

AGENDA MATERIAL

DATE 5-21-19

ITEM NO. RA 34



PIMA COUNTY
DEVELOPMENT SERVICES

MEMORANDUM

DATE: May 16, 2019

TO: Honorable Chair and Members of the Board of Supervisors

FROM: Nicholas Coussoulis, Senior Planner

SUBJECT: P17CU00001 Arizona Ironwood LLC – E. Tanque Verde Road, Supplemental Material; May 21, 2019 Board of Supervisors' Agenda Item 34.

Staff has received supplemental material from the applicant highlighting their local neighborhood meeting with surrounding neighbors regarding their proposal. Attached is the applicant's summary of said meeting and their discussion with the public.

MAY 16 19PM 0351 PCD KCF RD

Barnyard Open House

May 14, 2019

3:30 – 5:00

Lisa and I met invited our near neighbors (within 300 feet of the property) to join us at the Barnyard for afterschool snacks and an open house. Twenty adults and three children attended the gathering and we enjoyed a very cordial afternoon together.

We began with each of us introducing ourselves and, while many neighbors were old friends, a good number of them were meeting one other for the first time. I welcomed the neighbors to the current state of the Barnyard development and covered the following topics with them:

- I outlined the Pima County Hearing Administrator meeting on April 4th and invited the neighbors to join the Board of Supervisors meeting on May 21st at 9:00.
- I reviewed the Special Conditions recommended by the Hearing Administrator to the Board of Supervisors
- We discussed the hours of operation and answered questions regarding the menu
- We shared the layout of the property and the specific plans we have for each of these areas
- We shared the planned placement of storage containers and the vines that will adorn them (one neighbor indicated that he believes is unlikely vines will grow attached to a metal box due to the heat generated)
- I indicated that we will place signage on the easement on the east side of the property and also on Mesquite Thicket to indicate that these roads are intended for residents only
- We discussed the outdoor kitchen layout and the menu there which includes a pizza oven, a flat top grill, a rotisserie oven, refrigeration and the ability to close the cooking areas in compliance with the Health Department requirements
- We discussed the areas for games and the fountain area
- We shared our plans for a herb garden and a butterfly garden
- I mentioned that we had intended to have a bandstand, but will now likely build a ramada or shade structure in that southeast corner of the property
- Lisa discussed her plan to build a lending library (take a book/leave a book)

Comments and suggestions from the neighbors included:

- Very much looking forward to live music and have recommendations for acoustic bands in the area (Mike)
- Would like a Rueben and Philly Cheese steak on the menu (Gerald)
- We are very excited to have you in our neighborhood and can't wait for you to open (Sid)
- Is there going to be a culvert installed where the eastern easement intersects Tanque Verde Road (Pima DOT indicated that a culvert will be installed)

- Is there parking in addition to the front (south) lot? I explained that we will have parking inside the property and that it will be decomposed granite, not paving. This was well received due to the water absorption capability of a DG lot.
- Commitment was made to bring concerns/complaints to one another first prior to lodging any formal complaints
- Include putting if we are placing artificial turf on the property
- Will we be dog friendly? My response is that we will not at the outset and may evaluate that at some point in the future (Mike was against a dog friendly policy)
- Would love to have an area for dancing (Tom/Linda)
- Will we be open for breakfast (Tina) – yes
- Cannot think of all questions to ask now until we experience the Barnyard as a neighbor. Let's keep our lines of communication open (Christine)
- Thanks so very much for inviting us to get together and for including us in your plans. It is so nice that you ask us for our opinions and keep us updated on your progress (Jodi)

Neighbors in Attendance	
Courtney and Jordan Roberts	10995 E TANQUE VERDE RD
Mike and Leona Freeman	Tanque Verde (south of Tom Waddell)
Margie and Ry Robinson	Building home on Mesquite Thicket
Gerald and Jody Beiner	11053 E TANQUE VERDE RD
Tom and Linda Waddell	11111 E TANQUE VERDE RD
Shane and Agelica (two daughters)	Mesquite Thicket
Joshua and Mari Tatge	2493 N MESQUITE THICKET CT
Christina Waddell	Tanque Verde (between Tom and Sid)
Sid Waddell	11075 E TANQUE VERDE RD
Tina and Paul (daughter [REDACTED])	2410 N WILLOW RANCH RD
Bob	Tucson National
Randy	Appleby's Ornamental Iron (across street)