ has no objection to the rezoning request.

ENVIRONMENTAL PLANNING REPORT

Environmental Planning has no objection subject to rezoning condition #5.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of condition #6.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

The Bilby Road Trail, single track trail ST-106 is located along of the northern boundary of the site.

The Natural Resources, Parks and Recreation Department has no objection to this request subject to the development of the Bilby Road Trail along the northern boundary of the property and the submittal of an acceptable Recreational Area Plan with the subdivision plat.

PASQUA YAQUI TRIBAL AUTHORITY

The Pasqua Yaqui Tribal Authority has the following comments:

- Although not in the CLS, the area has a lot of saguaro cacti and lush desert vegetation. I don't see too many areas of open space and mitigation on the PDP. A lot beautiful desert would be lost.
- The area does get flooded along the Tierra Apartments, Camino de la Tierra, and the vacant Circle K property. There's the natural wash/riparian area that dictates the flow. This wash will have to be controlled and mitigated.
- Not sure where it ranks, but the Valencia/Camino de la Tierra intersection does not appear to be safe. There's high speed traffic. Plenty of accidents. Having a pretty dense subdivision (in perspective to what surrounds it) enter/exit off Valencia Road with no right turn lane, stop sign, etc. would be something to look into.
- If this is the same Wong Family, my understanding is that they had trouble getting water connections to another proposed housing development closer to Valencia and Mark. Will this project have the same issues?

TOHONO O'ODAM NATION, SAN XAVIER DISTRICT

The San Xavier District has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

The Fish and Wildlife Service has the following concerns:

Habitat on this property may support federally listed or sensitive species such as, but not limited to, the Pima pineapple cactus (*Coryphantha scheeri* var. *robustispina*), the cactus ferruginous pygmy owl (*Glaucidium brasilianum cactorum*), lesser long-nosed bats (*Leptonycteris curasoae yerbabuena*), the Sonoran desert tortoise (*Gopherus morafkai*), or the Tucson shovel-nosed snake (*Chionactis annulata klauberi*). Other species of potential conservation concern in this region are identified in the Pima County Multi-Species Conservation Plan at: <https://webcms.pima.gov/cms/One.aspx?pageId=52674>, by clicking on the "Species" tab. If you suspect one or more sensitive species could be affected by this zoning action, we recommend surveys be conducted by qualified personnel.

WATER DISTRICT REPORT

Tucson Water has provided a will-serve letter contained within the site analysis.

SCHOOL DISTRICT REPORT

The Tucson Unified School District (TUSD) has capacity within its Warren Elementary and Pueblo High Schools. Pistor Middle School is functioning over capacity without the proposed addition of projected enrollments that this development will add. The site analysis states that the developer will make a voluntary contribution per rooftop to the affected schools or to TUSD to mitigate the impact of the development to the school district.

FIRE DISTRICT REPORT

Drexel Heights Fire District has no comment.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. A Traffic Impact Study shall be submitted for review and approval by the Department of Transportation with the Tentative Plat submittal. Offsite improvements determined necessary as a result of the Traffic Impact Study shall be provided by the property owner.
 - B. The property owner shall dedicate 25 feet of right-of-way for Valencia Road.
 - C. Three connection points are required for the site and/or as approved by the Department of Transportation. A maximum of one connection will be allowed on Valencia Road and it shall be aligned with Sorrel Lane to the south.
 - D. An ADA-accessible asphalt path or sidewalk shall be provided, at least 5 feet-wide, along the property's entire Valencia frontage. The location of the path shall be determined at time of permitting.
3. Regional Flood Control District conditions:
 - A. Drainage infrastructure, bank protection and open space for drainage shall be maintained by the Homeowners' Association.
 - B. Encroachment into mapped Regulated Riparian Habitat and the FEMA floodplain not shown on the approved PDP is prohibited.
 - C. No development other than the road crossing will be allowed in the Zone A, Special Flood Hazard Area.
 - D. First flush retention shall be provided in Low Impact Development practices distributed throughout the subdivision.
 - E. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table A such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Regional Wastewater Reclamation conditions:
 - A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.

- B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall enter into a written agreement addressing the funding, design and construction of off-site and on-site sewers to accommodate flow-through from any properties adjacent and up-gradient to the rezoning area that do not have adequate access to Pima County's public sewer system, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - G. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
 - 6. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
 - 7. Adherence to the preliminary development plan as approved at public hearing.

8. View fencing, such as wrought fencing shall be installed along the width of the open space area and bufferyard adjacent to W. Bilby Road and W. Valencia Road to provide physical access control.
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
10. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Terrill L. Tillman", with a stylized, flowing script.

Terrill L. Tillman, AICP, Principal Planner

c: Jim Portner

Additional Saguaro Mitigation Plan Information

From: [Gregory Shinn](#)
To: [Terri Tillman](#); JIM PORTNER
Subject: Saguaros on Valencia Rezoning
Date: Tuesday, June 14, 2022 7:45:49 AM
Attachments: [6-14-22 Saguaro Areas & Streetscape Set.pdf](#)

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.

Hi Terri,

Per our conversation, I have further analyzed the proposed saguaro mitigation and transplant proposal in greater detail. While the NPPO calcs, etc. for compliance can get pretty involved, I've tried to keep this explanation from getting bogged down in the minutia while still sufficiently capturing our strategy.

Here is my summary:

I have provided you with an overall site exhibit that shows post-development open space areas where saguaro transplants can thrive. These areas have been examined in detail, including yet another trip to the site to field verify. The areas designated on the plan for saguaro transplant are areas that are accessible, lightly vegetated, outside the flood plain, outside the bottom of detention basins and within landscape borders. We then looked at typical, natural densities of saguaros occurring within the rezoning site. These areas range from a density of over 70 saguaros per acre, to areas with a density of 0 saguaros per acre. These densities were verified in the field using a series plots of approximately 1/5 acre in size.

For estimating the density of saguaro plantings within our proposed transplant areas, we utilized 80% of the highest density found in our sample plots. This equates to 56 saguaros per acre. At initial glance, this number may appear high, but our saguaro transplant areas comprise the highest level of potential saguaro habitat, and so is a reasonable figure. With approximately 5 acres of prime saguaro transplant area, we could transplant all of the existing saguaros to be transplanted on site, plus about 50 mitigation saguaros for a total of approximately 280 saguaros.

With a currently-estimated total number of transplanted and mitigation saguaros equaling approximately 560 saguaros to achieve full NPPO compliance, this would still leave about 280 mitigation saguaros to be placed on the property. This goal can be met by placing mitigation saguaros on the private lots at a rate of 2 per lot. To verify that this proposal is achievable, we have provided a typical streetscape plan showing how a density of even 3 saguaros per lot would work. This provides flexibility for actual field conditions and final installation. The saguaros on private lots would be part of the standard landscape package provided by (and installed by) the homebuilder to the buyer, and would be included with the other trees, shrubs, etc. that otherwise comprise the package.

I feel comfortable that the above demonstrates that our approach will successfully achieve our goal.

Thanks,
Greg

Gregory R Shinn, RLA

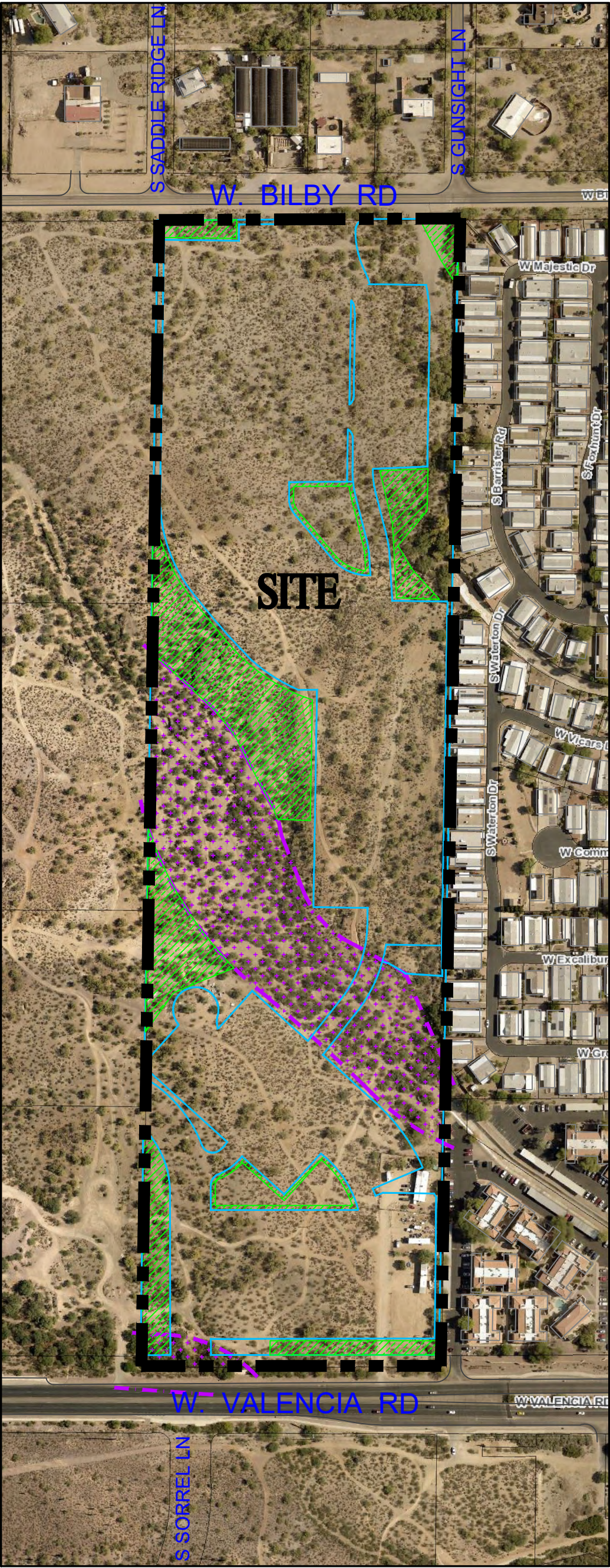
GRS LANDSCAPE ARCHITECTS, LLC

35974 S Desert Sun Dr.
Tucson, AZ 85739

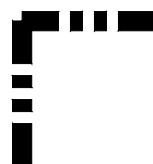
520-909-4678

gregs@grslandscapearchitects.com

grslandscapearchitects.com



LEGEND



PDP/Rezoning Boundary



Open Space Areas (Natural, Landscaped & Storm Water Conveyance); approximately 15.0 AC total



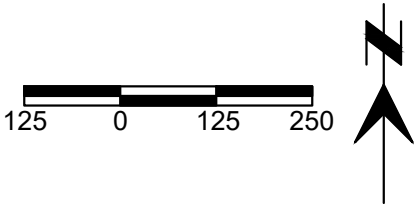
FEMA Zone "A" Boundary



Saguaro Transplant Areas approximately 5.0 AC total

NOTE:
No Ironwood Trees occur on this property.

See Site Analysis text Section II.E for projected quantities of preserved specimens, as well as conceptual treatments for satisfying the Native Plant Preservation Ordinance (Sec.18.72).



Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917



PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

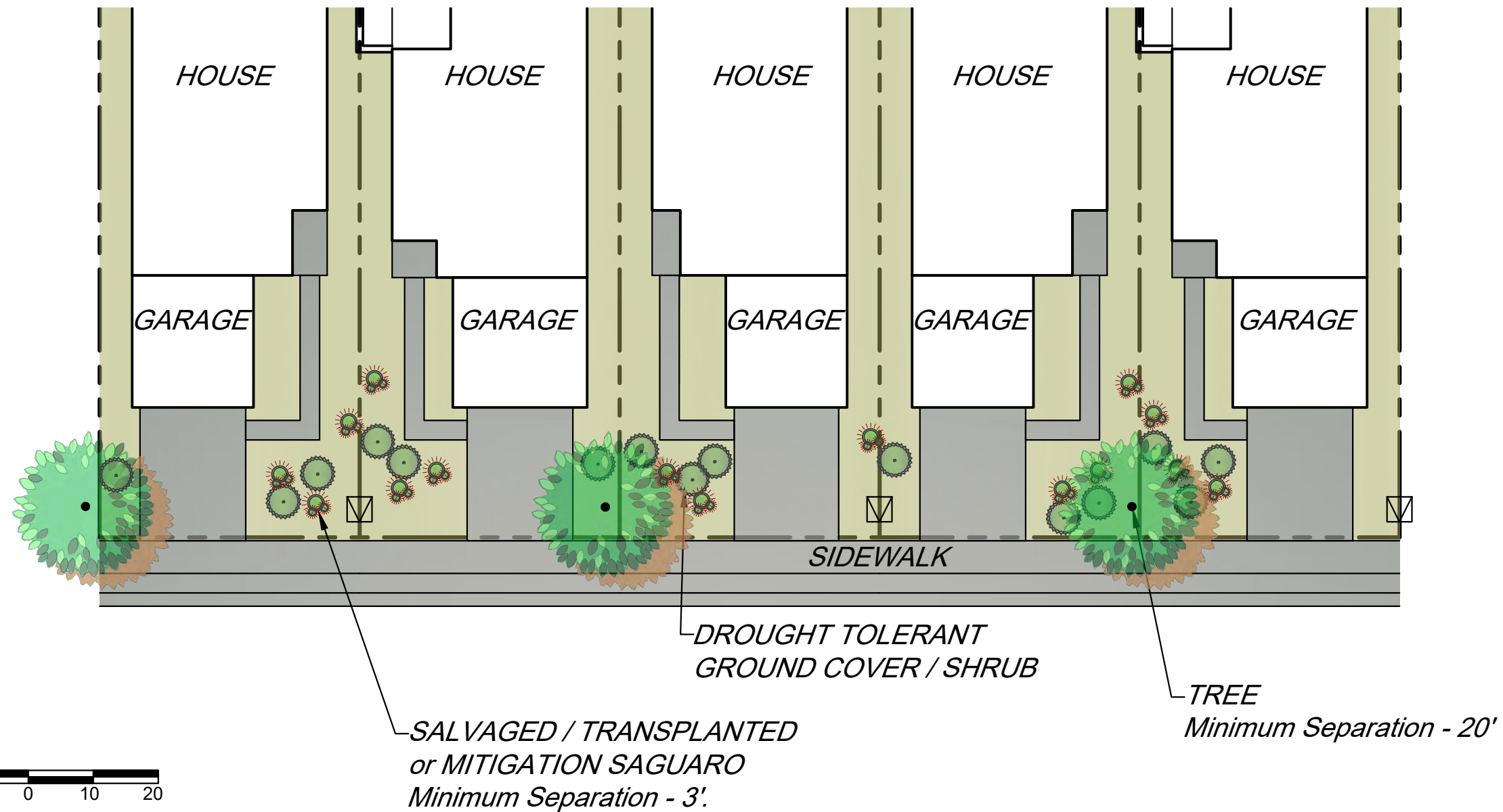


PERRY
ENGINEERING

Valencia Road Rezoning







NEC W. VALENCIA ROAD Near S. SORREL LANE
(Ownership: The Wong Living Trust)
REZONING: GR-1 to CR-5

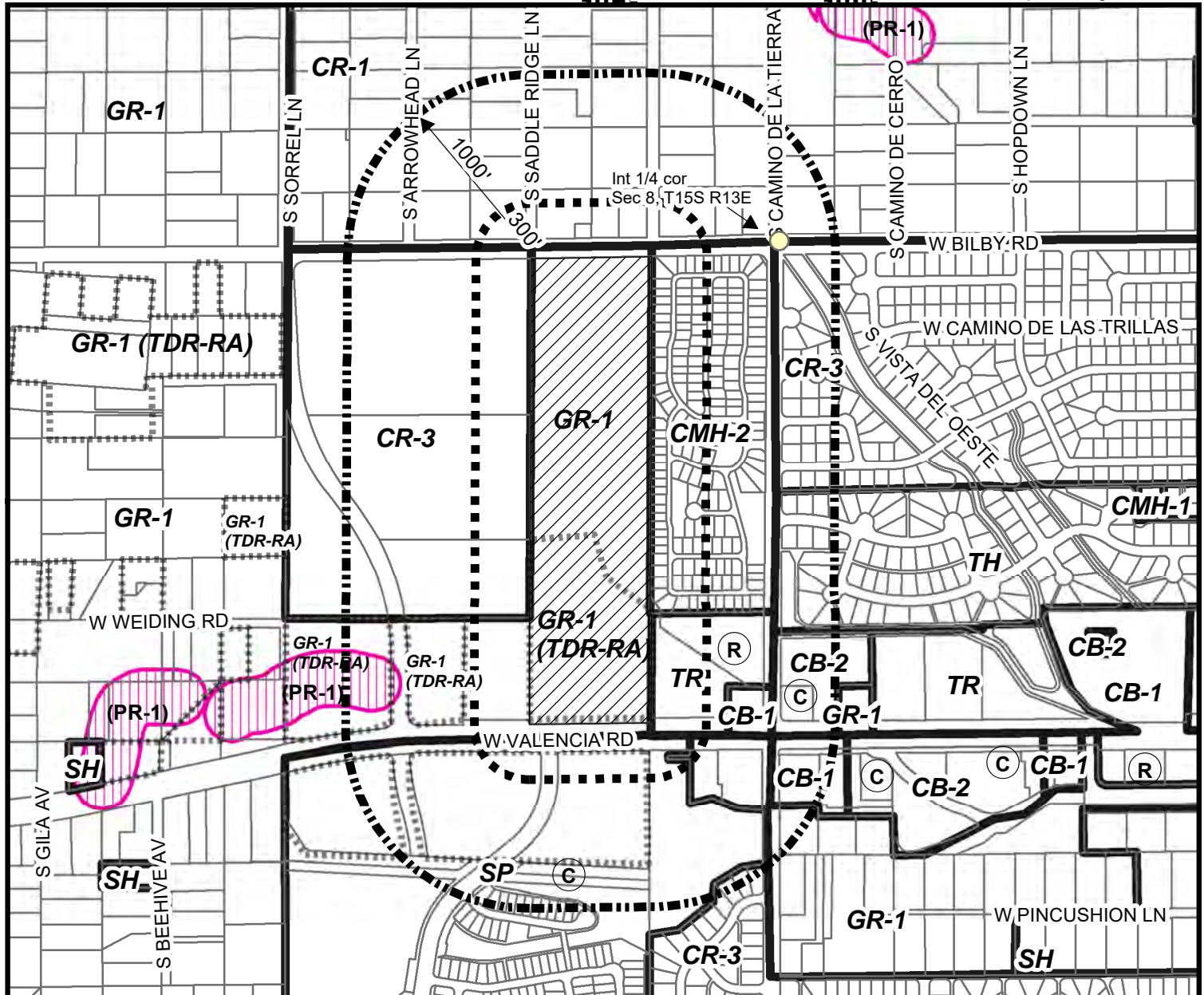
SAGUARO
TRANSPLANT
AREAS



Jim Portner, Agent for Owner
 PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917

Case #: P22RZ00004
Case Name: WONG LIVING TRUST - W. VALENCIA ROAD REZONING
Tax Code(s): 137-19-004D

-  Subject Property
-  Protected Peaks and Ridges - Level 1
-  300' Notification Area
-  Zoning Boundary
-  1000' Notification Area
-  Transfer of Development Rights



0 355 710 1,420 Feet

Area of proposed rezoning from GR-1 to CR-5
and from GR-1 (TDR-RA) to CR-5 (TDR-RA)



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 6/29/22 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 36 & 63

Map Scale: 1:10,000

Map Date: 6/1/2022 - ds



Multifunctional Corridor (MFC)

Objective: To designate areas for the integrated development of complementary uses along major transportation corridors. The MFC designation serves a similar purpose as the CAC plan designation. These areas contain commercial and other non-residential use services, research and development and similar uses (as delineated in the CPI zoning district) and medium to high density residential clusters in a linear configuration along major transportation corridors. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, in the zoning code and design manuals such as standards for access management, building setbacks, open space, signs, parking, and landscaping.

- Residential Gross Density: (if applicable) Minimum- 6 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 6 RAC; Maximum- 18 RAC



Land Use Legend and Map

Medium Low Intensity Urban (MLIU)

Objective: To designate areas for a mix of medium density single-family and lower density attached dwelling units; to provide opportunities for a mix of housing types throughout the region.

- Residential Gross Density: Minimum- 2.5 RAC; Maximum- 5 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 2.5 RAC; Maximum- 4 RAC

Map Date: 6/1/2022 - ds



Delivery Via Email

June 7, 2022

Ms. Abby Crystal, President
MOUNTAINSIDE VILLAGE HOA
6300 S. Waterton Drive
Tucson, AZ 85746

**RE: RESPONSES TO ISSUES RAISED BY MOUNTAINSIDE VILLAGE RESIDENTS
Proposed 38-Acre Rezoning – Pima County Case No. P22RZ00004**

Dear Abby and Members of the HOA Board:

I'm writing this letter to address various issues that have been raised in letters and emails from your neighbors in opposition to our above-referenced rezoning application on the 38-acre property located west of your community. These letters and emails were sent to the Pima County Development Services Department (DSD) by numerous residents of Mountainside Village, and will be included in the County's formal staff report to the Planning & Zoning Commission on this case.

