

**Bernadette Russell**

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**From:** Larry Kappler [REDACTED]  
**Sent:** October 20, 2022 12:15 PM  
**To:** COB\_mail; DSD Planning  
**Subject:** Co9-10-03 Moore TR rezoning  
**Attachments:** Moore TR rezoning case Co9-10-03.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.

Pima County Board of Supervisors,

This is to express our full SUPPORT for the rezoning case Co9-10-03 to be heard on November 1, 2022  
We own several parcels within the 300 foot radius of the property and find the proposed rezoning to be an important step in providing much needed market-rate housing in our city and metro areas around Tucson. I urge you to approve this rezoning request.

Best Regards,

Lawrence & Rebercca Kappler  
[REDACTED]

OCT 20 2022 PM 01:09 PC CLK CF 50  
bpc

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR  
cc: Development Services  
DATE 10/20/22 [Signature]

WMM



## Scheduled Meeting of the Pima County Board of Supervisors

RIVER CROSSING WEST LLC 50% & 2051 SUNSET -- Co9-10-03  
INVESTMENTS LLC 50%  
ATTN: TUCSON BLDG & REMODELING INC  
PO BOX 64669  
TUCSON AZ  
85728-4669

This is a notice to inform you that a public hearing (meeting) will be held on **Tuesday, November 1, 2022 at 9:00 AM**, at the Pima County Administration Building - East, Board of Supervisors Hearing Room, 130 W. Congress St., 1<sup>st</sup> Floor, Tucson, AZ 85701, regarding the following case(s):

### REZONING CLOSURE/TIME EXTENSION/ MODIFICATION (SUBSTANTIAL CHANGE) REZONING CONDITION

#### A. Rezoning Closure

##### **Co9-10-03 MOORE TR – ORACLE JAYNES STATION ROAD REZONING**

Aerie Northwest LLC, represented by the Planning Center, requests a **closure** of a 11.55-acre rezoning from SR (Suburban Ranch) to the TR © (Transitional - Conditional) zone located on the southeast corner of N. La Cholla Boulevard and N. Fountains Avenue, addressed as **2050 W. Oracle Jaynes Station Road**. The rezoning was conditionally approved in 2011 and expired on October 4, 2021. (District 1)

#### B. Rezoning Time Extension

##### **Co9-10-03 MOORE TR – ORACLE JAYNES STATION ROAD REZONING**

Aerie Northwest LLC, represented by the Planning Center, requests a five-year **time extension**. The 11.55-acre rezoning from SR (Suburban Ranch) to the TR © (Transitional - Conditional) zone expired October 4, 2021. The property is located on the southeast corner of N. La Cholla Boulevard and N. Fountains Avenue, addressed as **2050 W. Oracle Jaynes Station Road**. (District 1)

#### C. Modification (Substantial Change) of Rezoning Condition

##### **Co9-10-03 MOORE TR – ORACLE JAYNES STATION ROAD REZONING**

Aerie Northwest LLC, represented by the Planning Center, requests a **modification (substantial change) of rezoning condition #11**, which states, "Adherence to the preliminary development plan as approved at public hearing." The applicant requests to amend the preliminary development plan from medical office and assisted living uses to allow for an apartment complex. The subject site is approximately 11.55 acres zoned TR © (Transitional - Conditional), located on the southeast corner of N. La Cholla Boulevard and N. Fountains Avenue, addressed as **2050 W. Oracle Jaynes Station Road**. (District 1)

If you are interested in a case, information and an agenda listing all cases may be found on the Clerk of the Board's website at: <https://pima.legistar.com/Calendar.aspx>. During the meeting, a case may be approved, denied, or continued to a future date. If an item is continued, the new hearing date will be announced at the meeting. Written support or protest to the request may be submitted to the Clerk of the Board at: [COB\\_Mail@pima.gov](mailto:COB_Mail@pima.gov) or to the Development Services Department, Planning Division, 201 N. Stone Avenue, 1<sup>st</sup> Floor, Tucson, AZ 85701, and at: [DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov) or by contacting the Planning Division at (520) 724-8800. A three-fourths majority vote applies to the Board of Supervisors when twenty percent of the property owners by area and number within 300 feet of the subject property protest the request for the following case types only: rezoning, substantial change, or specific plan and must be received at least two (2) business days prior to public hearing. No other case types are subject to the three-fourths majority vote.




