



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: January 22, 2019

Title: P18CA00007 Pima County - West River Road Plan Amendment

Introduction/Background:

Applicant is requesting an amendment of Pima County Comprehensive Plan land use designation from Resource Sensitive (RS) to Multiple Use (MU) for approx. 8.64 acres located at the northeast corner of the intersection of W. River Road and N. Shannon Road. The amendment site, currently undeveloped but located close to a number of infrastructure improvements, has been identified as a potential site for economic development.

Discussion:

Amendment site has been identified, by the Economic Development office as a remnant County owned property, to do two things: to sell or lease surplus property to be put on the tax roll and to promote economic development. In this case, this property is within close proximity to The Loop. The purpose of this request is to provide the first step towards a rezoning.

Conclusion:

Amending the land use designation to Multiple Use provides flexibility to allow for a rezoning to residential, commercial or light industrial. Proposals for non-residential uses must show how the use will minimize negative impacts on existing residential uses.

Recommendation:

Planning & Zoning Commission recommends APPROVAL of the comprehensive plan amendment; staff also recommends APPROVAL of the plan amendment.

Fiscal Impact:

N/A

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services Telephone: 724-9000

Contact: Donna Spicola, Planner Telephone: 724-9000

Department Director Signature/Date: [Signature] 1/4/19

Deputy County Administrator Signature/Date: [Signature] 1/8/19

County Administrator Signature/Date: C. P. [Signature] 1/8/19

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DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

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

DATE: January 4, 2019

SUBJECT: P18CA00007 PIMA COUNTY - WEST RIVER ROAD PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JANUARY 22, 2019** hearing.

REQUEST: To amend the Pima County Comprehensive Plan from Resource Sensitive (RS) to Multiple Use (MU) land use designation for approx. 8.64 acres located at the northeast corner of the intersection of W. River Road and N. Shannon Road.

OWNERS: Pima County
Flood Control District
130 W Congress St
Tucson AZ 85701

AGENT: N/A

DISTRICT: 1

STAFF CONTACT: Donna Spicola

PUBLIC COMMENT TO DATE: As of January 4, 2019, staff has received four letters of opposition.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL** (4-3 Commissioners Cook, Membrilla and Johns voted **NAY**; Commissioners Bain, Gungle and Tronsdal were absent).

STAFF RECOMMENDATION: **APPROVAL.**

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

TD/DS/ar
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P18CA00007

Page 1 of 2

FOR JANUARY 22, 2019 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Polrier, Deputy Director
Public Works-Development Services Department-Planning Division



DATE: January 4, 2019

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

P18CA00007 PIMA COUNTY - WEST RIVER ROAD PLAN AMENDMENT

Request of Pima County to amend the Pima County Comprehensive Plan from Resource Sensitive (RS) to Multiple Use (MU) land use designation for approx. 8.64 acres located at the northeast corner of the intersection of W. River Road and N. Shannon Road, in Sections 9 and 16, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted 4-3 to recommend **APPROVAL** (Commissioners Cook, Membrilla and Johns voted **NAY**; Commissioners Bain, Gungle and Tronsdal were absent). Staff recommends **APPROVAL**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (November 28, 2018)

Staff presented information from the comprehensive plan amendment to the commission, stating that the increase in land use intensity to the Multiple Use designation would allow a rezoning for flexible future uses on this site which has been identified for potential economic development. The Multiple Use designation range of uses include residential, commercial and light industrial. Proposals for non-residential uses must show how the use will minimize negative impacts on existing residential uses.

A commissioner asked about the eastern portion of lot and if the vast majority of any development would be on the west end. Staff responded that there could be parking on the eastern portion with the majority of development at the corner of Shannon Road and River Road.

The commission had no additional questions and opened the public hearing.

Speakers 1 through 5 spoke in opposition to the request stating concerns for Meadowbrook (subdivision immediately to the north) residents regarding property value, traffic volume/noise, wall height, lighting impact, contamination of water, security, and loss of mountain views. A speaker stated, that prior to construction of River Road, Meadowbrook residents were presented with a survey from county Department of Transportation regarding placement of River Road and were promised the land south of Meadowbrook to remain vacant as a buffer. A speaker requested to see a plan for development due to vague request from residential, commercial to light industrial uses.

The commission asked the applicant if they would like to respond. Staff as the applicant responded by stating the Economic Development office has been looking for remnant County owned properties to do two things: to identify and sell or lease surplus county owned property to put on the tax roll and secondly to promote overall economic development. In this case, this property is close to The Loop. This is not a rezoning so there currently is not a plan for a specific development. An end user would have to provide a plan and negotiate with neighbors such items as walls, lighting orientation, and setbacks. Currently, there is not an end user. Property cannot be developed until the rezoning process where most of the concerns of neighbors can be reviewed and commitments provided to neighbors through specific conditions.

Staff was asked by a commissioner what would be the maximum buildout area. Staff responded that would depend on the zoning. Staff foresees the bulk of development to occur at the intersection of Shannon Road and River Road.

A commissioner asked if there is currently access from the subdivision to the subject property. In response staff stated that if there is, it's an unofficial access.