The issues raised are either a routine topic of the *Site Analysis & Land Use Proposal* document for our project, which has been previously provided to you, or were discussed at length during our 10 May, 2022 neighborhood meeting. Nonetheless, we felt it appropriate to provide this further written response, and I would ask that you distribute this letter to all of your HOA members. I am also transmitting it to Pima County DSD, so that they can include it their staff report along with your resident letters and emails.

In reading each letter, the identical finite set of issues emerged in nearly all of them. I've cited them below and provided a response to each. I've tried to be concise but, at the same time, thoroughness is important. The salient issues raised in the letters are the following:

Increased Traffic Volumes & Safety Hazards

Response: *The growing volume of traffic on Valencia Road is a well-known issue to the Pima County Department of Transportation (PCDOT). There is a clear need for long-term solutions that accommodate this growing volume, a good deal of which stems from the growth and development that is occurring in the Star Valley community further west of this location. PCDOT required us to undertake additional traffic analyses attendant to this rezoning to help them assess the post-development functioning of nearby intersections. We have incorporated these in an appendix to our Site Analysis document, which has been provided to your HOA. Our proposed 143 homes represents a relatively small contribution to the existing/overall background traffic, and the effects of our project will not be felt until full build-out and occupancy of our proposed homes, which will be three (3) years or more from now. Approximately three-fourths of our volume will load onto Valencia Road; only incidental impact will occur to Bilby Road and Camino de la Tierra.*

All parties agree that, at a minimum, some form of long-term solution and improvements are warranted to Valencia Road. These will be determined and timed by PCDOT, and will take into consideration not only Valencia Road itself, but also any safety hazards on Bilby Road and Camino de la Tierra that might warrant improvements. Our project will pay more than \$970,000 in impact fees to Pima County (more than \$6,800 per home), which DOT will use to help fund its planned improvements within this impact area. All other residential projects in the area will pay their own fair share of impact fees to further fund essential transportation needs.

Drainage & Flooding

Response: *Many individuals declared that severe flooding would surely occur in Mountainside Village due to our proposed upstream development and the additional run-off it will generate. To the contrary, the following two points are of note: 1) the Valencia Wash corridor through our property (approximately 25% of its total acreage) will be preserved as natural area, with no increase in the existing volume that passes through it into Mountainside Village; and 2) Pima County's Floodplain regulations put our property in a "critical basin", mandating that our developed areas actually reduce their run-off quantities by 10% below the existing condition. This is accomplished with engineered detention & retention basins that capture post-development run-off, hold it, and then slowly meter it out at quantities below the existing undeveloped amount.*

While we can do nothing about any capacity issues or design deficiencies that may be inherent in some existing downstream drainage improvements (perhaps in the concrete-lined channels within Mountainside Village), we will make our contribution to improving the downstream situation in your neighborhood by reducing existing-condition run-off amounts as I've described above.

Environmental & Desert Destruction, Wildlife Displacement

Response: *Nearly 25% of our project will be preserved as natural area, this being the entire Valencia Wash corridor that traverses the project. In addition, Pima County's native plant preservation ordinance has clearly established standards and requirements for inventorying, assessing, transplanting and mitigating the existing saguaros located in areas being developed. In the end, this project will deal with hundreds of saguaros that will be salvaged/transplanted or mitigated in accordance with this ordinance, with these specimens being used in perimeter buffer areas, neighborhood common areas, recreation areas, and other locations where they can thrive.*

As a point of comparison, few such provisions were made when Mountainside Village or the Tierra Apartments were developed. Both of these projects were totally mass-graded, with little or no protection, salvage or transplanting of the saguaros or other protected species on the properties. Today's adopted regulations embody and codify a far more robust approach to all matters environmental, both plant and animal.

Regarding the latter, Pima County's program for protecting and managing valuable wildlife resources is embodied in its adopted "Conservation Lands System (CLS)". The CLS identified and mapped all valuable habitat lands throughout the entire County. Our property is not designated by the CLS as valuable habitat area. Nonetheless, preserving the Valencia Wash corridor as described above ensures the most important wildlife component of the property is maintained.

Structural Damage to Mountainside Village Homes & Structures

Response: *Some have expressed concerns that heavy-equipment construction activity on our property will result in the type of vibrations and tremors that can cause damage or collapse of home foundations and/or of your perimeter block wall that occurs along our eastern property boundary. We have consulted with our civil engineers on this matter. In no way do we mean to diminish this concern, but this is a very common, routine circumstance that must be dealt with on every project where new construction is occurring next to an existing neighborhood.*

Standard construction practices already incorporate a variety of safeguards for the above, including establishing and flagging clear limits of graded, using larger earth-moving equipment in areas further set back from property boundaries, while utilizing smaller and more nimble equipment to handle the detailed grading and earth-moving nearer the property limits. In addition, on this project, we will incorporate special notes into our construction drawings, instructing the contractor to exercise particular care vis-à-vis the existing Mountainside Village block wall along our shared boundary.

A Related Note: *We are aware that your HOA has physically cleared all trees and vegetation within a ten foot (10') wide strip lying west of the aforementioned block paralleling your west property boundary (our east boundary). Research by our land surveyor indicates that this 10' cleared area actually lies on our property, not Mountainside Village's. As such, there is now a "setback" already in place from your wall. This clearing activity seems to have occurred without any attendant native-plant inventory, etc. as prescribed by the County's Native Plant Preservation Ordinance (NPPPO). We will need to address this issue with Pima County going forward, and we will still need to perform certain grading and landscaping work within this 10' area. Whatever the final result, our activities therein will be exercised with the same cautions described above.*

Safety, Security & Crime

Response: *While the above have been expressed by some as guaranteed negative consequences of our new development, we must simply and respectfully disagree. Hundreds of neighborhoods of similar size, character, and price point have been planned and constructed throughout Pima County over recent decades. These new neighborhoods, their homeowners, and their children have never posed any material harm to nearby existing residents, nor been a source of crime or threat to their safety and security.*

The following supplemental issues were not commonly mentioned in neighbor letters, but were raised at our formal neighborhood meeting held on May 10, 2022 at Warren Elementary School:

Noise

Response: *There seems to be a pervasive belief that a new neighborhood such as ours is a source of enduring or even chronic noise that will destroy the peace and quiet of the entire area. We once again must simply and respectfully disagree. While perhaps few things are quieter than a piece of natural desert (although ours is often a source of unauthorized ATV off-road activity and night-time partying), a neighborhood of the type, character and price point that we are building is occupied by individuals and families that are prone to a simple, quiet and unassuming lifestyle.*

Light Pollution

Response: *Our entire property is subject to Pima County's Outdoor Lighting Code (OLC), which is known colloquially as the "Dark Sky Ordinance". We are furthermore in one of the OLC's most restrictive zones due to the relative proximity of existing observatories. With the above being the case and the OLC in force, our project will have no streetlights. In addition, all lighting fixtures on the private lots and residences must accord with all OLC mandates for downward shielding to eliminate any upward or outward light scatter.*

Views and the Impact of Two-Story Homes

Response: *As I explained at our neighborhood meeting, it is our intent to offer both one-story and two-story homes to potential buyers, with most buyers now consistently choosing the one-story option. As I also explained, a view across another's private property is not some sort of permanent right that becomes granted to an adjacent owner simply because that owner has enjoyed the view for a long period of time. Such views have been a privilege the entire time that this enjoyment has taken place.*

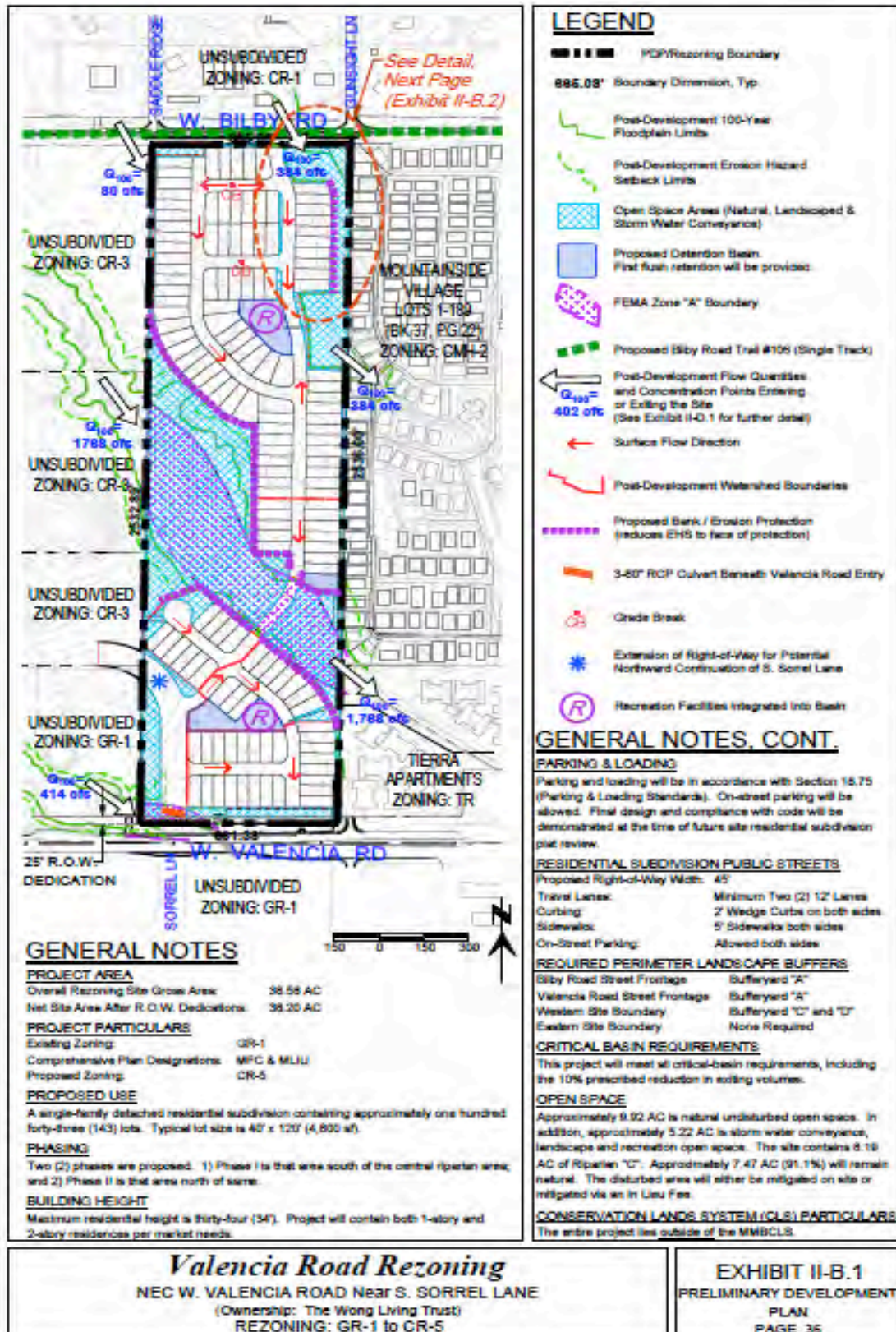
That being said, and in consideration of requests made by Mountainside Village, my client has agreed to voluntarily limit those new homes along our shared property boundary to single-story units only. We will now proceed to revise the Preliminary Development Plan (PDP) contained in our rezoning submittal (a copy attached; also see the Exhibit on p. 36 of our Site Analysis document) to indicate that these twenty-nine (29) lots adjoining Mountainside Village are restricted as such. This revised PDP will be provided to Pima County so that they can transmit it to the Planning & Zoning Commission.

I apologize for the length of this letter. I have tried my best to provide reasonably concise responses to the above issues raised by your neighbors, but find that thoroughness is important to properly cover these matters. Please let me know if you have any questions on the above.

Best Regards,
PROJECTS INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read 'Jim Portner', with a stylized, cursive script.

Jim Portner, Principal Land Use Planner
Designated Representative of the Property Owner



Neighborhood Meeting Summary

Warren Elementary School -- May 10, 2022 Rezoning Case No. P22RZ00004 Wong Living Trust – W. Valencia Road

Note: This meeting summary was prepared by Jim Portner of Projects International, Inc. It is a good-faith effort to accurately communicate the general flavor and substance of the referenced meeting, with the understanding that specific individuals who attended may or will possess different viewpoints of the proceedings.

Meeting Date & Time: Tuesday, May 10, 2022; the meeting commenced at 6:20 PM, five minutes after the scheduled start time of 6:15 PM, so as to allow any late-comers to arrive.

Location: Warren Elementary School (multipurpose/cafeteria room), located at 3505 W. Milton Road, Tucson, AZ, 85746 (the School is located approximately ¼ mile north of the site).

Meeting Notice: Invitation packets were mailed to 279 individual property owners two weeks ahead of the meeting date. The packets contained an explanatory cover letter/meeting invitation, a separate *Fact Sheet* on the particulars of the rezoning application, and a copy of the rezoning's *Preliminary Development Plan (PDP)*.

Attendance: Forty-eight (48) individuals attended the meeting, representing thirty-eight (38) of the properties (14%) of those within the statutory notice area. The large majority of the attendees were from the Mountainside Village subdivision to the immediate/adjacent east.

Synopsis: Jim Portner, as applicant and representative of the property owner, welcomed the attendees and made an overall presentation of the proposed project using four 24" x 36" color presentation exhibits: 1) a large aerial photo covering the entire surrounding area, for general reference purposes, and to allow attendees to locate their individual property in relation to the rezoning site; 2) the project's *PDP*; 3) an exhibit showing the regional upstream drainage conditions generally impacting all properties throughout the area; and 4) the post-development drainage plan for the proposed residential community.

He then explained that he'd also received several letters and emails from neighbors prior to the meeting (all but one from Mountainside Village). The letters had each largely raised the same set of concerns: 1) traffic; 2) drainage/flooding; 3) destruction of the desert and displacement of wildlife; 4) buffers for Mountainside Village; 5) crime; and 6) noise.

Portner made a statement on each of these items to make his position on them clear, then opened up the meeting to follow-up comments on these points, as well as on any and all further questions and comments the attendees may have. Well into this open discussion, Abby Crystal introduced herself as President of the Mountainside Village HOA. Portner asked her to join him in front of the group to make her comments, and the two then took further questions and comments from the assembled group.

Neighborhood Comments and Concerns: With all of the above in mind, the major points presented below summarize the meeting substance and its various areas of discussion:

- *Traffic.* There was great concern with traffic, not only on Valencia Road but also on Bilby Road. The opinion was expressed that more new families in the area (especially those with inexperienced and potentially reckless teenage drivers) represented a significant safety problem on the already overcrowded and dangerous surrounding streets. Portner replied

that Pima County DOT was well aware of the traffic issues in the area and had required this rezoning applicant to undertake additional analyses on several items to help fully inform them on the emerging traffic dynamics in the area, and to better plan for the future roadway improvements that will be needed to accommodate continued growth in the region.

Portner voiced his opinion that the ultimate reality would see Valencia Road as a four-lane arterial, potentially even six-lane, from Interstate 19 westward to its intersection with Ajo Highway. He asked all those in attendance to remember that this particular rezoning is very early in the process and that its actual impacts will not be fully felt for upwards of three years. Such advance analysis and coordination with DOT allows them to best assess future conditions, identify needed roadway improvements, and plan for them accordingly.

- *Downstream Drainage Impacts.* There was a general feeling that the proposed project would surely worsen downstream conditions. Portner explained that County Floodplain regulations prohibit them from increasing any existing flows leaving their site and that, in this particular case, they actually had to reduce them in accordance with balanced-basin criteria. He further explained that this was accomplished through detention/retention basins and other drainage appurtenances being provided with the project. Most in the room still felt that downstream conditions would only become worse.
 - *Availability of all Project Documents and Reports.* There was an interest by some to read all of the documentation on the project. Portner said he was happy to facilitate this by either providing a download link to them (the project Site Analysis is too large a file to email) or by giving them instructions for viewing the materials through the Pima County Development Services website once they are posted there.
 - *Destruction of Desert, Wildlife, Saguars, the General Growth Direction of this Area.* There was a general rejection of the entire project by many, based solely on the fact that it would result in the elimination of natural desert, the removal of saguaros, etc. There were also statements made that this basic type of development and residential density was wholly inappropriate for the area, and that the existing residents should demand a different path for any and all new growth. Portner replied that the project was proceeding in full accordance with the adopted County comprehensive plan (Pima Prospers), that existing protective regulations required the proper inventory and treatment of saguaros, and that the project as proposed was preserving in perpetuity its identified riparian habitat as a natural corridor.
 - *Prices of the New Homes and Square Footages.* Portner expressed his reluctance to state any price figure given the current volatility of the market, but thought starting prices would be in the low \$400K range, with typical square footages being in the range of 2,100 square feet.
 - *Will there be an HOA?* Portner confirmed that there will be a private homeowners association created to manage all maintenance duties, the landscaping of all common areas, the detention basins and drainage channels, and the private recreation areas.
 - *Two-Story Homes?* Portner confirmed that it is the builder's intent to offer both one-story and two-story homes to the market. He also explained that current trends over the past ten years or more have people choosing the one-story option more than 70% of the time. The aforementioned HOA President of Mountainside Village asked that the developer consider limiting all new homes adjoining their neighborhood to one-story only.
 - *What will be in the Recreation Areas?* Portner explained that they were neighborhood-level "pocket" parks, likely with areas for gathering (e.g. under a ramada), together with play equipment for children.
-

- *Treatment of Edge Along East Boundary.* The Mountainside Village residents were clearly concerned about the treatment along their west boundary. Portner explained that there'd be a 40' wide separate in the northern area of the project that would contain an earthen drainage channel with landscaping. Further south, he indicated that there'd be a 10' wide landscaped buffer. He noted that, per the County Zoning Code, his project was not required to provide any buffer whatsoever due to the greater land-use intensity of Mountainside Village's existing CMH-2 zoning. Nonetheless, he felt that a buffer was appropriate and reiterated the provisions for it in the project design.
- *Alternative Development Scenarios:* Some attendees asserted that the lot sizes and character of the proposed subdivision were inappropriate for this property, and that large lots (of one-acre or more) and custom homes would be a better choice. They further stated that the developer would make more money doing so than with the current proposal. Portner chose to let these comments stand on their own merit.
- *Construction Impacts, Trash, Etc.* Some expressed that construction activity brings trash from workers, as well as a whole slew of undesirable conditions. Trash blows onto neighboring properties, dust, construction noise, etc.
- *Light Pollution.* Speakers objected to the idea of new street lights illuminating the area, causing light pollution, and harming the nearby observatories. Portner explained that the project was subject to the Outdoor Lighting Code (OLC), which was specifically adopted to ensure that "dark skies" were protected. He said the project would have no street lights. Some still objected due to the fact that "homes have lights too". Partner responded that the OLC also regulates all residential fixtures to ensure no upward or outward light scatter.
- *Potential for Undesirables, Project Going Bust, etc.* Some attendees outlined various scenarios for how the project would introduce undesirable people to the area. This included the purchase of the homes by large national companies, who could the rent them out to large groups of occupants rather than single-family owners. There was a reference to children from the new families creating noise and wandering into the adjacent neighborhoods, climbing over backyard walls, etc. There was also a warning that the entire project could go bust, be deserted by the builder, and leave unfinished homes that would then be occupied by homeless individuals. Portner did his best to defray such concerns, but in the end just decided let the comments stand on their own merit.

After all of the above, the meeting began to break up at approximately 7:50 PM, with some individuals remaining for informal discussions and individual questions with Portner until slightly after 8:00 PM.



PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

10836 E. Armada Lane
Tucson, Arizona 85749-9460
520-850-0917
jportner@projectsintl.com
www.projectsintl.com

FROM: Jim Portner, Projects International, Inc.
DATE: April 26, 2022
RE: **Invitation to Attend a Neighborhood Meeting Regarding a Proposed Rezoning Thirty-nine (39) Acres Between Bilby Road and Valencia Road
Pima County Rezoning Case No. P22RZ00004**

I'm sending you this information because you own property, or are a representative of a nearby homeowners association, within 1000' of a request we have filed with Pima County to rezone thirty-nine (39) acres of vacant land between Bilby Road and Valencia Road, to the immediate west of Mountainside Village and the Tierra Ridge Apartments.

I am the project manager for the rezoning effort, which is a request for CR-5 zoning to build a new residential neighborhood of single-family detached homes, along with preserving a corridor of permanent natural open space.

Enclosed you'll find a *Preliminary Development Plan (PDP)*, which provides a schematic illustration of the proposed neighborhood; it will contain one hundred forty-three (143) single-family homes. This *PDP* is our site plan of record for the rezoning application we've submitted to Pima County. A large natural drainage (Valencia Wash) traverses the site from northwest to southeast, nearly all of which will be preserved as natural open space except for the single street crossing shown on the *PDP*. Enclosed you will also find a *Fact Sheet*, which provides information on several topics, such as the comprehensive plan, traffic & drainage.

I am inviting you to a neighborhood meeting that we've schedule to provide a forum for your comments and for answering your questions on this rezoning. The meeting will take place as follows:

**Tuesday, May 10, 2022
6:15 PM to 7:45 PM
Warren Elementary School – Multipurpose Room/Cafeteria
3505 W. Milton Road (approximately ¼ mile north of Bilby Road; see below)
Tucson, AZ 85746**

Milton Road is located approximately ¼ mile north of Bilby Road, and Warren Elementary School is on Milton Road between S. Saddle Ridge Lane & S. Gunsight Lane.

