

May 5, 2015

Pima County Board of Supervisors
130 W Congress, 11th Floor
Tucson AZ 85701

Re: IR--01

As owners of parcels adjacent to this individual request for changing the land use from LIU to MIU, we support the recommendation of staff and the Planning & Zoning Commission for no change.

Sincerely,



Sue Clark
5930 N Placita Chico



Sam Brown
5920 N Placita Chico



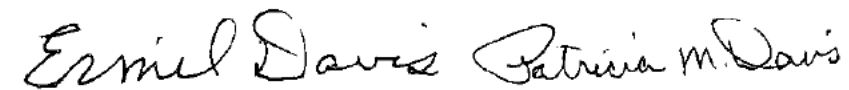
Bob and Darlene Veillette
5010 N Placita Chico



Meg Tully & Clinton Owner
5901 N Placita Chico




Frank Brady
5915 N Placita Chico



Ermil & Pat Davis
5925 N Placita Chico

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
JANET EMEL

DATE 5-7-15 

NOT RECORDED
MAY 06 15 PM 2015 PCD KDF:JD

From: notification@pima.gov
To: [Janet Emel](#)
Subject: Pima Prospers Feedback Form 2015-05-11 09:38 PM Submission Notification
Date: Monday, May 11, 2015 9:38:59 PM

Pima Prospers Feedback Form 2015-05-11 09:38 PM was submitted by Guest on 5/11/2015 9:38:29 PM (GMT-07:00) US/Arizona

Name	Value
First Name	Jim
Last Name	Living
Email	
Address	3300 W Sumter Dr
City	Tucson
State	AZ
Zipcode	85742
Message Subject	IR-10 Wong Family Ltd Partnetship
Comment	<p>Pima County Board of supervisors Re: IR-10 Wong Family Limited Partnership-Sumter Drive I'm asking that the Board of Supervisors limit the depth of this change to the area plan land use, to the same depth as requested on the North side of Sumter at Thornydale so it would keep the MIU consistent along Thornydale. If the MIU extends East to the wash about half way to Shannon it would make exits necessary onto Sumter and Linda Vista and they can't handle more traffic. Since Mr. Wong is also asking for the MIU change for his other property along Thornydale, the depth of that property would also be more consistent with this request. Thank You Jim Living 3300 W. Sumter Dr. Tucson, AZ 85742</p>
Response requested	Yes
Referred_Page	http://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=35831

Thank you, Pima County, Arizona

From: [Susan](#)
To: [Arlan Colton](#)
Cc: [REDACTED]; [Jim Veornelt](#)
Subject: RE: amended PP Comprehensive Plan?
Date: Wednesday, April 29, 2015 7:56:48 PM

Hi Arlan,

So sorry to hear you were crud-riddled and glad you're better.

Thanks very much for this info clarifying the plan adoption process and for the fax of Diane Neffson's statement.

Our core group has spent some concentrated time together and are preparing the following next steps:

We will draft a letter to be signed by as many of the neighborhood households as choose to do so. This will be sent to you and each of the five Supervisors, outlining our position which still seeks LIU-1.2 plan designation for the entire eight-acre parcel. While it is somewhat reassuring that Ms. Neffson does not intend to seek a change in zoning in the near term, it remains that the only reason to want the MIU designation on some or all of the property is to facilitate a future change in zoning to allow development at that higher density level. We strongly believe that is inappropriate in our neighborhood now or in the future.

We will encourage individual households to communicate to you and the Supervisors in writing or by phone expressing the points they feel most strongly about in making a compelling case for our position.

A small group of us will seek to speak directly with each of the Supervisors, starting with our District 1 representative, Ally Miller.

We will seek to have maximum attendance at the May 19th Board of Supervisors meeting with a few individuals speaking on behalf of those present and all others who have confirmed their desire for the LIU-1.2 designation. Unfortunately, I won't be able to attend as we already had out of town travel planned for that time period.

I spoke with Ryan in Supervisor Miller's office on Monday seeking a bit of time to meet with her before I leave town on May 5th. I understand and sympathize that budget matters have everyone slammed at this point but he said he would do his best for us. We hope Supervisor Miller will advance a change from the Commission recommendation for MIU to an LIU-1.2 plan designation.

Arlan, we welcome your comments on this action plan, especially if it is off the mark or missing anything.

Thanks so much for all your continued help.

All best,

Susan

> From: Arlan.Colton@pima.gov
> To: [REDACTED]; [REDACTED]
> CC: [REDACTED]; [REDACTED]; Janet.Emel@pima.gov
> Subject: RE: amended PP Comprehensive Plan?
> Date: Tue, 28 Apr 2015 22:22:28 +0000
>
> Myron, Susan and Gene:
>
> My apologies for not getting back to you last week in response to your email below. I got a bad case of "the crud with fever" from which I am now thankfully recovered except for a bit of residual coughing.
>
> So in answer to your question, we actually don't make changes to the plan between the Commission hearing and the Board hearing. The Board gets transmitted the Commission's recommendation (and all accompanying background material including the plan document), but the plan document remains unchanged. This is because the Commission's recommendation is just that, a recommendation, and the Board needs to see what the Commission saw intact. Once the Board renders a decision hopefully on the 19th after their public hearing, staff will work on putting the final version together and then bringing back that final version with an adopting resolution sometime this summer.
>
> This chart:
http://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Pima%20Prosper/BOS%20Hearing/Land%20Use%20Change%20Chart%20Updated.pdf
, in which you will notice has a P/Z Commission recommendation in the 8th column, is from the link in the third sentence from the top on the Pima Prosper website. It's the only easy way we can show the actions, at least on land use changes, the Commission took. The draft transmittal package from the Commission to the Board is currently being reviewed for acceptance by the County Administrator staff, and once that is done, it will be available for review and will eventually make it to the Board of Supervisors for their May 19th hearing.
>
> That hopefully answers your question at least as best as I can at this point.
>

> Now, to another matter I need to let you and Mrs. Neffson know about. In the process of putting together the aforementioned transmittal package, I discovered an error I made. At the April 8th public hearing, after quickly perusing for the first time the attached April 7th letter from Diane Neffson, I characterized it as Mrs. Neffson appearing to change her mind to return to the full MIU on the entire property. I reread the letter (attached above) and realized to my chagrin that is not what she said. I failed to see the reference or relevance to specific lots at the top of her letter, and I didn't see the reference to Schuman Drive in the third paragraph. So what she was reconfirming was what had been the revised staff recommendation of the LIU 1.2 to the north of Schuman and MIU to the south of Schuman.

>

> I cannot say whether the outcome from the Commission would have been different, but I do know I did not read the letter carefully enough. I know you all are looking for only LIU 1.2 in any case, but I should have read it more thoroughly and I apologize. I will need to do so to the Commission and Mrs. Neffson as well, and then inform the Board members of the error.

>

> I wanted to let you know as soon as I could and would have done so earlier but for being ill.

>

> Again, my apologies...

> Arlan

>

>

> -----Original Message-----

> From: Myron Smith [REDACTED]

> Sent: Tuesday, April 21, 2015 12:49 PM

> To: Jim Veomett; Arlan Colton

> Cc: susan; Gene Palmour

> Subject: amended PP Comprehensive Plan?

