

AGENDA MATERIAL

DATE 9/17/19 ITEM NO. RA 24



PIMA COUNTY
DEVELOPMENT SERVICES

MEMORANDUM

DATE: September 13, 2019

TO: Honorable Chairman and Members of the Board of Supervisors

FROM: Chris Poirier, Planning Director

SUBJECT: P19RZ00006 Pima County - River Road Rezoning
Protest Calculations, Comment Summary and Comments for September 17, 2019,
Board of Supervisors' Agenda Item 24

As of September 13, 2019, staff has received 72 written comments (page 2 of the Board of Supervisors report incorrectly indicates 146). One written comment was in support of the request and 71 written comments are in opposition to the request. Written opposition within 300 feet of the rezoning (51 letters) constitutes 40.16% by number of owners and 43.52% by area of ownership which will require a **super majority vote by the Board of Supervisors** to approve the rezoning. Concerns cited in the letters of protest include increased traffic and safety problems, flooding concerns, light trespass and decreased property values.

SEP 13 19 10:43 PC CLK/FPD
AKS

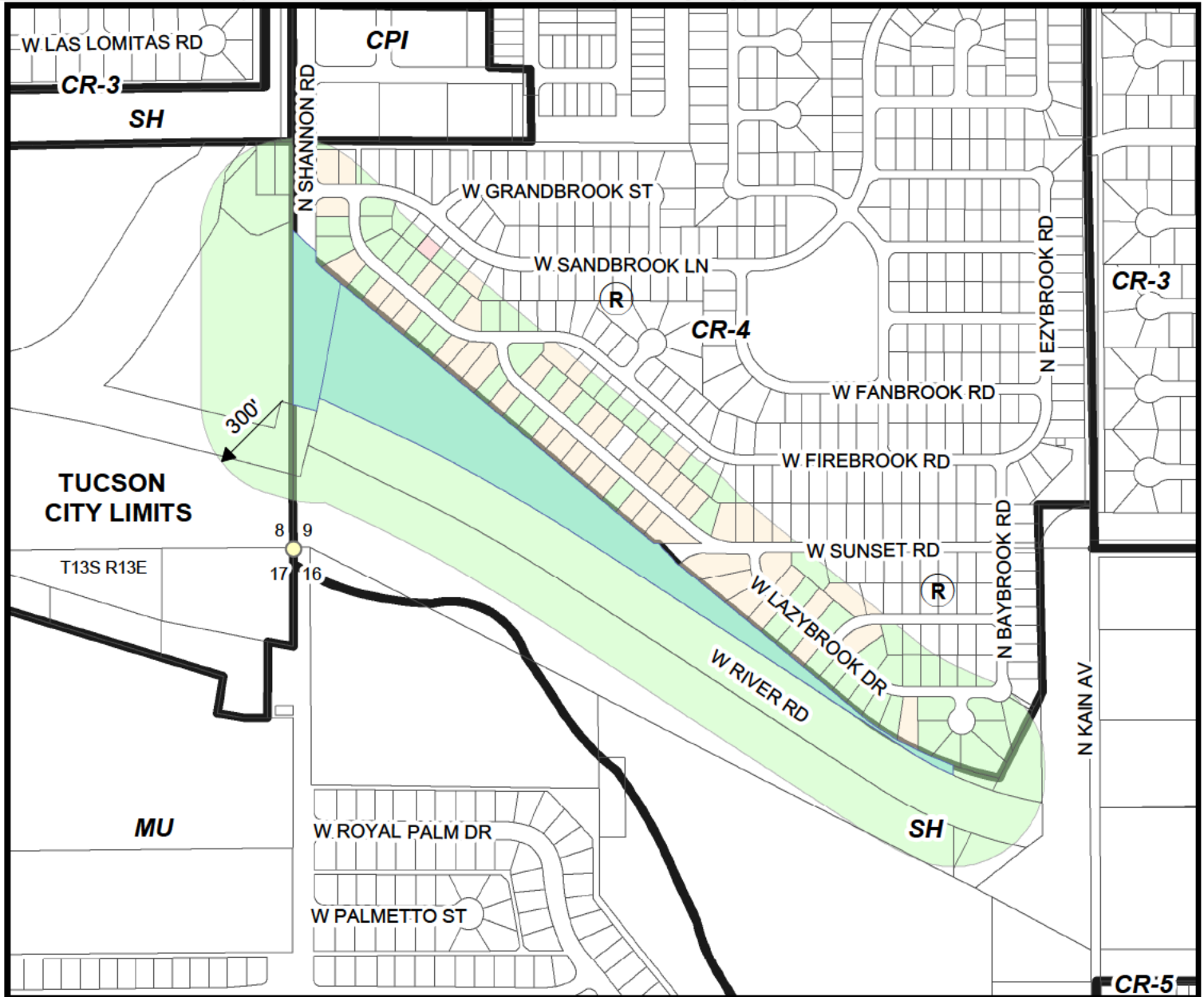
P19RZ00006 PIMA COUNTY - W. RIVER ROAD REZONING

Protest Calcs within 300'

Protest by Area: 43.52% or 7.69 acres
(3.534 of 17.67 acres required for super majority)

Protest by Owner: 40.16% or 51 owners
(26 of 127 owners required for super majority)

- 300' Notification Area
- PROTEST 09/12
- PROTEST 8/9
- Zoning Boundary



0 220 440 880 Feet

Area of proposed rezoning from SH to TR



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION



Notes:

Tax Code(s): 101-14-3620 & 101-11-7360

PIMA COUNTY COMPREHENSIVE PLAN: P18CA00007, CO7-13-10

Map Scale: 1:6,000

Map Date: 8/13/2019 - ds



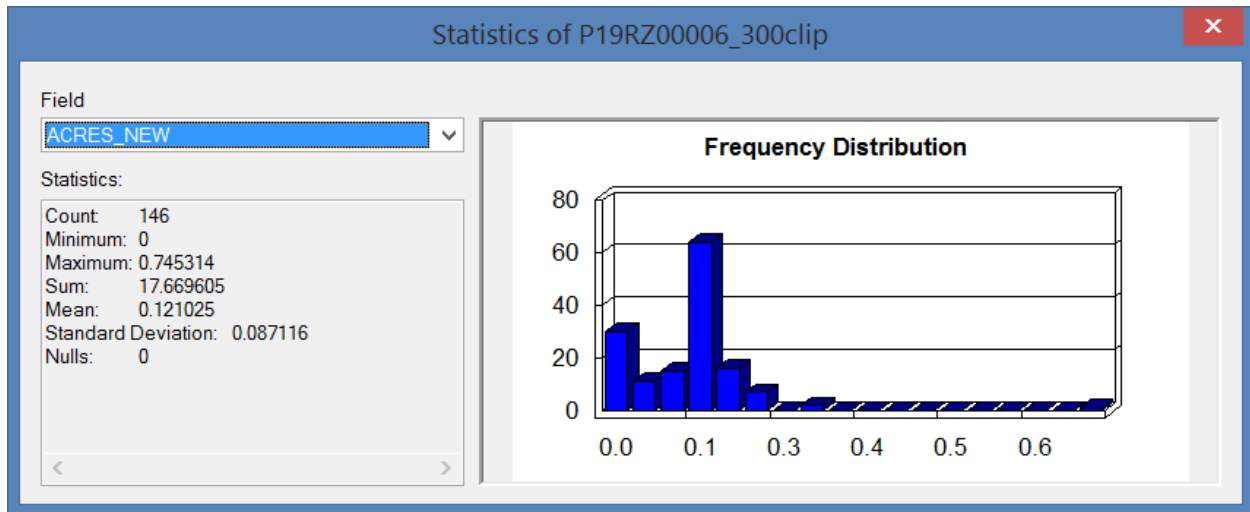
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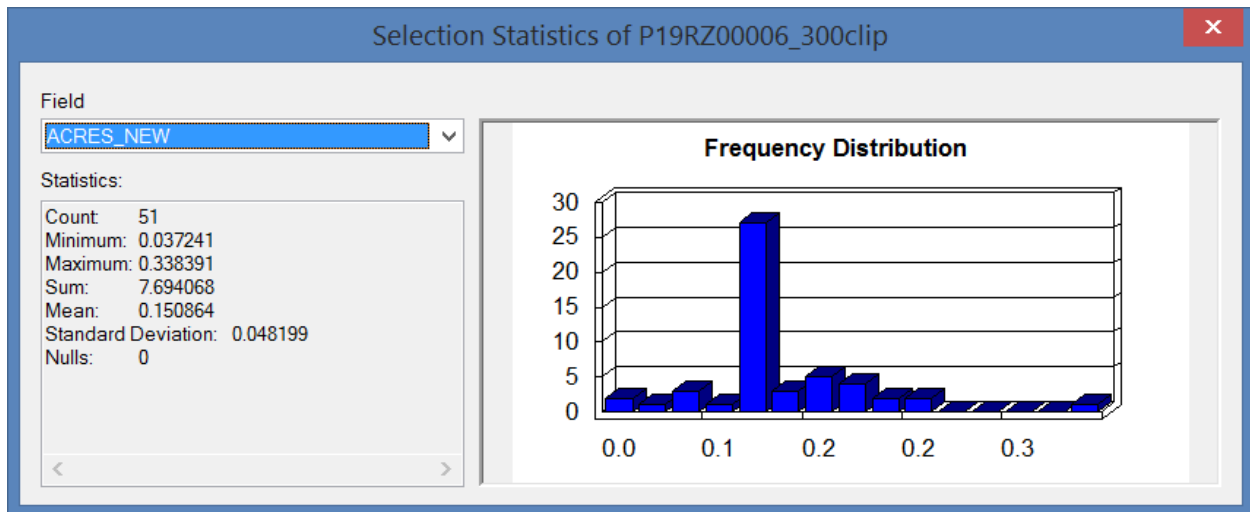
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300' Acreage = 17.67



Protest Acreage = 7.69



Terri Tillman

From: Roger Rivers <[REDACTED]>
Sent: Monday, September 9, 2019 8:19 AM
To: DSD Planning
Subject: Opposition to W. River Road Rezoning (#P19RZ00006)
Attachments: Annotation 2019-09-09 081817.jpg

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.

Good morning,

I'm the owner/resident @ 2835 W. Sandbrook Lane and would like to express opposition to and concerns about the rezoning of P19RZ00006.


My primary concern is the potential addition of lighting, should this be commercial or high-density residential. These lights would be directly the yards/view of the Sunset/Firebrook residents.

Secondarily, Shannon sucks. If this new property has access to Shannon, and not just off River, there will be significant congestion near the intersection of River/Shannon and reduced visibility for traffic leaving Meadowbrook @ Sandbrook. The congestion here is already compounded by the pedestrians which cross from Meadowbrook toward Dan Felix Park and the lack of right-turn lanes from southbound Shannon onto River and northbound Shannon onto Sandbrook.

Third, should the development be two-story, the residents will experience an unexpected loss of privacy on their property.

If these concerns are mitigated, I'm open to revisiting my opposition to rezoning and development. I'm unable to attend the board meeting so hopefully this email suffices to relay my concerns.

Regards,
Roger

 **ROGERRIVERS, PE**
[REDACTED]

Name Robert A. Weekley
Street Address 2886 W. Sandbrook Ln.
Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

To whom it may concern,

As an owner of 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 no barrier wall was built between this section of Meadowbrook and River Road.