An Important Note: While conditions have loosened up significantly with respect to the Covid-19 pandemic, we recognize that some individuals may still have reservations about meeting in-person or in a group setting. I am happy to meet with you one-on-one at your convenience, or to arrange a phone call or online meeting. You can always call my personal cell phone (520.850.0917) with any questions or comments you have, or you can email them to me at: jportner@projectsintl.com.

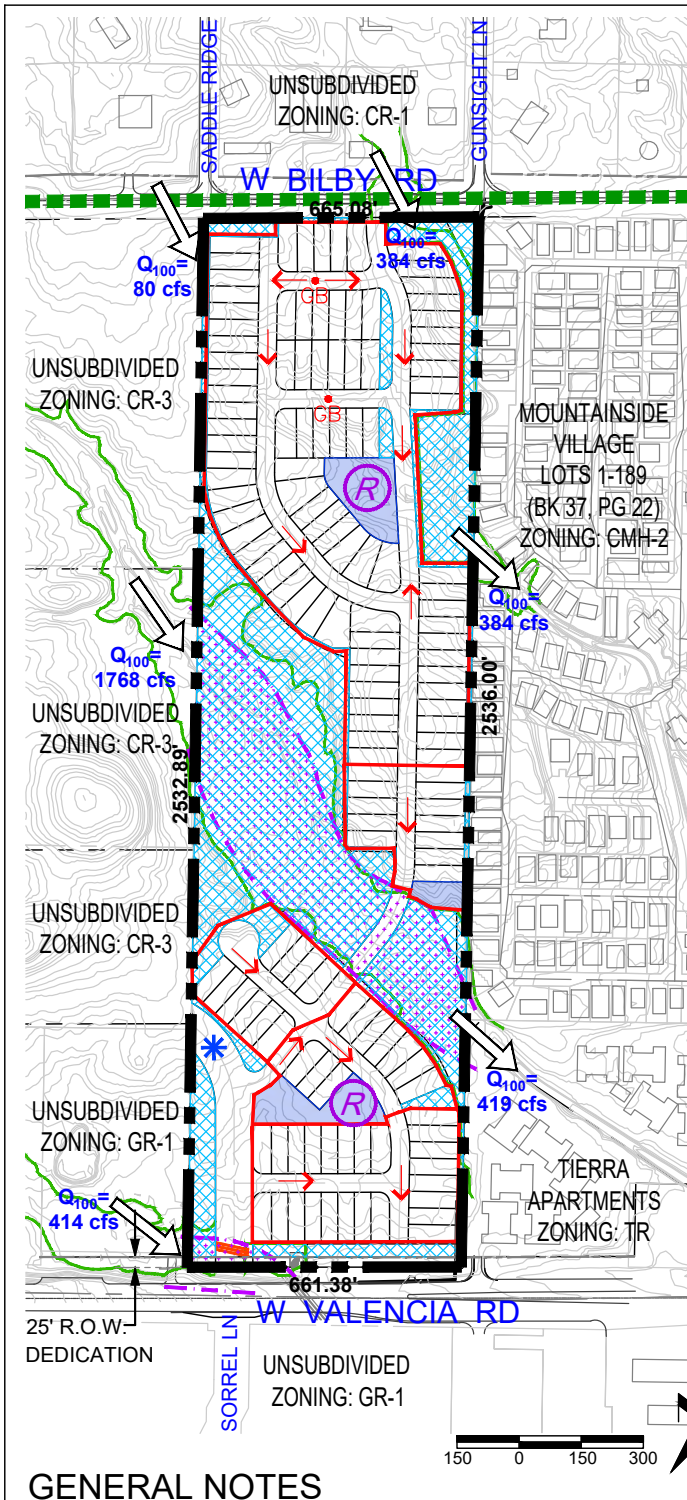
Please be advised that, in addition to our above neighborhood meeting, a public hearing on this item will occur before the Pima County Planning & Zoning Commission, most likely on May 25, 2022. After that, a second public hearing will be scheduled before the Board of Supervisors, who will make the ultimate decision on this rezoning application. You will receive separate notices directly from Pima County on both of these public hearings.

Note: This mailing has been sent to a list of surrounding property owners that was generated using Pima County property-ownership information within its geographic information system (GIS) and on file with the Pima County Assessor's Office. I apologize if the name or address information on your envelope is incorrect in any way.

Fact & Information Sheet

Application & Request to Rezone a 39-Acre Property Between Bilby Road and Valencia Road Pima County Rezoning Case No. P22RZ00004

- **Property Location:** Just west of the Mountainside Village mobile home subdivision and the Tierra Ridge Apartments complex, between Bilby Road and Valencia Road
- **Property Size:** Thirty-nine (39) acres.
- **Existing Use of the Property:** The property is vacant, except for three (3) mobile homes near Valencia Road; these will be removed. The site also has significant disturbance from off-road vehicle activity that has taken place over the years without the property owner's permission.
- **Existing Comprehensive Plan Designation:** *Medium-Low Intensity Urban (MLIU)* and *Multi-Functional Corridor (MFC)*, both of which support the proposed residential use and density.
- **Existing & Proposed Zoning:** Existing zoning is GR-1. The proposed zoning is CR-5.
- **Proposed Use of the Property:** a residential neighborhood containing approximately one hundred forty-three (143) single-family, detached homes. The large natural drainageway traversing the property will be preserved as natural open space except for a single street crossing. The proposed residential density is appreciably less than that of the Mountainside Village mobile home subdivision and the Tierra Ridge apartments that abut us to the east.
- **Consistency of Requested Zoning with the Pima County Comprehensive Plan (Pima Prospers):** The requested CR-5 zoning and the proposed single-family residential subdivision are both consistent with and further the goals of Pima Prospers. The proposed density in units-per-acre is in accordance with that allowed by the Comprehensive Plan.
- **Zoning and Use of Surrounding/Adjacent Properties:** Across Bilby Road to the immediate north are unsubdivided, large-lot properties which contain both site-built and manufactured homes. There are also non-residential uses mixed-in along Bilby Road, such as the Caliche Unlimited operation and a Tucson Water well site. To the east is Mountainside Village, a 189-lot mobile home subdivision, as well as the Tierra Ridge Apartments. To the south (across Valencia Road) is vacant land and a Quik Trip store. The vacant lands were recently approved for the Belnor Vista masterplanned development, which will contain both residential and non-residential uses. To the west is nearly fifty (50) acres of vacant land.
- **Drainage:** The property is located within a Pima County designated "critical basin". As such, appropriate retention/detention facilities are included in the design to ensure that all downstream run-off in the post-development condition is reduced by ten percent (10%) over existing conditions. Downstream drainage conditions will improve accordingly.
- **Traffic:** One (1) new entry (each) will occur onto Bilby Road and Valencia Road, respectively. Traffic from the new development will essentially be split between these two streets. Both of these roadways have the capacity to accommodate the additional trips from the project.
- **Public Process:** A public hearing will be held on this matter before the Planning & Zoning (P&Z) Commission, likely on May 25, 2022. A Board of Supervisors (BOS) meeting will then be scheduled following the P&Z hearing; the BOS will make the final decision on this rezoning request. You will receive separate notices for these hearings directly from Pima County.



GENERAL NOTES

PROJECT AREA

Overall Rezoning Site Gross Area: 38.58 AC
Net Site Area After R.O.W. Dedications: 38.20 AC

PROJECT PARTICULARS

Existing Zoning: GR-1
Comprehensive Plan Designations: MFC & MLIU
Proposed Zoning: CR-5

PROPOSED USE

A single-family detached residential subdivision containing approximately one hundred forty-three (143) lots. Typical lot size is 40' x 120' (4,800 sf).

PHASING

Two (2) phases are proposed: 1) Phase I is that area south of the central riparian area; and 2) Phase II is that area north of same.

LEGEND

- PDP/Rezoning Boundary
- 665.08' Boundary Dimension, Typ.
- Post-Development 100-Year Floodplain Limits
- Open Space Areas (Natural, Landscaped & Storm Water Conveyance)
- Proposed Detention Basin
- FEMA Zone "A" Boundary
- Proposed Bilby Road Trail #106 (Single Track)
- Post-Development Flow Quantities and Concentration Points Entering or Exiting the Site (See Exhibit II-D.1 for further detail)
- Surface Flow Direction
- Post-Development Watershed Boundaries
- 3-60" RCP Culvert Beneath Valencia Road Entry
- Grade Break
- Extension of Right-of-Way for Potential Northward Continuation of S. Sorrel Lane
- Recreation Facilities Integrated Into Basin

GENERAL NOTES, CONT.

BUILDING HEIGHT

Maximum residential height is thirty-four (34'). Project will contain both 1-story and 2-story residences per market needs.

PARKING & LOADING

Parking and loading will be in accordance with Section 18.75 (Parking & Loading Standards). On-street parking will be allowed. Final design and compliance with code will be demonstrated at the time of future site residential subdivision plat review.

RESIDENTIAL SUBDIVISION PUBLIC STREETS

Proposed Right-of-Way Width: 45'
Travel Lanes: Minimum Two (2) 12' Lanes
Curbing: 2' Wedge Curbs on both sides
Sidewalks: 5' Sidewalks both sides
On-Street Parking: Allowed both sides

REQUIRED PERIMETER LANDSCAPE BUFFERS

Bilby Road Street Frontage	Bufferyard "A"
Valencia Road Street Frontage	Bufferyard "A"
Western Site Boundary	Bufferyard "C" and "D"
Eastern Site Boundary	None Required

OPEN SPACE

Approximately 9.68 AC is natural open space. In addition, approximately 5.36 AC is storm water conveyance, landscape and recreation open space. The site contains 8.36 AC of Riparian "C". Approximately 7.58 AC (90.7%) will remain natural. The disturbed area will either be mitigated on site or mitigated via an In Lieu Fee.

CONSERVATION LANDS SYSTEM (CLS) PARTICULARS

The entire project lies outside of the MMBCLS.

Valencia Road Rezoning
NEC W. VALENCIA ROAD Near S. SORREL LANE
(Ownership: The Wong Living Trust)
REZONING: GR-1 to CR-5

EXHIBIT II-B-1
PRELIMINARY DEVELOPMENT
PLAN
PAGE 35

Sign-In Sheet

Neighborhood Meeting

P22RZ00004 – Wong Living Trust– W. Valencia Road

May 10, 2022 -- 6:15 PM to 7:45 PM

Warren Elementary School – 3505 W. Milton Road

Name	Street Address	Phone Number	Email Address
Elizabeth Notto	6249 S. MAINSide	520-336-1686 ^{cell} 520-578-7723	etnotto@gmail.com
Rita Brown	6257 S. MAINSide	520-578-8232	_____
GAYLA LUKAS	6212 S. BARRISTER	520-578-9441	AZGAYLA@COMCAST.NET
Erma AxTmann	6137 S. Mainside pr	520-591-9440	_____
Glenna Knepper	6226 S. Foxhunt Dr.	208-755-5812	_____
Paul Drohan	3370 W. Grovesner A.	520-370-9052	pj'drohan@outlook.com
Phyllis Moyer	6148 S. Barrister Rd.	520-440-7257	
Cheryl Chester	6312 S WATERTON DR	520-343-4490	cchester3121@gmail.com
Abby Crystal	6300 S WATERTON DR	707-292-0391	abbycrystal@hotmail.com
Howard Becker	6224 S. Barrister Rd.	302 298 6374	sfca149@gmail.com.

Sign-In Sheet

Neighborhood Meeting

P22RZ00004 – Wong Living Trust– W. Valencia Road

May 10, 2022 -- 6:15 PM to 7:45 PM

Warren Elementary School – 3505 W. Milton Road

Name	Street Address	Phone Number	Email Address
Eddie + Emily Tellez	3480 W. Bilby Rd Tucson AZ 85746	520-404-0976 404-3879	
Scott Joiner	1396 E. Emilie Circle		
Rita Shoffstall	6155 S MAINSIDE DR	520-903-4316	
Judie Sanders	3365 W Gentry Ln	541-228-6033	
GRACE HINOJOSA JOSE GOMEZ	6021 S. Camino de Cerro	(520)907-7161	gracie12.gh.gh@gmail.com
PAT A Thompson Arthur R. Conger	6142 S. Barrister Rd	520-241-6358	IGAART684@G-mail.com
Jan + Kathleen Audette	6202 S. Foxhollow Dr	520-428-9321	aglion4322@G-mail.com
Thomas K. Reese	5950 S. Saddle Ridge Ln	520-549-9022	Thomas.Reese13@uiowa.com
Lori Allen (Kitt Peak)	8925 E Bear Creek Dr. Tucson	520-318-8486	lori.allen@noirlab.edu
Michelle Edwards	2009 N. Bridge way Rd	520-661-0015	michelle.edwards@noirlab.edu

Sign-In Sheet

Neighborhood Meeting

P22RZ00004 – Wong Living Trust– W. Valencia Road

May 10, 2022 -- 6:15 PM to 7:45 PM

Warren Elementary School – 3505 W. Milton Road

Name	Street Address	Phone Number	Email Address
DICK & LOIS HANSON	6150 S FOXHUNT DR TUCSON 85746	520 490 2810	AZ400ME@GMAIL.COM
RAY LAMBERSON	3350 W EXCALIBUR RD TUCSON AZ 85746	520-400-0637	
Don Shaffer	3329 W Vicars Ln Tucson AZ 85746	520 589 5095	az4america@pm.me
Mary Hise	3381 Vicars Lane Tucson AZ 85746	319-332-3141	harmony7754@gmail.com
Noella Reidinger	6213 S. Foxhunt Drive Tucson, AZ 85746	428-369-6098	noellajoy79@gmail.com
Mary L. Shaffer	3329 W. Vicars LN Tucson, AZ 85746	520-237-0410	Same as Don Shaffer
DAVID SWENSON	6957 S. WAYSIDE DR. TUCSON AZ 85746		
Bonnie Fenton	6224 S. Mainside DR. Tucson, AZ 85746	520-481-3844	bonniej@fenton@gmail.com
Bill & Jo Cook	6156 S. Foxhunt Dr Tucson, AZ 85746	503-314 5923	
JACK HOLLOWELL	3411 E PINA ST TUCSON AZ	5743047228	

Neighborhood Meeting

P22RZ00004 – Wong Living Trust– W. Valencia Road

Warren Elementary School – 3505 W. Milton Road

Name	Street Address	Phone Number	Email Address
Glenda Turner	6201 S. Mainside Dr	520-275-7033	
Janice Carroll	6179 S. Barrister	520-578-3270	none
Pamela Paulick	6336 S. Skaterton Dr	520-225-8164	
Venesa Quinton	6330 S. WATETON DR	520 808-4991	
Lucy Johnston	3660 W. BILBY RD	619-9909654	

Sign-In Sheet

Neighborhood Meeting

P22RZ00004 – Wong Living Trust– W. Valencia Road

May 10, 2022 -- 6:15 PM to 7:45 PM

Warren Elementary School – 3505 W. Milton Road

Name	Street Address	Phone Number	Email Address
Florida & Tom Vigedes	5950 S. Gunsight Ln	(520) 578-2523	
Manuel F. Quintero	5960 S Saddle Ridge Ln 85746	520 909-8260	quintero1FCF@msn.com
Chock Haynes	3460 W Bilby Rd	520 603-4263	ckhaynes@aol.com
Carol Haynes	Same	Same	Same
Amy FOUNTAIN	5951 S GUNSIGHT LN		a.v.fountain@gmail.com

6148 S. Barrister Rd.
Tucson, AZ /8746
April 27, 2022

Dear Mr. Portner,

Today I received your plans for a new subdivision right behind my home in Mountainside Village MHP, and I have one objection to make. (I figured sooner or later someone would buy up that land).

I have been here 16 years and the reason I purchased this home is because I could sit on my back porch in peace and quiet and watch the 3 beautiful Palo Verde Trees, on the other side of my wall, bloom every spring. I also could watch and listen to the birds that nest and perch in them, all without messing up my yard. With your project the way it is, those trees will be cut down. I don't want to loose that and gain noisy neighbors.

The off road vehicles can be a pain from time to time, but noisy neighbors are *all* the time. The worst that happens now, is people bring their trash and dump it in the desert, which I have complained about before.

Here is a compromise I propose: (See enclosed copy, my house is marked with and "X"). Take the 10 lots entering from Bilby Rd., right behind the north part of Mountainside Village and switch them with the open spaced area farther to the south. That area is lower and would not interfere with the view from those houses and be less noisy.

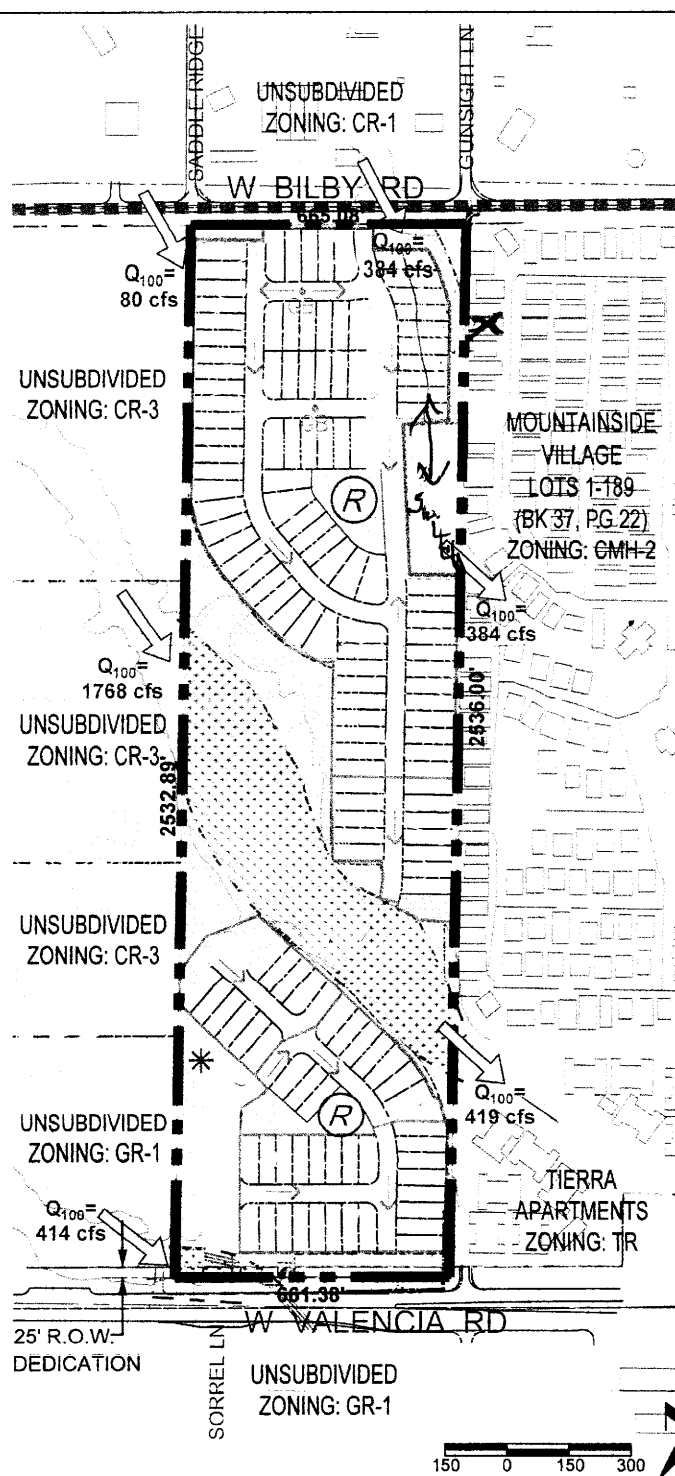
That preserves my views and peace and quiet and still gives you your 10 lots. I'm still not crazy about a housing area behind us, but this is a fair compromise.

I know trying to fight a development is a loosing battle for me (us), but I don't have your money and I can't afford to move.

I'll try to be at the meeting, but no guarantees I'll make it, so I'm writing this letter today. Please feel free to call me and discuss this issue. If I don't answer my phone, please leave your name, number and a message and I will return your call.

Sincerely,

Phyllis D. Noyer
Lot 33



GENERAL NOTES

PROJECT AREA

Overall Rezoning Site Gross Area: 38.58 AC
Net Site Area After R.O.W. Deductions: 38.20 AC

PROJECT PARTICULARS

Existing Zoning: GR-1
Comprehensive Plan Designations: MFC & MLIU
Proposed Zoning: CR-5

PROPOSED USE

A single-family detached residential subdivision containing approximately one hundred forty-three (143) lots. Typical lot size is 40' x 120' (4,800 sf).

PHASING

Two (2) phases are proposed: 1) Phase I is that area south of the central riparian area; and 2) Phase II is that area north of same.

LEGEND

- PDP/Rezoning Boundary
- 665.08' Boundary Dimension, Typ.
- Post-Development 100-Year Floodplain Limits
- Open Space Areas (Natural, Landscaped & Storm Water Conveyance)
- Proposed Detention Basin
- FEMA Zone "A" Boundary
- Proposed Bilby Road Trail #106 (Single Track)
- Post-Development Flow Quantities and Concentration Points Entering or Exiting the Site (See Exhibit II-D.1 for further detail)
- Surface Flow Direction
- Post-Development Watershed Boundaries
- 3-60" RCP Culvert Beneath Valencia Road Entry
- Grade Break
- Extension of Right-of-Way for Potential Northward Continuation of S. Sorrell Lane
- Recreation Facilities Integrated Into Basin

GENERAL NOTES, CONT.

