

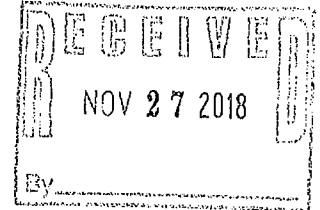
AGENDA MATERIAL

DATE 1-22-19

ITEM NO. 18

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,

A handwritten signature in cursive script, appearing to read "Lori Glazer".

Lori Glazer

Community Manager AAM, LLC

A handwritten signature in cursive script, appearing to read "Evelyn Spitzer".

Evelyn Spitzer

Vice President of Meadowbrook Community Association of Pima County

APR 03 19PM 0436 PC CLK OF RD
B2

Meadowbrook Community Association of Pima County
Tucson, AZ

January 10, 2019


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 change in approved land use which would allow rezoning and development of the property that is adjacent to the entire south side of our community. The current land use is an undeveloped natural riparian area adjacent to both our community and the Rillito River. This land is a buffer zone from traffic on River Road and provides an area for water recharge into the aquifer below this area. We have long time homeowners that remember when River Road was constructed and that this land was left as a quiet zone buffer for our neighborhood by Pima County. Any change in use other than the original use and zoning will greatly affect the property values and the homeowner's quiet enjoyment of their property. We represent 1,000 residents in the Meadowbrook Community.

Sincerely,


Lori Glazer
Community Manager AAM, LLC


Evelyn Spitzer

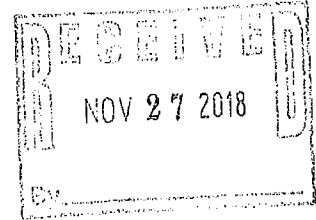
Vice President of Meadowbrook Community Association of Pima County

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 Developement 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 Communiity.

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

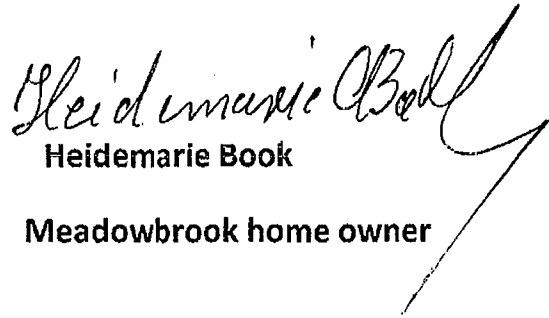
**You will receive a letter from our HOA management company (AAM)
which will outline the concerns of the Meadowbrook community.**

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



Clarence Book

Meadowbrook HOA President



Heidemarie Book

Meadowbrook home owner

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, noisy, and overdeveloped areas.

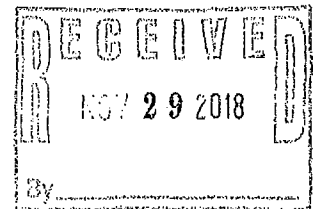
I take great exception to your staff report's assertion that the area has largely been cleared of vegetation. Almost the entire area is covered in natural desert vegetation, including numerous mesquite trees. As such, it is home to many rabbits, lizards, rodents and birds. I have also often seen coyotes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



Lori Glazer

From: MELLISSE BRYDGES <mellissebrydges@comcast.net>
Sent: Friday, January 18, 2019 4:58 PM
To: Lori Glazer
Subject: Re: ATTENTION HOMEOWNERS

Hello: I am unable to attend the hearing but please add my name to the list of those who are adamantly opposed to this rezoning and development of the 8.64 acres that help to buffer Meadowbrook from the traffic sounds on River Road. I was also opposed to the the River Road extension (However, I don't remember receiving any notice before road construction begin) because it exposed Meadowbrook to all kinds of crime, residential breakins, theft, vandalism, (I was a victim of a breakin and theft)that was not present before the River Road Extension. Now, we must worry about this small piece of land being commercially developed for no other reason than the greed of the Board of Supervisors to increase their tax revenue. It will have a negative impact on Meadowbrook. It is entirely unnecessary. We do not need more commercial development. We are within minutes of all the shopping we could ever need or want. Nothing good will come of this change in zoning, and, it will increase traffic, and, traffic noise, it will decrease property value especially for those of us who live within shouting distance of River Road.