A commissioner asked what the economic development impact of The Loop has been and how the existing residential neighbors have fared both in terms of pre-development and post-development, and if it has been a positive experience. Staff responded that The Loop is still new but we have heard from the development and real estate community a desire to live near The Loop and it has been an overwhelming success. This site could be some sort of amenity for The Loop. When there is an end user they will have a plan for the site and there will be multiple opportunities to look at and discuss development options.

It was moved by Commissioner Matter, seconded by Commissioner Hook to close the public hearing.

It was moved by Commissioner Hook and seconded by Commissioner Becker to recommend **APPROVAL** of comprehensive plan amendment P18CA00007.

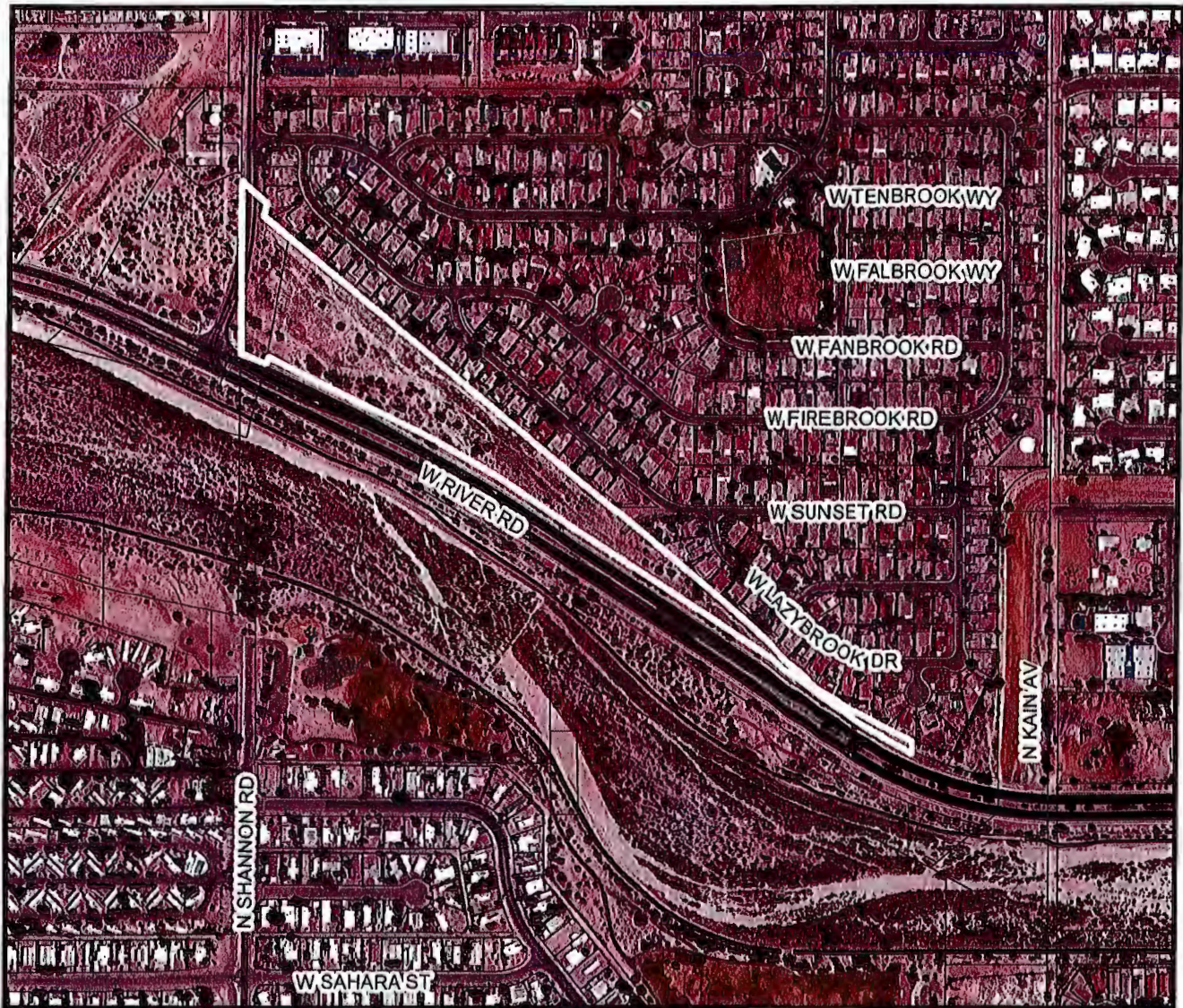
The motion to recommend **APPROVAL** passed (4-3 Commissioners Cook, Membrila and Johns voted **NAY**; Commissioners Bain, Gungle and Tronsdal were absent.)