BUILDING HEIGHT

Maximum residential height is thirty-four (34'). Project will contain both 1-story and 2-story residences per market needs.

PARKING & LOADING

Parking and loading will be in accordance with Section 18.75 (Parking & Loading Standards). On-street parking will be allowed. Final design and compliance with code will be demonstrated at the time of future site residential subdivision plat review.

RESIDENTIAL SUBDIVISION PUBLIC STREETS

Proposed Right-of-Way Width: 45'

Travel Lanes: Minimum Two (2) 12' Lanes
Curbing: 2' Wedge Curbs on both sides
Sidewalks: 5' Sidewalks both sides
On-Street Parking: Allowed both sides

REQUIRED PERIMETER LANDSCAPE BUFFERS

Bilby Road Street Frontage	Bufferyard "A"
Valencia Road Street Frontage	Bufferyard "A"
Western Site Boundary	Bufferyard "C" and "D"
Eastern Site Boundary	None Required

OPEN SPACE

Approximately 9.68 AC is natural open space. In addition, approximately 5.36 AC is storm water conveyance, landscape and recreation open space. The site contains 8.36 AC of Riparian "C". Approximately 7.58 AC (90.7%) will remain natural. The disturbed area will either be mitigated on site or mitigated via an In Lieu Fee.

CONSERVATION LANDS SYSTEM (CLS) PARTICULARS

The entire project lies outside of the MMBCLS.

From: DiAnn Matt diannmatteson@gmail.com
Subject: Out of town for meeting
Date: May 3, 2022 at 11:43 AM
To: jportner@projectsintl.com



Jim Portner,

I will not be able to attend this critical public meeting.

When I looked over the project international Inc. it seems to generalize the true impact on the environment.

Traffic this raises a serious safety concern due to the extremely high level of current traffic on Valencia Av. And bilby has gotten much worse in the last few years with traffic and there speeding.

Environment with this land is home to local wildlife in the area and the different cactuses and desert!

There is the monsoon season when there's heavy rains and flooding and I don't see anything on the paper what they will do to manage the flooding from the rains.

Thank you,

DiAnn matteson
3332 W. Majestic dr.
Tucson,Az. 85746
Phone no.
520-507-2616

From: fox jamesfox75@gmail.com
Subject: FW: Rezoning contact info/letter
Date: May 1, 2022 at 12:23 PM
To: jportner@projectsintl.com



Sent from Mail for Windows

From: Mountainside Village
Sent: Saturday, April 30, 2022 7:20 AM
To: MSV Board
Subject: Rezoning contact info/letter

Hello.

For the many of the residents, and those that are out of town, that are asking to sign a letter or petition regarding the rezoning of the property due west of Mountainside Village, per legal advice, you will need to write a personal letter opposing this change. You may either email the letter to us and we will print it and present it on your behalf, OR, the person to contact is on the attachment and below.

His name is Jim Portner. email is jportner@projectsintl.com and his number is 520-850-0917. Please be sure to include your name and address on your letter. If you need help or have any questions or need help you can reach out to us for assistance.


Here is a sample letter of what one of our residents sent us:

I will not be able to attend this critical public meeting.

Upon viewing Projects International, Inc.s' attached preliminary draft, it appears to generalize and minimize the true impact of such a large plan on all local residents and the environment.

For example:

- 1) Traffic-this raises a serious safety concern due to the extremely high level of current vehicle traffic on Valencia Avenue alone(not to mention Bilby Ave.). There is hardly adequate road frontage and distance between the intersection of Valencia and Camino de La Tierra to allow safe traffic flow in terms of stops and turns.*
- 2) Environment-this land is home to local wildlife i.e variety of desert birds, coyotes, javelinas, rattlesnakes and other creatures. There are a wonderful number of the protected Saguaro cactus of a young age group growing here and need to be considered.*
- 3) Drainage-their sketch of a plan doesn't account for the potential of massive rainfall during monsoon season and would pose a huge damage risk to the homes along the west side of MSV.*
- 4) Unknown-if something of this project size was allowed to proceed and subsequent earth moving equipment activity there could be structural damage to residents homes and utilities*

From: PATRICIA BURROWS pburro9@aol.com 
Subject: Fwd: Rezoning contact info/letter
Date: May 1, 2022 at 3:34 PM
To: jportner@projectsintl.com



Dear Jim,

I will not be able to attend this critical public meeting.

Upon viewing Projects International, Inc.s' attached preliminary draft, it appears to generalize and minimize the true impact of such a large plan on all local residents and the environment.

For example:

- 1) Traffic-this raises a serious safety concern due to the extremely high level of current vehicle traffic on Valencia Avenue alone(not to mention Bilby Ave.). There is hardly adequate road frontage and distance between the intersection of Valencia and Camino de La Tierra to allow safe traffic flow in terms of stops and turns.*
- 2) Environment-this land is home to local wildlife i.e. variety of desert birds, coyotes, javelinas, rattlesnakes and other creatures. There are a wonderful number of the protected Saguaro cactus of a young age group growing here and need to be considered.*
- 3) Drainage-their sketch of a plan doesn't account for the potential of massive rainfall during monsoon season and would pose a huge damage risk to the homes along the west side of MSV.*
- 4) Unknown-if something of this project size was allowed to proceed and subsequent earth moving equipment activity there could be structural damage to residents homes and utilities.*

The City of Tucson and Pima County need to recognize the current 39 acre area of land as a natural habitat that deserves preservation.

I am a resident of Mountainside Village and this structure would be right beside the wall surrounding the village. My home borders that wall as my house is at the end and borders Bilby, Lot 30. I am concerned about crime and noise. I live alone as many residents do and we have a quiet environment but that would change with your building plans!

Sincerely,

*Patricia Burrows
6130 S. Barrister Road
Tucson AZ 85746
651-246-5817
Pburro9@aol.com*

Sent from my iPhone

Begin forwarded message:

From: Mountainside Village <mountainsidevillagehoa@gmail.com>
Date: April 30, 2022 at 9:20:07 AM CDT
To: MSV Board <msvboard@aol.com>
Subject: Rezoning contact info/letter

I will not be able to attend this critical public meeting.

Elizabeth T. Notto
6249 S. Mainside Drive, Tucson AZ 85746
520-578-7723, 520-336-1686
etnotto@gmail.com

6 May 2022

Projects International, Inc.
10836 E. Armada Lane
Tucson AZ 85749-9460

Dear Jim Porter,

I live in Mountainside Village. I approve of the Proposed Rezoning of the 39 acres, Case No. P22RZ00004.

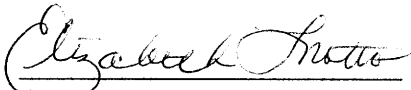
I would rather see nice homes built on this land, rather than assorted mobile homes which almost happened in the past.

I believe there would be less climbing by vagrants, over the west wall as there is now. This is a security issue.

I believe there would be less animals, coyotes, javelinas etc. having access to our village as they do now.

I believe the development would be an improvement to our area.

Sincerely,


Elizabeth T. Notto

May 6, 2022

Dear Mr. Portner,

I'm writing in regards to the planning of the housing development between Bilby Rd and Valencia.

I have been a home & property owner in Moutainside village since 1986. I reside right across the street on lot 49 from the basin on S. Barrister Rd. We bought this lot for location.

I am very concerned because of many things-being = water runoff, traffic, noise, all the landscaping disturbed.

Sincerely,

Janice Carroll

May 6, 2022

Dear Mr. Partner,

I am a concerned resident of Mountainside Village. The letter regarding the 143 single homes to be built to West of our community is very upsetting. I've live here for 18 years and enjoyed the desert to the West of us. My concerns for this new development are as follows:

1. Water run off - into our washes/possible flooding + damage to our park
2. increase traffic for both Bilby Rd + Valencia Rd.
3. this would also tax our water supply (which is low now)

4. This will disturb the
wild life & desert plants.

I hope your company will
consider these concerns.
This is very upsetting to our
community and life style here
in the desert.

Sincerely,
Glenda Turner
6201 S. Main side Dr.
Tucson, Az 85746

From: David Matney dmatney@cox.net
Subject: [Tiny Scanner] Doc May 10, 2022, 8:18
Date: May 10, 2022 at 6:20 AM
To: jportner@projectsintl.com



To Whom it may concern,

As residents on the west side of Mountainview Village we have many concerns about a possible development being put in

1. Environmental issues - The beautiful natural desert plants and wildlife will be affected. Including our favorite; the protected Saguaro cactus.

2. More traffic on already busy Valencia Ave.

3. No common area between our place and the new development

4. Draining issues and flooding concerns.

Sincerely,

MR. & MRS. Dave Matney
6324 WATERTON DRIVE
TUCSON, AZ 85746

From: [JIM PORTNER](#)
To: [Terri Tillman](#)
Subject: Fwd: PIMA COUNTY REZONING CASE NO. P22RZ00004
Date: Saturday, May 14, 2022 4:44:27 PM

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.

Hi, Terri.

Just forwarding you below another letter from a Mountainside Village resident.

jp

Jim Portner, Principal
Projects International Inc.
Street/Mail/Delivery Address:
10836 E. Armada Lane
Tucson, AZ 85749-9460
Cell Phone 520.850.0917
Office Fax 520.760.1950
Website www.projectsintl.com

Begin forwarded message:

From: "Bruce & Phyllis" <bruphyvc@comcast.net>
Subject: PIMA COUNTY REZONING CASE NO. P22RZ00004
Date: May 13, 2022 at 3:41:35 PM MST
To: dsdplanning@pima.gov
Cc: jportner@projectsintl.com

Bruce & Phyllis Van Campen
3373 W. Gentry Lane
Tucson, Arizona 85746
520-578-9744

Hello,
We are long time residents of Mountainside Village. We are unable to attend the meeting but want to voice our concerns.

We live on the trench which goes through the middle of the homes in Mountainside Village. Our

homes are in a flood zone according to the county so we are concerned that a whole new community upstream from our village would affect our homes with runoff from new development. Also, we don't believe that those people who live on the West side of the village would like having two story homes looming over their back yards. Also, that wall on the West is easily climbed over and would be a major problem with kids, in fact they already are coming over that wall to do damage. Also, if that property is zoned as residential any kind of residence could be built there. They are saying at this time that there will be 143 single family homes but they could change to 3 or 4 apartment buildings and we would have the same sort of problems we have with the apartments at the South of the village.

We agree with the residents letter below.

Here is a sample letter of what one of our residents sent us:

I will not be able to attend this critical public meeting.

Upon viewing Projects International, Inc.s' attached preliminary draft, it appears to generalize and minimize the true impact of such a large plan on all local residents and the environment.

For example:

1) Traffic-this raises a serious safety concern due to the extremely high level of current vehicle traffic on Valencia Avenue alone(not to mention Bilby Ave.). There is hardly adequate road frontage and distance between the intersection of Valencia and Camino de La Tierra to allow safe traffic flow in terms of stops and turns.

2) Environment-this land is home to local wildlife i.e. variety of desert birds, coyotes, javelinas, rattlesnakes and other creatures. There are a wonderful number of the protected Saguaro cactus of a young age group growing here and need to be considered.

3) Drainage-their sketch of a plan doesn't account for the potential of

massive rainfall during monsoon season and would pose a huge damage risk to the homes along the west side of MSV.


4) Unknown-if something of this project size was allowed to proceed and subsequent earth moving equipment activity there could be structural damage to residents homes and utilities.

The City of Tucson and Pima County need to recognize the current 39 acre area of land as a natural habitat that deserves preservation.

Application For Rezoning or Specific Plan

Required fields are indicated by *.

Owner Information

Owner's Name: * Wong Living Trust; Attn: Yu Jen & Irene Wong Trust (c/o Yu Jen Wong) 

Mailing Address: * 2251 W. Kendra Place City: * Tucson

State: * Arizona Zip code: * 85741 Phone: * 520.297.4631

Owner's Email Address: * wong234@gmail.com (Yu Jen Wong)

Applicant Information *(if other than owner)*

Applicant's Name: Jim Portner, Principal, Projects International, Inc.

Applicant's Address: 10836 E. Armada Lane City: Tucson

State: Arizona Zip code: 85749 Phone: 520.850.0917

Applicant's Email Address: jportner@projectsintl.com

Property Information

Property Address: 3450 W. Valencia Road

Tax Parcel Number: * 137-19-004D

Acreage: * 38.581 Present Zone: * SR Proposed Zone: * CR-5

Comprehensive Plan Subregion / Category / Policies: * Southwest Planning Area/MLIU & MFC/SA Policy S-29/No RP's

Attach requested documents if applicable.

A total of 8 MB of files can be uploaded in a single form submission. There is no restriction on file types.

1. Letter of Authorization: If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

Yu Jen Wong Trust Authorization Letter.pdf

2. Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

No file selected.

A total of 8 MB of files can be uploaded to this form. If your submission exceeds 8MB please upload documents to an FTP site such as dropbox.com and paste the access link here:

3. An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

No file selected.

Terms and Conditions


* ☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: *

Application For Rezoning or Specific Plan

Required fields are indicated by *.

Owner Information

Owner's Name: * Wong Living Trust; Attn: Yu Jen & Irene Wong Trust (c/o Yu Jen Wong) 

Mailing Address: * 2251 W. Kendra Place City: * Tucson

State: * Arizona Zip code: * 85741 Phone: * 520.297.4631

Owner's Email Address: * wong234@gmail.com (Yu Jen Wong)

Applicant Information *(if other than owner)*

Applicant's Name: Jim Portner, Principal, Projects International, Inc.

Applicant's Address: 10836 E. Armada Lane City: Tucson

State: Arizona Zip code: 85749 Phone: 520.850.0917

Applicant's Email Address: jportner@projectsintl.com

Property Information

Property Address: 3450 W. Valencia Road

Tax Parcel Number: * 137-19-004D

Acreage: * 38.581 Present Zone: * SR Proposed Zone: * CR-5

Comprehensive Plan Subregion / Category / Policies: * Southwest Planning Area/MLIU & MFC/SA Policy S-29/No RP's

March 9, 2022

Mr. Chris Poirier, Planning Official
Pima County Development Services Department
Planning Division
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

RE: LETTER OF AUTHORIZATION
Rezoning Application – W. Valencia Road @ S. Sorrel Lane

Dear Mr. Poirier:

KB Home – Tucson is participating, in conjunction with the Wong Living Trust, in rezoning the above referenced property (Assessor's Tax Parcel No. 137-19-004). KB Home – Tucson hereby authorizes Jim Portner of Projects International, Inc. to represent us as our agent representative and applicant in this rezoning effort.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelly Lee".

Ms. Kelly Lee, Forward Planning Manager
KB Home -- Tucson

**WONG LIVING TRUST
ATTN: YU JEN & IRENE WONG TRUST
2251 W. KENDRA PLACE
TUCSON, AZ 85741**

March 1, 2022

Mr. Chris Poirier, Planning Official
Pima County Development Services Department
Planning Division
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

**RE: LETTER OF AUTHORIZATION & OWNERSHIP DISCLOSURE
Rezoning Application – Valencia Road @ S. Sorrel Lane**

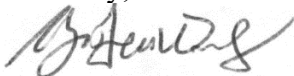
Dear Mr. Poirier:

As the owner-of-record of the above referenced property (Assessor's Tax Parcel No. 137-19-004D), the Wong Living Trust hereby authorizes Jim Portner of Projects International, Inc. to represent us as the applicant and/or agent representative in rezoning the property. We are proceeding with this rezoning effort in conjunction with KB Home Tucson.

In the interests of disclosure, the members of the Wong Living Trust are as follows:

Mr. Yu Jen Wong, Trustee
Mrs. Irene Wong, Trustee

Sincerely,



Yu Jen Wong
Trustee of the Wong Living Trust
2251 W Kendra Place
Tucson, AZ 85741
520-297-4631

Attach requested documents if applicable.

A total of 8 MB of files can be uploaded in a single form submission. There is no restriction on file types.

1. Letter of Authorization: If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

Yu Jen Wong Trust Authorization Letter.pdf

2. Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

No file selected.

A total of 8 MB of files can be uploaded to this form. If your submission exceeds 8MB please upload documents to an FTP site such as dropbox.com and paste the access link here:

3. An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

No file selected.

Terms and Conditions

* ☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: *



PIMA COUNTY

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Your application was submitted succesfully

Thank you for submitting your application. Our staff will contact you for questions and next steps. If you have any questions please visit our [Development Services page](#) or call us at (520) 724-9000.

May 11, 2022

Pima County Development Services

201 N. Stone Avenue, First Floor

Tucson AZ 85701

Email: DSDPlanning@pima.gov.

RE: Pima County Rezoning Case No. P22RZ00004

I am a **homeowner** and **property owner** residing in Mountainside Village. This letter is in response to the proposed rezoning of 39 acres of vacant land between Bilby Road and Valencia Road, to the immediate west of Mountainside Village. The following is a list of my concerns regarding the impact of such a project.

Flooding: My home is situated on a flood channel within the park, as are many other residences. Even one instance of flooding would impact many homes. This area is designated as "critical flood basin".

Traffic: Bilby/Camino De La Tierra (CDLT) Intersection currently has only one stop sign for those going Northbound with no turn lane either way and a hill to the West on CDLT. The excess traffic would be even more hazardous without improvements. Bilby / Cardinal Intersection has only one stop for those on Bilby traveling East to Cardinal. This intersection is already very dangerous in the morning and afternoon. To add any more traffic without additional traffic controls and turn lanes (Similar to Cardinal / Drexel) would be very irresponsible. Failure to improve the infrastructure **prior to or in conjunction with** this project increases the dangers and thus liability for the county.

I respectfully object to this project without the necessary infrastructure to provide for the safety of people and property.

Judie Sanders (541) 228-6033

3365 W. Gentry Lane

Tucson, AZ

From: [cchester](#)
To: [DSD Planning](#)
Subject: Pima County Zoning Case P22RZ00004
Date: Thursday, May 12, 2022 2:22:05 PM

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.

Pima County Zoning Case P22RZ00004

REZONING GR-1 TO CR-5

May 12, 2022

To whom this may concern.

I am writing to express my strong opposition to the proposed rezoning of the property location between West Valencia Road and Bilby Road due west of Camino De La Tierra. This will be extremely detrimental to the area, and I am completely opposed to the addition of family housing that will cause huge traffic and safety problems, destroy local wildlife habitat, and potentially lower the property values of the existing community as they are inconsistent with the neighborhoods developed in this area.

Traffic on West Valencia Rd. is already a huge issue with many accidents; some being fatal. High congestion and the local neighborhood traffic will disproportionately surge during morning and evening rush hours, and the traffic surge during these hours will also negatively impact safety. Bilby Road is a very small two-lane road with no traffic lights, and this development would cause deep concern for the community.

Much of the Sonoran Wildlife has been observed in the area, and any development in this area will destroy their habitat. Any planned development of the property should consider the continuing impact to the local wildlife habitat. I would like the proposed planning area, be thoroughly investigated by all appropriate environmental agencies prior to approving development, to ensure that all guidelines, requirements, and ordinances are strictly followed to protect endangered species of plants and animals. I might also note that there are hundreds of Saguaro Cacti that have wildlife living within and could potentially be housing the already endangered Pygmy Owl, the flat-tailed horned lizard, Harris Hawks, and Cooper's Hawks, which are already considered protected/endangered species. These species have recently been sighted on the property being considered for development.

I am deeply concerned about how the water will flow into and through Mountainside Village. This proposed area is already in a high flood area and the impact of severe flooding would be detrimental to any housing built in this area. Already during the monsoon season, the impact of our current design is not able to handle much more volume from runoff. If this passes, I would like

for the developer to include a re-design of the water flow structure in and through Mountainside Village to be able to accommodate the larger flow of water anticipated and to help prevent flooding of the community. In addition, to hold the developer responsible and accountable for all damages that could potentially occur to Mountainside Village due to flooding from this development.

There is also a great concern for the dark skies.

Based on the 2012 City of Tucson/Pima County Outdoor Lighting Code Adopted by City of Tucson ordinance #10963 on February 7, 2012

101.3 Purpose and intent. The purpose of this code is to preserve the relationship of the residents of the City of Tucson, Arizona and Pima County, Arizona to their unique desert environment through protection of access to the dark night sky. Intended outcomes include continuing support of astronomical activity and minimizing wasted energy, while not compromising the safety, security, and wellbeing of persons engaged in outdoor nighttime activities. It is the intent of this code to control the obtrusive aspects of excessive and careless outdoor lighting usage while preserving, protecting, and enhancing the lawful nighttime use and enjoyment of any and all property. It is recognized that developed portions of properties may be required to be unlit, covered, or have reduced lighting levels in order to allow enough lumens in the lighted areas to achieve light levels in accordance with nationally recognized recommended practices.

I have many more objections and concerns.

Again, I am strongly opposed to this housing development.

Thank you for your consideration regarding this matter.

Sincerely,

Cheryl Chester

Resident Mountainside Village

6312 S. Waterton Dr.

Tucson, Az. 85746

From: [Michele Paluska](#)
To: dsplanning@pima.gov
Subject: Rezoning Case P22RZ00004
Date: Saturday, May 14, 2022 8:46:14 PM

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.