Any business built on the property in question will immediately cause devaluation of properties within the 300 foot area of rezoning. 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.

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 on a 24 hour basis. Proposed trees will not solve this problem.

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?

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.

Shannon Road does not have straight access to Orange Grove Road from River Road. All traffic going both north and south is required to cross over a wash. It is a traffic issue now; additional vehicles will create major problems. In addition, Shannon Road is barricaded during high water due to flooding. Any proposed purchaser must be informed of the road closure.

The property 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?

Respectfully,

Robert A. Weekley
Signature

Name Alice W. Weekley
Street Address 2886 W. Sandbrook Lane
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
201 N. Stone Avenue, 2nd floor
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Respectfully,

Alice W. Weekley
Signature

Name RANDY SIMON
Street Address 2818 W. SAMBROOK W.
Tucson, AZ 85741
August 1, 2019

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

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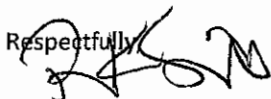
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Respectfully,



Signature

Name Kevin + Debbie Grabe
Street Address 2811 Sandbrook
Tucson, AZ 85741
August 1, 2019

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

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Respectfully,

owner 2811 Sandbrook
Debbie Grabe DEBBIE GRABE
Signature Kevin Grabe
KEVIN GRABE

Name Nicole Heston
Street Address 2620 W Whisbrook Ln
Tucson, AZ 85741
August 1, 2019

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

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Respectfully,


Signature

Name Wayne McGrane
Street Address 2610 W. Whisbrook Lane
Tucson, AZ 85741
August 1, 2019

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

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Respectfully,

Wayne McGrane
Signature

Name CLARENCE BOOK
Street Address 2881 W FIREBROOK RD
Tucson, AZ 85741
August 1, 2019

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

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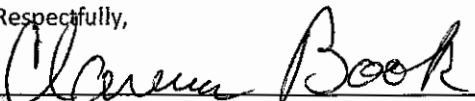
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Respectfully,


Signature

Name Nicole Cox
Street Address 2874 W. Firebrook Rd
Tucson, AZ 85741
August 1, 2019

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

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Respectfully,


Signature

Name Karl Framm
Street Address 2803 W Firebrook
Tucson, AZ 85741
August 1, 2019

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

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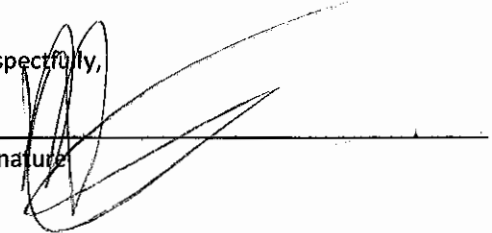
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Respectfully,

Signature



Name Amy Clifford
Street Address 2829 W. Fivebrook Rd
Tucson, AZ 85741
August 1, 2019

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

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Signature

Name John Bratzke
Street Address 2841 W FINEBROOK TUCSON AZ 85741
Tucson, AZ 85741
August 1, 2019

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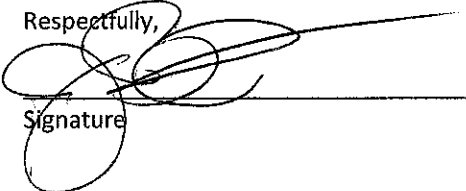
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Signature

Name CYNTHIA CURTISS
Street Address 2836 W FIREBROOK RD
Tucson, AZ 85741
August 1, 2019

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201 N. Stone Avenue, 2nd floor
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Respectfully,


Signature

Name Jordan Pantehin
Street Address 2833 W River Road
Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

To whom it may concern,

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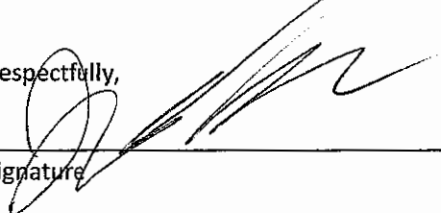
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Respectfully,



Signature

Name Jeff McMurray
Street Address 2810 W Firebrook Rd 85741
Tucson, AZ 85741
August 1, 2019

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

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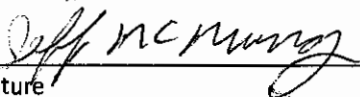
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Respectfully,


Signature

Name Jackson, Jeremy & Alicia
Street Address 2801 W. Firebrook Rd.
Tucson, AZ 85741
August 1, 2019

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

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Respectfully,

Alicia Jackson
Signature

Name Matt Lesage
Street Address 2769 W Firebrook Rd
Tucson, AZ 85741
August 1, 2019

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

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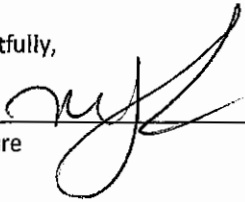
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Respectfully,

Signature 

Name John W. Hyde
Street Address 2757 - Firebrook Rd
Tucson, AZ 85741
August 1, 2019

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

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Respectfully,

John W. Hyde
Signature

Name Alan C. Little
Street Address 2701 W Firebrook Road 85741
Tucson, AZ 85741
August 1, 2019

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

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Respectfully,

Alan C. Little
Signature

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

From: Karen Hayes <[REDACTED]>
Sent: Thursday, August 1, 2019 2:23 PM
To: Mark Holden <Mark.Holden@pima.gov>; Carmine DeBonis
<Carmine.DeBonis@pima.gov>
Subject: River/Shannon Rezoning [REDACTED]

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.