TD/DS/ar
Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector
P18CA00007 File

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 220 440 880 Feet

Taxcode:
101-14-3620
101-11-7360

P18CA00007 PIMA COUNTY - W RIVER ROAD PLAN AMENDMENT

Request: Resource Sensitive (RS) to
Multiple Use (MU) 8.64 Acres +/-

Districts 1
Location:
Northeast
corner of
the intersection
of W. River Road
and N. Shannon
Road



Catalina Foothills Planning Area under Pima Prospects
Sections 9 & 16, Township 13 South, Range 13 East

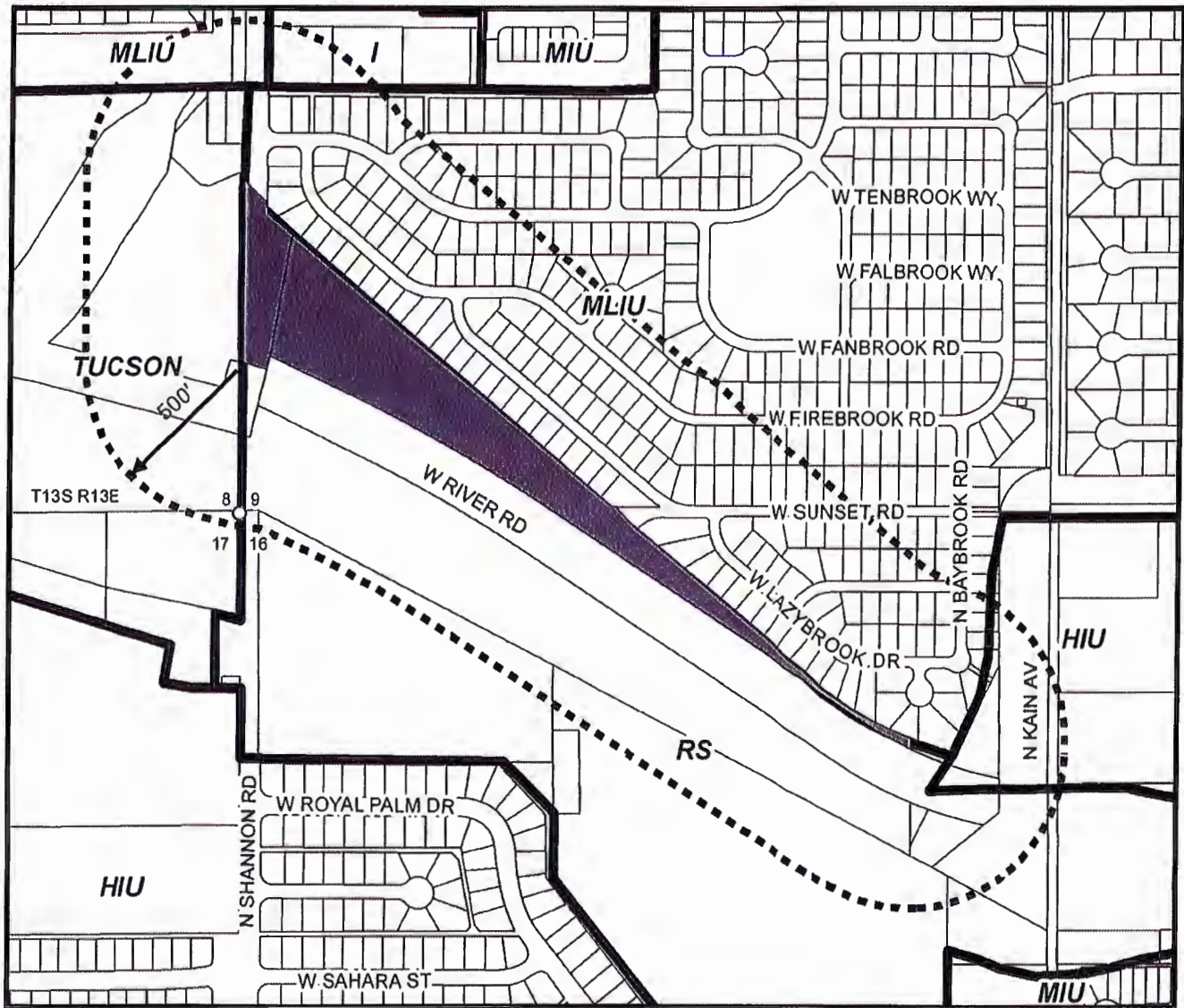
Map Scale: 1:6,000

Map Date: October 31, 2018 / dms



COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 220 440 880 Feet

500' Notification Area Subject Property

Taxcode:
101-14-3620
101-11-7360

P18CA00007 PIMA COUNTY - W RIVER ROAD PLAN AMENDMENT

Request: Resource Sensitive (RS) to
Multiple Use (MU) 8.64 Acres +/-

Districts 1
Location:
Northeast
corner of
the intersection
of W. River Road
and N. Shannon
Road



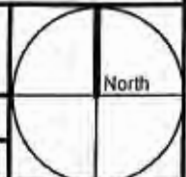
Catalina Foothills Planning Area under Pima Prospers
Sections 9 & 16, Township 13 South, Range 13 East

Planning and Zoning Commission Hearing: November 28, 2018

Map Scale: 1:6,000

Board of Supervisors Hearing: January 22, 2019 (projected)

Map Date: October 29, 2018 / dms





2018 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	November 28, 2018
CASE	P18CA00007 Pima County - West River Road Plan Amendment
PLANNING AREA	Catalina Foothills
DISTRICT	1
LOCATION	5678 North Shannon Road, northeast of the Intersection of W. River Road and N. Shannon Road
REQUEST	Resource Sensitive (RS) to Multiple Use (MU) for approx. 8.64 acres
OWNER	Pima County - Regional Flood Control District
AGENT	Pima County - DSD / Planning Division