I am writing to express my strong opposition to P22RZ00004, the proposed rezoning of the 39 acres between Bilby Road and Valencia Road in order to build 143 homes. Allowing the rezoning will have a negative impact for the following reasons.

- 1) Disturbance of natural watershed. The westside of Mountainside Village is adjacent to the natural watershed runoff during the summer monsoons. The plan presented does not allow for safe water drainage of the intense water running along the west wall.
- 2) Building of 143 homes on the 39 acres will destroy the natural desert wildlife habitat and a stand of young, protected Saguaro cactus.
- 3) Increase traffic along Camino de La Tierra, which provides egress and exit to Mountainside Village raises safety concerns for myself and my neighbors.

Therefore, I urge you to disapprove the proposed rezoning.

Sincerely,

Michele Paluska
6186 S Barrister Rd
Tucson, Az 85746

From: [Cheryl Hall](#)
To: [DSD Planning](#)
Subject: Rezoning case # P22RZ00004 - Rezoning 39 Acres between Bilby and Valencia Road
Date: Sunday, May 15, 2022 12:24:53 PM

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.

Dear Members of the Pima County,

My name is Cheryl Jackson Hall and I live at 6365 South Wayside Drive and am a member of the Mountainside Village community located in Pima County. I am writing to express my **objection** to the proposed rezoning plan to permit building 143 single family homes on 39 acres between Bilby and Valencia Roads immediately west of Mountainside Village.

I am opposed to the rezoning and building plan for a number of reasons, however, the **primary reason** is the construction process itself. The construction of these proposed homes will release a great deal of dust for a significant amount of time. A significant amount of dust will be created from construction due to the size and scope on this plot of land and it can be very hazardous to homeowners in general and to the seniors living in our 55+ community in particular. As you are well aware, fungal spores responsible for Valley Fever exist in Arizona soil. Valley Fever is most common among Arizona residents over 60 years of age. When I consulted public health sites associated with these disturbed airborne spores, I found that the dust stirred by construction, especially when accompanied by wind, create potential health hazards for many of us! Mitigation includes (a) keeping our windows closed, staying indoors and wearing masks outside for our protection. Since construction inevitably creates dust, the residents of our community would be in jeopardy for several years as these dwellings, roads and other infrastructure are built. Furthermore, those of us with existing respiratory ailments are likely to experience difficulties from construction and wind dust in general.

My secondary objection to a project of this size is due to the increased traffic, especially on Bilby Road that does not have a traffic light, and how that will impact turning on Bilby Road from Camino de la Tierra. As is, current traffic along Bilby is fast and dangerous for those of us turning onto it. Imagine what that will do to those of us trying to navigate commuter traffic! An additional concern is the amount of water that a development of this size will have on our already diminishing and precarious water resources.

For these reasons and others (conservation and wildlife impacts), I hope that the county planners and supervisors will reject this proposal. Should you have any questions, you may contact me at my address above (mohavemaven@gmail.com) or phone 928.970.2074. Thank you for your consideration.

Cheryl Jackson Hall

From: [Tom Hayes](#)
To: [DSD Planning](#)
Subject: I am opposed to : Pima County Rezoning Case NO. P22RZ00004
Date: Friday, May 13, 2022 4:36:56 PM

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THOMAS G HAYES JR
6272 S. WATERTON DR.

April 30, 2022 Tom Hayes 6272 S. Waterton Drive Tucson AZ 85746 Ref: Projects International proposed high density housing project located adjacent to a lower elevation, low density, mobile home subdivision. Otherwise, known as Valencia Road Rezoning I will not be able to attend this critical public meeting. The preliminary sketch sent to us shows little thought given to the impact of such a large plan of high density housing built in a fragile and sensitive area. We have only to look at areas developed as medium Density projects. For example: The areas built around us which show that medium-density projects are severely lacking with facilities such as: play areas for children and other outdoor activities. During the monsoon we currently experience significant drainage increase in the area of the large white arrow which this plan is now planning to greatly increase the amount of water drained into our existing flood water holding area. This gives no thought to how they can hold or redirect the existing flow which is already problematic without adding the additional water load from dozens of high density houses and paved areas. Our existing was on the west side while perfectly acceptable for current use. Should this project be allowed, it will certainly need to be rebuilt, since it was never designed for a project of this magnitude in this, a very fragile desert area. Traffic, we already have overloaded traffic infrastructure in this area. This project appears to increase the load to hundreds more vehicles, at best and possibly more than a reasonably assumed 2.0 vehicles per 143 units. Due to the construction of our homes in this community we present little in the way of damage to this environment. However, this type of construction is subject to damage from the large earth moving equipment this sized project must use to change the fragile desert to something capable of supporting high-density housing included in this plan. Should this project be approved, it should be reduced in size eliminating those planned homes along the Western wall of Mountainside village and this area should then be used to redirect flood waters South to West Valencia Road where it will do little additional harm. We see flooding and 6 inches of mud often during the monsoon floods at Camino de la Tierra and W Valencia building this project as planned will only increase this flooding and damage, resulting in more auto accidents, costing more money, and injury to people just trying to get home. The City of Tucson is already having issues with Pima County over water usage. How much more will be added with 143 houses in this small area? I had the understanding that we have a 10-foot buffer between our fence and the property line this does not show on the sketch. Any time high density housing areas are built there is often a rise in crime. We experience robberies and other crimes for the apartments. Last year I was told there was a shooting there. We should contact the Sheriff's Office for their input. We keep putting developments in this area. We have Star Valley which is show not indications of slowing down. I must assume that this type of high-density housing ,without amenities for families, is designed to take business away for higher priced locations in Star Valley. Are the schools in this area able to handle the influx from a development of this size? Will we be increasing road usage with additional buses for transportation to other locations? The existing infrastructure has been allowed without oversight by any authority. Many of the roads are adequate for their

intended use but will not support the increase in traffic. Since I am familiar with attempting to get onto Valencia Rd in the morning, I'm certain most will attempt to use Bilby road resulting in Extreme backups on Bilby and Cardinal. Unfortunately, this will increase the number of accidents from those drivers late and willing to take a chance. All of the other substandard roads will be impacted by this increase and no longer will be adequate to their purpose. If you notice this is one of the last paths Javelinas, coyotes, rattlesnakes live in this area and have access to the Tucson Mtns and foothills. This is one of the last paths for these guys to get from where the people are to their homeland which are the hills and mountains of this wonderful place, we like to call The Sonoran Dessert. 6272 S Waterton Dr Tucson, AZ 85746 Lot 117 along W wal

From: [Pauline Johnson](#)
To: [DSD Planning](#)
Subject: Opposed to development
Date: Friday, May 13, 2022 4:08:49 PM

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Zoning development cast P22RZ00004 Am opposed to because:. #1. Sonoran Desert should be protected for Saguaro & habitat. #2. Residents border MSV may have structural damage during earth moving for development. Are developers to be held responsible for what damage they may do during all this earth move etc ?? #3 The wash !! #4 Road access to development will need to be addressed on 3 sides of development...# 5. Lots of rock out there... keep the wild wild...build elsewhere.. sincerely think this over before giving any green lights ..

What do you think of eyesore on corners of Valencia W & Camino de Tierra. Old Circle K. ??? Major problem with that property ; trash, dumpiy zone mattresses etc... MSV Resident Pauline Johnson 3388 W. Excalibur Rd Tucson AZ. Lot # 167 /. 534 Adams St SE, Hutchinson, MN 55350 ph 612-508-3632

From: [Irena Gashur](#)
To: [DSD Planning](#)
Subject: OPPOSED TO DEVELOPMENT OF 143 NEW TRACK HOMES
Date: Saturday, May 14, 2022 11:06:13 AM

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.

Pima County rezoning case no. P022RZ00004

Upon viewing Projects International, Inc.s' attached preliminary draft, it appears to generalize and minimize the true impact of such a large plan on all local residents and the environment.

For example:

- 1) Traffic-this raises a serious safety concern due to the extremely high level of current vehicle traffic on Valencia Avenue alone(not to mention Bilby Ave.). There is hardly adequate road frontage and distance between the intersection of Valencia and Camino de La Tierra to allow safe traffic flow in terms of stops and turns.*
- 2) Environment-this land is home to local wildlife i.e. variety of desert birds, coyotes, javelinas, rattlesnakes and other creatures. There are a wonderful number of the protected Saguaro cactus of a young age group growing here and need to be considered.*
- 3) Drainage-their sketch of a plan doesn't account for the potential of massive rainfall during monsoon season and would pose a huge damage risk to the homes along the west side of MSV.*
- 4) Unknown-if something of this project size was allowed to proceed and subsequent earth moving equipment activity there could be structural damage to residents homes and utilities.*

The City of Tucson and Pima County need to recognize the current 39 acre area of land as a natural habitat that deserves preservation.

Sincerely

Irena Gashur ,George Gashur
6149 S. Foxhunt Dr.
Tucson, AZ 85746
760-580-3345

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From: [Danielle Ash](#)
To: [DSD Planning](#)
Subject: P22RZ00004 rezoning development
Date: Saturday, May 14, 2022 3:32:13 AM

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Case # P22RZ00004

Danielle A.

Saddle ridge lane Tucson az 85746

I live right near where this proposed plan is. I'm opposed to this due to the potential that it would change the environment around here. This is a quiet, well taken care of area with little to no crime or other issues. The desert landscape is essential for wildlife and a safe place for trail walking, horse back riding, bike riding etc. Other neighbors and I are concerned with this plan and what it would bring to the area. Increased traffic, potential crime, disruption of wildlife including snakes, and noise. People have moved out to this area for the peace and calm from the city, and the view. There are other areas further out that could benefit potentially from such housing, not right between Valencia and bilby. We were happy at the time to see that pima county had put a sign up for this property and was hoping it would be protected from any development. The landscape and terrain would be alot for a company to come in and disturb. All of us in the surrounding area would like to keep the area the way it is calm, peaceful, and quiet with the ability to keep it the way it is now and not threaten any safety with adding new homes. Thank you

From: [Leslie Eagan](#)
To: dsplanning@pima.gov
Subject: Pima Co. Rezoning Case P22RZ00004
Date: Sunday, May 15, 2022 5:09:25 PM

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Dear Folks at Pima County dsplanning:

Please consider the following in addressing this initial proposed land alteration/re-zoning claim from the current status of GR-1 18.14.010 Purpose to CR-5 by Projects International, Inc. per their representative Mr. Jim Portner.

1) Public Safety - This is my deepest concern in regards to the proposed development.

Valencia Avenue traffic, as elsewhere in the Tucson community and all of us are aware of, is extremely heavy, during different times of the day and especially so at "rush hour".

The Valencia Ave. corridor from I-19 towards the west past S Camino de Oeste is a main route for school and city transportation buses. I don't have information from any recent traffic safety studies conducted by the State of Arizona or Pima county on the exact rate of vehicular and pedestrian accidents to submit for this roadway. Although, I've witnessed several auto accidents through this area and learned of reported fatalities.

Upon viewing Projects Internationals' map plan #Exhibit II-B-1, which only has room for 601 feet along Valencia Avenue as an entry, this distance would be totally inadequate to allow for safe motor vehicle flow, turns and stops. The travel distance to the west from the busy stop-light intersection of Camino de La Tierra and Valencia Avenue northside, just past Tierra Ridge apartment complex is a bit over 600 feet. An additional busy roadway access point at this location would create a very hazardous condition for safe public travel.

The traffic route east and west on Bilby Avenue is just as important and should be a concern as well, due to current high volume, speed and visibility.

Project Internationals' traffic plan in their document is only a drawing for the driveways off and on Valencia & Bilby avenues without any regard to the actual impact and danger involved.

2) Environment - A development of this scale would be detrimental. This land is home to a variety of desert wildlife that is unique to Arizona, i.e. birds consisting of hawks, quail, owls and others, plus javalinas, coyotes and rattlesnakes. It's a natural habitat for animals and plants, there are numerous Saguaro cacti of different age groups living in this area and need to be recognized under the Arizona Native Plant Protection Act.

Referencing Project Internationals' sketch map #Exhibit II-B-1 again, this area is determined to be a "critical basin" and we all agree on this. However the sketch doesn't appear to calculate for handling extreme weather and rainfall possibilities during the "monsoon" season for all nearby residences.

The region is currently not considered a flood zone and there is a possibility it could become one due to construction and heavy equipment earth movement.

Project Internationals' statement of "downstream drainage will improve accordingly" appears vague and prescient at best.

3) Mountainside Village Homes - Being one of the homeowners along the west side of the MSV community, this plan poses a risk to the boundary, privacy, security and service to our

homes. Construction activity in close proximity to current residences could cause potential damage to existing gas and utility service lines.

4) In Summary: The current zoning code of GR-1 for this area of land is the correct balance that allows for a good combination of preserving some rural natural land along with residential development.

Therefore, there is simply no need to change it for a mass building site.

Thank you all for your time and consideration!

Our home is within 1000 feet of this proposed development.

Sincerely,

Leslie N Eagan
Nora J Eagan

6360 S Waterton Drive
Tucson, AZ 85746

From: [Margie Espinosa-Dickey](#)
To: [DSD Planning](#)
Subject: PIMA COUNTY REZONING CASE NO P22RZ00004
Date: Sunday, May 15, 2022 9:29:57 AM

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I am casting my vote AGAINST this development. We need our natural landscapes and the residents (coyote, javelina, squirrels, snakes, birds, quail, plus the majestic saguaros and other cacti and trees, etc) that already live there are opposed to this also. It is time we stop killing natural habitats.

These areas are where we like to go for walks and watch the wonder that is the desert. It is also a basically small area. I am sure you can find other places (like out in Marana) that are nothing but dirt to build your homes on. Stop the destruction of our natural habitats!!!

Ms. M. Dickey

From: hfesq@mynjlawyer.com
To: [DSD Planning](#); msvboard@aol.com
Cc: ["Mountainside Village"](#); AHRF2014@aol.com
Subject: PIMA COUNTY REZONING CASE NO. P22RZ00004
Date: Saturday, May 14, 2022 1:28:10 PM

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Gentlemen:

My wife and I have our retirement home located in Mountainside Village**2 which is adjacent to the proposed development of 143 homes. Please take notice of this formal objection.

The Southwest Wildlife Conservation Center in Scottsdale states "Save wildlife, one life at a time!"

1. Protection of a species and the environment are of significant concern, in land use planning. To permit the proposed development would attack the vulnerable plants, animals and insects that make this area their home.
2. It is probably impossible to accommodate the quantitative uncertainties in population estimation, demographic parameterization, characteristics of ecological disturbance, and related issues that are universal problems in population data for depleted wildlife. The Drexel Heights area of Tucson serves as a home and a refuge for many forms of wildlife and insects. A silent majority that relies upon you to safeguard their future.
3. In addition to the silent majority that cannot speak, we need to protect the existing residents. The proposed development will further diminish our greatest resource, drinking water while subjecting the residents to air pollution caused by the traffic on the streets already a concern to many during certain hours of the day.
4. We are an at-risk community, a community that cannot be further developed with large housing projects without extensive studies to ensure compliance with the need to protect us from overdevelopment leading to catastrophic health issues and the loss of wildlife.

Pima County policy recognizes the threats to all of us; please, likewise administer your duty and evaluate the pending application so as to protect and safeguard the existing residents and those who cannot speak for themselves. Safeguard the area bound by W Bilby Rd, S. Camino De La Tierra, S Sorrel Ln and W. Valencia Rd. if not all the way to S. Speaks Trail.

Thank you for your consideration.

Harvey Fruchter
3350 W Commons Cir,
Tucson, AZ 85746

(908) 627-2836

Harvey Fruchter, Esq.

535 Boulevard

Kenilworth, NJ 07033

(P) (908) 241-2626

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FRAUD WARNING:

Never wire transfer money based on an email request from our office without calling this office and speaking with someone personally to confirm wire information. When calling, do not use the phone number from the e-mail signature line. Even if an email looks like it has come from this office, or someone involved in your transaction, do not accept emailed wire instructions from anyone without voice verification. You will never be instructed to wire money related to a closing without verbal confirmation nor will you be asked to provide nonpublic information such as bank account or social security numbers.

From: [Bruce & Phyllis](#)
To: [DSD Planning](#)
Cc: jportner@projectsintl.com
Subject: PIMA COUNTY REZONING CASE NO. P22RZ00004
Date: Friday, May 13, 2022 3:42:54 PM

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.

Bruce & Phyllis Van Campen
3373 W. Gentry Lane
Tucson, Arizona 85746
520-578-9744

Hello,

We are long time residents of Mountainside Village. We are unable to attend the meeting but want to voice our concerns.

We live on the trench which goes through the middle of the homes in Mountainside Village. Our homes are in a flood zone according to the county so we are concerned that a whole new community upstream from our village would affect our homes with runoff from new development. Also, we don't believe that those people who live on the West side of the village would like having two story homes looming over their back yards. Also, that wall on the West is easily climbed over and would be a major problem with kids, in fact they already are coming over that wall to do damage. Also, if that property is zoned as residential any kind of residence could be built there. They are saying at this time that there will be 143 single family homes but they could change to 3 or 4 apartment buildings and we would have the same sort of problems we have with the apartments at the South of the village.

We agree with the residents letter below.

Here is a sample letter of what one of our residents sent us:

I will not be able to attend this critical public meeting.

Upon viewing Projects International, Inc.s' attached preliminary draft, it appears to generalize and minimize the true impact of such a large plan on all local residents and the environment.

For example:

1) Traffic-this raises a serious safety concern due to the extremely high level of current vehicle traffic on Valencia Avenue alone(not to mention Bilby Ave.). There is hardly adequate road frontage and distance between the intersection of Valencia and Camino de La Tierra to allow safe traffic flow in terms of stops and turns.

2) Environment-this land is home to local wildlife i.e. variety of desert birds, coyotes, javelinas, rattlesnakes and other creatures. There are a wonderful number of the protected Saguaro cactus of a young age group growing here and need to be considered.

3) Drainage-their sketch of a plan doesn't account for the potential of massive rainfall during monsoon season and would pose a huge damage risk to the homes along the west side of MSV.

4) Unknown-if something of this project size was allowed to proceed and subsequent earth moving equipment activity there could be structural damage to residents homes and utilities.

The City of Tucson and Pima County need to recognize the current 39 acre area of land as a natural habitat that deserves preservation.

From: [Rebecca Chester](#)
To: [DSD Planning](#)
Subject: Pima County Rezoning case P22RZ00004
Date: Sunday, May 15, 2022 9:21:49 PM

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Hi,

My name is Rebecca Chester. My address is 3556 W Camino del Viento Tucson AZ 85746. I oppose development of the proposed neighborhood, or others like it where adequate community services (law enforcement, emergency services, schools, flood control, etc) and a safe connection to the city via sidewalks and properly designed roads for the heavy traffic flow are not in place BEFORE hundreds of new houses are added. Proactive community planning needs to be prioritized over developers making money. The density of structures should be also be considered.

Sent from my Verizon, Samsung Galaxy smartphone

From: [PATRICIA BURROWS](#)
To: [DSD Planning](#)
Subject: Planning and Zoning
Date: Monday, May 16, 2022 9:41:55 AM

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.

I am writing this email against the housing project between Valencia and Bilby Street. My home will be impacted by this as my property borders Bilby and the outside wall of our village. The noise and crime as well as the effect on the environment that is open ground now with saguaros etc. will be affected! We have a quiet and safe community with seniors living here and these changes would not be good for our village.

Sincerely,
Patricia Burrows
6130 S Barrister Road
Tucson, AZ 85746

Sent from my iPhone

From: [Mandy Reaves](#)
To: [DSD Planning](#)
Subject: Rezoning case P22RZ00004
Date: Monday, May 16, 2022 11:02:16 AM

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.

My name is Mandy Reaves. I live @ 6131 s Mainside dr in Mountainside Village. I am opposed to the proposal for new homes to the west of our community. It will create more traffic than Bilby and Camino de la Tierra can handle. It will be unsafe. It will create more crime in our community.

Sent from my iPad

From: [Gayla Lukas](#)
To: [DSD Planning](#)
Subject: Pima County rezoning case # P22RZ00004
Date: Monday, May 16, 2022 1:19:48 PM

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We are not against this rezoning but against the placement of the proposed homes to be built on this property. I guess that does make us against the rezoning as it stands. If the company had allowed a buffer (natural desert) of approximately 200 feet, or even more, all along Mountainside Village's west wall we would not object to the rezoning. We are a community of retired folks and feel that we have worked our entire lives and now in our Golden Years deserve our peace and quiet (why we chose buying at MSV) which we will lose with this rezoning putting houses back yards right up to our west wall in most of the area.

Thank you for your consideration of our concerns.

SMSgt (AF retired) Thomas and Gayla Lukas
6212 S. Barrister Rd
Tucson, AZ 85746
azgayla@comcasr.net
520-578-9441

From: [Phil Reaves](#)
To: msvboard@aol.com; [DSD Planning](#)
Subject: PIMA COUNTY REZONING CASE NO. P22RZ00004
Date: Monday, May 16, 2022 12:10:10 PM

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.

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To whom it may concern:

My name is Phil Reaves. I have lived in the Mountainside Village community for 33 years at 6131 S Mainside Drive, Tucson AZ 85746.

