

# AGENDA MATERIAL

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DATE 9/17/19 ITEM NO. RA 24

SEP 13 10:03 AM 2019

September 11, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

Dear Ms. Castaneda,

As a homeowner in the notification area, I must protest the proposed change in zoning from SH to TR for the parcel of land addressed as 5678 North Shannon Road.

This property needs to remain undeveloped as it is an environmentally sensitive area. Prior to the construction of River Road between La Cholla and Orange Grove Road, this property was proposed as an open area. Meadowbrook residents were told that no barrier wall would be built between this section of Meadowbrook and River Road as a way to preserve the desert usage and to save the county money. The environmental status of the property has not changed.

Any business built on the property in question will immediately cause devaluation of properties within the 300 foot area of rezoning and probably the entire Meadowbrook development. What is the county planning to do to reimburse residents for the devaluation of one hundred seventeen (117) properties in the 300 foot impacted area? What the county would gain in tax revenue on this property, they will lose on our devalued properties. Any real estate agent will attest to this.

Any construction would block south, southwest and west views from houses on the south side of Meadowbrook. Loss of mountain views will also affect property valuation.

Lighting from both the proposed building and parking lot would be high enough to be a constant issue for our houses. We would have lights shining in our yards and windows nightly. Would any of you want business lights shining in your bedroom, living room or kitchen windows all night? Proposed trees will not solve this problem. Would any of you be willing to live with this intrusion?

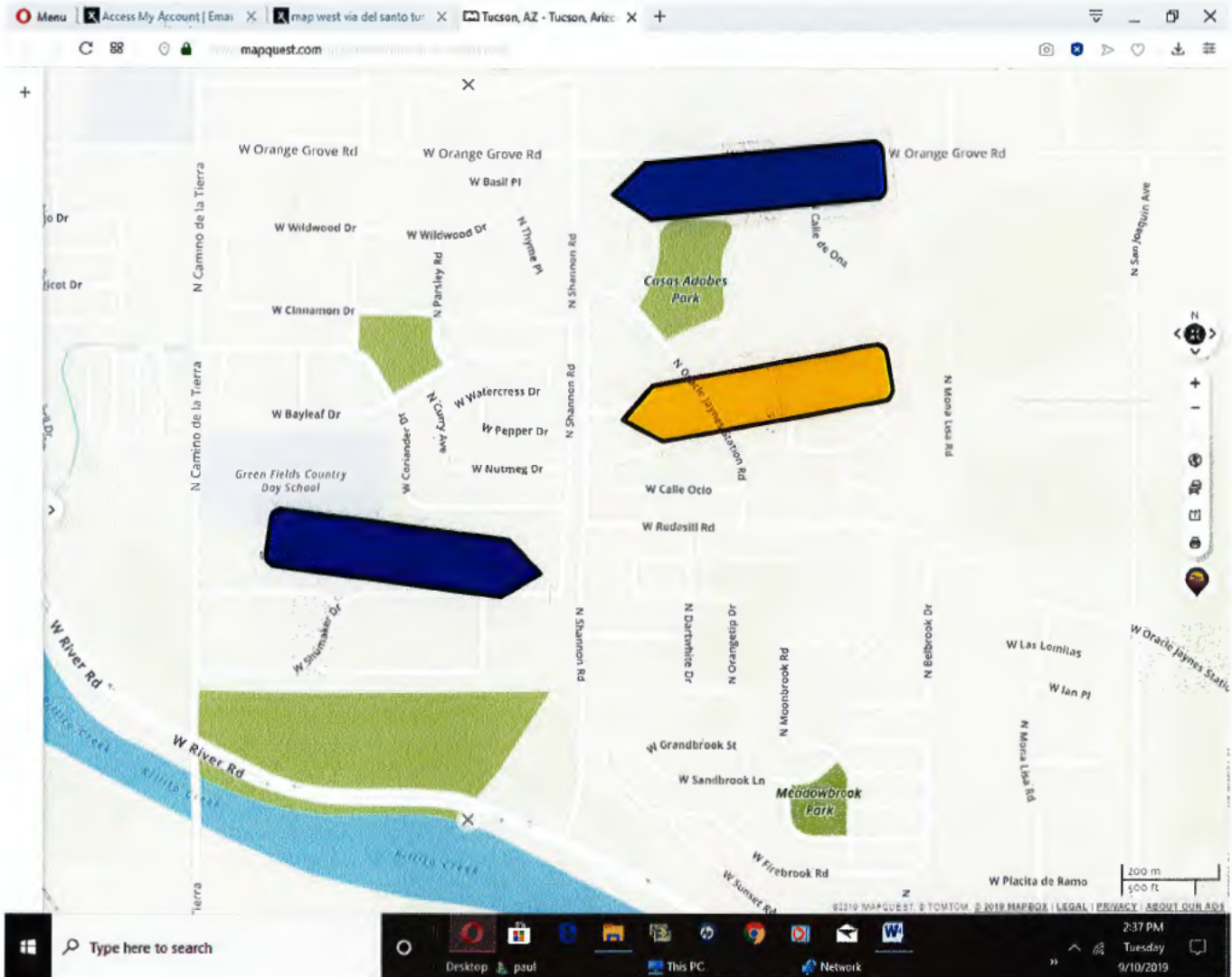
What is the county proposing for security of Meadowbrook properties and residences that a business could impact? Meadowbrook walls are 5 feet tall. Persons seeking to do us harm could easily scale the walls behind our properties from the proposed parking lot. Our privacy and safety will be compromised. Will the county provide every home with security systems and pay for monitoring?