>

> Hello Jim and Arlan -

>

> Concerning our work preparing for the May 19th meeting of the Board of Supervisors, the Pomelo-Los Altos neighborhood group would like to have access to an up-to-date version of the PP Comprehensive Plan, as modified by amendments recommended by the Commission's April 8th meeting. The only plan I see on line is dated March 25th, namely:

>

> http://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Pima%20Prosper/Policies%20public%20hearing/1.%20Policy%20Document.pdf

>

> Can you please tell me if the revised version is available yet? Or failing that, let me know when I might find it on line?

>

>

> Best wishes - Myron Smith

Date: May 12, 2015

To:
Arlan Coltran

Dear Mr. Coltran

Below is the text of a letter we have send to all the supervisors regarding IR-21.

From: Fred Banfield and Eileen Fitzmaurice Residents of 6440 N. Pomelo in the Neighborhood Surrounding Property in Catalina Foothills Planning Area Section 2, Township 13 South, Range 13 East

Subject: IR-21 Neffson – Pomelo to change the Planned Land Use Designation recommended by Pima Prosper staff for land located on the Northeast corner of Orange Grove Road and Pomelo Drive, formerly known as the Dixon Acres Subdivision. For ease of reference, I will refer to LR-21 Neffson as “Dixon Acres.”

Our Request: We request that the Dixon Acres Subdivision be designated as Low Intensity Urban 1.2 (LIU-1.2) in Pima Prosper. The LIU-1.2 designation is consistent with the current CR-1 zoning and historical usage of the area and the surrounding neighborhood on Pomelo.

Background Facts: We own a lot that lies within the Dixon Acres Subdivision at 6440 N Pomelo. We purchased our home in 1972. At the time, our lot and the rest of the subdivision was zoned CR-1. Our lot is approximately 1 acre and all the surrounding land is divided into similarly sized lots.

In reliance on the CR-1 zoning, we have remodeled our house extensively and developed a yard with a pond and much landscaping. We have done this assuming our zoning would remain unchanged and any adjacent development would be consistent with the CR-1 zoning.

Between 1978 and 1982, the Neffson family purchased the surrounding lots within the subdivision one by one. Their lots now surround us on three sides. Multiple times, the Neffsons offered to purchase our home, but we refused.

In 1992 Pima County adopted a Comprehensive Plan. This was the first general plan that covered our property. Pima County records show that, late in the process that led to the adoption of the 1992 plan, in September of 1992, Ms. Neffson requested that the Comprehensive Plan as initially proposed in 1992 be changed so that the entire Dixon Acres Subdivision be designated as Medium Intensity Use (MIU). (Recommended Revisions to Draft Land Use Plan, Catalina Foothills Subregion, September 25, 1992, Paragraph 2, copy enclosed.) Presumably, the subdivision had been designated Light Intensity Use (LIU) in the prior draft of the 1992 plan, but we were unable to locate the prior draft in Pima County’s records.

At Ms. Neffson's request, Pima County changed the designation from LIU to MIU toward the end of the process in 1992. NO ONE who lives in our neighborhood received any notice about Ms. Neffson's request or the MIU designation that Pima County eventually made. Ms. Neffson did not consult me about her request, presumably because she knew that I would oppose it since I had refused prior attempts to buy my home. To be clear, I did not receive any notice about the Neffson's request in 1992 even though I live within the Dixon Acres Subdivision and my property was directly affected by the requested change to an MIU designation.

Until the recent communication from Pima County about Pima Prospers, we were unaware of the MIU designation made in the 1992 plan. We did review Pima County Planning and Zoning's initial draft of the Pima Prospers Plan, which designated the Dixon Acres Subdivision as LIU-1.2. This is significant because it shows that when staff took an objective look at the property in 2014/2015 it reached the same conclusion that Pima County staff initially reached in 1992 – that Dixon Acres should be designated LIU.

In 2015, the Neffsons have again requested that staff change the designation from LIU to MIU. This request was based primarily upon the Neffsons assertion that Pima County should keep the MIU designation that it gave the Neffsons at their request back in 1992. Again, this was done by Pima County in 1992 without any input from the property owners that actually lived in Dixon Acres (the Neffsons do not live there) and the rest of the neighborhood.

Notwithstanding the flawed process that occurred in 1992, staff and the Planning and Zoning Commission are again recommending that Dixon Acres be designated MIU based entirely upon the designation given to the area in the 1992 Plan. Incredibly, when the Planning and Zoning Commission deliberated on the matter before voting its members did not even discuss whether the MIU designation is compatible with the surrounding neighborhood.

Our Position: We believe that the original recommendation to Pima Prospers was correct: Pima County should designate Dixon Acres LIU-1.2 , compatible with the current zoning of CR-1. By relying upon the 1992 designation, Pima County is depriving me and other neighboring property owners of the ability to have input into the appropriate designation. No such input occurred back in 1992 because we were not provided with any notice. That input should happen now and Pima County should to make a decision based upon the merits and not upon the decision reached in 1992 without neighborhood input.

The Neffsons should not be heard to complain if Dixon Acres is ultimately designated LIU based upon the facts and the nature of the surrounding properties. When the Neffsons purchased their lots between 1978 and 1982, they knew the lots were zoned CR-1. They did not invest in their property in reliance on the MIU designation contained in the 1992 Comprehensive Plan. Rather, they bought the lots and then requested the MIU designation during the 1992 process. Pima County granted the MIU designation without any input from me and my neighbors even though the MIU designation is inconsistent with the existing zoning and would have a dramatic negative affect on my home were a subsequent rezoning ultimately approved.

Accordingly, the Board of Supervisors should do what the Planning and Zoning Commission failed to do. It should step back, take an objective view of the matter and give the Dixon Acres Subdivision the designation that best suits it based upon current conditions and without regard to the designation made in 1992 without any input from those individuals living in Dixon Acres (the Neffsons do not live there) and the surrounding neighborhood. If the Board does this, it should reach the same conclusion that staff reached when it made the initial draft of the Comprehensive Plan in 1992 and the initial draft of Pima Prospects in 2015. Both times, staff's initial decision was to designate the area LIU and that is what the Board should do at this time.

Sincerely

Fred Banfield
Eileen Fitzmaurice
6440 N Pomelo
AZ 85704



ATTACHMENT B

RECOMMENDED REVISIONS TO DRAFT LAND USE PLAN

CATALINA FOOTHILLS SUBREGION

1. **NAME:** Lewis Schorr/Robert Stubbs
SUBJECT PROPERTY: T13S R13E, portion of Section 15. Located at the northeast corner of River Road and La Cholla Boulevard; size = 94± acres. [Referred to in #3 of Log "C]."
ACTION: The entire area designated High Intensity Urban within Special Area 3-06 be designated Medium High Intensity Urban.
Special Area 1-15: It is recommended that the language be revised to read as follows:
Policy: CB-1 Local Business Zone may be allowed on up to 25 percent of a project site of 80 acres or more in size, provided there is no more than 1,000 feet of CB-1 Local Business Zone frontage along La Cholla Boulevard, Sunset Road, or both sides of River Road.
Special Area 2-18: It is recommended that Policy A under Special Area 2-18 be revised to read "Within Low Intensity Urban and Medium Intensity Urban designations on the Comprehensive Plan land use plan, no structure shall exceed 20 feet in height above finish first floor elevation". It is recommended that Policy B be eliminated.
Special Area 3-06: It is recommended that the language be revised to read as follows:
Policy: Prior to approval of any rezoning or specific plan application within this special area, the boundaries of the 100-year floodplain, as it affects the subject property, shall be determined by the Pima County Flood Control District (PCFCD). Required floodplain alterations or plans for such floodplain alterations, as approved by the PCFCD, shall be a condition of the rezoning. Notwithstanding the land use designation on the Land Use Plan, areas determined to be within the 100-year floodplain and which will not be removed from the 100-year floodplain through implementation of plans approved by the PCFCD, shall revert to Resource Conservation. Those areas determined to be outside the 100-year floodplain or which will be outside the 100-year floodplain prior to development through implementation of plans approved by PCFCD shall retain the land use designation shown on the Land Use Plan.

