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Zoning

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COMMON

Driving Directions

R-144
COUNTRY HIGHLANDS
INDEPENDENCE
CHRISTIAN CHURCH

CR-5 HORSE RANCH
GATEWOOD RANCH
COUNTRY HIGHLANDS
INDEPENDENCE

CR-1 MAS
GATEWOOD RANCH
COUNTRY HIGHLANDS
INDEPENDENCE

SH

CR-2

CR-50
ESCONDIDO

R-36

CR-5 HORSE RANCH
GATEWOOD RANCH
COUNTRY HIGHLANDS
INDEPENDENCE

SH

CR-2

CR-50
ESCONDIDO

SH

CR-4

CR-1 MAS

CR-2

CR-4

CR-1

CR-1

STADELLAS
CENTRAL

SR

CR-3

CR-1

SR

R-36

SR

CR-3

CR-1

SR

MODEL HOME
CENTER

SR

SH

TR

SR

SR

R-36

SR

CR-1

TR

SR

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NC

CR-1

TR

SR

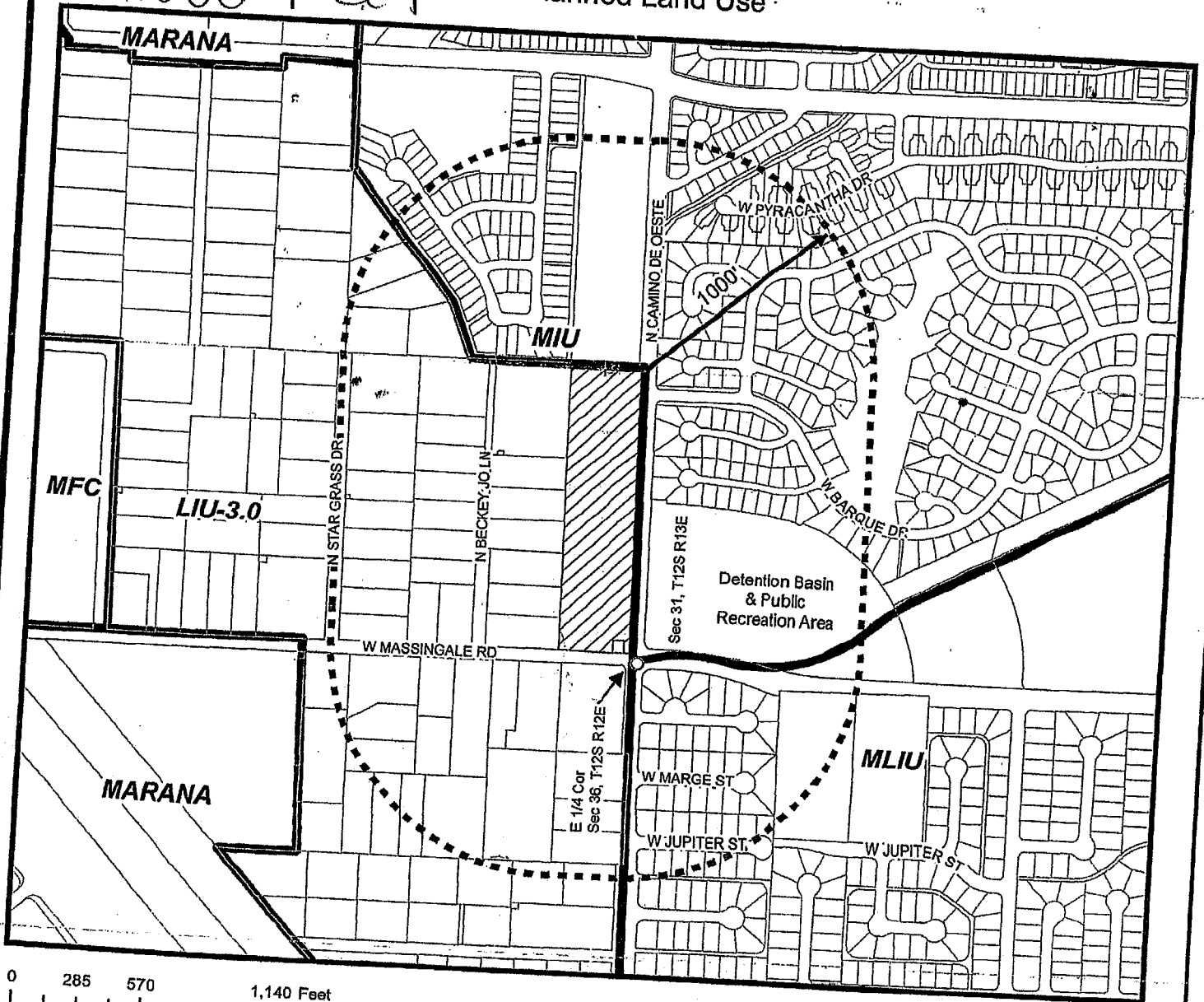
SR



COMPREHENSIVE PLAN AMENDMENT

1,000 Feet

Planned Land Use



1000' Notification Area Subject Property

Taxcode:
221-35-0640

P19CA00004 HIGINIO - N. CAMINO DE OESTE PLAN AMENDMENT

Request: Low Intensity Urban 3.0 (LIU-3.0) to
Medium Intensity Urban (MIU) 9.77 Acres +/-

Districts 1

Location:
Northwest corner
of W Massingale
Road and N
Camino de Oeste



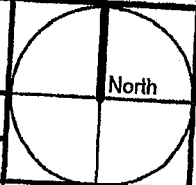
Tortolita Planning Area under Pima Prospects
Section 36, Township 12 South, Range 12 East

Planning and Zoning Commission Hearing: August 28, 2019

Board of Supervisors Hearing: October 15, 2019

Map Scale: 1:8,000

Map Date: August 5, 2019 / dms



	221350640	7701 N Camino De Oeste	Higinio Avilez	7701 N Camino De Oeste	Tucson	AZ	85741