Dear Mr. Holden and Mr. Debonis:

My name is Karen Hayes. I live at 2809 W Firebrook Road with my husband, Hugh. Our property backs up to River Road. Hugh and I moved into our home 25 years ago with our three daughters. We later had a son, and we raised them all in this house. When we moved into our home, River Road wasn't there yet... only desert between us and the Rillito. Even though we knew that River Road was in the plans for the area behind our home, we didn't mind because we knew we would still be able to enjoy the lovely view from our back yard...the main reason we chose this property. Once River Road was established, we received a letter from our homeowners association asking if we wanted a barrier wall, or a berm, to separate us from River Road. We chose a berm so as to keep somewhat of a natural beauty. The berm never materialized, but we were fine with the little bit of desert feel that we had between us and River Road. Now, Pima County wants to put a BUILDING behind our home. After 25 years of looking at "our mountains" and the beautiful sky, to have it blocked by a building...I cannot express how distressing that is to us, and the thought actually brings tears to my eyes. I would also like to add that when the plans for River Road were being constructed, they thought River Road would be closer to our property, so they took 8 feet of our property as easement, and put our wall 8 feet this side of our actual property line. When River Road was finished, and they knew it wasn't as close to our home as first thought, our wall was never moved by the county to the end of our property line. There are plenty of empty buildings in our area, and other property where whatever building is planned, it could be placed elsewhere, without causing anguish to it's neighbors. I have no false hope that I'll be heard, or taken into consideration, as I know money and companies tend to override the "little people" and our lives. I feel that Pima County is only asking so they can say they performed due diligence, but will vote in their own interest. I truly....from the bottom of my heart...hope I am wrong.

Name Melisse W Bridges
Street Address 2656 W. Lazybrook Dr
Tucson, AZ 85741
August 1, 2019

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

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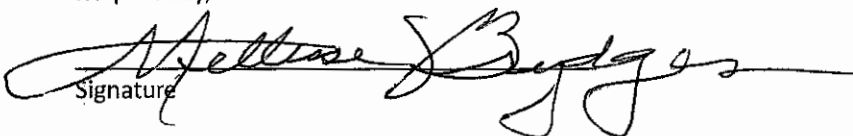
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Respectfully,


Signature

Mark Holden

From: MELLISSE BRYDGES <[REDACTED]>
Sent: Saturday, July 6, 2019 11:57 AM
To: Terri Tillman
Cc: Mark Holden
Subject: Rezoning of the northeast corner of River Road and Shannon Road

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.

Hello Mr. Tillman and Mr. Holden:

I am in receipt of the letter from Pima County Development Services regarding the strip of land on the north east corner of River Road and Shannon. This is a unforgivable breach of a promise to maintain this land as a buffer between Meadowbrook and River Road. With all the land in Pima County that could be developed, why does the county need to develop this piece of land? It will undoubtedly cause more traffic congestion at this corner; increase crime to our neighborhood and decrease property value. The paved areas you talk about will also cause an increase in temperature because asphalt holds heat, concrete holds heat and so do buildings. This is called "Urban Island Effect" or "Conversion Layer". Being a native of Tucson born in 1946, I know what damage all of this excessive growth and building has caused.

Please reconsider this development. It is not necessary and it will do more harm than good. Hasn't Tucson been ruined enough in the last twenty years?

Mellisse Brydges

Name BRYAN B. CHRISTOPHERSON
Street Address 2669 W. LAZYBROOK DR.
Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

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Respectfully,


Signature

Name Tina Vigil
Street Address 2665 W. Lazybrook
Tucson, AZ 85741
August 1, 2019

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

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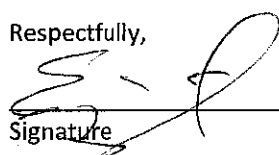
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Respectfully,



Signature

Name Ronald Koehler
Street Address 2604 W. Lezybrook Drive
Tucson, AZ 85741
August 1, 2019

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

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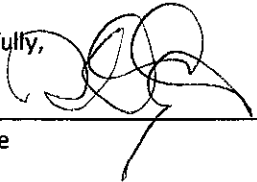
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Signature

Name HUI Chan Huang
Street Address 2661 W. Lazybrook Dr.
Tucson, AZ 85741
August 1, 2019

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

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HUI Chan Huang
Signature

Name Christina Seballos
Street Address 2657 W. Lazybrook Dr.
Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

To whom it may concern,

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The property 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?

Respectfully,


Signature

Name Adam Alexander
Street Address 2640 W. Lazybrook Dr
Tucson, AZ 85741
August 1, 2019

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

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Respectfully,



Signature

Name Jenna Collazo
Street Address 2633 W. Lazybrook Dr.
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
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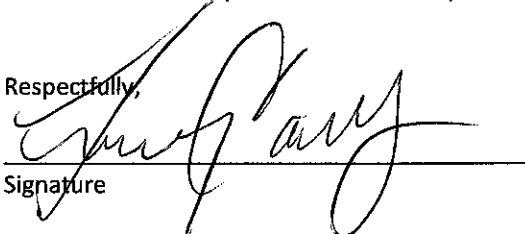
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Respectfully,


Signature

Name JOAN RASE
Street Address 2616 W. LAZYBROOK DR
Tucson, AZ 85741
August 1, 2019

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

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Respectfully,

Joan Rase

Signature

Terri Tillman

From: DSD Planning
Sent: Wednesday, August 7, 2019 8:46 AM
To: Terri Tillman
Subject: FW: URGENT!!!! Rezoning case number P19RZ00006

Importance: High

From: Sandra Thiffault [mailto: [REDACTED]]
Sent: Wednesday, August 7, 2019 6:55 AM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: URGENT!!!! Rezoning case number P19RZ00006
Importance: High

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.

Good morning,

We are are concerned about the desire of the Pima County Board of Supervisors desire to rezone the Meadowbrook Community and our home. Currently our house is zoned as "Suburban Homestead" and we do not see the reason to rezone our home to Transitional. We have not had the opportunity to attend the meetings due to heath reasons.