2. **NAME:** Dorothy Neffson
SUBJECT PROPERTY: T13S R13E, portion of Sec. 2; Several lots within the Dixon Acres Subdivision (CR-1 Single Residence Zone) on the north side of Orange Grove Road approximately $2\frac{1}{2}$ blocks west of Oracle Road; combined lot area = $10\pm$ acres [Referred to in #6 of Log "B"].
ACTION: Change designation to Medium Intensity Urban for the entire subdivision.
3. **NAME:** Deer Run Ranch Estates
SUBJECT PROPERTY: T13S R13E, portions of Sections 5 and 6. Located south of Ina Road, east of Skyline Dr., north and west of Geronimo Wash; size = 48 acres [Referred to in #5 of Log "C"].
ACTION: Recommend that Lots #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, and #11 be designated Medium Intensity Urban and included in Special Area 2-13 Skyline/Ina Site.
4. **NAME:** Thomas Hastings
SUBJECT PROPERTY: Located on the west side of La Cholla Boulevard, approximately $\frac{1}{4}$ -mile south of Sunset Road [Referred to in #17 of Summary of Public Hearing on September 15].
ACTION: Recommend to designate that portion of the property located outside the floodway of the Rillito River as Neighborhood Activity Center and designate the remainder Medium High Intensity Urban.
5. **NAME:** Deanna Winkler
SUBJECT PROPERTY: 11.9 acres in Section 32, T13S, R14E; property located between the proposed Pima Canyon development and Sin Vacas; less than $\frac{1}{4}$ -mile from the Coronado National Forest [Referred to in #18 of Summary of Public Hearing of September 15].
ACTION: Recommend that the designation on the property be changed to Low Intensity Urban 1.2.
6. **NAME:** Robert Stubbs
SUBJECT PROPERTY: T14S R15E, portion of Section 1; northeast corner of Speedway Boulevard and Houghton Road; $20.14\pm$ acres [Referred to in #2 of Log "C"].
ACTION: Recommend designating that portion of the property which is to be filled in accordance with approvals by the Pima County Flood Control District, approximately 2.3 acres, as Neighborhood Activity Center.

May 4, 2015

Honorable Sharon Bronson, Supervisor
Pima County District 3
130 W Congress St
Tucson, AZ 85701

Dear Supervisor Bronson,

We write concerning IR-21 in opposition to the land use designation that has been recommended to the Pima County Board of Supervisors by the Planning and Zoning Commission.

Our Pomelo-Los Altos neighborhood is a custom home residential area near Casas Adobes that is located west of Oracle Road and north of Orange Grove Road with homes generally valued between \$400,000 and \$1 million. The zoning of our neighborhood, including the parcels referenced in IR-21, is CR-1, which dates from 1953 and requires single family residences on lots of .83 acres or more. All development since then has been consistent with that zoning, including some 30 custom homes built starting in 1999 to current construction, and several older homes that have undergone extensive expansion in very recent years.

In 1992 when land use designations were first instituted, eight acres of vacant neighborhood land on the northeast corner of Orange Grove Road and Pomelo Drive were inexplicably designated MIU (medium intensity urban). That incongruent plan designation, which allows up to 13 residences per acre, allowing apartment-type development, was unknown to residents of our neighborhood until the current Pima Prospers planning process brought that inconsistency to light. In September, 2014, The Pima Prospers staff, in order to bring the plan designation into harmony with the zoning, recommended the appropriate plan designation of LIU-1.2 (low intensity urban), consistent with the CR-1 zoning and in keeping with the surrounding neighborhood.

The property owner of this vacant land seeks to maintain the higher density designation for the majority of the land which abuts and, in one case, surrounds existing homes on large (acre +/-) lots. The desire for this higher density designation can only be for the purpose of facilitating a future change to higher density zoning allowing higher density development which would be devastating to residential owners, property values, neighborhood safety, and the quality of life that makes the existing neighborhood so desirable and the living here so enjoyable. The attendant negative impact on property values would also result in lower property tax revenue to Pima County from resident taxpayers.

For all these and many other reasons, we unanimously request assignment of the appropriate LIU-1.2 plan designation to the entire IR-21 land parcel and urge you to take the appropriate action needed to do so.

Sincerely yours,

Daniel Abt
J-13 Rancho Los Amigos
600 W Orange Grove
Tucson, AZ 85704

Bruce Bailey
Barbara Bailey
985 W Eucalyptus Pl
Tucson, AZ 85704

Terry R. Baumann
Jennifer N. Baumann
1015 W Los Altos Rd
Tucson, AZ 85704

Edward Acuna
Sandra Acuna
6817 N Plta Chula Vista
Tucson, AZ 85704

Fred Banfield
Eileen Fitzmaurice
6440 N Pomelo Dr
Tucson, AZ 85704

Bart Blue
Elizabeth Blue
725 W Los Altos Rd
Tucson, AZ 85704

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Michael Brenner
Susan Baker
910 W Los Altos Rd
Tucson, AZ 85704

Gale Bundrick
Carla Bundrick
931 W White Acacia Pl
Tucson, AZ 85704

Praveen Chendanda
Debbie Chendanda
6838 N Pomelo Dr
Tucson, AZ 85704

Ken Cook
Gretchen Cook
6361 N Willowbrook Dr
Tucson, AZ 85704

Mark DiGiacomo
Mary DiGiacomo
970 W Eucalyptus Pl
Tucson, AZ, 85704

Frank Discorfanio
Jean K. Discorfanio
925 W Eucalyptus Place
Tucson, AZ 85704

Herman F. Dreier
Sherri K. Dreier
930 W Los Altos Rd
Tucson, AZ 85704

Roger Drew
Mary Drew
6890 N Pomelo Dr
Tucson, AZ 85704

William R. Eby
905 W Eucalyptus Pl
Tucson, AZ 85704

Robert Elkins
Melissa Elkins
6678 N Corte Calabaza
Tucson, AZ 85704

Marlowe Engquist
Aleesa Engquist
665 W Los Altos Rd
Tucson, AZ 85704

Susan Franano
Frank Franano
836 W Los Altos Rd
Tucson, AZ 85704

Roderick Franco
Patricia Franco
6601 N Los Arboles Cir
Tucson, AZ 85704

Alan Frush
6931 N Palermo Dr
Tucson, AZ 85704

Michael George Gafner
Judith Gafner
1025 W Los Altos Rd
Tucson, AZ 85704

David Gerovac
Elizabeth Gerovac
6768 N Corte Calabaza
Tucson, AZ 85704

Jeff Gietl
Maria Gietl
6677 N Corte Calabaza
Tucson, AZ 85704

Gary Gottlieb
Joanne Gottlieb
6797 N Corte Calabaza
Tucson, AZ 85704

Winton Hall
6775 N Los Arboles Cir
Tucson, AZ 85704

Sherry Hansen
Dave Hansen
6900 N. Palermo Way
Tucson, AZ 85704

Roger Harwell
Jeri Harwell
6738 N Corte Calabaza
Tucson, AZ 85704

Daniel A. Hodgson
Jane A. Hodgson
1035 W Los Altos Rd
Tucson, AZ 85704

Keith Hudson
6700 N Pso de Los Altos
Tucson, AZ 85704

David Hughes
Margaret Hughes
711 W Los Altos Rd
Tucson, AZ 85704

Susan Jannetto
6765 N Los Arboles
Tucson, AZ 86704

Lee Katterman
Deena Katterman
701 W Los Altos Rd
Tucson, AZ 85704

Henry C. Kenski
Margaret C. Kenski
6944 N Vista Place
Tucson, AZ 85704

Inga Kohn
Jonathan Kohn
6801 N Pso de Los Altos
Tucson, AZ 85704

Donnie Lee
Eileen Lee
6647 N Corte Calabaza
Tucson, AZ 85704

W.D Leggett III
806 W Los Altos Rd
Tucson, AZ 85704

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Elizabeth Lumia
670 W Los Altos Rd
Tucson, AZ 85704