Thanks

Mellisse Brydges

On January 11, 2019 at 10:42 AM Meadowbrook <Messenger@AssociationVoice.com> wrote:

Attention Meadowbrook Homeowners

LET YOUR VOICE BE HEARD

Pima County wants to amend the land use designation for approximately 8.64 acres of land located at the northeast corner of the intersection of W. River Road and N. Shannon Road. A mixed use development, which may include industrial use, is planned for this area.

Meadowbrook Community Association of Pima County is adamantly opposed to any change in approved land use which would allow rezoning and development of the property that is adjacent to the entire south side of our community. The current land use is an undeveloped natural riparian area adjacent to both our community and the Rillito River. This land is a buffer zone from traffic on River Road and provides an area for water recharge into the aquifer below this area. We have long time homeowners that remember when River Road was constructed and that this land was left as a quiet zone buffer for our neighborhood by Pima County. Any change in use other than the original use and zoning will greatly affect the property values and the homeowner's quiet enjoyment of their property.

JoAnn di Filippo

From: Daniel O'Connor <JoAnn.diFilippo@pima.gov>
Sent: Monday, January 14, 2019 10:18 AM
To: JoAnn di Filippo
Subject: New Entry: Simple Contact Form

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.

Name

Daniel O'Connor

Email

doconnor1@gmail.com

Comment or Message

Supervisor Miller,

I am resident of Meadowbrook Neighborhood and frequent user of the Pima County Parks & Recreation amenities in your ward. I am greatly concerned with the proposed rezoning of APN # 101-14-3620 and 101-11-7360. With the understanding that economic development of these two parcels of land will bring increased motor vehicle traffic I am concerned for the safety and well-being of pedestrian and cyclist users of The Loop, River Road, Dan Felix Park, and Curtis Park. Regrettably the accident site for one of the four cyclists killed in a motor vehicle accident last year is within a mile of the parcels in question. Additionally, with the increase in motor vehicle traffic I am concerned the pavement along River Rd and Shannon Rd will become increasingly unsafe as there is already significant asphalt degradation on Shannon Rd. Finally, as a resident of the nearby

Meadowbrook Neighborhood. I am concerned with the potential for noise, light, and litter pollution in the area. I ask that you keep these in mind as the discussion for rezoning the land proceeds. How can we ensure the safety and comfort of those who use and reside in the area as we move towards developing this land. Can you provide pedestrian bridges? Will the frequency of road maintenance and repair increase accordingly? How do we ensure the property values of those 40+ neighbors bordering the proposed rezoning site are not adversely affected by potential development?

Thank you for your time and dedication to your constituents.

Daniel O'Connor

JoAnn di Filippo

From: autumn eaton <JoAnn.diFilippo@pima.gov>
Sent: Friday, January 11, 2019 5:06 PM
To: JoAnn di Filippo
Subject: New Entry: Simple Contact Form

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.

Name

autumn eaton

Email

a.eaton927@gmail.com

Comment or Message

Supervisor Miller,

I am resident of Meadowbrook Neighborhood and frequent user of the Pima County Parks & Recreation amenities in your ward. I am greatly concerned with the proposed rezoning of APN # 101-14-3620 and 101-11-7360. With the understanding that economic development of these two parcels of land will bring increased motor vehicle traffic I am concerned for the safety and well-being of pedestrian and cyclist users of The Loop, River Road, Dan Felix Park, and Curtis Park. Regrettably the accident site for one of the four cyclists killed in motor vehicle accident last year is within a mile of the parcels in question. Additionally, with the increase in motor vehicle traffic I am concerned the pavement along River Rd and Shannon Rd will become increasingly unsafe as there is already significant asphalt degradation on Shannon Rd. Finally, as a resident of the nearby

Meadowbrook Neighborhood, I am concerned with the potential for noise, light, and litter pollution in the area. I ask that you keep these in mind as the discussion for rezoning the land proceeds. How can we ensure the safety and comfort of those who use and reside in the area as we move towards developing this land. Can you provide pedestrian bridges? Will the frequency of road maintenance and repair increase accordingly? How do we ensure the property values of those 40+ neighbors bordering the proposed rezoning site are not adversely affected by potential development?

Thank you for your time and dedication to your constituents.

Autumn Eaton

Lori Glazer

From: Dian Mcelvaine <mdimajam@aol.com>
Sent: Thursday, January 24, 2019 11:49 PM
To: Lori Glazer
Subject: Fwd: Pima County Amendment to rezoning 8.64 acres at River and Shannon.