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

"The County Administrator's Economic Development staff has identified property owned by the Regional Flood Control District [RFCD] as a possible site for economic development. Two parcels with an approximate area of 8.64 acre are located at the northeast corner of W. River Road and N. Shannon Road (5678 N. Shannon Road, APN # 101-14-3620 and 101-11-7360)... The site is currently undeveloped, located in an urban area close to a number of infrastructure improvements (River Road, The Loop Trail, Sunset Road / Camino de la Tierra connection at Interstate 10), and is an excellent property for economic development. Although the site includes IRA, with River Road located between the parcel and the Rillito River, the environmental sensitivity of this area is reduced and development offers the opportunity to provide buffer yard and drainage landscaping. [RFCD requests] that the Development Services Department initiate a Comprehensive Plan Amendment as part of the fall 2018 cycle to change the land use designation on these parcels from Resource Sensitive (RS) to a designation that would allow a rezoning for flexible future commercial or industrial uses on the site."

STAFF REPORT:

Staff recommends **approval** of the proposed Comprehensive Plan amendment. Amending the Comprehensive Plan land use designations on this parcel is the necessary first step to rezoning for identified economic development. Amending the land use designation to Multiple Use (MU) provides flexibility to allow rezoning for residential, commercial or light industrial uses. No Rezoning or Special Area Policies are recommended.

Background

The Comprehensive Plan amendment site is owned by Pima County Regional Flood Control District. The site is undeveloped but partially cleared of vegetation, approx. 8.64 acres in area, has Resource Sensitive (RS) land use designation, and is zoned SH (Suburban Homestead). The site is triangular in shape, narrowing from west to east, with approx. 400 feet of frontage on N. Shannon Road and 2500 feet of frontage on W. River Road.

The site is generally located just north of the unincorporated urban community of Flowing Wells, about a mile east of Interstate 10 and two miles west of N. Oracle Road. The site shares the Resource Sensitive land use designation of the Rillito River corridor that extends further to the east. Areas north of the site are generally subdivided residential development with Low Intensity Urban and Medium Low Intensity Urban land use designations, while areas to the south in Flowing Wells have Medium Intensity Urban, Higher Intensity Urban and Industrial land use designations. The site is surrounded by undeveloped Flood Control District land to the west (within City of Tucson's jurisdiction), a CR-4 (Mixed-Dwelling Type) zoned subdivision to the northeast, and W. River Road, the Loop Trail, and the Rillito River to the south also zoned SH. Larger areas are zoned MU (Multiple Use) further south into Flowing Wells.

Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1a. Growing Smarter Acts

The site could be supported by existing infrastructure (wastewater, transportation), surrounding development, and a variety of transportation choices: besides River and Shannon Roads, the Loop is located on the south side of River Road, and Sun Tran currently supports a single shuttle route that passes the site between Marana and the Tohono Tadaí Transit Center at N. Stone Avenue and E. Wetmore Road. The site appears to be between the Tucson Water and Metropolitan Water service areas.

1b. Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

3.2 Focused Development Investment Areas Element: state statute requires comprehensive plans to include growth areas particularly suitable for multi-modal transportation, infrastructure expansion, and improvements to support residential, office, commercial, tourism, and industrial uses. The Loop multi-use trail, located about 200 feet south of the site with direct access at the River and Shannon intersection, is identified as one such growth area, or Focused Development Investment Area. Similarly, 4.8 Trails Element supports and promotes the Loop as a regional attraction promoting healthy lifestyles, economic development, and connectivity to various destinations.

6.1 Business Retention, Expansion and Attraction: the comprehensive plan recommends developing an inventory of concept-ready sites for sale or lease, for new or expansion of employment centers in a number of key locations, including the Sunset Road and Interstate 10 / River Road region.

Special Area Policy S-18B (Floodplain Management: Rillito Creek Overbank Storage): proposed improvements in the floodplain designated to be preserved for overbank storage located on the north side of Rillito Creek between Country Club Boulevard and Columbus Boulevard or between La Cholla Boulevard and the Southern Pacific Railroad shall not unreasonably diminish existing overbank storage volumes.

1c. Maeveen Marie Behan Conservation Lands System (MMBCLS)

The amendment site has approx. 0.2 acres designated as Multiple Use Management Area, and approx. 2.6 designated as Important Riparian Area – these are concentrated in the southern portion of the site.

2. Oversight, Inconsistencies, or Land Use Related Inequities/Changes

n/a

AGENCY/DEPARTMENT COMMENTS:

Environmental Planning Division:

No comments.

Regional Flood Control District:

No comments.

Department of Transportation:

No comments.

Regional Wastewater Reclamation Department:

The plan amendment area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. The 39" Interceptor bisects the plan amendment area. The area is surrounded by the existing sewer infrastructure, allowing a connection at several potential locations. A preliminary investigation by RWRD identified no capacity issues in the downstream conveyance system for the potential development. Capacity allocation in the existing sewer lines will be determined at the time of rezoning review.