Jackie Malden-Phelps
6904 N Plta Chula Vista
Tucson AZ 85704

Eugene A. Mash, Jr
Cynthia L. Mash
951 W White Acacia Pl
Tucson, AZ 85704

Milo L. Meacham
Cathy Meacham
6602 N Los Arboles Cir
Tucson, AZ 85704

Harvey L. Montgomery
Patricia C. Montgomery
910 W Eucalyptus Place
Tucson, AZ 85704

Tom Moody
6778 N Corte Calabaza
Tucson, AZ 85704

Terrence Moore
6707 N Corte Calabaza
Tucson, AZ 85704

James Noller
Kristi Noller
6767 N Corte Calabaza
Tucson, AZ 85704

Gene Palmour
Karen Palmour
910 W White Acacia Pl
Tucson, AZ 85704

Greg Parker
Bea Parker
800 W Schuman St
Tucson, AZ 85704

Frederick Petersen
Christine Petersen
6708 N Corte Calabaza
Tucson, AZ 85704

Susan U. Philips
Wes Addison
6650 N Los Arboles Cir
Tucson, AZ 85704

John Reid
Cynthia Reid
6841 N Palermo Way
Tucson, AZ 85704

Chad Schwarz
Melanie R. Schwarz
965 W Los Altos Rd
Tucson, AZ 85704

Michelle Salchert
Jean des Rivières
6817 N Corte Calabaza
Tucson, AZ 85704

Duane Sherrill
Kathy Sherrill
615 W Los Altos Rd
Tucson, AZ 85704

Gail N. Shultz
6838 N Corte Calabaza
Tucson, AZ 85704

Frank Simpson
6868 N Pomelo Dr
Tucson, AZ 85704

Gary Ford Spector
Elizabeth K. Spector
1000 W Los Altos Rd
Tucson, AZ 85704

Gentry Spronken
Jacques Spronken
6701 N Pso de Los Altos
Tucson, AZ 85704

Myron Smith
Donde Smith
911 W White Acacia Pl
Tucson, AZ 85704

Shelley Smith
930 W White Acacia Pl
Tucson, AZ 85704

Roger Wells
725 W Burton Dr
Tucson, AZ 85704

Winifred Williams
Kenneth Hinkle
6750 N Pso de Los Altos
Tucson, AZ 85704

Edward Wong
Yumi Wong
6737 N Corte Calabaza
Tucson, AZ 85704

This signatories are unanimously and firmly opposed to the Commission recommendation for the reasons outlined in the letter. We seek your support of our position.

You will be contacted by Myron Smith seeking a few minutes of your time for a small delegation of neighbors to meet with you and I hope you will be able to accommodate that prior to the May 19th Board of Supervisors meeting.

Thanks for your consideration of our request.

All best,

Susan Franano

May 12, 2015

Honorable Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress Street
Tucson, AZ 85704

re: IR-21

Dear Supervisor Miller,

My wife Catherine and I are writing to request that you vote to decline the applicant's request to renew the MIU designation and support the LIU 1.2 designation on the subject property. First, I would like to introduce myself and then I will make my case for the LIU designation.

I am an architect, trained at the University of Arizona more than 45 years ago. My career has included being in charge of design for many large development projects over the years in major cities such as Washington, DC, Hartford, Connecticut, Atlanta, GA, Birmingham, AL, Los Angeles, CA, and Ft. Lauderdale, FL. I have served as Chair of the Design Review Committee for the Historic Affairs and Landmarks Review Board in Arlington, VA, (across the Potomac River from Washington). I understand and generally support new development... WHEN IT IS A GOOD FIT INTO THE SURROUNDINGS. This application to maintain the MIU designation, if approved, would not result in a good fit in its neighborhood for development that would seek to maximize the yield of the property as I will explain below.

My wife Catherine and I returned to Tucson 2-1/2 years ago and bought a house in the neighborhood surrounding the subject property. We have made a substantial investment in the renovation of our home as have many of our neighbors including those at 701 W. Los Altos Road. In addition, there are many new single-family homes that have been built on Pomelo Drive recently as well as a large number of single-family homes built within the last decade or so on streets such as White Acacia Pl., N. Corte Calabaza, N Paseo de Los Altos and the extension of Los Altos Drive. Even a cursory examination of the area reveals that this once agricultural property has become well established as a single family neighborhood. Many of our neighbors will also be writing to you expressing their concerns over increased traffic on the neighborhood streets and increased congestion on the arterial streets which are already congested. We have the same concerns. We walk on the neighborhood streets for exercise daily as do many of our neighbors. The lack of sidewalks is part of the defining character of the neighborhood which we all love; but, it also increases the risk of serious injury. I won't elaborate further as I am sure you will hear these same concerns from our neighbors. Of equal concern is for irreparable damage to the character of the neighborhood's various sub areas near the subject property.

The neighborhood immediately to the east of the mobile home park, on either side of Treasure Drive contains the wonderful Reid House (recently on the Tucson Historic Preservation Foundation's Historic Homes Tour 2015) by Josias Joessler, Tucson's most celebrated architect. The Reid House should be declared a National Historic Landmark, not only due to its famous author; but, because of the significance that the Reid Family has in the development of Casas Adobes and Tucson as a whole. The neighborhood areas adjacent the house should probably also be declared neighborhood historic districts to protect the scale and density of the neighborhood from incursions that mar the character defining nature of the neighborhood

Since I have been away from Tucson since graduating in 1970, I am not familiar with how the trailer park or the subject property was designated MIU on the Comprehensive Plan. However, having 45 years of experience with planning agencies and developer clients, I can speculate that when the property was designated MIU on Comprehensive Plan, it was because the then planning department wanted the pre-existing trailer park to be compliant and the density of trailer sites was not compatible with the LIU designation.

This should have been considered a special exception and not a guide for future designation on adjacent properties.

Not knowing the history of the land assemblage of the subject property, I suspect that the MIU designation was an attempt to add value to the land assemblage by the owners as an extrapolation of the trailer park designation. At the time the existing MIU designation was made, the neighborhood was in decline; but, as it turns out, ripe for restoration and new single family homes. Now, the die has been cast, so-to-speak, as the neighborhood is experiencing a renaissance of single family development. While the applicant may have wished for a real estate "killing", circumstances have changed in the neighborhood. It is not uncommon for a property to be "down zoned." I have seen many instances over the course of my career and that is why real estate speculation and development is considered a somewhat risky business. Real estate investors and developers are or should be aware of these risks but they tend to be well capitalized. If they can't "lift" the value of the property through re-zonings, etc. they will either sell the property or develop it as allowed by the zoning. Rarely do they experience anything other than a paper loss.