We understand the desire to rezone the empty lot on the corner of River and Shannon Roads but not the Meadowbrook Community.

Please address our concerns in writing before a vote is taken:

- **We are concerned that a two story business meeting will be built and block our view of the Tucson Mountains.**
- **We are concerned that a parking lot will invite more pedestrian traffic behind our home which could create more vandalism.**
- **We are concerned if you rezone our home to Transitional, a commercial business would start buying out the homes around us to turn it into commercial property. That was not the intent of this community when it was built. We have been living in this home for the last 28 years. It is our Homestead.**
- **With so many empty business complexes in the area, why is there a need to build another one?**

If we have the opportunity to vote on this rezoning it would definitely be a **NO**. There is no reason to rezone the Meadowbrook Community Houses.

Please address our concerns in writing before a vote is taken.

Respectfully,

Michael & Sandra Thiffault
2591 W. Lazybrook Drive

Tucson, AZ. 85741

Name Guadalupe Torres
Street Address 2787 W. Sunset Rd
Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

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Respectfully,
Guadalupe Torres
Signature

Name MARCIA KEARNEY
Street Address 2775 W. SUNSET RD T/A 85741
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
201 N. Stone Avenue, 2nd floor
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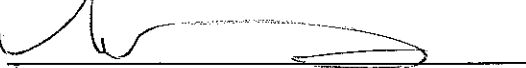
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Respectfully,


Signature

Name NANCY & JIM DUKE
Street Address 2772 W. SUNSET RD.
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
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201 N. Stone Avenue, 2nd floor
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Signature _____ James Duke

Name MARIO NAVA
Street Address 2760 W SUNSET RD 85741
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
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Respectfully,

Mario Nava

Signature

Name William Richers
Street Address 2757 W. Sunset Rd
Tucson, AZ 85741
August 1, 2019

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

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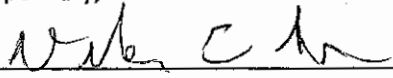
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Respectfully,


Signature

Name Margarete Zirn held
Street Address 2754 W. Sunset Rd.
Tucson, AZ 85741
August 1, 2019

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201 N. Stone Avenue, 2nd floor
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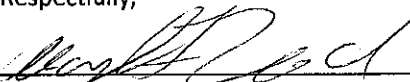
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Signature

Name Adam & Grystal Mitchell
Street Address 2748 W. Sunset Rd Tucson AZ
Tucson, AZ 85741
August 1, 2019

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

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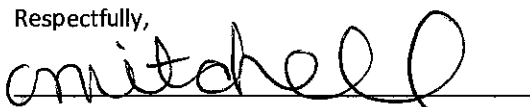
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Signature

Name Maria Silva
Street Address 2743 W. Sunset Rd
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
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201 N. Stone Avenue, 2nd floor
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Maria Silva
Signature Guillermo Rivera

Name Jennifer Lechner
Street Address 2742 W. Sunset Rd 85741
Tucson, AZ 85741
August 1, 2019

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The property 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?

Respectfully,


Signature

Name Marie Baker
Street Address 2739 W. Sunset Rd.
Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

To whom it may concern,

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Marie Baker
Signature

Name IVAN Jimenez
Street Address 2736 W. Sunset
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
201 N. Stone Avenue, 2nd floor
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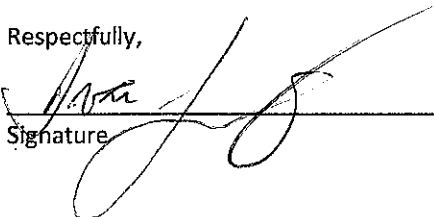
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Signature

Name ELIZABETH KENNEDY
Street Address 2724 W Sunset Rd.
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
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Signature

Name Jarrod Wixon
Street Address 2721 W. Sunset Rd
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
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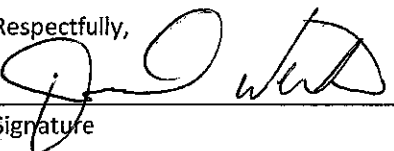
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Respectfully,


Signature

Name Janiece Hannan
Street Address 2718 W. Sunset Rd
Tucson, AZ 85741
August 1, 2019

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

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Janiece Hannan
Signature

Name Taylor Quayle
Street Address ~~3075~~ 2715 W. Sunset Rd.
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
201 N. Stone Avenue, 2nd floor
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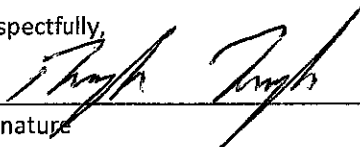
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Respectfully,



Signature

Name Krista Wiedemann
Street Address 2715 W Sunset Rd
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
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Signature

Name PAUL BERQUIST
Street Address 2012 W SUNSET RD
Tucson, AZ 85741
August 1, 2019

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

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Paul A. Berquist
Signature

Name Joyce BERQUIST
Street Address 2712 W SUNSET RD
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
201 N. Stone Avenue, 2nd floor
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Joyce Berquist
Signature

Name Donna Rowe
Street Address 2706 W Sunset Rd Tucson
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
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Donna Rowe
Signature

Name Annette Berry
Street Address 2705 West Sunset Road
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
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Street Address 2690 W. Sunset Rd 95741
Tucson, AZ 85741
August 1, 2019