Meadowbrook residents are currently dealing with all the traffic generated by J-TED, which is located directly to the north of our development.

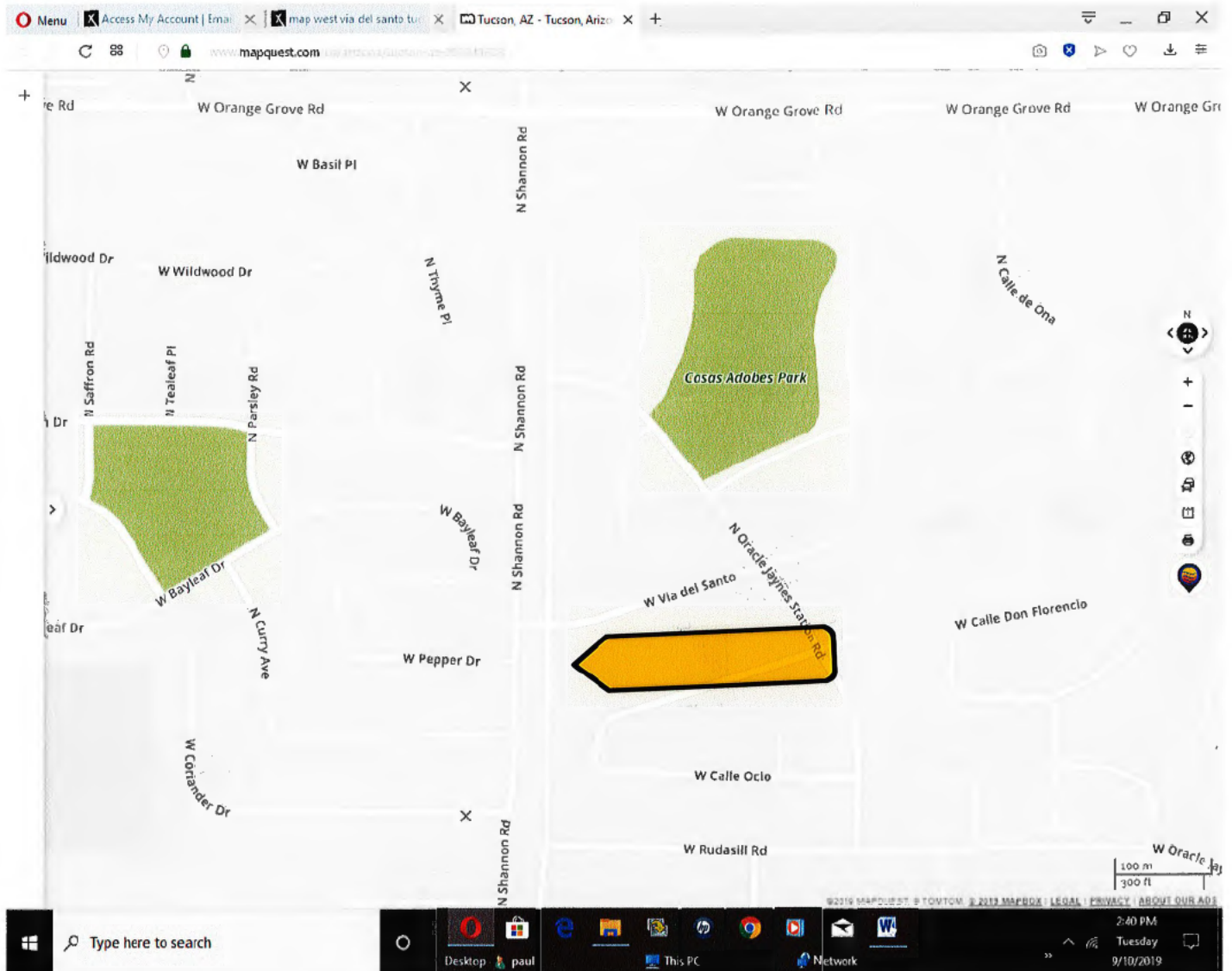
All vehicles coming in or out of this property will create major traffic congestion on both River Road and Shannon Road. The proposed access on Shannon Road will be directly across from the turn lanes going south. All traffic turning north on Shannon Road from River Road will be dealing with vehicles entering and leaving this property. Rush hour traffic will be impossible.

Cars are constantly making right turns from the unmarked bike lane going south on Shannon Road. Bicyclist lives will be put in further danger with additional traffic.

**Shannon Road does not have straight access to Orange Grove Road from River Road (see map below).** All traffic going both north and south is required to cross over a wash at West Via del Santo. It is a traffic issue now on both sides of the wash on Shannon Road, additional vehicles will create major problems.



The east side of Shannon Road is barricaded yearly during high water due to flooding just south of West Via del Santo. Any proposed purchaser must be informed of these yearly road closures.



The property at River and Shannon is currently being used by coyotes, collared peccaries, bobcats, cooper's hawks, ground squirrels and rattlesnakes. What plans does the county have to protect their habitat?

Would any of you be willing to have this development directly behind your houses? I can guarantee that if just one of your houses was directly impacted by this attempted rezoning, no one on the board would be voting for this change.

The Board of Supervisors is charged with doing what is best for the county and its citizens. Please do the right thing and vote this down.

Respectfully,

*Joyce Berquist*  
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