While a developer would try to make the case that the frontage on Orange Grove would be difficult to sell the two single family parcels that front on that heavily traveled street, I would suggest that with the size of the subject property, those two parcels could easily be made to front on a new internal roadway accessed off either Pomelo or Los Altos (or both) that would provide access to multiple single-family parcels in an extension of the neighborhood that would fit its surroundings.

Very Truly Yours,

Milo L. Meacham, AIA, NCARB, LEED AP
Principal Architect
Milo Meacham / Architect - PLLC

Catherine S. Meacham

cc.
Honorable Ramon Valdez,
Supervisor, District 2
Pima County Board of Supervisors

Honorable Sharon Bronson,
Supervisor, District 3
Pima County Board of Supervisors

Honorable Ray Carroll,
Supervisor, District 4
Pima County Board of Supervisors

Honorable Richard Elias,
Supervisor, District 5
Pima County Board of Supervisors

From: [Arlan Colton](#)
To: [Janet Emel](#)
Subject: FW: IR-21
Date: Tuesday, May 12, 2015 2:47:40 PM

From: Harv Montgomery [REDACTED]
Sent: Tuesday, May 12, 2015 2:31 PM
To: Arlan Colton
Subject: IR-21

Dear Mr. Colton

I have sent individually the flowing letter to each of the Pima County Supervisors. Rather then clutter up you in box by copying you on each letter I am sending it to you this one time. Thank you for all your hard work on this subject.

Harvey Montgomery

Dear Supervisor

I am writing to you concerning IR-21 in opposition to the land use designation that has been recommended to the Pima County Board of Supervisors by the Planning and Zoning Commission.

My wife and I are homeowners in a neighborhood that is adjacent to the subject property in Request IR-21. We have lived in this home for over 20 years. We made our decision to purchase this home based on what was being developed at that time (1993) and what had been developed 20 or more years prior. The Casas Adobe area has a quaintness to it, some old and some new. Close to the city, and closer to small retail development, yet larger 1 acre lots From Orange Grove north to Ina you will find mostly homes with close to one acre of property. Some built I would guess in the 1970's and 1980's and quite a few built in the late 1990's up to the present time. I would say all of the development in the most recent years has been a continuation of the theme of acre lots and single family homes with a recent emphasis of larger and more expensive homes. So I think this area has been a welcome change to the norm of the fill in development where small parcels of land are developed residential by stuffing many homes per acre. Commercial development has been limited to the property running right along Oracle and Orange Grove. So far the higher density residential development has been concentrated on the south side of Orange Grove. The planning staff for Pima Prospers recommendation to make the subject property LUI 1.2 is totally consistent in maintaining that theme. LUI 1.2 is commensurate with present zoning (called CR-1); MUI is not. IR -21 request should be denied, and the Planning recommendation should be upheld making the property LUI 1.2.

Here are some other points to consider.

Lower density development has less demand on the infrastructure than high density. Roads, schools, parks, etc.

Zoning or Planned development of higher density in what is already a low density area will have a negative impact on the assessed value of the current homes. Therefore a reduction in taxes.

It seems that most of the development that has happened in the last couple of years has been high density, to the point of making you wonder if there is going to be a glut on the market.

Even though the subject property had a planning designation of MUI before, it was subdivided into 9 nearly one acre properties. One of the properties has a home currently lived in and recently modernized.

We request assignment of of the appropriate LIU-1.2 plan designation to the entire IR-21 land parcel and urge you to take the appropriate action needed to do so.

Sincerely

Harvey & Patricia Montgomery

910 W. Eucalyptus Place

Tucson, AZ 85704

[REDACTED]

From: [REDACTED]
To: [Arlan Colton](#)
Cc: [Janet Emel](#); [Carla Blackwell](#)
Subject: RE: PZ Commission Excerpt regarding motion making on ST-14
Date: Tuesday, May 12, 2015 7:02:58 AM

Good morning Arlan,

Apology accepted. Thank you for your comprehensive and informative reply.

As you know, the people of Acacia Ridge are passionate about the "ST-14" issue. In your briefing on Pima Prospers to the Planning Commission on March 25th you stressed the importance of the people of Pima County. We are the people most directly impacted by the "staff Recommendation" to up zone the land behind our houses to Urban Industrial. The three or four people who live in ST-14 are not requesting a change. The people who own the property within ST-14 are not requesting the change. In the overall scheme of Pima Prospers these 120 acres are insignificant. To the 50 or so people who live adjacent to ST-14, this staff recommendation is very significant.

Consider this. What if you, Ms. Emel or Ms. Blackwell bought a new house in Acacia Ridge last year like we did, and paid a premium for an un-obstructed view of the beautiful desert and the sky in your back yard, and the Santa Rita Mountains in the distance. How would you feel about the possibility of a factory, warehouses, parking lot lights, traffic, noise, the smell from a cleaners, or whatever in your backyard? What do you think the up-zone to Urban Industrial would do to your quality of life, or your property value? I'm sure you know.

Respectfully submitted,

Fred W. Black,
on behalf of 50 people of Acacia Ridge

12312 East Calle Riobamba
Vail, AZ 85641
[REDACTED]

From: Arlan Colton [mailto:Arlan.Colton@pima.gov]
Sent: Monday, May 11, 2015 8:03 PM
To: 'Fred'
Cc: Janet Emel; Carla Blackwell
Subject: RE: PZ Commission Excerpt regarding motion making on ST-14

Hi Fred:

My sincere apologies. I had been awaiting a response from others, was out of the office for a couple of days, and this got waylaid. That's no excuse but, it's what happened.

The Planning and Zoning Commission are volunteers. We do not give out their personal contact information as they can be contacted through the planning division of the Development Services Department as their staff. They are also not obligated to meet with anyone either before or after a public hearing on any matter. It is entirely their option. So what I have done tonight is to contact each of the three commissioners you mentioned by email, gave them the information including your email and request as well as the excerpt from the hearing on the ST-14 motion making discussion that I had previously sent you. You may or may not be contacted by them, if individually they choose to meet with you or chat with you.

The Board of Supervisors holds their public hearing on May 19th in the Board hearing room, the same room in which the Commission held its hearings. If you have not already contacted Supervisor Carroll's office about the neighborhood's concerns, you may wish to do so prior to the hearing.

Following in italics, below my name, I have attached the text of the email I sent to the three Commissioners so you would know what I told them. The advice to them is standard on contacting any member of the public is standard protocol, although this is the first time in my memory Commissioners have been asked about a matter after they rendered a recommendation.

Again my apologies for the unintentional delay.

Best regards,
Arlan

Commissioners

Mr. Fred Black, the neighborhood representative who spoke at the public hearings regarding the parcel of land between the railroad tracks in the Vail area during the Pima Prospers hearings, is disputing the transcript of the decision on this particular case. The transcript of the discussion and motion during the motion making process, which I supplied to Mr. Black is attached. Two staff members plus me reviewed the recording, and I put the final touches on it to make sure that the written word as close as possible matches the recording, although I am not in a position to certify anything. The excerpt, to staff's ear, certainly indicates that Commissioner Peabody's motion to retain Low Intensity Rural (LIR) on this parcel between the railroad tracks died for lack of a second.