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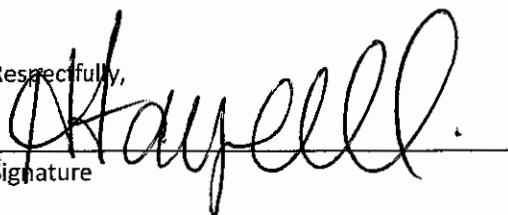
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Name Adrienne Hollen
Street Address 2680 W. Sunset Rd, Tucson, AZ
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
201 N. Stone Avenue, 2nd floor
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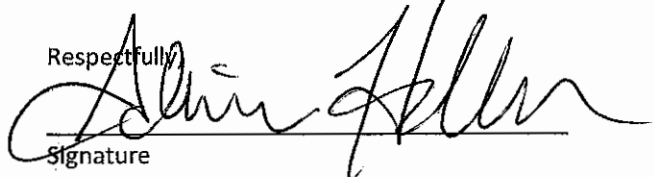
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Signature

Name Erik Pastor
Street Address 2670 W. Sunset Rd Tucson Az
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
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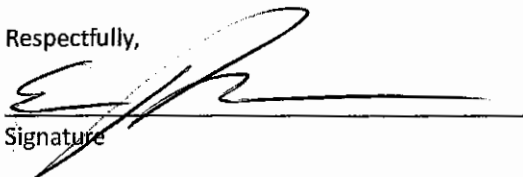
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Respectfully,


Signature

Name Ryan Reitz
Street Address 2666 W. Sunset Rd
Tucson, AZ 85741
August 1, 2019

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

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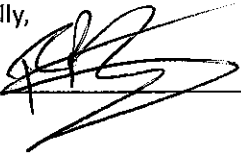
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Respectfully,

Signature 

DSD Planning

From: Kerensa Panknin <[REDACTED]>
Sent: Monday, July 29, 2019 11:48 AM
To: DSD Planning
Subject: West River Rd Rezoning

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.

Hello,

I am unable to attend the planning meeting concerning West River rd and Shannon. However I would like to express my concern and opposition to rezoning this area. I live at 2833 W Firebrook Rd, directly behind the area that is being rezoned. There is already a considerable amount of road noise from river road as well as firebrook Rd, and the amount of traffic on shannon is already very heavy. If business or apartment complexes are built on river, the amount of traffic and noise will almost certainly drive many people out of the Meadowbrook neighborhood. I strongly urge the committee to look elsewhere for a location for whatever they are trying to build, and leave the small bit of open space we have be. We don't need to fill every bit of open space, we can let people have a little breathing room.

Sincerely,

Kerensa Panknin

Name Donna Kelly
Street Address 2733 W Sunset Rd
Tucson, AZ 85741
August 1, 2019

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

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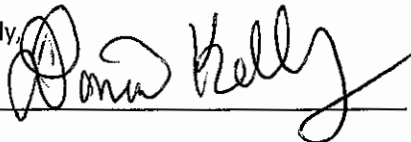
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Respectfully,


Signature

Needs Both
Sign

Name F. Javier Muro
Street Address 2736 W. Sunset
Tucson, AZ 85741
August 1, 2019

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

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Respectfully,

F. Javier Muro
Signature

Parcel Number: 101-11-4360

Property Address

Street Number	Street Direction	Street Name	Location
2736	W	SUNSET RD	Pima County

Contact Information

Property Owner Information:

MURO FRANCISCO JAVIER & MARIA DE LA LUZ
2736 W SUNSET RD
TUCSON AZ

85741-5235

Property Description:

MEADOWBROOK LOT 431

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2019	PRIM RESIDENCE (3)	10.0	\$120,897	\$111,005	\$11,100
2020	PRIM RESIDENCE (3)	10.0	\$128,411	\$116,555	\$11,655

Property Information

Township:	13.0	Section:	9	Range:	13.0E
Map:	41	Plat:	38	Block:	
Tract:		Land Measure:	1.00S	Lot:	00431
Census Tract:	4610	File Id:	1	Group Code:	
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	2/11/2015

Valuation Area

District Supervisor: ALLY MILLER District No: 1

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
15	1101010 DEL	10021310	41038 DEL	5

300+

Name Derek R
Street Address 2710 W. Firebrook Rd.
Tucson, AZ 85741
August 1, 2019

Over
300'

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

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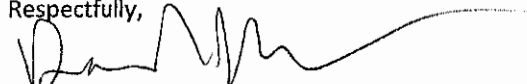
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Respectfully,



Signature

Name Deborah Moore
Street Address 2734 W. Firebrook Rd.
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
201 N. Stone Avenue, 2nd floor
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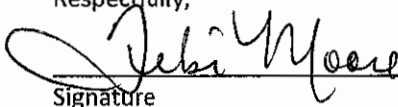
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Respectfully,


Signature

Name GERALD L. WACHOB
Street Address 2748 W. FIREBROOK RD.
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
201 N. Stone Avenue, 2nd floor
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Respectfully,

Gerald L. Wachob

Signature

Name Rick Calderon
Street Address 2854 W. Sandbrook LM Tucson, AZ 85741
Tucson, AZ 85741
August 1, 2019

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

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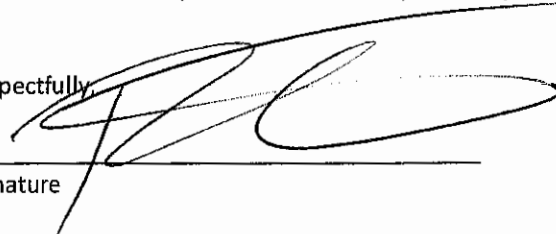
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Respectfully,

Signature 

- 3004

Name Joshua Vinal
Street Address 2834 W Sandbrook Ln
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
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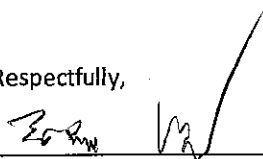
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Respectfully,



Signature

Name Elise + Steve Hicks
Street Address 2786 W Sandbrook Ln
Tucson, AZ 85741
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Pima County Development Services Department
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201 N. Stone Avenue, 2nd floor
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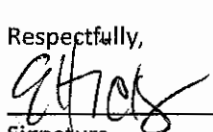
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Respectfully,