1	221350010	7951 N Camino De Oeste	Robert Boykin	PO Box 241	Cortaro	AZ	85652
2	221350570	7640 N Beckey Jo Ln	Wayne Grab	7810 N Sandy Desert Trl	Tucson	AZ	85741
3	221350580	7660 N Beckey Jo Ln	Wayne Grab	7810 N Sandy Desert Trl	Tucson	AZ	85741
4	22135059A	7680 N Beckey Jo Ln	Knipp Family Trust	7680 N Beckey Jo Ln	Tucson	AZ	85741
5	22135060A	7710 N Beckey Jo Ln	Donald Hayes	5507 E Muriel Dr	Scottsdale	AZ	85254
6	22135061A	7730 N Beckey Jo Ln	Patrick Rodda	7730 N Beckey Jo Ln	Marana	AZ	85619
7	221350620	Well Site	GRAB NEIL 1/3 GRAB WAYNE 1/3 AND GL	7810 N Sandy Desert Trl	Tucson	AZ	85741
8	221350630	7760 N Beckey Jo Ln	Grab Family Trust	1972 E Carr Canyon Rd	Hereford	AZ	85615
9	22135084A	7840 N Jewelflower Dr	Sharon Pierce	7840 N Jewelflower Dr	Tucson	AZ	85741
10	221350850	7834 N Jewelflower Dr	Jeremy Strzalka	7834 N Jewelflower Dr	Tucson	AZ	85741
11	22135088A	4679 W Hoha Ln	Erin Unruh	4679 W Hoha Ln	Tucson	AZ	85741
12							
13	221350870	4673 W Hoha Ln	Daniel & Melanie Suazo	4673 W Hoha Ln	Tucson	AZ	85741
14	22135089A	4685 W Hoha Ln	Arturo Rivera	4685 W Hoha Ln	Tucson	AZ	
15	221350900	4691 W Hoha Ln	Eric Jewell	4691 W Hoha Ln			
16	221350910	4699 W Hoha Ln	Michael Brooks	4699 W Hoha Ln	Tucson	AZ	85741
17	221350920	4703 W Hoha Ln	Catherine Brandt	4703 W Hoha Ln	Tucson	AZ	85741
	221350560	4658 W Massingale Rd	Karen Grab	7810 N Sandy Desert Trl	Tucson	AZ	
18	22138013A	7525 N Camino De Oeste	Engelmann Family Trust	7525 N Camino De Oeste	Tucson	AZ	85741