I previously had a couple of phone conversations with Mr. Black, which were friendly, but we apparently do not see the disposition of this matter in the same light. Mr. Black would like to meet with each one of you, assumedly together, but I would guess he would talk with all of you individually to discuss this. As a policy we do not give out the contact information of the Commissioners and normally would have someone write us and we would in turn forward that to the Commissioners to handle as they see fit. I did explain over the phone that the Commission is not going to be in a position to revisit this hearing, that it is up to the Board of Supervisors now.

All the material for the plan has been transmitted to the Board of Supervisors who are scheduled to hold a public hearing next Tuesday, May 19th.

Individually, Commissioners are entitled to speak to anyone on these matters, as long as no quorum is involved and you don't discuss anything that cannot be discussed in public hearing. Now, in this case, you in theory shouldn't be hearing it again, you've made your recommendation and it has moved onto the Board of Supervisors for their hearing. There is a chance that this could be remanded back to the Commission by the Supervisors, although unless the Board was to want to recommend something other than LIR or Industrial (or the functional equivalent of it), it is unlikely to need to be remanded to the Commission.

There has been a delay in me getting back to Mr. Black but I was seeking clarification on process, and was out part of last week. This has, as you know, been an extensive process, but that is no excuse on my part. So, you have Mr. Black's email immediately below, and you have his address and phone number further below. You can individually do what you wish, but are not obligated, as volunteers, to engage.

I will be forwarding the text of this email but not your email addresses to Mr. Black. Staff would appreciate knowing what your individual decision is but that too is totally up to you.

I will miss you at the next Planning and Zoning Commission, as I will be back east visiting family. Chris and the staff will assist you at the meeting.

*Best regards,
Arlan*

From: Fred [REDACTED]
Sent: Monday, May 11, 2015 1:49 PM
To: Arlan Colton
Cc: Janet Emel; Carla Blackwell
Subject: RE: PZ Commission Excerpt regarding motion making on ST-14

Hello Arlan,

Please respond to my request below.

Thanks

Thank you Arlan,

I reviewed the transcript you provided. As you know I was there for the entire meeting on April 8th - including the vote. I recall the remarks made by the Commissioners leading up to Commissioner Peabody's friendly amendment. However, I recall that the friendly amendment was not rejected by the second – Commissioner Mangold.

Since you and your staff had difficulty deciphering the recording of the meeting, I would like to meet with Commissioners Peabody and Mangold and Chair Neeley to review this situation. There are 50 people in their new Acacia Ridge single family homes living adjacent to this property (ST-14). They are very concerned about the possibility that some unknown urban industrial development could someday be built in their back yards. Our quality of life and property values are at stake.

Please arrange for a meeting with, or provide the contact information for, the Commissioners noted above.

Respectfully,

Fred W. Black
Spokesman for the 50 people on the tracks adjacent to ST-14.

Acacia Ridge
12312 East Calle Riobamba
Vail, AZ 85641
[REDACTED]

From: Arlan Colton [<mailto:Arlan.Colton@pima.gov>]
Sent: Tuesday, April 28, 2015 12:16 PM
To: [REDACTED]
Cc: Janet Emel; Carla Blackwell
Subject: RE: PZ Commission Excerpt regarding motion making on ST-14 - 2nd try

Fred...
I hope this goes through. I realized I put an extra "dot" in your email the first time.
Arlan

From: Arlan Colton
Sent: Tuesday, April 28, 2015 11:10 AM
To: [REDACTED]
Cc: Janet Emel; Carla Blackwell
Subject: PZ Commission Excerpt regarding motion making on ST-14

Hi Fred....
Hope you had a good weekend.

So, we spent some time mostly yesterday listening and transcribing the section of the P/Z Commission hearing during the motion making part. I went back and listened to it myself as well, just to be sure. Attached is a very close transcription of the section addressing ST-14 when they were making friendly amendments to

the main motion. I say close transcription as while the recording was listened to by three different people here, the last being me, and checking carefully against each word, there may be a word or two or three that is not exact. But, if not, it is very, very close and accurately depicts the discourse, minus voice inflections of course.

It does confirm that the friendly amendment died for lack of a second, which is I know not what you wanted to hear.

Please review. If there is anything else you need, let me know.

Thanks,

Arlan

Arlan M Colton FAICP
Planning Director
Pima County Development Services Dept
201 N Stone Avenue, 2nd floor
Tucson, Arizona 85701
520-724-9000
520-623-5411 fax

Help us plan Pima County's future. Join the conversation at www.pimaprospers.com

From: [REDACTED]
To: [Arlan Colton](#)
Cc: [Janet Emel](#); [Carla Blackwell](#)
Subject: RE: PZ Commission Excerpt regarding motion making on ST-14
Date: Thursday, April 30, 2015 8:15:39 AM

Thank you Arlan,

I reviewed the transcript you provided. As you know I was there for the entire meeting on April 8th - including the vote. I recall the remarks made by the Commissioners leading up to Commissioner Peabody's friendly amendment. However, I recall that the friendly amendment was not rejected by the second – Commissioner Mangold.

Since you and your staff had difficulty deciphering the recording of the meeting, I would like to meet with Commissioners Peabody and Mangold and Chair Neeley to review this situation. There are 50 people in their new Acacia Ridge single family homes living adjacent to this property (ST-14). They are very concerned about the possibility that some unknown urban industrial development could someday be built in their back yards. Our quality of life and property values are at stake.

Please arrange for a meeting with, or provide the contact information for, the Commissioners noted above.

Respectfully,

Fred W. Black

Spokesman for the 50 people on the tracks adjacent to ST-14.

Acacia Ridge
12312 East Calle Riobamba
Vail, AZ 85641
[REDACTED]

From: Arlan Colton [mailto:Arlan.Colton@pima.gov]
Sent: Tuesday, April 28, 2015 12:16 PM
To: [REDACTED]
Cc: Janet Emel; Carla Blackwell
Subject: RE: PZ Commission Excerpt regarding motion making on ST-14 - 2nd try

Fred...

I hope this goes through. I realized I put an extra "dot" in your email the first time.

Arlan

From: Arlan Colton
Sent: Tuesday, April 28, 2015 11:10 AM

To: [REDACTED]

Cc: Janet Emel; Carla Blackwell

Subject: PZ Commission Excerpt regarding motion making on ST-14

Hi Fred.....

Hope you had a good weekend.

So, we spent some time mostly yesterday listening and transcribing the section of the P/Z Commission hearing during the motion making part. I went back and listened to it myself as well, just to be sure. Attached is a very close transcription of the section addressing ST-14 when they were making friendly amendments to the main motion. I say close transcription as while the recording was listened to by three different people here, the last being me, and checking carefully against each word, there may be a word or two or three that is not exact. But, if not, it is very, very close and accurately depicts the discourse, minus voice inflections of course.

It does confirm that the friendly amendment died for lack of a second, which is I know not what you wanted to hear.

Please review. If there is anything else you need, let me know.

Thanks,

Arlan

Arlan M Colton FAICP
Planning Director
Pima County Development Services Dept
201 N Stone Avenue, 2nd floor
Tucson, Arizona 85701
520-724-9000
520-623-5411 fax

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Excerpt from Recording - P/Z Commission April 8, 2015

ST-14 from LIR to Industrial

.