The PCRWRD has no objection to the proposed comprehensive plan amendment. A no objection shall not construe any action by Pima County as a commitment to provide sewer to any new development within the plan amendment area, and does not ensure that there is adequate treatment and conveyance capacity to accommodate this plan amendment area in the downstream public sewerage system.

Cultural Resources & Historic Preservation Division:

Cultural resources survey will be required as a condition of rezoning.

Department of Environmental Quality:

No comments.

United States Fish and Wildlife Service:

No comments.

Amphitheater Unified School District:

No comments.

Metro Water:

No comments.

Northwest Fire District:

No comments.

Sun Tran:

Sun Tran has no conflicts in this area.

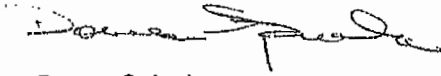
Tucson Electric Power Company:

No comments.

PUBLIC COMMENTS:

Staff notified property owners within 500 feet of the boundary of the proposed amendment site. To date no public comments received from neighboring property owners.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donna Spicola", with a stylized flourish at the end.

Donna Spicola
Planner

P18CA00007 Pima County - West River Road Plan Amendment

Current Comprehensive Plan Land Use Designation:

Resource Sensitive (RS)

Objective: To designate key larger parcels and land holdings with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in developing areas.

- **Residential Gross Density:** Minimum- none; Maximum- 0.3 RAC
- **Residential Gross Densities for TDR Receiving Areas:** Minimum- none; Maximum- 0.3 RAC

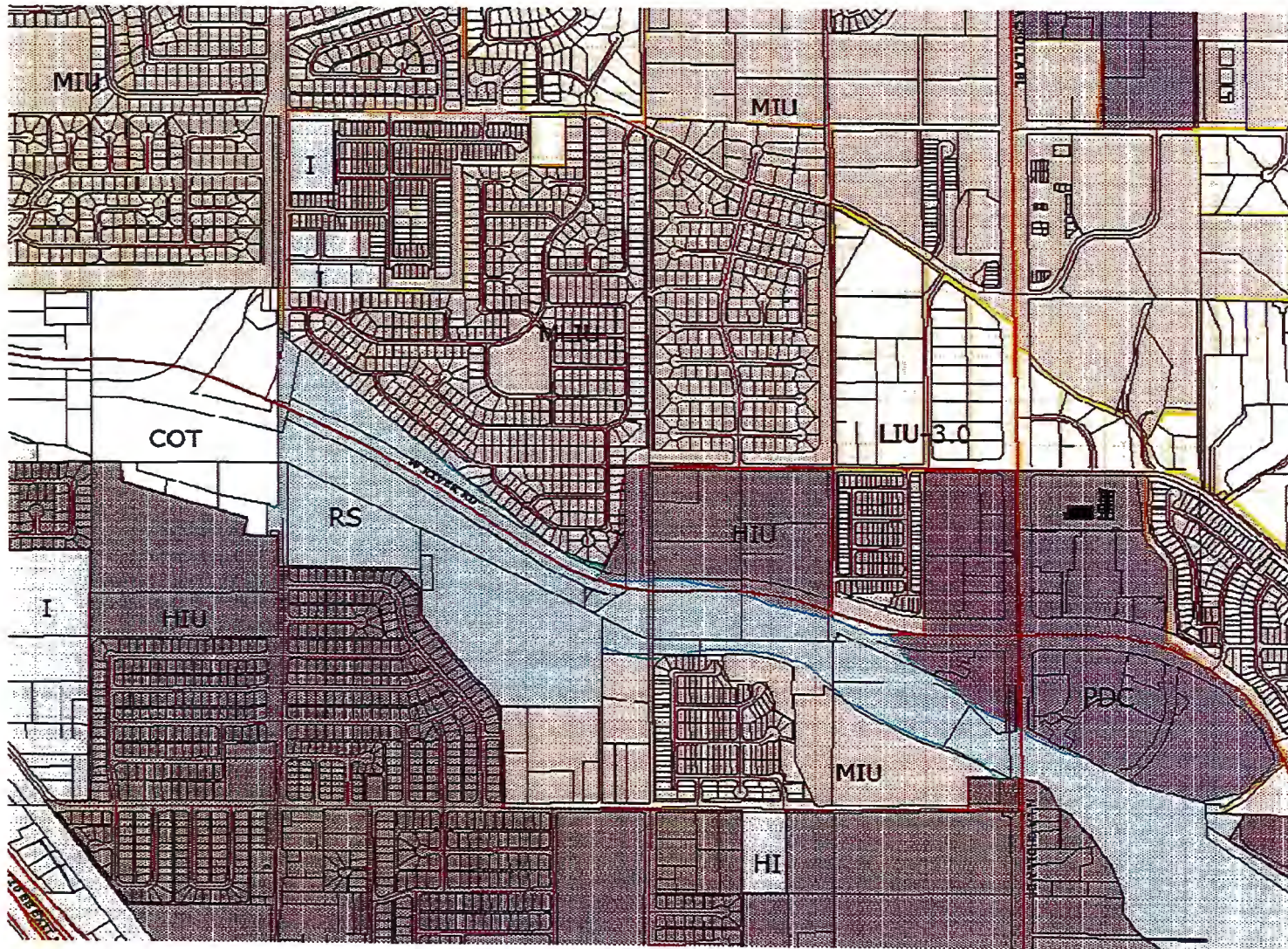
Requested Comprehensive Plan Land Use Designation:

Multiple Use (MU)

Objective:

To identify multiple-use areas that contain a wide range of uses, including residential, commercial and light industrial and provide standards for how these areas should develop or redevelop in the future. Proposals for new non-residential uses must show how the uses will minimize negative impacts on existing residential uses.