221350640	7701 N Camino De Oeste	Higinio Avilez	7701 N Camino De Oeste	Tucson	AZ	85741
19						
20	22138034E	4645 W Mars St	Andrea Moulton	4645 W Mars St	Tucson	AZ 85741
21	225377650	4551 W Meggan Pl	CLAUDES RENTAL PROPERTIES III LLC	2856 W Sunnyview Ln	Safford	AZ 85546
22	225377660	4561 W Meggan Pl	Richard & Marguerite Johnson	4561 W Meggan Pl	Tucson	AZ 85741
23	225377670	4571 W Meggan Pl	Janelle Todorovich	4571 W Meggan Pl	Tucson	AZ 85741
24	225377710	4560 W Meggan Pl	Ryan Griffin	5151 Corporate Dr	Troy	MI 48098
25	225377720	4550 W Meggan Pl	Nancy Curtis	4550 W Meggan Pl	Tucson	AZ 85741
26	225377700	4570 W Meggan Pl	Brian & Sharon Talbot	4570 W Meggan Pl	Tucson	AZ 85741
27	225377690	4580 W Meggan Pl	Kathy Jenkins	4580 W Meggan Pl	Tucson	AZ 85741
28	225377680	4581 W Meggan Pl	Alvaro Tache	4581 W Meggan Pl	Tucson	AZ 85741
29	225377920	4560 W Dunn Pl	Sean & Edee Cadin	4560 W Dunn Pl	Tucson	AZ 85741
30	225377930	4570 W Dunn Pl	Reichmann Family Trust	4570 W Dunn Pl	Tucson	AZ 85741
31	225377940	4580 W Dunn Pl	Kristen & Matthew Holmgren	4580 W Dunn Pl	Tucson	AZ 85741
32	225377950	4590 W Dunn Pl	Glenn Hamm	4590 W Dunn Pl	Tucson	AZ 85741
33	225377960	4591 W Dunn Pl	Dustin Hamm	4591 W Dunn Pl	Tucson	AZ 85741
34	225377980	4571 W Dunn Pl	Alan & Catherine Fisher	4571 W Dunn Pl	Tucson	AZ 85741
35	225377990	4561 W Dunn Pl	Soyla Taylor	4561 W Dunn Pl	Tucson	AZ 85741
36	225378000	4551 W Dunn Pl	Jennifer Holliday	12544 N Copper Spring Trl	Oro Valley	AZ 85755
	225378160	4562 W Vander Bie Ln	Mark Frost	4562 W Vander Bie Ln	Tucson	AZ 85741

221350640	7701 N Camino De Oeste	Higinio Avilez	7701 N Camino De Oeste	Tucson	AZ	85741
37						
	225378170	4572 W Vander Bie Ln	Bohdan Ponce	4572 W Vander Bie Ln	Tucson	AZ 85741
38						
	225378180	4582 W Vander Bie Ln	Fournier Family Trust	13500 N Kachina Dr	Tucson	AZ 85755
39						
	225378190	4592 W Vander Bie Ln	Par Hendrickson	4592 W Vander Bie Ln	Tucson	AZ 85741
40						
	225378200	4591 W Vander Bie Ln	Benjamin & Sahara Lopez	4591 W Vander Bie Ln	Tucson	AZ 85741
41						
	22537821A	4581 W Vander Bie Ln	Susan Wester	11571 E Speedway Blvd	Tucson	AZ 85748
42						
	22537822A	4571 W Vander Bie Ln	Joseph & Annette Atkins	6205 S 1st Ave	Tucson	AZ 85706
43						
	22537823A	4561 W Vander Bie Ln	Robert Gonzales	4561 W Vander Bie Ln	Tucson	AZ 85741
44						
	225379020	4566 W Annabelle St	Jessica Long	4566 W Annabelle St	Tucson	AZ 85741
45						
	225379030	4570 W Annabelle St	Lynn & Karen Hoggan	8313 N Delta Ave	Tucson	AZ 85741
46						
	225379040	4574 W Annabelle St	Augustine & Guadalupe Quintero			
47						
	225385730	4581 W Joshua Ln	James Garcia	4581 W Joshua Ln	Tucson	AZ 85741
48						
	225385740	4591 W Joshua Ln	Christopher & Shanta Steigerwalt	4591 W Joshua Ln	Tucson	AZ 85741
49						
	225385750	4590 W Joshua Ln	Kyle & Megan Schroder	4590 W Joshua Ln	Tucson	AZ 85741
50						
	225385760	4580 W Joshua Ln	Charles Poblete	4580 W Joshua Ln	Tucson	AZ 85741
51						
	22135083A	7848 N Jewelflower Dr	Pelegriin & Diana Cruz	7848 N Jewelflower Dr	Tucson	AZ 85741