Signature

300+

Name Mary K Lujan
Street Address 2650 W Sunset Road Tuc, Az 85741
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
Planning and Zoning Commission
201 N. Stone Avenue, 2nd floor
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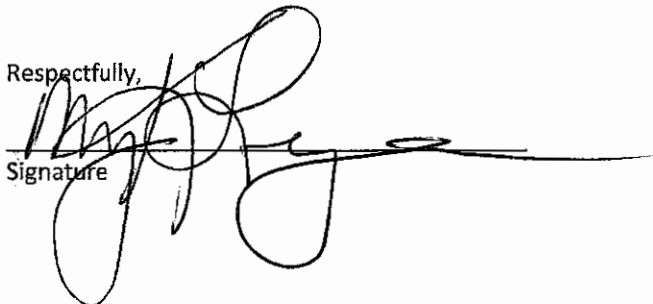
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Signature

300+

Name David DeGroot
Street Address 2591 W. Sunset Rd.
Tucson, AZ 85741
August 1, 2019

Pima County Development Services Department
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Respectfully,

David DeGroot 
Signature 2591 W. Sunset Rd.

300+

Name CHARLES SULIK
Street Address 5701 N. ANSBROOK PL.
Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

To whom it may concern,

As an owner of 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 no barrier wall was built between this section of Meadowbrook and River Road.

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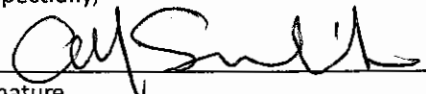
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Respectfully,


Signature

300+

Name Ivy Greenwalt
Street Address 5709 N. Ansbrook Pl
Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

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Respectfully,

Ivy Greenwalt
Signature

2531 Glenbrook Wy

Terri Tillman

From: Mark Holden
Sent: Wednesday, August 7, 2019 7:06 AM
To: Terri Tillman
Subject: FW: Shannon & River zoning

New neighbor letter, River & Shannon rezoning,

MH

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

From: barbara marvel <[REDACTED]>
Sent: Tuesday, August 6, 2019 1:55 PM
To: Mark Holden <Mark.Holden@pima.gov>
Cc: Carmine DeBonis <Carmine.DeBonis@pima.gov>
Subject: Shannon & River zoning

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.

Hello,

I am a homeowner in the Meadowbrook subdivision. Thus far, I have not been able to attend any meetings concerning land development at Shannon and River.

I oppose any re-zoning and development unless it compliments the river walk and it's environs - a park, playground, obstacle course, community garden, cultural arts center etc.

Within 1.5 square miles of my home, there are 8 places to purchase alcohol, 2 places to procure cannabis, 4 convenience stores, 3 gas stations, 2 grocery stores and 9 fast food establishments. I can't imagine what more could be built on that land that would serve the neighborhood and not just serve the financial interests of the developer.

Shannon Road between River and Orange Grove can't absorb any more traffic. It is sometimes difficult to get out of my subdivision in the morning. Improvements to that street might be nice, but not if it means turning it into a 4 lane heavily trafficked road like La Cholla and La Canada. (Or Shannon north of Orange Grove) When I run or walk on the River walk I don't need more car exhaust.

I notice, too, that large parcels of land on River remain undeveloped, east of First Ave.

I would hate to think my neighborhood is subject to overdevelopment in order for the people east of First being able to maintain or improve their property values. I care about my property value. Again, no business is going to increase my property value.

If you have any questions, please don't hesitate to call me.

[REDACTED]
Barbara Marvel

Sent from my iPhone

NIN

Name Maria Robles, Juan Quintero
Street Address 2880 Firebrook
Tucson, AZ 85741
August 1, 2019

NIN

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

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Respectfully,



Signature

Parcel Number: 101-11-3940

Property Address

Street Number	Street Direction	Street Name	Location
2880	W	FIREBROOK RD	Pima County

Contact Information

Property Owner Information:

MOBECK DENNIS & JOANN CP/RS
2880 W FIREBROOK RD
TUCSON AZ

85741-5227

Property Description:

MEADOWBROOK LOT 383

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2019	PRIM RESIDENCE (3)	10.0	\$116,171	\$104,920	\$10,492
2020	PRIM RESIDENCE (3)	10.0	\$125,328	\$110,166	\$11,017

Property Information

Township:	13.0	Section:	9	Range:	13.0E
Map:	41	Plat:	38	Block:	
Tract:		Land Measure:	1.00S	Lot:	00383
Census Tract:	4610	File Id:	1	Group Code:	
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	5/28/2014

Sales Information (1)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20190920401	1	4/2019	Single Family	\$169,900	\$169,900	N	X Aut

Valuation Area

District Supervisor: ALLY MILLER District No: 1

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
15	1101010 DEL	1002131D	41038 DEL	5

NIN

Name Tanner Webb
Street Address 2852 W. Firehawk Rd
Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

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Respectfully,

Signature

2

Parcel Number: 101-11-3910**Property Address**

Street Number	Street Direction	Street Name	Location
2852	W	FIREBROOK RD	Pima County

Contact Information**Property Owner Information:**

RAMBAUD ANTHONY T
2852 W FIREBROOK RD
TUCSON AZ

85741-0000

Property Description:

MEADOWBROOK LOT 380

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2019	RES OTHER (4)	10.0	\$137,872	\$122,690	\$12,269
2020	RES OTHER (4)	10.0	\$144,608	\$128,825	\$12,882

Property Information

Township:	13.0	Section:	9	Range:	13.0E
Map:	41	Plat:	38	Block:	
Tract:		Land Measure:	1.00S	Lot:	00380
Census Tract:	4610	File Id:	1	Group Code:	
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	4/20/2006