- **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



SURROUNDING COMPREHENSIVE PLAN DESIGNATIONS

CLS CATEGORIES



DATE: October 15, 2018

TO: Mark Holden
Planning Division
Development Services Department

FROM: Eric Shepp, P.E.
Deputy Director

SUBJECT: Initiation of Comprehensive Plan Amendment
Flood Control District Parcels 101-14-3620 and 101-11-7360

The County Administrator's Economic Development staff has identified property owned by the Regional Flood Control District as a possible site for economic development. Two parcels with an approximate area of 8.64 acre are located at the northeast corner of W. River Road and N. Shannon Road. The parcels have a long triangular shape with about 2500 feet of frontage along River Road and about 400 feet along Shannon Road.

The parcels are currently zoned SH Suburban Homestead, a rural residential zone, and fall within Resource Sensitive (RS) land use designation which restricts development to a maximum of 0.3 residences per acre on larger parcels with environmentally sensitive characteristics in proximity to public preserves or environmentally sensitive areas. The site is currently undeveloped, located in an urban area close to a number of infrastructure improvements (River Road, The Loop Trail, Sunset Road / Camino de la Tierra connection at Interstate 10), and is an excellent property for economic development. Although the site includes IRA, with River Road located between the parcels and the Rillito River, the environmental sensitivity of this area is reduced and development offers the opportunity to provide bufferyard and drainage landscaping.

We courteously request that the Development Services Department initiate a Comprehensive Plan Amendment as part of the fall 2018 cycle to change the land use designation on these parcels from Resource Sensitive (RS) to a designation that would allow a rezoning for flexible future commercial or industrial uses on the site.

From: noreply@server.mailjol.net on behalf of allForms <noreply@server.mailjol.net>
Sent: Thursday, September 6, 2018 9:57 AM
To: DSD Planning
Subject: Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application

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.

Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	Pima County-Regional Flood Control District
Owner Address	PWB, 201 N Stone Avenue
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85701
Owner Phone	724-4600
Owner_Email	Eric.Shepp@pima.gov
Applicant Name	
Applicant Address	
Applicant City	
Applicant State	AZ
Applicant Zipcode	
Applicant Phone	
Applicant_Email	
Property Address	5678 North Shannon Road
Property Parcel Number	101-14-3620
Property Acreage	8.16
Current Land Use Designation	Resource Sensitive [8.16]

Proposed Land Use Designation	Multiple Use [8.16]
Policies	Catalina Foothills / Special Area Policy S-18B
Concurrent Property Acreage	
Property Present Zone	
Property Proposed Zone	
FTP-Link	
Signature	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.)
Application Date	06-Sep-2018
More Information about this submission and submitter	
Submission ID	10959675
Date & Time	6th Sep 2018 9:56 AM
Form Location	http://web1.pima.gov/applications/Amendment/
IP Address	159.233.35.103
Browser Info	Mozilla/5.0 (Windows NT 10.0; WOW64; Trident/7.0; Touch; rv:11.0) like Gecko
Predicted Country	United States