NEIGHBORHOOD INFORMATION MEETING



PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

10836 E. Avenida Lane
Tucson, Arizona 85749-9460
520-850-0917
jportner@projectsintl.com
www.projectsintl.com

FROM: Jim Portner, Projects International, Inc.
DATE: January 7, 2020
RE: **Invitation to Attend a Neighborhood Meeting Regarding a Proposed Rezoning
9 Acres at the Northwest Corner of Camino de Oeste @ Massingale Road
Pima County Rezoning Case No. P19RZ00011**

I'm sending you this information because you own property, or are a representative of a nearby homeowners association, within 1000' of a request we have filed with Pima County to rezone nine (9) acres of land at the northwest corner of Camino de Oeste @ Massingale Road. Most of this property has been graded and cleared as part of past activities by the owner. It contains a mobile home residence, assorted accessory buildings, outside storage and a large equestrian riding area.

I am the project manager for the rezoning effort, which is a request for CR-4 zoning to build a new residential subdivision of single-family detached homes; lot sizes will be similar to those in the existing subdivided neighborhoods to the northwest, north and east. This project is the second phase of a nearly identical one (located on the 9-acre property to the immediate north) that was approved by the Board of Supervisors under rezoning Case No. P18RZ00012 and which is on schedule to begin construction in the next few months.

On December 17, 2019 the Board of Supervisors approved an amendment to the comprehensive plan (Case No. P19CA0004) to designate the property as *Medium Intensity Urban (MIU)*. This *MIU* designation requires a minimum density of five (5) units per acre. The Board's approval allows us to now pursue the CR-4 zoning that we are requesting. We intend to construct forty-six (46) individual homes, which satisfies the *MIU* minimum density requirement.

As all of you are aware, flooding has historically been a huge issue throughout this area, especially with respect to Massingale Road and the stormflow that it receives from Pima County's regional detention basin at the Massingale/Camino de Oeste intersection. That, of course, is a regional issue over which we have no control.

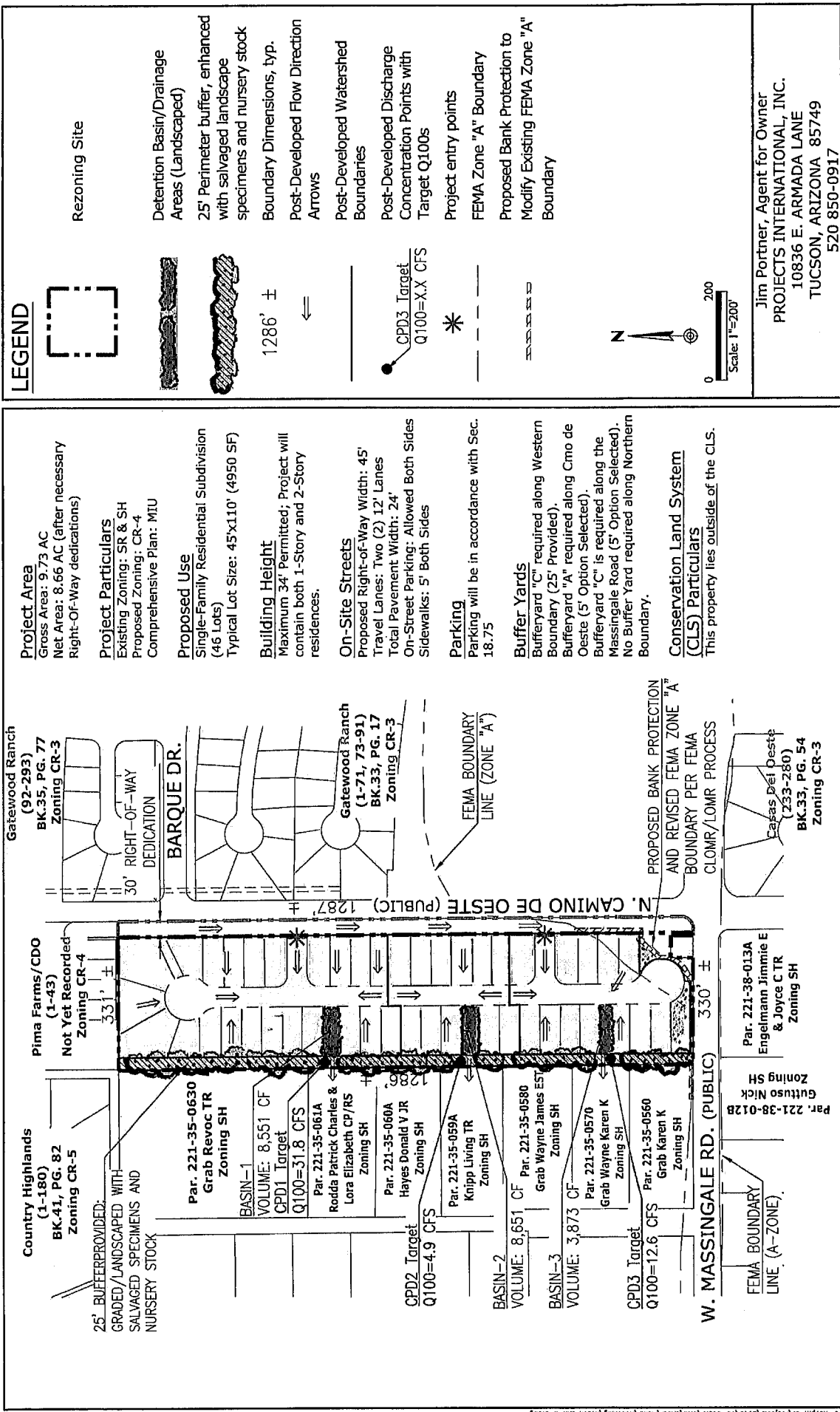
However, for our part, we have already completed detailed drainage and hydrologic analyses which are normally not undertaken until the future subdivision platting stage. This has allowed us to already design and size a series of retention/detention basins and incorporate them into our subdivision design. These basins will capture the outgoing run-off from our project, hold it, and then meter it out at a volume and a velocity that is less than present conditions. This design protects the downstream owners to the west of us and significantly mitigates the flow that currently enters their properties. The location and volumes of the basins are shown on the *Preliminary Development Plan* exhibit included in this mailing, together with a proposed landscape buffer along our western boundary that will help visually screen our proposed subdivision.