You are advised that if you wish to attend, guidelines are implemented by the Clerk of the Board. For information, see: <https://pima.legistar.com/Calendar.aspx>, contact the Clerk of the Board at 520-724-8449, or via email [COB\\_Mail@pima.gov](mailto:COB_Mail@pima.gov)

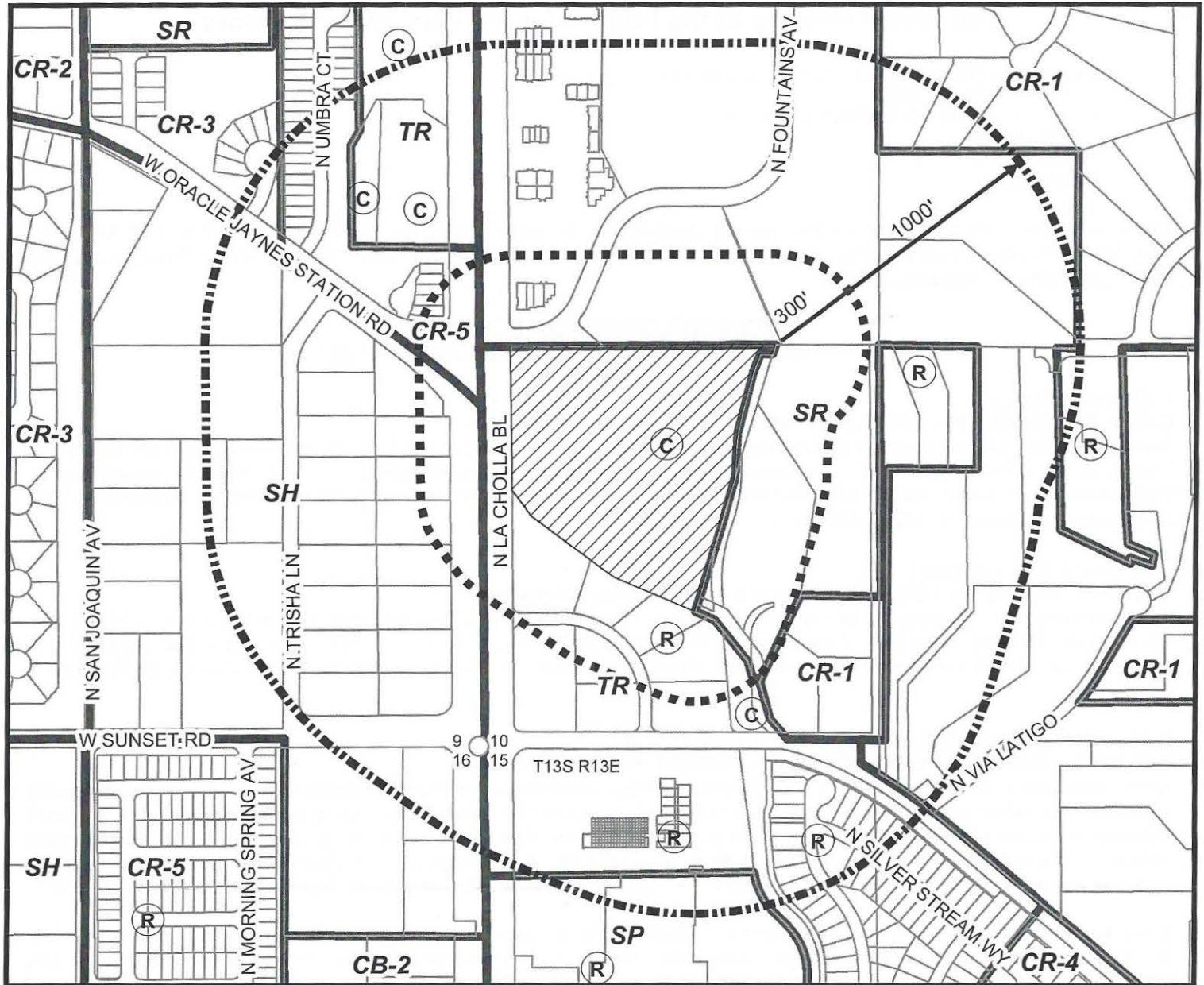
The Board Hearing Room at 130 W. Congress St., 1<sup>st</sup> Floor is wheelchair and handicapped accessible. Any person who is in need of special services (e.g., assistive listening device, Braille or large print agenda material, signer for hearing impaired, accessible parking, etc.) due to any disability will be accommodated. Please contact the Clerk of the Board at 520-724-8449 at least three (3) business days prior to the Board Meeting.



# CO9-10-03 MOORE TR - ORACLE JAYNES STATION ROAD REZONING

Tax Code(s): 102-13-004D

-  Subject Property
-  300' Notification Area
-  1000' Notification Area
-  Zoning Boundary



0 220 440 880 Feet