-----Original Message-----

From: Dian Mcelvaine <mdimajam@aol.com>
To: Iglazer <Iglazer@AssociatedAsset.com>
Sent: Thu, Jan 24, 2019 11:40 PM
Subject: Pima County Amendment to rezoning 8.64 acres at River and Shannon.

To whom it may concern,

I am a current resident at 2660 W. Edsbrook Place in the Meadowbrook subdivision. My family and I moved to the area this last spring. I sought out this area. It was appealing for the mere fact that it seemed very safe, safer than most neighborhoods and for the quality in the schools! It has been such a nice change from living in mid town, where there is so much traffic and many shady areas around! Nothing like every time you go to the store there are panhandlers every where! It has just been so refreshing out here! The neighborhood is so peaceful, the neighbors so nice, etc.. While at the neighborhood park this last weekend my oldest granddaughter stated she really loved the park! I told her "you have a nice park near you", and she stated "yeah, but there are bums everywhere"! I found that sad! Well what I am concerned about if buildings, stores go up etc. along side River and Shannon, will this become "mid town"! I thought I loved being in mid town despite some of it's short comings until we moved out here! It is just so peaceful, and quiet and honestly I do believe that all will change! This once nice neighborhood will become the home to strangers, and people who don't belong here! There are alot of kids here, and that's scary! Our home values also will go down! I love driving down River and looking over at the beautiful natural vegetation, people walking, running, and that would all change! There will be a strain put on the sheriffs department with increased crime! Please reconsider and leave this area the beautiful place that it is!

Thank you so much for your time!

Dian McElvaine

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

home
cell

January 14, 2019

Julie Castaneda
Clerk of the Board
Pima County Board of Supervisors
130 West Congress Street, 5th Floor
Tucson, AZ 85701

Dear Ms. Castaneda,

Attached is a copy of the letter I sent to the Pima County Development Services Department regarding the proposed change in land use at River and Shannon in Pima County. The proposal number is P18CA00007.

I would truly appreciate it if you could read the attached letter and let me know what you think.

The residents of Meadowbrook Community Association directly impacted by this proposed change are against any changes in land usage. Meadowbrook is located in District One. I would appreciate any and all help you can give to stop this change.

Thank you so much for your time and help.

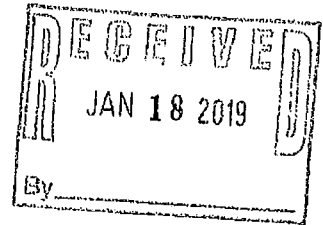
Sincerely,



Joyce Berquist

RECEIVED
JAN 18 19 02 23 PM
PIMA COUNTY

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



January 14, 2019

Lori Glazer
Community Manager
Meadowbrook Homeowners Association
c/o AAM, LLC
215 West Giaconda Way, Suite 161
Tucson, AZ 85704

Dear Lori,

Enclosed is a copy of the letter I wrote to the Pima County Development Services Department today regarding the proposed zoning changes to the property directly south of Meadowbrook. I am also sending copies to every member of the Board of Supervisors and the Clerk of the Board.

Thought you would want a copy for your records and for our attorney.

Please let me know if you have any questions.

Thanks for all you are doing for Meadowbrook.

Sincerely,

A handwritten signature in cursive script that reads "Joyce Berquist".

Joyce Berquist

Encl.

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

home

cell

January 14, 2019

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 proposed change in zoning for this parcel of land.

When the original proposal was made to extend River Road from La Cholla Blvd. to Orange Grove Road, Meadowbrook residents were promised that the land in question would be used as a natural barrier between our development and River Road. Why is the Planning Division and County going back on this promise? This land was to remain undeveloped as no barrier wall was built between this section of Meadowbrook and River Road. Part of the reason for this decision was to save Pima County the cost of building a wall.

Metro Water has water tanks in the impacted area. What is the county planning to do to prevent any contamination of water supplies? Is Pima County willing to accept financial responsibility for any and all health issues that may arise from water contamination?

There is a drainage ditch located directly across from 2690 W Sunset Road and behind 2669 W Lazybrook. During heavy rains, water backs up and floods the streets on Sunset and Lazybrook. Any construction or development that will impact water flowing into this ditch could flood our houses and cause additional damage to our roads. Our roads are already in poor condition and have not been repaved in over twenty (20) years.