Commissioner Poulos – In the Central Region, there is only one parcel, ST-14, LIR to Industrial and that is the property between the railroad tracks. I have to say that before I take any friendly amendments, is that we dealt with a very similar parcel a couple of years ago and really, there is no way that residential development would occur between the railroad tracks, and I think what the neighbors really want is for nothing to happen there and that's not their choice to make, however, I do think that in the process of a rezoning, this Commission and the Board have been incredibly sensitive to the fact that residential development has occurred to the north of these RR tracks and any kind of industrial that we would approve would probably be low intensity – something like warehouses, single story, something that would not create any additional noise over the railroad than what it does now... and would not increase any other kind of odors or visual pollution. So, my recommendation is to go with staff, but if there is other discussion, is there a friendly amendment.

Commissioner Peabody - I see no reason that there needs to be a change at this moment from the existing zoning to industrial... until there is a real master plan and identification of what the property is going to be used for so it does satisfy the people who live next to the tracks... that this is something they can live with – we don't have any information, there's no railroad coming in to identify what they want to put on that property, and it looks much more established that the property between the tracks is much larger than what we thought.

Commissioner Poulos – But, is it fair for people who buy property for residential purposes to see that designation and in reality we know that it will never be residentially developed... to me that's unfair to future prop owners to think that's going to happen while in reality there is not going to be residential development on that property...

Commissioner Peabody – Well there are many other uses that could be put in there, say with a plan that identified how it would be handled that could be acceptable to the people who live there... but there is no plans to do anything.

Commissioner Holdridge - this property does not belong to the Union Pacific Railroad, it belongs to individual property owners who own that property and they need to have some direction about what uses they might be able to make with this property – right now it's of no particular value to anybody sitting there undeveloped – and since we know it's not going to be developed for residential, it's important that some direction be given to the property owners so they can begin to conceive some way to increase the value of the property... so the county can benefit from their development of it, otherwise it's empty land.

Commissioner Peabody - Well, I don't think it makes any difference at the moment – so the property belongs to individual property owners. What you have to do is because of the circumstances of the tracks and the houses – is to identify a plan that will be acceptable not only to the people who own the property but to the people who live adjacent to the tracks. And I don't think that that answer is there now. We can certainly come back next year when we have the annual change in the {sic} -General plan.

Chair Neeley recognizes Commissioner Membrila and then says she will ask if there is a friendly amendment on the item.

Commissioner Membrila – Thanks you Madame Chair Two things - First of all, we're talking about an area that is south of the tracks, south of the housing that is on the other side, but secondly we can't even discuss this because there hasn't been a friendly amendment for this particular.... So without a friendly amendment I would suggest we move on.

Chair Neeley : do you have a friendly amendment, Commissioner Peabody?

Commissioner Peabody – My friendly amendment is to deny the change to urban industrial at this time and leave it as is.

Commissioner Mangold... I don't second.

Chair Neeley I think we are going to fail for lack of a second. OK, moving on....

Commissioner Holdridgedo we vote on this now?

Chair Neeley... No, it died for lack of a second. So, moving on to the Rincon Valley planning area.....

.....

To: PC P&D

Regarding: IR-19 Birenbaum et al, request to change the
land use designation to Neighborhood Activity Center.

☐ I oppose this change

☒ I support this change - *Pro Business*

Name: CHRIS REPONDO

Address: 3434 S. CAROL AVE
TUCSON AZ. 85735

To: PC P&D

Regarding: IR-19 Birenbaum et al, request to change the
land use designation to Neighborhood Activity Center.

☐ I oppose this change

☒ I support this change - *Pro Business*

Name: CHRIS REPONDO

Address: 3434 S. CAROL AVE
TUCSON AZ. 85735

To: Ms. Clara Blackwell
Pima County Development Services
Planning Division
201 N. Stone Avenue
Tucson, AZ 85701

May 2, 2015

Dear Ms. Blackwell,

In reference to IR 20 Rottura Revocable Trust – N. Silverbell Road:

This letter is on behalf of Desert Ashram, located at 3403 West Sweetwater Drive, within the 300' Notice Area of the proposed rezoning request. The ashram, founded in 1976, is grateful for the efforts of the Tucson Mountains Association and is in full support of its position and request on this matter.

The proposed change would heavily and adversely impact our property. For the past forty years and to the present day, Desert Ashram, directly across the road, has been an oasis of peace and quietude for resident monks and nuns, plus offering daily and weekly programs for worship and meditation, personal retreats and opportunities for volunteer service to members of the community at large and out of town visitors.

The area in question, at the intersection of North Silverbell Road and Sweetwater Drive, has long been considered the "Gateway to the Tucson Mountains" by residents of the area. It was on this basis that a large group of neighbors, including the then owner of the parcel in question, gathered at this intersection some years back to successfully protest a plan by T-Mobile to erect a tower there. The proposed change in zoning would adversely affect not only Desert Ashram but the whole area.

We are aware of plans to widen Silverbell Road and earnestly request that in the process, protection be extended to maintain the quality, integrity and nature of existing properties and neighborhoods, as well as to vital ecological factors such as protecting and preserving wildlife corridors. The parcel in question heavily and negatively impacts both these considerations.

Therefore we earnestly request that this change in Land Use Designation be denied.

With gratitude, in His loving service,

Marianne Martin

Marianne Martin
for Desert Ashram

RECEIVED
MAY 05 2015

BY: *HL/CB*

Angie Rangel

From: Terry & Jennifer Baumann [REDACTED]
Sent: Friday, May 08, 2015 3:55 PM
To: District5; Arlan Colton
Subject: IR-21 land use designation

Dear Supervisor Elias

We are residents of the Pomelo-Los Altos neighborhood surrounding the land referenced in IR-21. We are asking for your support of the LIU-1.2 land use designation that is in keeping with the zoning and existing development surrounding that land.

We have lived here for over 14 years and have greatly enjoyed this quiet neighborhood. Our children have grown up riding their bikes and walking their dog along the streets. We feel that allowing the change in land use for the proposed property will greatly devalue our home and increase the usage on our Los Altos and Pomelo Road that are already in need of repair.

We have recently improved our home with renovations in hopes of continuing to enjoy this pleasant community of Pomelo- Los Altos for many years to come.

Please adhere to the recommendation of the Pima Prosper staff in their comprehensive plan to maintain the LIU-1.2 designation for the IR-21 property.



--

Thanks

Terry & Jennifer Baumann
[REDACTED]

Angie Rangel

From: Terry & Jennifer Baumann [REDACTED]
Sent: Friday, May 08, 2015 3:50 PM
To: District1; Arlan Colton
Subject: IR-21 land use designation

Dear Supervisor Miller

We are residents of the Pomelo-Los Altos neighborhood surrounding the land referenced in IR-21. We are asking for your support of the LIU-1.2 land use designation that is in keeping with the zoning and existing development surrounding that land.

We have lived here for over 14 years and have greatly enjoyed this quiet neighborhood. Our children have grown up riding their bikes and walking their dog along the streets. We feel that allowing the change in land use for the proposed property will greatly devalue our home and increase the usage on our Los Altos and Pomelo Road that are already in need of repair.

We have recently improved our home with renovations in hopes of continuing to enjoy this pleasant community of Pomelo- Los Altos for many years to come.

Please adhere to the recommendation of the Pima Prospects staff in their comprehensive plan to maintain the LIU-1.2 designation for the IR-21 property.