I am opposed to the new development being considered just west of MSV between Bilby and Valencia Road:

Traffic has increased very much in 33 years because of many thousands of homes being built west of Casino Del Sol, safety is a real concern. I have seen many accidents on Valencia, car insurance is more expensive for this area as a result. We already have much crime close to us, no more is needed, safety is a real concern in this regard too. I see multiple police cars coming out of the apartments just south of us repeatedly.

-
-

Sincerely,

Phil Reaves

Contact information:

philareaves@comcast.net

Sent from [Mail](#) for Windows 10

From: [Maureen Johnson](#)
To: [DSD Planning](#)
Subject: Rezoning contact info/letter. P22rz00004
Date: Monday, May 16, 2022 1:22:33 PM

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 include my protest letter of 143 single family right at our own back door.

Upon viewing Projects International, Inc.s' attached preliminary draft, it appears to generalize and minimize the true impact of such a large plan on all local residents and the environment.

For example:

- 1) Traffic-this raises a serious safety concern due to the extremely high level of current vehicle traffic on Valencia Avenue alone. The impact of another 143 cars on Valencia and Bilby would be overwhelming.*
- 2) Environment-this land is home to local wildlife. Environmental noise impact would and will affect Mountainside village seniors.*
- 3) Drainage-their sketch of a plan doesn't account for the potential of massive rainfall during monsoon season and would pose a huge damage risk to the homes along the west side of MSV.*
- 4) Unknown-if something of this project size was allowed to proceed and subsequent earth moving equipment activity there could be structural damage to residents homes and utilities.*

The City of Tucson and Pima County need to recognize that Tucson future water shortage is not a myth or joke. Changes are coming to Tucson. why in the world would you add more houses to use more water

*Sincerely
Ms Maureen Johnson
3371 W. Commons cir
Tucson Az
85746*

From: [Marie Mc Donnell](#)
To: [DSD Planning](#)
Subject: Opposition to rezoning - P22RZ00004
Date: Tuesday, May 17, 2022 6:39:12 AM

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.

I am writing to express my strong opposition to P22RZ00004, the proposed rezoning of the 39 acres between Bilby Road and Valencia Road in order to build 143 homes.

Allowing the rezoning will have a negative impact for the following reasons.

- **Traffic** - Valencia Road and Bilby Road does not have the capacity to absorb the additional traffic from this project. Valencia Road already has high traffic congestion at the intersection of Valencia and Mission all the way past S. Camino De La Tierra during hours considered as rush-hour. This will become more congested with the addition of traffic from this proposed project.
- **Environment** - this land is home to local wildlife i.e., variety of birds, coyotes, javelinas, rattlesnakes and other creatures. There are protected Saguaro cactus of a young age group growing here that need to be preserved.
- **Drainage** – the huge amount of water washing close to my property during the monsoon season is already a concern. This project poses a huge risk to all of us living on the west side.
- **Unknown** – the risk of changing the lay of the land could cause damage to my home in the future.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Please support our community by preserving this area as a natural habitat.

Best regards,

Marie McDonnell
6186 S Barrister Road
Tucson, AZ 85746

From: [Rod Dollard](#)
To: [DSD Planning](#)
Subject: pima county rezoning case p22rz00004
Date: Wednesday, May 18, 2022 5:06:18 PM

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.

My name is Roderic Dollard I live at 3396 w. Excalibur rd Tucson az 85746.

I oppose the new single home development based on wildlife displacement, proximity to my home (less than a thousand feet) and overall stress to said infrastructure. Also, increased traffic and property value.

Thank You,
Roderic Dollard

From: [Gayle Turner](#)
To: [Debbie Connolly](#)
Cc: [DSD Planning](#)
Subject: Re: Projects International Proposed Development -- Between Valencia and Bilby in Drexel Heights
Date: Tuesday, May 17, 2022 12:27:10 PM

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.

Wow!
Thanks
Gayle

On Tue, May 17, 2022, 2:20 PM Debbie Connolly <debco316@comcast.net> wrote:

May 17, 2022

CITY OF TUCSON/PIMA COUNTY

RE: Projects International, Inc. Re-Zoning 39 Acres Between Valencia and Bilby
Pima County Rezoning Case No. P22RZ00004

Unfortunately, we will be unable are unable to attend the public meeting and present our concerns in person. We do believe, however, that the decisions made by the City of Tucson and Pima County concerning the Projects International proposal are very important, not only to us locally, but to the entire region.

The local issues raised by this project involve significant, harmful changes to the community including:

- Loss of wildlife habitat for protected native species of plants (hundreds of protected Saguaro cacti) and animals (birds, coyotes, javelinas and snakes). The destruction of thirty-nine acres of Sonoran habitat is not insignificant.
- A huge increase in vehicular traffic on already over capacity roads

Safety concerns for traffic on a very narrow Bilby Avenue

- Damage to homes along the west wall of Mountainside Village during monsoon season due to altered drainage
- Damage to Mountainside Village property during construction
- Changes to the view looking West from Mountainside Village – i.e., no longer able to watch the sun set behind the mountains or see the Kitts Observatory
- Disruption of the Tucson/Pima County Lighting Code protecting access to the dark night sky

All of these issues are important but one issue seems paramount. That is **WATER**.

As you all know, the West is experiencing a 22-year drought. The water level in Lake Mead is at a record low level. There are considerable, and credible, concerns about future sustainability. How can the addition of over 140 homes be justified? Additional development can only make the water issues worse.

As leaders of the City and County, you are likely much better informed about these water issues than we are and we respect the need to balance development with preservation the Sonoran environment. But this issue cannot be ignored. Future water availability is as important as all the issues listed above, both for the short term and for future generations. We intreat you to reject the Projects International proposal and maintain this valued open space.

Thank you in advance for your attention of this important issue.

Deborah Connolly/Gayle Turner/Douglas Borne

6318 South Waterton Drive, Lot No. 125

Tucson, Arizona 85746

651/269-0176

Sent from [Mail](#) for Windows

From: [Mario Martinez](#)
To: [DSD Planning](#)
Subject: P22RZ00004
Date: Tuesday, May 17, 2022 11:58:16 AM

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.

My name is Mario Martinez and reside at: 6254 S. Waterton Dr, 85746. I am an HOA member of Mountainside Village HOA. I purchased my home which is situated in the rear of the park where the proposed development of 143 homes are to be built if approved.

3 years ago I purchased my home as I have a beautiful porch deck in which I enjoy the evening sunsets and desert view on a daily basis. The main reason I purchased this lot is because of its location and beautiful setting I have from my porch deck. I cannot see single family homes or any kind of development going up where it will take away what I enjoy about Tucson, the desert and sunsets. I purchased this home so that eventually I can retire in another year or two and relax and enjoy the quiet peacefulness in Mountain Village HOA.

It would be a shame to lose all this due to new construction regardless of the type of development. I never would have imagined anything being built directly behind us which is west of our community. As a native of Tucson, I am requesting that you please take careful consideration as to who this might hurt and affect as citizens of Tucson. Please take the time to visit our community so that you have a better understanding of how this possible change will affect all of us. Thank you for your time and consideration.

Sincerely,

Mario Martinez
6254 S. Waterton Dr.
Tucson, AZ 85746

From: [Richard Harmon](#)
To: [DSD Planning](#)
Subject: PIMA COUNTY REZONING CASE NO. P22RZ00004
Date: Tuesday, May 17, 2022 3:09:08 PM

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.

My name is Deborah Harmon, 3348 W. Majestic Drive, Tucson, AZ 85746

I have lived at Mountainside Village for 16 years and love Tucson and Mountainside Village.

My concern about the proposed above development is the handing of traffic on Valencia Road.

Over the years it has increased enormously and without road improvements it will be even worse.

Thank you for your consideration.

Deborah Harmon

May 16, 2022

Pima County Rezoning Case: P22RZ00004

Marc H. Stone
6278 S. Waterton Drive
Tucson, Arizona 85746
224-595-5842

To Whom it May Concern,

I respectfully disapprove the proposed rezoning of the 39 acre parcel recorded as 137-19-004D for the establishment of a 143 residential home neighborhood.

I own a home located in Mountainside Village at 6278 South Waterton Drive, Tucson Arizona 85746 a.k.a. lot 118. I purchased my property in 2017 and have held continuous residency since 2018.

My property is adjacent to the 39 acre parcel in question. For this reason I have great concerns over the final disposition of this property.

Project International has failed to view the entire scope of residential density in their effects to re-zone property 137-19-004D for the establishment of a 143 residential home neighborhood.

Currently, there are 176 units in Mountainside Village plus 232 units in Tierra Ridge Apartments. This totals 408 existing residential units along S Camino de la Tierra between Valencia Road and Bilby Rd.

Project International brought to my attention the already approved re-zoning of land for the Belnor Vista Project, a 240 unit mix-use community to be built at the intersection of West Valencia Road and South Camino de la Tierra. This location is approximately 2000 feet from Mountainside Village.

The Belnor Vista Project represents a population density increase of 58.82% over currently established figures.


The Project International proposal, represents a population density increase of 35.05% over currently established figures.

The two projects combined represent a population density increase of 93.87% or an additional 383 mix-use units over currently established figures within a one-half (½) mile radius of established housing.

The additional traffic, commercial usage, noise and air pollution will everlastingly impede the current repose for established residents whom currently admired and respect this location for its peacefulness and established wildlife base.

There are also issues regarding surrounding infrastructure. Any additional traffic will not withstand the flooding on public roadways specifically, South Camino de la Tierra at Valencia Road.

With all respect, I request that the rezoning of parcel 137-19-004D be denied.

A handwritten signature in black ink, appearing to read "Marc H. Stone". The signature is fluid and cursive, with the first name "Marc" and last name "Stone" being the most legible parts.

May 10, 2022

To: Jim Portner, Projects International, Inc.

Pima County Rezoning Case No. P22RZ00004

Enclosed you find some pictures / facts and comments for cause in our objection to this Re-Zoning request of the (39) acres between Bilby Road and Valencia Rd from Gr-1 to CR-5.

EXHIBIT 11-B-1 details the majority of 143 homes on the Northern Portion of this property. This area is the Higher of elevation and this would result in a significant amount of Storm Runoff entering the Aqua-Duct of Mountainside Village at North Western edge of Waterton. This Aqua Duct was designed and constructed to support storm run-off from a permeable basin of Open and vegetated desert.

"Holding / Containment" of storm water run-off that is supposed to be contained in this new of the development is far more likely to over-fill and add to the Aqua Duct at Waterton. I also understand that **Percolation** and **Hydrology** report will determine the actual size of the containment, but the re-zoning request needs to be delayed as to the importance of the water flow through Mountain Side Village

During many of our summer rain storms it is not un-common to have 1" of rain in a short period of time. (raincatcher.com/calculator)

The Storm Water runoff shown in the pictures from last summer is coming from the permeable basin of the proposed new site and the Higher elevations along Bilby.

Asking the county board of supervisors to approve a re-zoning when there should be significant changes to this Hydrology is simply not fair to the citizens of the neighboring community when so much is stake here at this time in the process.

.623 gallons of water p/sq/ft would be the runoff entering either of 2 Aqua-Ducts. This would not only be a substantial (>200,000 gallons) of additional water) it would also include many pollutants such as **Motor Oils, Anti-Freeeze pesticides,**

and bacteria from pet wastes., fertilizers. Plus "Trash / Debris" that will end in the basin adjacent to Vicars St. of Mountain Side Village

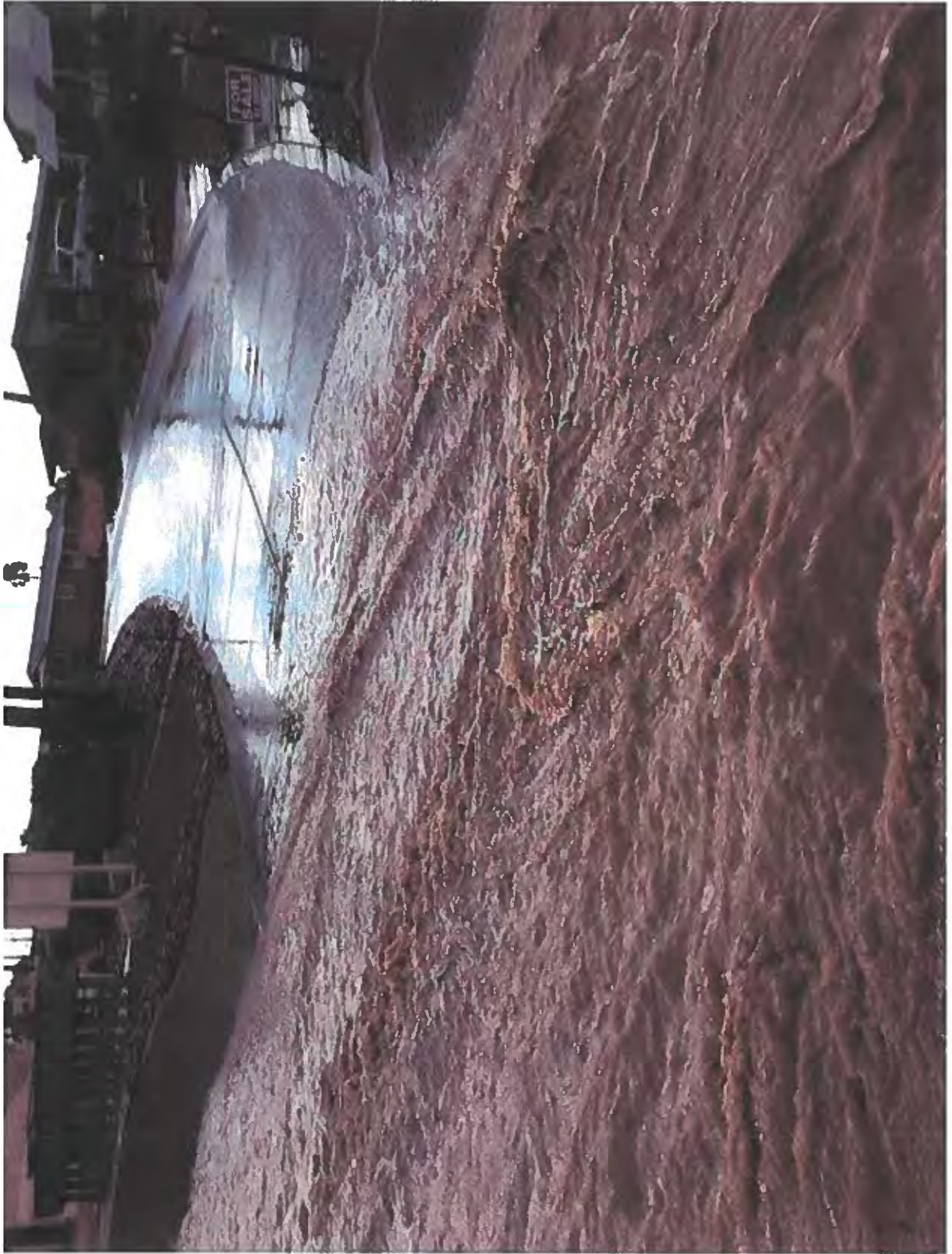
Both Aqua Ducts with this much effluent would cut-off access to the residents living between Waterton cross over and the Vicars Crossover during many rainstorms.

The County can and will state that all approved plans will be complying the reality is Mountain Side Village will get more Storm Water then our Aqua Ducts can support.

I'm urging this Board to Deny Re-Zoning at this time due to the damage that most certainly will occur to the Storm Water system inside Mountain Side Village based on the current proposal.

Sincerely, Edward & Rita Shoffstall
6155 South Mainside Drive
Tucson, Az 85746

Edward Shoffstall
Rita Shoffstall





From: [Maria Hinojosa](#)
To: [DSD Planning](#)
Subject: Pima County Zoning Case #P22RZ00004
Date: Thursday, June 9, 2022 11:15:02 AM

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.

I am writing to ask you to include South Camino De Cerro in the considered housing impact for the rezoning of this case. Our street deadends and has no other exit to the adjoining Bilby Street. From Bilby Street we can access Cardinal or South Camino De La Tierra to Valencia. Bilby is the main street we have to use to exit our property. The developer has proposed Bilby as an exit street for his development. Additional vehicles from 143 new homes would make it harder for residents and emergency vehicles to enter or exit S. Camino De Cerro. Please do not rezone from a GR-1 to CR-5.

Bilby is a two lane street with no signals or sidewalks. People walk their dogs, children walk to school and during football season some high schools use the street for training due to the steep street incline.

Bilby and Pinto are also streets used to access Ajo instead of driving excess miles down Mission to Ajo and Kinney Road.

The impact of the 143 new home development on Bilby will affect traffic and safety.

Our street should be able to protest whether the new zoning is passed.

You may phone me at 520-310-1517
Email Teamhinojosa303@gmail.com
Address: Maria Hinojosa
6010 S Camino De Cerro,
Tucson AZ 85746-3728



***A 55+ an Active HOA Community
3341 W. Gentry Lane Tucson, AZ 58746
(520) 578-1172***

June 20, 2022

Development Services Department
Planning Division
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701

RE: P22RZ00004

To Whom It May Concern:

Enclosed please find additional letters of protest to the above referenced project. These letters were written by residents of our community and sent to our Homeowners Association. I have also enclosed some photographs of what our property experiences during the Monsoon Season. The flooding can often be severe, and our residents are understandable extremely concerned what will happen to our properties should this project be approved, especially during the construction phases.

Sincerely,

Abby Crystal
President
Mountainside Village HOA

June 20, 2022

Development Services Department
Planning Division
201 N. Stone Avenue 1st Floor
Tucson, AZ 85701

RE: P22RZ00004 Wong Living Trust

To Whom It May Concern:

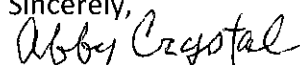
I am writing this letter to voice my strong **objection** to this proposed project. I live at 6300 S. Waterton Dr and my property abuts the eastern boundary of the project; in fact, there will be a home built approximately forty feet from my bedroom window. I know you have received many letters of protest that address traffic, flooding, wildlife protection, the environment etc. I have all of these concerns too, as well as some additional ones.

I am aware that the zoning commission has just approved a huge development just south of our community (the Belnor Vista project) and that the property between Camino de la Tierra and Cardinal Rd along Bilby Road has recently been rezoned for 96 lots. Adding another 143 homes into this mix will make for a traffic nightmare along all of these streets. In addition, Bilby Road at Camino de la Tierra and Valencia Road at Camino de la Tierra flood every time it rains heavily, cutting us off from exiting our development for hours. These things need to be considered before adding more homes in this area that will need to use the same streets.

Another concern of mine is who will be responsible for any damages to our homes or our border wall due to construction or flooding? And then there is the issue of the disturbance of the earth which will cause all the homes in Mountainside Village to be exposed to enormous amounts of dust. We are a 55+ community and many of us have respiratory health issues which will be exacerbated by months of increased dust and possible exposure to Valley Fever.

One issue that I don't think has been brought to your attention is what it will cost our community to increase our security. I happen to be the president of our HOA and we are worried that we will have to become a gated community or hire security guards. We are blessed to have little crime in our community at present, but with a mixed age housing development directly behind us that could certainly change. How will we keep kids from scaling the wall and possibly drowning in our pool? We will have to increase our insurance coverage as well as our security. This will place a tremendous financial burden on our residents that many cannot afford.

For all of these and many additional reasons, I implore the commission to deny the rezoning application for this project. Thank you.

Sincerely,

707-292-0391

May 5, 2022

To Whom it May Concern,

I respectfully disapprove the proposed rezoning of the 39 acre parcel recorded as 137-19-004D for the establishment of a 143 residential home neighborhood.

I own a home located in Mountainside Village at 6278 South Waterton Drive, Tucson Arizona 85746 a.k.a. lot 118. I purchased my property in 2017 and have held continuous residency since 2018.

My property is adjacent to the 39 acre parcel in question. For this reason I have great concerns over the final disposition of this property.

"The site also has significant disturbance from off-road vehicle activity that has taken place over the years without the property owner's permission."

I attest that during my 5 years at Mountainside Village I have heard on three separate occasions the use of off-road vehicles. Noise generated by these activities were during daylight hours and did not exceed longer than one hour during each event.

I would call this activity undesirable, but not a significant disturbance. The evidence of "*significant disturbance*" has yet to be presented and I believe the term is over-characteristic of the actual events.

"The large natural drainage-way traversing the property will be preserved as natural open space except for a single street crossing."

What drainage system will substitute for the loss of natural ground absorption due to coverings such as asphalt roads, sidewalks and the homes themselves?

On the east side of the 39 acre parcel, soil is undermining due to heavy water flow when it rains and especially during the monsoon season. How will water be directed away from Mountainside Village?

The **Fact and Information Sheet** references a 10% drop in downstream run-off. What is the size of the retention / detention facilities and in the event they are filled to capacity, where will run-off go?

Will this correct the current flooding issues north of Valencia Road on South Camino de la Tierra?

What accountability will this new community have to Mountainside Village home owners who suffer losses due to spillover from the 39 acre parcel?

What accountability will the new community property owners have towards Mountainside Village home owners who suffer preventable losses?

Zoning and Use of Surrounding / Adjacent Properties:

Project International overstated the size of Mountainside Village by thirteen (13) homes or 6.88%. Mountainside Village has 176 homes not the indicated 189 homes.