Any business built on the property in question will immediately cause devaluation of adjacent properties. What is the county planning to do to reimburse residents for the devaluation of one hundred eighty (180) properties in the impacted area? Any construction would block

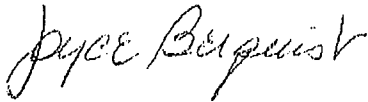
southwest views from houses on the south side of Meadowbrook which would also affect valuation.

What is the county proposing for security of Meadowbrook properties and residences that a business could impact? Meadowbrook walls are 5 feet tall. Nefarious people could access the land behind our properties and would easily be able to scale our current walls and trespass onto our yards and houses. Is Pima County ready to construct a 20 foot wall between Meadowbrook and the property in question? It would be needed for security and to prevent light and noise pollution that any business located on this property would create. Would Pima County be willing to assign a deputy 24 hours daily for our protection?

Any vehicles coming in or out of this property will create traffic congestion on Shannon Road. The property is located at a well-used intersection. Any access to Shannon Road will be within 500 feet of the traffic light. Access from River Road would probably have to be in the right turn lane to Shannon Road.

The property is currently being used by coyotes, javalina, bobcats and rattlesnakes. What plans does the county have to protect their habitat?

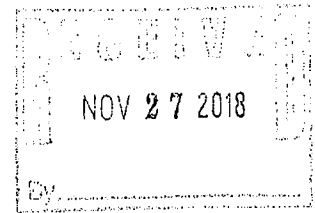
Respectfully,

A handwritten signature in cursive script that reads "Joyce Berquist".

Joyce Berquist

CC: Meadowbrook HOA
Pima County Board of Supervisors
Clerk of the Board of Supervisors

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

P18CA00007

1/25/2019

Attention Meadowbrook Homeowners

LET YOUR VOICE BE HEARD

Pima County wants to amend the land use designation for approximately 8.64 acres of land located at the northeast corner of the intersection of W. River Road and N. Shannon Road. A mixed use development, which may include industrial use, is planned for this area.

Meadowbrook Community Association of Pima County is adamantly opposed to any change in approved land use which would allow rezoning and development of the property that is adjacent to the entire south side of our community. The current land use is an undeveloped natural riparian area adjacent to both our community and the Rillito River. This land is a buffer zone from traffic on River Road and provides an area for water recharge into the aquifer below this area. We have long time homeowners that remember when River Road was constructed and that this land was left as a quiet zone buffer for our neighborhood by Pima County. Any change in use other than the original use and zoning will greatly affect the property values and the homeowner's quiet enjoyment of their property.

We, the undersigned, are opposed to this, and any change, in this land use.

Karen Hayes - Karen Hayes
Hugh Hayes - Hugh Hayes
2809 W. Firebrook - 85741
[REDACTED]

Alicia Jackson
2801 W. Firebrook Rd
[REDACTED]

Guadalupe Torres
2787 W. Sunset Rd
[REDACTED]

Eric Silva
2745 W. Sunset Rd
[REDACTED]

Jarrod and Janelle Nixon
2721 W. Sunset Rd
TUCSON

Taylor Quayle
2715 W. Sunset Rd
Tucson, AZ 85741

Andy Corrie
2705 W. Sunset Rd
Tucson AZ 85741

Bryan Christoffersen, 2669 W. Lazybrook Dr.
Ron Koehler 2664 W. Lazybrook Dr.
Apirienne Hullen 2860 W. Sunset Rd.
Joyce BERQUIST 2712 W. Sunset Rd.
Javier Wilcox 2736 W. Sunset Rd.
Jennifer Lechner 2742 W. Sunset Rd.
MARIO NAUA SR. 2760 W. SUNSET RD.
Josh Fegell 2766 W. Sunset Rd.
Amy Hunk 2772 Sunset Rd.
Jeff Mcmurray 2810 W. Firebrook
Amy Warran 2820 W. Firebrook.
Ang Hees 2825 W. FIREBROOK RD.
Jorden Reptun 2833 W. Firebrook Rd.
Cynthia Luntis 2836 W. FIREBROOK RD.
John & Sarah Clifford 2841 W. FIREBROOK RD.
Sarah Clifford 2849 W. Firebrook
Charles Gwin CHARLES GWIN 2857 W. FIREBROOK RD.
Z Beckwith 2875 W. Firebrook Rd.
Jann Moberk 2880 W. Firebrook Rd.
RANDY SMITH 2878 W. Sunset Blvd La
Jimmy Gonzalez 2817 W. Firebrook Rd. 8524/