Sales Information (1)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20040381098	1	2/2004	Single Family	\$126,000	\$126,000	N	X Aut DEED: Joint Tenancy Deed

Valuation Area

District Supervisor: ALLY MILLER **District No:** 1

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
15	1101010 DEL	10021310	41038 DEL	5

NIN

Name Jessi' Robinson
Street Address 7820 W Firebrook Rd
Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

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Respectfully,


Signature

Parcel Number: 101-11-3870

Property Address

Street Number	Street Direction	Street Name	Location
2820	W	FIREBROOK RD	Pima County

Contact Information

Property Owner Information:

CARLSON FAMILY TR
ATTN: JEREMY & MICHELLE CARLSON TR
3775 E POWELL WAY
GILBERT AZ
85298-4815

Property Description:

MEADOWBROOK LOT 376

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2019	RES OTHER (4)	10.0	\$153,610	\$133,798	\$13,380
2020	RES OTHER (4)	10.0	\$159,046	\$140,488	\$14,049

Property Information

Township:	13.0	Section:	9	Range:	13.0E
Map:	41	Plat:	38	Block:	
Tract:		Land Measure:	1.00S	Lot:	00376
Census Tract:	4610	File Id:	1	Group Code:	
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	1/4/2019

Sales Information (2)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20081900139	1	9/2008	Single Family	\$150,000	\$150,000	N	X RJK
20070220700	1	12/2006	Single Family	\$210,000	\$210,000	N	X Aut

Valuation Area

District Supervisor: ALLY MILLER District No: 1

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
15	1101010 DEL	10021310	41038 0EL	5

WIN

Name Michael Shank
Street Address 2792 W Firebrook Rd
Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

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Respectfully,

Signature



Parcel Number: 101-11-3840

Property Address

Street Number	Street Direction	Street Name	Location
2792	W	FIREBROOK RD	Pima County

Contact Information

Property Owner Information:	Property Description:
SHANK JENNIFER & ATWATER LINDA M & ROGER D JT/RS 2792 W FIREBROOK RD TUCSON AZ 85741-5226	MEADOWBROOK LOT 373

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2019	RES OTHER (4)	10.0	\$168,546	\$142,849	\$14,285
2020	RES OTHER (4)	10.0	\$174,333	\$149,991	\$14,999

Property Information

Township:	13.0	Section:	9	Range:	13.0E
Map:	41	Plat:	38	Block:	
Tract:		Land Measure:	1.00S	Lot:	00373
Census Tract:	4610	File Id:	1	Group Code:	
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	8/1/2012

Sales Information (3)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20191570311	1	6/2019	Single Family	\$215,000	\$215,000	N	X Aut
20091560506	1	7/2009	Single Family	\$126,720	\$126,720	N	W1 BA
20070131295	1	12/2006	Single Family	\$224,000	\$224,000	N	X Aut

Valuation Area

District Supervisor: ALLY MILLER District No: 1				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
15	1101010 DEL	10021310	41038 DEL	5

NIN

Name Edmonson, James
Street Address 2775 W. Shannon Rd
2775 Tucson, AZ 85741
August 1, 2019

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

REF: P19RZ00006 Pima County – W. River Road Rezoning

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Respectfully,

Signature

Parcel Number: 101-11-5230

Property Address

Street Number	Street Direction	Street Name	Location
2775	W	SUNSET RD	Pima County

Contact Information

Property Owner Information:

KEARNEY MARCIA C
2775 W SUNSET RD
TUCSON AZ

85741-5236

Property Description:

MEADOWBROOK LOT 518

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2019	PRIM RESIDENCE (3)	10.0	\$138,479	\$131,248	\$13,125
2020	PRIM RESIDENCE (3)	10.0	\$145,074	\$137,810	\$13,781

Property Information

Township:	13.0	Section:	9	Range:	13.0E
Map:	41	Plat:	38	Block:	
Tract:		Land Measure:	1.00S	Lot:	00518
Census Tract:	4610	File Id:	1	Group Code:	000
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	8/3/2012

Sales Information (3)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20122050548	1	6/2012	Single Family	\$118,000	\$118,000	N	X Aut
20031430794	1	7/2003	Single Family	\$122,500	\$122,500	N	X Aut DEED: Joint Tenancy Deed
20010390970	1	2/2001	Single Family	\$99,000	\$99,000	N	W1 JAC DEED: Joint Tenancy Deed

Letter of Support

In Favor
2520 W Falbrook Wy

Mark Holden

From: [REDACTED]
Sent: Friday, July 12, 2019 12:14 PM
To: Mark Holden
Subject: Re: River & Shannon Rezoning meeting invitation, Wed. July 10

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.

Thank you Mark for including me in the last meeting; unfortunately, I could not attend. The preliminary specs on the project look really good and if the final product is close, I see it as a very positive addition to the Meadowbrook neighborhood. Thank you for your good work.
Sincerely, Elliott Clark

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

From: Mark Holden <Mark.Holden@pima.gov>
To: Clarence Book [REDACTED]; deGeus Denise <[REDACTED]>; Elliott Clark <[REDACTED]>; Evelyn Spitzer <[REDACTED]>; Hayes <[REDACTED]>; Irina Margulis <[REDACTED]>; Jeff Mather <[REDACTED]>; Kathy Shingler <[REDACTED]>; Lori Glazer 1 <[REDACTED]>; Lori Glazer 2 <[REDACTED]>
Cc: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Mon, Jul 8, 2019 9:32 am
Subject: River & Shannon Rezoning meeting invitation, Wed. July 10

Please see attached meeting invitation for the proposed River & Shannon rezoning. Meeting will be held at Pima Co. Parks & Recreation on Wednesday afternoon, July 10, 2019.

Mark Holden

Mark S Holden, AICP

Principal Planner,
Pima County Planning Division,
Development Services Dept.
(520) 724-6619