Project International considers the residential density of their proposed community to be appreciably less than Mountainside Village. The true variance between the proposed community and Mountainside Village is 33 homes or 18.75% not the purported 46 homes or 24.34%.

The proposed community will everlastingly impede the current repose which Mountainside Village residents currently experience and respect.

With regards to the REQUIRED PERIMETER LANDSCAPE BUFFERS, none is established along the Eastern Site Boundary of the proposed homes. This suggests new home properties will be developed within 10 feet of Mountainside Village property which also coincides with my property.

Projects International failed to inform Mountainside Village residents that rezoning from GR-1 to CR-5 allows for construction of 2-story homes with a maximum height of 34 feet and out-buildings with a maximum height of 12 feet.

For purposes of comparison, the west wall of Mountainside Village averages six (6) feet in height.

The upper twenty-eight (28) foot portion of proposed homes will without merit egregiously and forever remove all viewing pleasure of prairie and mountain views which the Mountainside Village residents have enjoyed since the inception of the village many years ago.

Establishment of a new community will also displace wildlife which is conducive to the area, as well as dislodging native plant species which took a millennium to establish and grow.

I consider the proposed community to be an encroachment of my rights to retain the already established pleasures of the surrounding community. As such, I find the form of proposed structures to be glaringly offensive and degenerative towards the surrounding locale.

Concerns of privacy, noise abatement, fire safety, drainage, access road use and property management have not been addressed.

I am also concerned over what impact new homes will have on surrounding property values and taxes. I will likely pay more while losing what I currently enjoy for the sake of corporate profit.

This property would better serve the public as a conservatory, a park or nature trail, but certainly not a planned community, especially with 240 residential already approved for the Belnor Vista project.

Currently, there are 176 units in Mountainside Village plus 232 units in Tierra Ridge Apartments. This totals 408 existing residential units.

Belnor Vista has already been approved for 240 units. Projects International Inc. seeks approval for 143 residential units. This totals a projected 383 additional residential units to the community.

Combine existing properties plus the approved and requested plans. This raises residential density in the immediate vicinity to 791 residential units or a 93.87% increase.

I know from first hand experience what it's like to be surround on all four sides by homes, apartment buildings, commercial endeavors and unrelenting noise from traffic. I know what it's like to look up at the sky in any direction and see only a multitude of wires strung from pole to pole.

Building 143 homes on this property would be a tragic environmental loss and great injustice to the surrounding residents.

Again, I must respectfully disapprove the proposed rezoning of parcel 137-19-004D.

Respectfully,

A handwritten signature in black ink that reads "Marc Stone". The signature is written in a cursive style with a large, stylized "M" and "S".

Marc Stone
6278 South Waterton Drive
Tucson, Arizona 85746
224-595-5842

D

cc: File

Thu, Apr 28, 8:48 PM (9 hours ago)

Debbie Connolly

to me

This is awful news; however, we thought something was up when the saguaros in the open space were tagged. We are firmly against this development and support your efforts to quash this proposal. Thanks for all you do!

Debbie and Dennis Connolly
Sent from my iPad

May 3, 2022

CITY OF TUCSON/PIMA COUNTY

RE: Projects International, Inc. Re-Zoning 39 Acres Between Valencia and Bilby
Pima County Rezoning Case No. P22RZ00004

Unfortunately, we are unable to attend the public meeting, which critically affects the Drexel Heights community.

In reviewing the draft submitted by Projects International, it minimizes the true impact that a plan of that scale would make on both residents and the environment.

****This area is home to an abundance of wildlife (birds, coyotes, javelinas and snakes). Looking at the hundreds of protected Saguaro cacti (they are numbered with tags) and imagining their demise doesn't make sense environmentally. This open space is a gem in this area.**

****At the present time, Valencia Avenue is extremely busy at all times of the day. Bilby Avenue is also very busy, as it is used as a link between Cardinal and Valencia to avoid the extremely high volume of traffic on Valencia. There is not adequate road frontage between Valencia and Camino de La Tierra to allow safe stops and turns.**

****With the massive rainfall during monsoon season, the proposed plan doesn't account for the drainage risk that will cause structural damage to our home located on the west wall of Mountainside Village.**

****The potential damage in the actual building of this project is also a huge concern. This is the desert and moving sand around very close to us could damage our home.**

The City of Tucson and Pima County should recognize that the 39 acres in question should be devoted to natural habitat and needs preservation.

Deborah Connolly/Gayle Turner/Douglas Borne
6318 South Waterton Drive, Lot No. 125
Tucson, Arizona 85746
651/269-0176



Mountainside Village <mountainsidevillagehoa@gmail.com>

Projects International Proposed Development -- Between Valencia and Bilby in Drexel Heights

1 message

Debbie Connolly <debco316@comcast.net>
To: "dsdplanning@pima.gov" <dsdplanning@pima.gov>

Tue, May 17, 2022 at 12:19 PM

May 17, 2022

CITY OF TUCSON/PIMA COUNTY

RE: Projects International, Inc. Re-Zoning 39 Acres Between Valencia and Bilby

Pima County Rezoning Case No. P22RZ00004

-
Unfortunately, we will be unable to attend the public meeting and present our concerns in person. We do believe, however, that the decisions made by the City of Tucson and Pima County concerning the Projects International proposal are very important, not only to us locally, but to the entire region.

The local issues raised by this project involve significant, harmful changes to the community including:

- Loss of wildlife habitat for protected native species of plants (hundreds of protected Saguaro cacti) and animals (birds, coyotes, javelinas and snakes). The destruction of thirty-nine acres of Sonoran habitat is not insignificant.
- A huge increase in vehicular traffic on already over capacity roads
- Safety concerns for traffic on a very narrow Bilby Avenue
- Damage to homes along the west wall of Mountainside Village during monsoon season due to altered drainage
- Damage to Mountainside Village property during construction
- Changes to the view looking West from Mountainside Village – i.e., no longer able to watch the sun set behind the mountains or see the Kitts Observatory
- Disruption of the Tucson/Pima County Lighting Code protecting access to the dark night sky

All of these issues are important but one issue seems paramount. That is **WATER**.

As you all know, the West is experiencing a 22-year drought. The water level in Lake Mead is at a record low level. There are considerable, and credible, concerns about future sustainability. How can the addition of over 140 homes be justified? Additional development can only make the water issues worse.

As leaders of the City and County, you are likely much better informed about these water issues than we are and we respect the need to balance development with preservation of the Sonoran environment. But this issue cannot be ignored. Future water availability is as important as all the issues listed above, both for the short term and for future generations. We implore you to reject the Projects International proposal and maintain this valued open space.

Thank you in advance for your attention of this important issue.

Deborah Connolly/Gayle Turner/Douglas Borne

6318 South Waterton Drive, Lot No. 125

Tucson, Arizona 85746

651/269-0176

Sent from Mail for Windows



Mountainside Village <mountainsidevillagehoa@gmail.com>

Letter

1 message

PATRICIA BURROWS <pburro9@aol.com>

Sun, May 1, 2022 at 3:38 PM

To: Mountainside Village <mountainsidevillagehoa@gmail.com>

Dear Jim,

I will not be able to attend this critical public meeting.

Upon viewing Projects International, Inc.s' attached preliminary draft, it appears to generalize and minimize the true impact of such a large plan on all local residents and the environment.

For example:

- 1) Traffic-this raises a serious safety concern due to the extremely high level of current vehicle traffic on Valencia Avenue alone(not to mention Bilby Ave.). There is hardly adequate road frontage and distance between the intersection of Valencia and Camino de La Tierra to allow safe traffic flow in terms of stops and turns.*
- 2) Environment-this land is home to local wildlife i.e. variety of desert birds, coyotes, javelinas, rattlesnakes and other creatures. There are a wonderful number of the protected Saguaro cactus of a young age group growing here and need to be considered.*
- 3) Drainage-their sketch of a plan doesn't account for the potential of massive rainfall during monsoon season and would pose a huge damage risk to the homes along the west side of MSV.*
- 4) Unknown-if something of this project size was allowed to proceed and subsequent earth moving equipment activity there could be structural damage to residents homes and utilities.*

The City of Tucson and Pima County need to recognize the current 39 acre area of land as a natural habitat that deserves preservation.

I am a resident of Mountainside Village and this structure would be right beside the wall surrounding the village. My home borders that wall as my house is at the end and borders Bilby, Lot 30. I am concerned about crime and noise. I live alone as many residents do and we have a quiet environment but that would change with your building plans!

Sincerely,

Patricia Burrows

6130 S. Barrister Road

Tucson AZ 85746

651-246-5817

Pburro9@aol.com

Sent from my iPhone



Mountainside Village <mountainsidevillagehoa@gmail.com>

P22RZ00004

1 message

Pam Scurlock <pamscurlock55@gmail.com>

Sat, May 21, 2022 at 4:06 PM

To: dsdplanning@planning.gov

Cc: Mountainside Village <mountainsidevillagehoa@gmail.com>

To zoning commission of Pima County

Good morning my name is Pamela Scurlock. I reside at 6336 South Waterton Dr. in Mountainside village. for 18 years I have enjoyed the flora and fauna of the desert scape beyond my backyard wall.

I am not opposed to people having decent housing to raise their families, I am opposed to losing the habitat for the desert animals and the vegetation.

Also a concern is the monsoon season for unchecked flooding which will occur as a result of this planned subdivision. Mr. Portner has already stated "I can't help bad planning from the county" when he was asked about the yearly flooding of the Camino de le Tierra and Valencia intersection. To think the " plan "would be concerned regarding the flooding of our village is a reach at best.

My hope is a water flow study be done and if impacting our village some redirection or guarantee contractually be made to our village about this water threat. thank you for your kind consideration

Regards

Pamela Scurlock

phone number 520-225-8164

Sent from my iPhone

April 30, 2022

Tom Hayes

6272 S. Waterton Drive

Tucson AZ 85746

Ref: Projects International proposed high density housing project located adjacent to a lower elevation, low density, mobile home subdivision. Otherwise, known as Valencia Road Rezoning

I will not be able to attend this critical public meeting.

The preliminary sketch sent to us shows little thought given to the impact of such a large plan of high-density housing built in a fragile and sensitive area. We have only to look at areas developed as medium Density projects.

For example:

The areas built around us which show that medium-density projects are severely lacking with facilities such as: play areas for children and other outdoor activities.

During the monsoon we currently experience significant drainage increase in the area of the large white arrow which this plan is now planning to increase greatly the amount of water drained into our existing flood water holding area. This gives no thought to how they can hold or redirect the existing flow which is already problematic without adding the additional water load from dozens of high density houses and paved areas.

Our existing roads on the west side while perfectly acceptable for current use. Should this project be allowed, it will certainly need to be rebuilt, since it was never designed for a project of this magnitude in this, a very fragile desert area.

Traffic, we already have overloaded traffic infrastructure in this area. This project appears to increase the load to hundreds more vehicles, at best and possibly more than a reasonably assumed 2.0 vehicles per 143 units.

Due to the construction of our homes in this community we present little in the way of damage to this environment. However, this type of construction is subject to damage from the large earth moving equipment this sized project must use to change the fragile desert to something capable of supporting high-density housing included in this plan.

Should this project be approved, it should be reduced in size eliminating those planned homes along the Western wall of Mountainside village and this area should then be used to redirect flood waters South to West Valencia Road where it will do little additional harm. We see flooding and 6 inches of mud often during the monsoon floods at Comino de la Tierra and W Valencia building this project as planned will only increase this flooding and damage, resulting in more auto accidents, costing more money, and injury to people just trying to get home.

The City of Tucson is already having issues with Pima County over water usage. How much more will be added with 143 houses in this small area?

I had the understanding, that we have a 10-foot buffer between our fence and the property line this does not show on the sketch.

Any time high density housing areas are built there is often a rise in crime. We experience robberies and other crimes for the apartments. Last year I am told there was a shooting there. We should contact the Sheriff's Office for their input.

We keep putting developments in this area. We have Star Valley which has shown no indications of slowing down. I must assume that this type of high-density housing ,without amenities for families, are designed to take business away for higher priced locations in Star Valley.

Are the schools in this area able to handle the influx from a development of this size? Will we be increasing road usage with additional busses for transportation to other locations?

The existing infrastructure has been allowed without oversight by any authority. Many of the roads are adequate for their intended use but will not support the increase in traffic. Since I am familiar with attempting to get onto Valencia Rd in the morning, I'm certain most will attempt to use Bilby road resulting in Extreme backups on Bilby and Cardinal. Unfortunately, this will increase the number of accidents from those drivers late and willing to take a chance. All of the other substandard roads will be impacted by this increase and no longer will be adequate to their purpose.

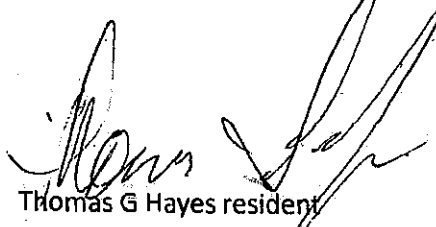
If you notice this is one of the last paths Javelinas, coyotes, rattlesnakes live in this area and have access to the Tucson Mtns and foothills. This is one of the last paths for these guys to get from where the people are to their homeland which are the hills and mountains of this wonderful place, we like to call The Sonoran Dessert.


Ruth Hardy resident

6272 S Waterton Dr

Tucson, AZ 85746

Lot 117 along W wall


Thomas G Hayes resident

Donald & Mary
Shaffer (see next)

To Whom It May Concern
May 10, 2022

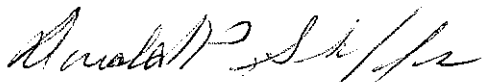
My home is located in Mountainside Village (MSV), a 55 years old and over community. There is approximately 170 manufactured homes in MSV. We are a vibrant community of mostly retired people.

I have lived in MSV for more than 20 years and have become familiar with many people inside and outside of MSV. In addition to the people, I have also become familiar with the lands outside of MSV.

I have concerns in having the land west of MSV developed. The addition of water and sewage along with increased traffic will overwhelm our small community in many ways.

One such way is vehicle traffic will overwhelm a 2 lane road without stop lights. Many people use this area to hike and traffic will make danger for these residents – a safety concern. Another concern is the business rezone reducing residential property values – a financial concern. Drainage (storm sewers) during monsoon season cannot handle additional runoff caused by developing the land west of MSV.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donald Shaffer".

Donald Shaffer, (lot 185)

May 11, 2022

same address as
Donald Schaffer

To Whom It May Concern:

Nearly 22 yr resident here in M.S.V.

The said acreage has always been a favorite place to walk in winter months.

Bilby Road is an area where nearby residents and some of M.S.V. walk, jog, ride bicycles, horses and walk dogs. The biggest attraction to us who live around here is the Beautiful Scenery and Nature at Her best! On these walks we occasionally encounter wildlife. This is called Tranquility!

It is important to leave this area in its pristine natural environment. This is productive for mental and emotional health, not to minimize the physical!

Beautiful Bilby Road is a sequence of rolling hills with a great amount of traffic as is. It is not feasible to add an extra 100-200 vehicles.

Many here in M.S.V. use the "Open Space" on the West side to enjoy the sunsets, quietness and a place to go for solitude. Having the desert view is exceptionally healing to a troubled mind. We need our West side desert for tranquility, sitting and listening to our quail, dove, Wood Peckers, cardinals and other birds. This is a Treasure!

As we get older we deserve to have "peace of mind," and the Beautiful Scenic area affords this. It's not like this piece of Property that you want to damage is flatlands. It is beautiful gradual little hills as it climbs towards the West. Again, Wildlife live here; many surrounding neighbors and MSV residents frequent the desert spot, especially in winter months.

Mary L. Shaffer
3329 W Vicars Ln
May 11, 2022

I am writing to express my strong opposition to the proposed rezoning located between West Valencia Road and Bilby Road due west of Camino De La Tierra. This will be detrimental to the area, and I am completely opposed to the addition of family housing that will cause traffic and safety problems, destroy local wildlife habitat, and potentially lower the property values of the existing community as they are inconsistent with the neighborhoods developed in this area.

Traffic heading west on Valencia is already a huge issue with high congestion and the local neighborhood traffic will disproportionately surge during morning and evening rush hours, and the traffic surge during these hours will also negatively impact safety.

Much of the Sonoran Wildlife has been observed in the area, and any development in this area will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. I would like that the proposed planning area, be thoroughly investigated by the appropriate agency prior to approving development, to ensure that all endangered and protected species are protected.

I am also deeply concerned about how the water flow during the monsoon season will impact our community as our current design is not able to handle much more volume from runoff.

Thank you for your consideration regarding this matter.

Sincerely,

Cheryl Chester

Resident Mountainside Village

Cheryl M Chester
6312 S. Waterton Dr
Tucson Az 85746

May 4, 2022

Dear To Whom It May Concern:

I will not be able to attend this critical public meeting.

Upon viewing Projects International, Inc.s' attached preliminary draft, it appears to generalize and minimize the true impact of such a large plan on all local residents and the environment.

For example:

- 1) Traffic-this raises a serious safety concern due to the extremely high level of current vehicle traffic on Valencia Avenue alone (not to mention Bilby Ave.). There is hardly adequate road frontage and distance between the intersection of Valencia and Camino de La Tierra to allow safe traffic flow in terms of stops and turns.
- 2) Environment-this land is home to local wildlife i.e., variety of desert birds, coyotes, javelinas, rattlesnakes and other creatures. There are a wonderful number of the protected Saguaro cactus of a young age group growing here and need to be considered.
- 3) Drainage-their sketch of a plan doesn't account for the potential of massive rainfall during monsoon season and would pose a huge damage risk to the homes along the west side of MSV.
- 4) Unknown-if something of this project size was allowed to proceed and subsequent earth moving equipment activity there could be structural damage to residents' homes and utilities.

The City of Tucson and Pima County need to recognize the current 39-acre area of land as a natural habitat that deserves preservation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dolores Miranda', with a stylized, flowing script.

Dolores Miranda

3351 N. Vicars Ln

Tucson, Az 85746

From: 2jboyds@gmail.com,
To: msvboard@aol.com,
Subject: Fwd: rezoning
Date: Thu, May 5, 2022 2:33 pm

----- Forwarded message -----

From: Joyce Boyd <2jboyds@gmail.com>
Date: Thu, May 5, 2022 at 2:29 PM
Subject: Fwd: rezoning
To: MSV Board <msvboard@aol.com>

----- Forwarded message -----

From: Joyce Boyd <2jboyds@gmail.com>
Date: Thu, May 5, 2022 at 2:22 PM
Subject: rezoning
To: <msvboard@aol.com>

We are opposed to this proposal for the following reasons:

1. This will increase the traffic on Bilby and Valencil(which is already a war zone) and is too near Camino de La
2. This is a home to a lot of wildlife and plants such as birds, coyotes, javelinas, rattlesnakes, and protected Saguaro.
3. There is not enough drainage for the monsoon season.

We hope this instant slum will not be allowed

tierra for safe traffic flow.

Sincerely:

Joyce & Jack Boyd
3360 w vicars ln 520 612 7448.

May 4, 2022

Dear To Whom It May Concern:

I will not be able to attend this critical public meeting.

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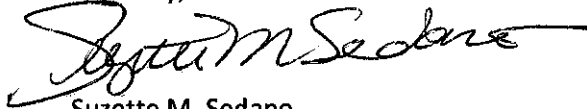
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The City of Tucson and Pima County need to recognize the current 39-acre area of land as a natural habitat that deserves preservation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Suzette M. Sedano', written in a cursive style.

Suzette M. Sedano

6201 S. Barrister Rd

Tucson, Az 85746



Mountainside Village <mountainsidevillagehoa@gmail.com>

Rezoning contact info/letter

C2

1 message

Linda Santeford <lsante@yahoo.com>

Tue, May 3, 2022 at 8:45 PM

To: Village Mountainside <mountainsidevillagehoa@gmail.com>

I Will not be able to attend this critical public meeting.

Upon viewing Projects international, Inc.s' attached preliminary draft, it appears to Generalize and minimize the true impact of such a large plan on all local residents And the environment.

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3) Drainage-their sketch of a plan doesn't account for the potential of massive Rainfall during monsoon season and would pose a huge damage risk to the homes Along the west side of MSV.

4) Unknown-if something of this project size was allowed to proceed and subsequent Earth moving equipment activity could be structural damage to residents homes. And utilities.

The City of Tucson Pima County need to recognize the current 39 acre area of Land as a natural habitat that deserves preservation.

Sincerely,
Daniel and Linda Santeford

6171 S Mainside Dr. Tucson AZ
Phone: 520-991-8051
520-991-0726

From: Linda Santeford llsante@yahoo.com
Subject: Rezoning contact info/letter
Date: May 3, 2022 at 8:45:05 PM
To: Village Mountainside
mountainsidevillagehoa@gmail.com

I Will not be able to attend this critical public meeting.

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Generalize and minimize the true impact of such a large plan on all
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And the environment.