DATE: September 6, 2018

TO: Mark Holden
Planning Division
Development Services Department

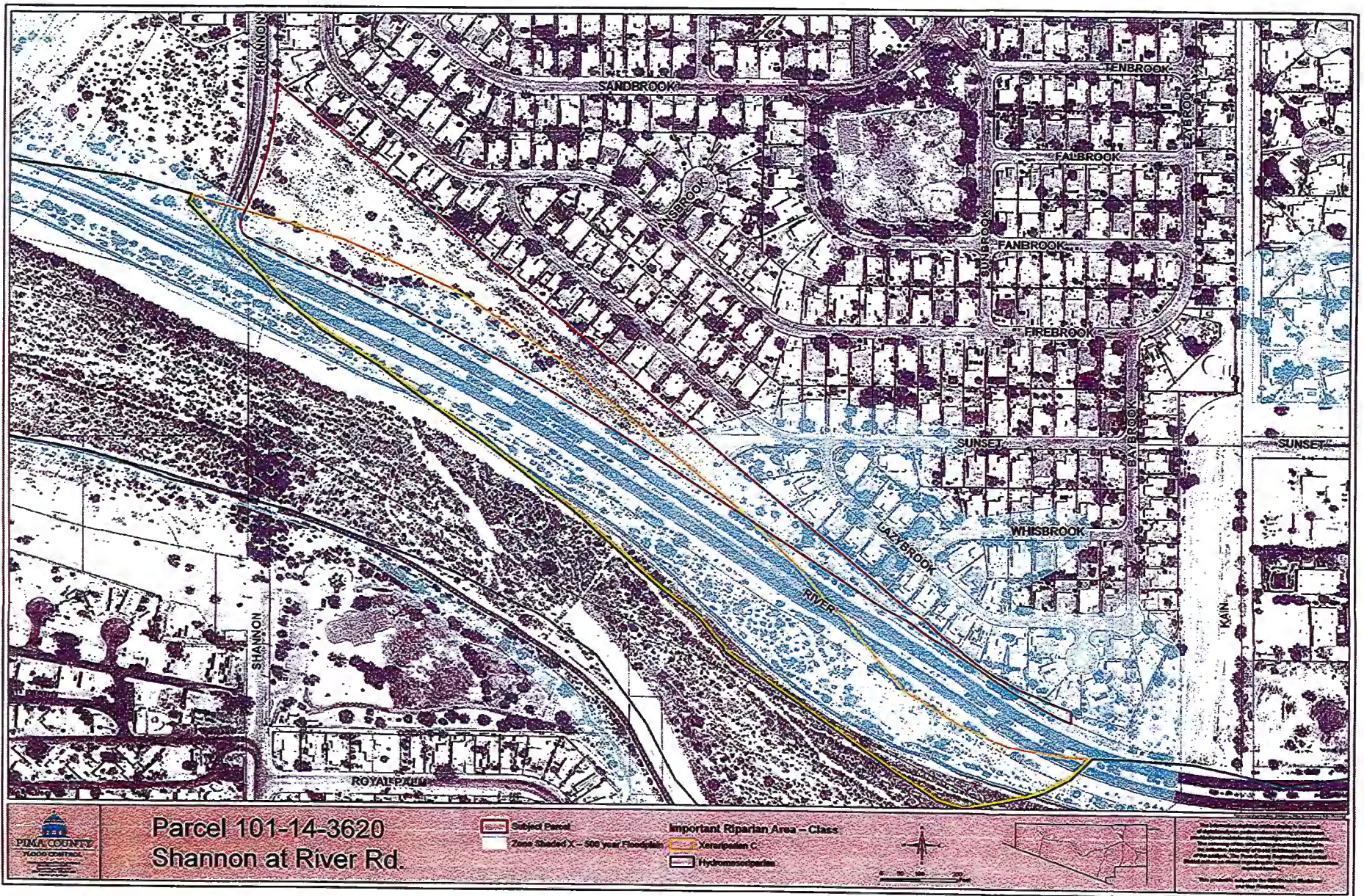
FROM: Eric Shepp, P.E.
Deputy Director

SUBJECT: Initiation of Comprehensive Plan Amendment for Parcel ID 101-14-3620

The County Administrator's Economic Development staff has identified a property owned by the Regional Flood Control District as a possible site for economic development. The approx. 8.15 acre parcel is located at the northeast corner of W. River Road and N. Shannon Road (5678 N. Shannon Road, APN # 101-14-3620). The parcel has a long triangular shape with about 2500 feet of frontage along River Road and about 400 feet along Shannon Road.

The northern portion of the parcel is currently zoned SH Suburban Homestead, a rural residential zone and the southeast portion is Cr-4 Mixed Dwelling Type. Both residential zones fall within Resource Sensitive (RS) land use designation which restricts development to a maximum of 0.3 residences per acre on larger parcels with environmentally sensitive characteristics in proximity to public preserves or environmentally sensitive areas. The site is currently undeveloped, located in an urban area close to a number of infrastructure improvements (River Road, The Loop Trail, Sunset Road / Camino de la Tierra connection at Interstate 10), and is an excellent property for economic development. Although the site includes IRA, with River Road located between the parcel and the Rillito River, the environmental sensitivity of this area is reduced and development offers the opportunity to provide bufferyard and drainage landscaping.

We courteously request that the Development Services Department initiate a Comprehensive Plan Amendment as part of the fall 2018 cycle to change the land use designation on this parcel from Resource Sensitive (RS) to a designation that would allow a rezoning for flexible future commercial or industrial uses on the site.





PIMA COUNTY

DEVELOPMENT SERVICES

201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

Biological Impact Report

(Not Applicable for Rezoning that Require a Site Analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1. Is the project located in the Maeveen Marie Behan Conservation Lands System?
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
4. Is the project located within the Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl
 - b. Western burrowing owl
 - c. Pima pineapple cactus
 - d. Needle-spined pineapple cactus

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?

If yes, provide a summary of those communications: Property is owned by
Pima County Regional Flood Control District



2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No	<input type="text"/>	<input type="text" value="(Select)"/>
Western burrowing owl	No	<input type="text"/>	<input type="text" value="(Select)"/>
Pima pineapple cactus	No	<input type="text"/>	<input type="text" value="(Select)"/>
Needle-spined pineapple cactus	No	<input type="text"/>	<input type="text" value="(Select)"/>

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.

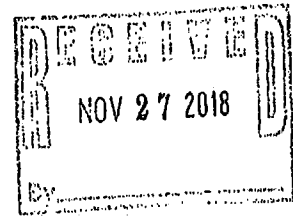
**LETTERS
OF
OPPOSITION**

Pima County Development Service Department

ATTN: Planning Division

201 North Stone Ave. 2nd Floor

Tucson, Arizona 85701



Clarence and Heidemarie Book

2881 West Firebrook Road

Tucson, Arizona 85741

RE: P18CA00007, West River Road Development Plan

Planning Board:

Thank you for your notification. It was also the first indication we received of your plans to develop the area shown on your map.

