

Amy Santos

From: Leona Freeman [REDACTED]
Sent: Monday, September 12, 2022 9:59 AM
To: COB_mail
Cc: DSD Planning; Chris Poirier; Thomas Drzazgowski
Subject: RE: Protest of P22CU00006 TK FAMILY, LLC

Categories: Yellow Category

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SEP 12 2022 11:21 PM CDT

Attn: Pima County Board of Supervisors/Planning and Zoning Commission

Re: Please post to agenda

Type II Conditional Use Permit ("CUP") request for the property at 11101 E Tanque Verde Rd.

We (Michael and Leona Freeman) are the property owners of 11107 E Tanque Verde Rd, Tucson, Arizona 85749. We have lived here for 11 years and love the quiet, rural neighborhood feel. That's why we chose this area. We cannot attend the hearing in person and wish our voice to be heard via email.

Tanque Verde Road is a designated scenic route. We are opposed to any type of structure that's not in keeping with the rural suburban feel of the community. We are opposed to and object to the "CUP" being approved, if it means bringing unwanted and **excessive noise, traffic, increased flooding**, and additional grease and food odors into the neighborhood. We currently deal with fish, burger and grease smells every weekend. In order to use our backyard we've resorted to using incense while outside in the evenings. This is a tucked away neighborhood, and our homes are investments and should not be subjected to property value downgraded.

On their application it looks as if many areas of concern may have been addressed in some way. We know first hand, having gone through this public hearing process with TK Family, LLC, when they were forced to get a temporary permit for the parking lot that will now be retail, that what's written may not be reality.

11107 E Tanque Verde and 11109 consist of two senior citizens, women of color homeowners. It was only with the help of the Pima County Planning Division that we were able to get help and not suffer the complete loss of privacy and quiet enjoyment of our homes during the parking lot process. The same lot that will now be proposed retail.

Points of Objection and Protest:

***TYPE OF BUSINESS AND BUILDING STRUCTURE**

Waiting for the market to determine the use is problematic for us.

Will the structure be brick and mortar or metal box cars? Height of buildings? We are opposed to any multi level structures that have HVAC and cooking exhaust vents on the roof. As stated we currently deal with food odors and grease fumes.

***NOISE AND TRAFFIC**

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR OF
Development Services
DATE 09-12-22

There are only two homeowners directly affected by this development. Our home, and Searles Care home owned by Marilu Searles that provides 24 hour needed care to elderly patients. We currently have ingress and egress issues. There is only one way to get in and out of our property off Tanque Verde, we have no access off the west easement road. There is no left turn signal going east at the intersection where we turn to access our home. Traffic backs up now, and will only get worse.

We are **opposed** to any restaurant or business that offers outdoor patio area, or live entertainment and extended evening hours.

Having multiple businesses that operate from **6am to 10pm is problematic**. How can the Barnyard have overflow parking while having other businesses open during the same late hours? We currently deal with the after hour noise from the Barnyard and the parking lot. Having a second outdoor restaurant even closer to our homes, will only ensure that we live our lives by the opening and closing of the retail shops. Which is not acceptable.

Additional noise buffering measures should be considered. The current metal wall, which we were told is temporary and not completely up to code, only keeps car lights out. The **noises** from people sitting in their cars with music blasting or people standing around after hours talking, are not abated by the metal wall that's open on the bottom.

A more permanent ground up concrete wall of some sort may be more efficient at abating **noise, light**, and ease the **excessive flooding** we get in our front yard from this property currently.

Can there be a "no activity buffer zone" on the north side of property to better protect the 2 neighbors. A larger set back from the property line than what is currently proposed. The front of both homes face this property.

***Flooding**

Developing this property will not only add to the flooding for our properties, but will certainly affect many homes west of us. Flood control should be addressed.

***Garbage and delivery Trucks**

Garbage cans should not be positioned on the northside of property, but rather closer to the southside to minimize the **smell, rodents, and noise**. This should apply to delivery vehicles well. Currently there are days when delivery trucks are lined up and idling on the west easement road. The incessant humming of engines near our two west facing bedrooms can be unbearable. This **noise** will only increase with the approval of this proposal.

We appreciate this board giving us an opportunity to express our concerns. And look to this governing body to make sure all homeowners interests are included in your decision.

Sincerely,

Michael and Leona Freeman

Cell