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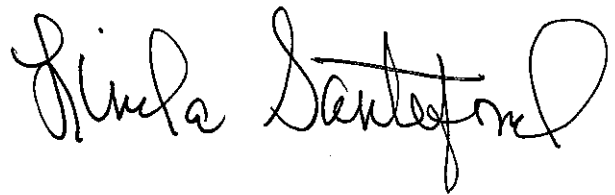
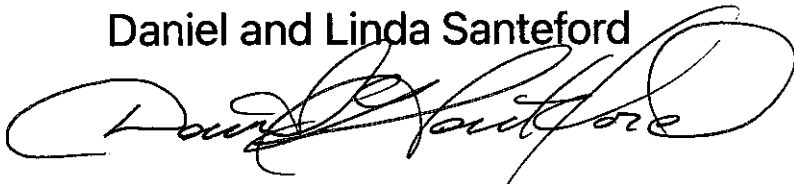
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Rainfall during monsoon season and would pose a huge damage risk to the homes
Along the west side of MSV.

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Earth moving equipment activity could be structural damage to residents homes.
And utilities.

The City of Tucson Pima County need to recognize the current 39 acre area of
Land as a natural habitat that deserves preservation.

Sincerely,

Daniel and Linda Santeford



6171 S Mainside Dr. Tucson AZ

Phone: 520-991-8051

520-991-0726

May 14, 2022 ⁶

To: Pima County Rezoning and
Planning Commission

From: Arthur R. Conger
6142 S. Battister Rd
Tucson AZ. 85746

Subject: Rezoning Case No. P22 RZ 00004

To Concerned AZ. Citizens and members
of the DSP Planning and Rezoning Board.

Our family deeply opposes the rezoning of a 39 ACRE
Parcel between Bilby and Valencia with Mountainside Village
on the East Border. We defenately do not want a construction
of any kind untill much further thought by Citizens and
representatives re-evaluate a change that would Forever Change
South Tucson as we know it. To keep this letter short I will
send follow up thoughts and information on this critical change
in our ENVIRONMENT and the Repercussions it may bring to ALL
of our futures.

Sincerely Arthur R. Conger

Contact info and #s (520) 543-0246

(520) 241-6358 (509) 250-6182

iqagrt684e6-mail.com

COMPROMISE PROPOSAL FOR HOUSING DEVELOPMENT
Pima County Rezoning Case NO: P22RZ00004

Because the residents of Mountainside Village Mobile Home Park, (MSV MHP), object to the proposed housing development in the desert directly west of our boundary wall, we're offering a reasonable compromise where both the builder and the MSV residents can accept.

We are a senior citizen community, who not only own our mobile homes, but we also own our individual lots. We have a "homeowners association" and have strict rules we must follow. Most of us moved here because of the prestige of the park and that it borders the desert, which allows for privacy and no noisy neighbors right next door.

Putting up a housing area which backs up to our wall will ruin several things, including our quiet and the natural beauty of the flora, and the fauna which pass through and live in the desert area. Beautiful Palo Verde trees which bloom in spring, as well as Mesquite, Saguaro and other desert flora will disappear. Those Palo Verde trees also act as a wind barrier when we get strong winds. Also, the trees house many species of birds. I've even seen 2 hawks from time to time. Even the coyotes and Javelina, which can sometimes be a nuisance when they roam through our park looking for water etc., are welcome. After all, this land originally belonged to the wildlife, humans are the trespassers.

We are presenting you with a reasonable compromise, which should give the builder what they want, and the MSV residents peace of mind and not worry that our lovely park will be bombarded with noisy neighbors etc., and leave a portion of the desert in it's natural state behind our west wall, which, if the builder had done their homework right, would know that our property extends 10 feet beyond our wall.

However, with the Colorado river water situation getting low, how much of a problem will water be for Tucson residents in the future? Tucson is exploding with new housing areas. Pretty soon the desert animals won't have any place to go but into housing areas. A small area of desert may not mean much to you, but to us and the wildlife it means a lot. And preserving the natural beauty and wild animal life is essential, including any endangered species.

And what about drainage? Like our park, that area is on a slope. During rainy season, my street looks like a river flowing down hill. Good drainage is essential.

And Camino de la Tierra at Valencia, every time it rains, has a lake that backs up from Valencia, midway up the hill and is at least 1 foot deep in the low part. The barriers in the wash that are there now don't stop sand and debris from flowing across the road and clogging up the drain next to the now closed Circle K. And the county, instead of fixing the drains so the runoff flows through, all they do is clear the sand and debris. And now that there is a fence blocking the drains, it'll be worse. And adding a new housing area, that will only compound the problem.

We prefer not to have any housing in the area behind our wall, for many reasons, but please consider the compromise we present you, as it is a reasonable solution to both our situations and both humans and wildlife will benefit from the revisions we're suggesting:

1) From Bilby Rd. down to Valencia Rd. there will be a 300 foot natural riparian area, (east to west, north to south), for the flora and fauna that live and cross through there. The east boundary of the riparian area will start 10 feet from the MSV wall and extend 300 feet to the west and touching on the east boundary of the proposed housing lots. (A total of 310 feet from the MSV wall).

see back page **2) The builder will build a 6 foot wall, both across the north and south boundaries of the riparian area at Bilby and Valencia, and a connecting wall along the east boundary of the new housing lots. Where the MSV wall ends on the south, the builder will build a continuing wall which will connect to the south wall at Valencia Rd., (except in the wash). There will also be a 6 foot, double door, locked gate on the Bilby side of the wall. This is in case either the county or wildlife agents need to get in the riparian area for any reason. The office at MSV and the county will both have keys for the gate. At the north and south walls, in the middle of those two walls there will be a 3' x 3' opening so wild life can enter and exit the riparian area at will. There will also be signs posted above the openings noting: "Natural riparian area, no trespassing under penalty of law". The builder will also build a year round "drip" pond for wildlife to drink from. This will help keep wildlife from roaming through either the housing area or**

MSV.

3) The builder will not put any two story etc. buildings on the east boundary of the housing area near their east wall. Multi story houses can go on the west side of the street going through the new housing area. Preferably, only single story houses at all.

4) The houses must be bought and sold and occupied by individual owners, who must occupy the house for two years before they can rent it out. When renting a house, the owner will be responsible for any damage to the wall, or any complaints etc. by renters.

5) There will be an association for the new housing area. You might consider building a clubhouse, but not near the wall separating the riparian area and the new housing. The new housing association will pay the monthly water bill for the pre-mentioned year round "drip" pond for wildlife.

6) Any Palo Verde trees that are dug up will be transplanted in the riparian area along MSV wall, and other Saguaro and Mesquite etc. trees will also be transplanted in the riparian area, first. Only overflow plants that are dug up will be used in the new housing area.

We feel the above mentioned requests are reasonable and preserve the natural beauty, wildlife and also the privacy and quiet life we in MSV live now, and the builder still gets their housing area.

* The north & south walls will prevent people from using the riparian area to 'dump' their garbage, furniture etc. It has happened in the past. Complaints to the County fell on deaf ears.

Phyllis W. Noger
6148 S. Barnister Rd.
in Mountainview Village MHP
520-440-7251

Good morning Terri,

I have a doctor's appointment at the same time of this meeting but would like to share my thoughts on this project. I have lived at 2900 W. Calle Canario for the past 25 year's and plan on this being my forever home. This project would change the neighborhood and impact our quality of life in a negative way. Starting with the traffic congestion at rush hour we already have to deal with just to get home. Another concern is we already have random power outages that has burned out my AC capacitor twice. My two children attended Miller elementary which is the neighborhood elementary school and was already full to capacity at that time. Has anyone thought of the school infrastructures needed to support this new community? I am a believer in housing development but 370 homes on 61 acres of land is too much and not what the neighborhoods look like on either side of this project. This is basically putting in apartments in the middle of 2 long standing neighborhoods. Are they that greedy they need to build so many match book homes and overpopulate our community. Please consider what negative impact this will have for our quality of life. I would appreciate if you shared my email at this meeting as I will not be able to participate as planned.

Sincerely
Diana Peterson
2900 W. Calle Canario
Tucson, Az 85745
520 401-4775

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.

Hello

Regarding P22RZ00004

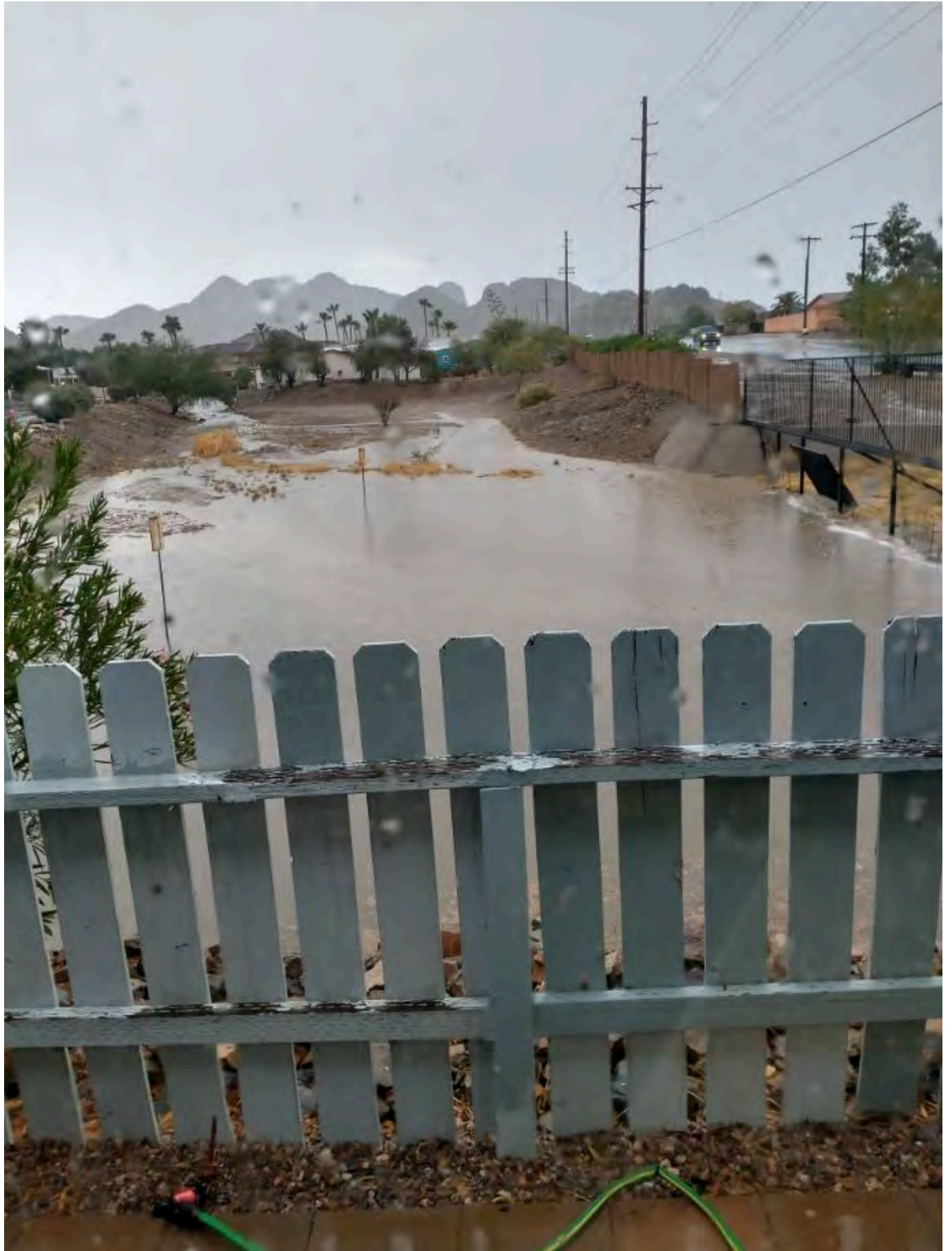
Here are some pictures of this afternoon, July1, 2022 at Mountainside Village. It was not a heavy rain. I would say it was moderate. It was enough however, to run the small wash on the property and open the floodgates. Please add these to our agenda for our upcoming meeting on July 6th.

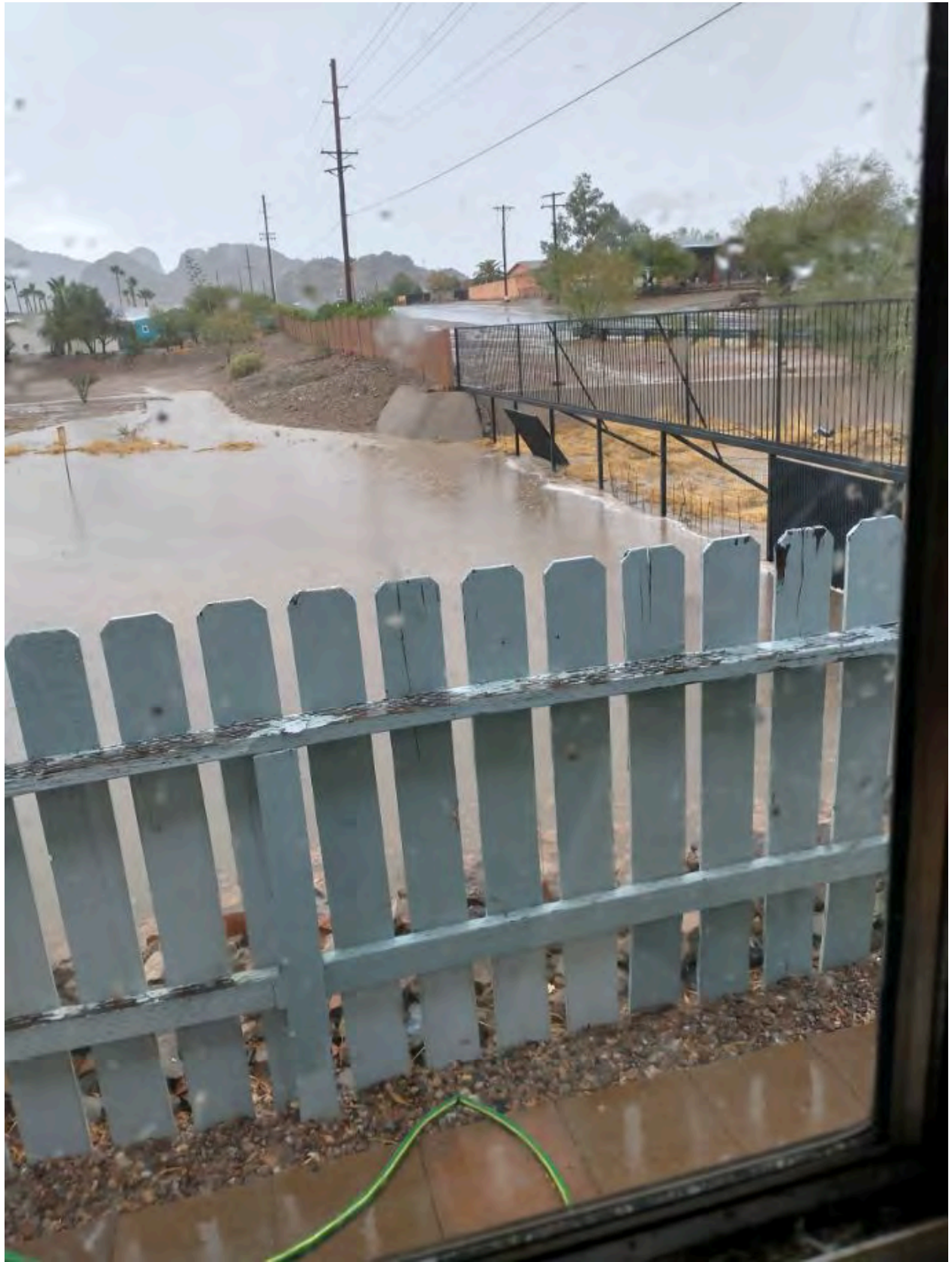
Thank you

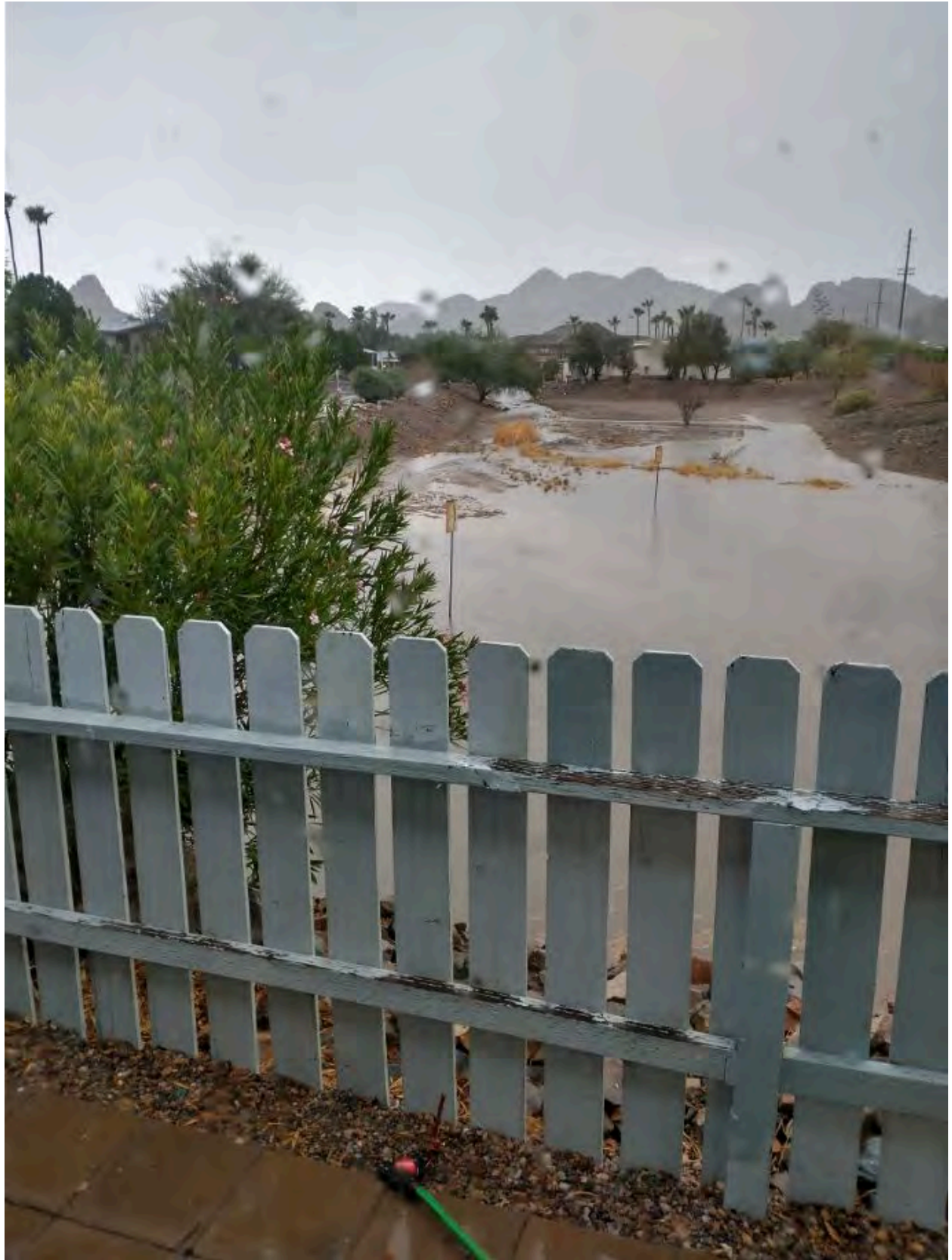
Cheryl Chester-resident











From: Patrick Cavanaugh <patrick.cavanaugh1@pima.gov>
Sent: Thursday, May 12, 2022 7:05 AM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Subject: Fwd: I am not sure where to direct this email, so please forward this email to the Zoning Board members and interested PC leadership

Good morning Tom - could you please route to the proper landing please.

Patrick

Begin forwarded message:

From: Steven Washburn <stevenw56az@gmail.com>
Date: May 12, 2022 at 6:52:27 AM MST
To: Patrick Cavanaugh <patrick.cavanaugh1@pima.gov>
Subject: **I am not sure where to direct this email, so please forward this email to the Zoning Board members and interested PC leadership**
Reply-To: smw337@alumni.harvard.edu

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.

Hello Patrick,

I searched for the re-zoning application for the Warren Elementary School area (Bilby and Camino de la Tierra 85746), and cannot locate the active application.

That said, **I support both the ADU and 'in-fill' initiatives recently discussed**, with the intent to provide a similar development structure to the City of Tucson's ADU rules (recently approved).

Please add me to the list for communications, and share my support email with the Zoning Committee members.

Best regards
Steven Washburn, MLA
CWAC member and Finance Subcommittee Chair

Copy:

	Member	Office	District	Term Expiration
1	Mark Hanna		1	June 19, 2025
2	Jan Truitt		1	June 19, 2025

3	Barbara Becker		2	June 19, 2024
4	Armando Membrila		2	June 19, 2024
5	Ryan Maese		3	June 19, 2024
6	Tom Tronsdal	Vice Chair	3	June 19, 2023
7	William Matter		4	June 19, 2022
8	David Hook	Chair	4	June 19, 2023
9	Bruce Gungle		5	June 19, 2022
10	Bob Cook		5	June 19, 2025

--

Steven Washburn, MLA
smw337@alumni.harvard.edu

From: fanicho9@aol.com
To: [DSD Planning](#)
Subject: PIMA COUNTY REZONING CASE NO. P22RZ00004
Date: Friday, May 13, 2022 10:38:08 PM

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.

FREDERIC NICHOLS
6296 S WATERTON DR.
95746

.I support **143 NEW TRACK HOMES BETWEEN BILBY AND VALENCIA,**