When River Road expansion from La Cholla Rd to Orange Grove Rd we voted to have River Rd to favor its path along the river bed to reduce the noise of River Road traffic. In fact a higher wall was also constructed where River Road comes close to the Meadowbrook Community.

My wife and I are opposed to any construction in the area shown on your map. If you force construction against our desire we insist on the following limitations.

NO HOMES; NO BUSINESSES SELLING VOLATILES; NO BUSINESSES OPERATING BEFORE/AFTER 8AM/6PM; NO BARS OR BUSINESSES SELLING ALCOHOL OR CIGARETTES OR SIMILAR DEVICES; NO STRUCTURES OVER TWO STORIES.

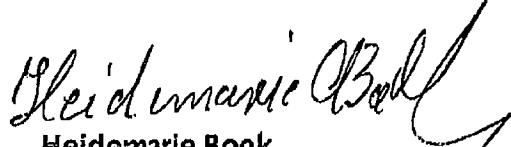
**You will receive a letter from our HOA management company (AAM)
which will outline the concerns of the Meadowbrook community.**

We will attend your board meeting on 28 November at 9am.



Clarence Book

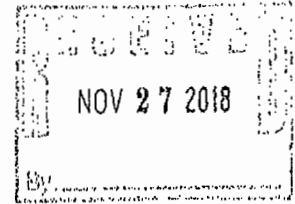
Meadowbrook HOA President



Heidemarie Book

Meadowbrook home owner

Joyce Berquist
2712 West Sunset Road
Tucson, AZ 85741-5235



November 19, 2018

Pima County Development Services Department
Planning Division
201 N. Stone Avenue, 2nd floor
Tucson, AZ 85701

REF: P18CA00007 Pima County – West River Road Plan Amendment

To whom it may concern,

As a resident of the notification area, I must vehemently protest the change in zoning for proposed parcel of land.

I would like to know:

1. why Meadowbrook residents only received 2 weeks notification of this change?
2. why is this change submitted?
3. has any person or entity has submitted a proposal for land use?
4. which supervisor is proposing this change?
5. does this supervisor or any family member have any financial interest in the change of this property? This includes but is not limited to business and political interests. If a proposal has been made, has the supervisor ever received or has been promised campaign contributions for submitting this proposal?
6. what is the impact on traffic flow?
7. Metro Water has water tanks in the impacted area. What are you planning to do to prevent any contamination of water supplies?
8. What is the county planning to do to reimburse residents for the devaluation of over one hundred (100) properties when a business is located directly behind the residences?
9. What is the county proposing for security of Meadowbrook properties and residences that a business could impact?

When the proposal to extend River Road from La Cholla to River Road, Meadowbrook residents were promised that the land would remain empty as a barrier between our development and River Road. Why is the Planning Division going back on this promise?

I would like to receive a response in writing to answer all these questions.

Thank you.

Sincerely,
Joyce Berquist
Joyce Berquist

Meadowbrook Community Association of Pima County
Tucson, AZ

November 19, 2018

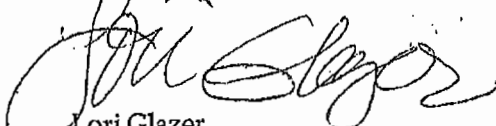


Pima County Development Services Department
Attn: Planning Division
201 N. Stone Ave, 2nd Floor
Tucson, AZ 85701

Dear Pima County Development Services Department

In regards to P18CA00007 Pima County - West River Road Plan Amendment, Meadowbrook Community Association of Pima County is adamantly opposed to any rezoning and/or development to the property that is adjacent to the entire Southside of our community. Any use of the property other than the original zoning will greatly affect the property values and the homeowner's quiet enjoyment of property.

Sincerely,


Lori Glazer
Community Manager AAM, LLC


Evelyn Spitzer

Vice President of Meadowbrook Community Association of Pima County

Jeff Mather
2755 W. Sandbrook Ln.
Tucson, AZ 85741
November 25th, 2018

Pima County Development Services Department
Planning Division
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701

Dear Planning and Zoning Commission members,

I am writing to protest the proposed **P18CA00007 Pima Country – West River Road Plan Amendment**. As someone who has lived within the notification area for this amendment since 1995, I have walked my dogs through the land in question multiple times a week from 1998 to the present, and have greatly appreciated that it has remain undeveloped over that period. Having natural desert there increases the appeal of my property in the Meadowbrook subdivision (and those of my neighbors) to the many folks like me who don't want to live in more urban, nolsy, and overdeveloped areas.

I take great exception to your staff report's assertion that the area has largely been cleared of vegetation. Almost the entire area is covered in natural desert vegetation, including numerous mesquite trees. As such, it is home to many rabbits, lizards, rodents and birds. I have also often seen coyotes and javelina on that land, over the years.

If the County really needs to make money off this land, I would suggest that it be offered for sale to the Meadowbrook subdivision homeowners' association, with its current land-use designation intact. I believe that would represent a good compromise for both sides.

Thank you for your consideration.

Sincerely,

Jeff Mather

Meadowbrook resident