--

Thanks

Terry & Jennifer Baumann
[REDACTED]

Angie Rangel

From: Terry & Jennifer Baumann [REDACTED]
Sent: Friday, May 08, 2015 3:54 PM
To: District4; Arlan Colton
Subject: IR-21 land use designation

Dear Supervisor Carroll

We are residents of the Pomelo-Los Altos neighborhood surrounding the land referenced in IR-21. We are asking for your support of the LIU-1.2 land use designation that is in keeping with the zoning and existing development surrounding that land.

We have lived here for over 14 years and have greatly enjoyed this quiet neighborhood. Our children have grown up riding their bikes and walking their dog along the streets. We feel that allowing the change in land use for the proposed property will greatly devalue our home and increase the usage on our Los Altos and Pomelo Road that are already in need of repair.

We have recently improved our home with renovations in hopes of continuing to enjoy this pleasant community of Pomelo- Los Altos for many years to come.

Please adhere to the recommendation of the Pima Prosper staff in their comprehensive plan to maintain the LIU-1.2 designation for the IR-21 property.



--

Thanks

Terry & Jennifer Baumann
[REDACTED]

Angie Rangel

From: Terry & Jennifer Baumann [REDACTED]
Sent: Friday, May 08, 2015 3:52 PM
To: DIST2; Arlan Colton
Subject: IR-21 land use designation

Dear Supervisor Valadez

We are residents of the Pomelo-Los Altos neighborhood surrounding the land referenced in IR-21. We are asking for your support of the LIU-1.2 land use designation that is in keeping with the zoning and existing development surrounding that land.

We have lived here for over 14 years and have greatly enjoyed this quiet neighborhood. Our children have grown up riding their bikes and walking their dog along the streets. We feel that allowing the change in land use for the proposed property will greatly devalue our home and increase the usage on our Los Altos and Pomelo Road that are already in need of repair.

We have recently improved our home with renovations in hopes of continuing to enjoy this pleasant community of Pomelo- Los Altos for many years to come.

Please adhere to the recommendation of the Pima Prosper staff in their comprehensive plan to maintain the LIU-1.2 designation for the IR-21 property.



--

Thanks

Terry & Jennifer Baumann
[REDACTED]

From: notification@pima.gov
To: [Janet Emel](#)
Subject: Pima Prospers Feedback Form 2015-04-27 10:44 AM Submission Notification
Date: Monday, April 27, 2015 10:44:51 AM

Pima Prospers Feedback Form 2015-04-27 10:44 AM was submitted by Guest on 4/27/2015 10:44:25 AM (GMT-07:00) US/Arizona

Name	Value
First Name	Kerstin
Last Name	Block
Email	
Address	3030 S Donald Avenue
City	Tucson
State	AZ
Zipcode	85735
Message Subject	Ir-19 Birenbaum 1/3 Int et al - S Kinney Road
Comment	Dear Board of Supervisors - I am opposed to the request of the Birenbaums to change their land use designation from RT to NAC. I believe this is the first step in a rezoning request to change the zoning to commercial. This is a residential lot, and should remain so. I urge you to deny this request. Thank you.
Response requested	Yes
Referred_Page	http://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=35831

Thank you, Pima County, Arizona

From: notification@pima.gov
To: [Janet Emel](#)
Subject: Pima Prospers Feedback Form 2015-04-28 09:10 AM Submission Notification
Date: Tuesday, April 28, 2015 9:11:18 AM

Pima Prospers Feedback Form 2015-04-28 09:10 AM was submitted by Guest on 4/28/2015 9:10:48 AM (GMT-07:00) US/Arizona

Name	Value
First Name	Astrid & Martin
Last Name	Randall
Email	
Address	4760 N. Barghout
City	Tucson
State	AZ
Zipcode	85745
Message Subject	Pertaining to IR-05
Comment	<p>Being unable to attend the scheduled public hearings in person we would like to comment on the individual request (IR-05) affecting our immediate area. We bought our property at 4760 N. Barghout Place in 2008 primarily because we loved the semi-rural feel of the desert foothills with low density housing, low traffic flow and desert vistas and wildlife. Changing the plan designation on the proposed property will significantly impact the feel of our neighborhood, increasing traffic and impacting the desert views as well as wildlife corridors and vegetation, not to mention increased water use by higher population density in times of drought. Since the property in question also includes an important small riparian area which is critical to wildlife particularly in times of drought, a change from LIU 0.3 to LIU 1.2 should not be permitted. There is plenty of medium and high density housing available in the Tucson area but not everyone wants to live on a postage stamp plot with their neighbors looking into their windows, and there are not many places in and around Tucson left that still offer a wider range of privacy and desert tranquility. We therefore urge you to preserve the desert foothills and their unique place in the housing market. The owner bought the land zoned as it was. Please keep it that way. Sincerely Astrid & Martin Randall</p>
Response requested	Yes
Referred_Page	https://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=42392

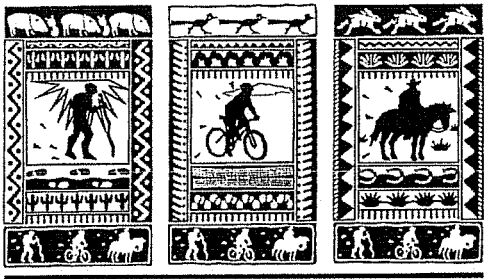
Thank you, Pima County, Arizona

From: notification@pima.gov
To: [Janet Emel](#)
Subject: Pima Prospers Feedback Form 2015-05-09 05:06 PM Submission Notification
Date: Saturday, May 09, 2015 5:07:08 PM

Pima Prospers Feedback Form 2015-05-09 05:06 PM was submitted by Guest on 5/9/2015 5:06:53 PM (GMT-07:00) US/Arizona

Name	Value
First Name	David
Last Name	Studer
Email	
Address	3362 W. Crestone Ct.
City	Tucson
State	AZ
Zipcode	85742
Message Subject	IR-10 & IR-6
Comment	<p>I oppose any changes for both subject properties. This NW area is rapidly becoming Orange County. With each new development approved and built the traffic becomes worse and this lessens our quality of life with more congestion. When I moved to northwest Tucson over twenty years ago, I loved this area due to the wide open spaces. These proposed developments is where my children first discovered the Sonorian Desert and soon this will be lost for good. Future generations will loose out on the beauty of the Desert due to the short vision of developments and revenue for Pima County. Property in this Area is not over valued and with the addition of hundreds of homes it lessens the value of the existing homes and less revenue for taxes from existing homes. In the future the community will not hear coyotes howling at night, and will not see all the various birds that reside in this area. We all loose with each new development and soon will mirror cities like Orange County where the residents are left to deal with congestion and crime and subsequently a poorer quality of life.</p>
Response requested	Yes
Referred_Page	http://webcms.pima.gov/government/pima_prospers/

Thank you, Pima County, Arizona



PIMA TRAILS ASSOCIATION

Post Office Box 35007
Tucson, AZ 85740
(520) 577-7919
<http://www.pimatrails.org>

May 10, 2015

Pima County Board of Supervisors
130 W Congress, 11th Floor
Tucson AZ 85701

Re: Comprehensive Plan

Pima Trails has reviewed the trails section of the Comprehensive Plan. We find it to be thorough and well developed.

We agree with the contents and support the Plan.

Sincerely,

Sue Clark
President

Cc: Arlan Colton, Pima County Development Services

MAY 13 15 PM 01:00 PCD CLKDF RD