I would like to invite you to a neighborhood meeting that we've schedule to provide a forum for your comments and for answering your questions on this rezoning. The meeting will take place as follows:

**Tuesday, January 21, 2020
6:15 PM to 7:45 PM
Beautiful Savior Lutheran Church – Werner Hall (on the east side of the main courtyard)
7570 N. Thornydale Road (southeast corner of Massingale Road @ Thornydale Road)
Tucson, AZ 85741**

In addition to our above neighborhood meeting, a public hearing on this item will occur before the Pima County Planning & Zoning Commission on January 29, 2020. After that, a second public hearing will be scheduled before the Board of Supervisors, who will make the ultimate decision on this rezoning application. You will receive separate notices directly from Pima County on both of these public hearings.

I encourage you to attend the above neighborhood meeting. If you cannot, please feel to call my personal cell phone (520.850.0917) with any questions you might have, or email me at: jportner@projectsintl.com. If you'd like, I'm happy to visit you on the site or at a location of your choosing.



Fact & Information Sheet

Application & Request to Rezone a 9-Acre Property Northwest Corner of Massingale Road @ Camino de Oeste Pima County Rezoning Case No. P19RZ00011

- **Property Location:** at the immediate northwest corner of Pima Farms Road and Camino de Oeste. The fenced well-site at the intersection is not a part of the property.
- **Property Size:** Approximately nine (9.7) acres, prior to street right-of-way dedications.
- **Existing Comprehensive Plan Designation:** Pima Prospects designates the entire site as *Medium Intensity Urban (MIU)* per the Board of Supervisors recent approval of Case No. P19CA00004. *MIU* requires a minimum residential density of five (5) units per acre.
- **Existing Use of the Property:** the property has been mostly graded and cleared by the owner over the years. A mobile home residence remains, along with accessory buildings and a large equestrian riding area.
- **Proposed Use of the Property:** a residential subdivision containing approximately forty-six (46) single-family, detached residences. The proposed residential lot sizes are comparable to those in the subdivisions already existing to the northwest, north, east, and southeast.
- **Existing/Proposed Zoning:** Existing zoning is SR (Suburban Ranch) and SH (Suburban Homestead). The proposed zoning is CR-4. This is comparable to the other residential subdivision neighborhoods already in the area.
- **Surrounding/Adjacent Properties:** Most of the site is adjoined by existing or planned subdivisions of similar character. To the west, however, are large unsubdivided properties, some of which contain single-family residences and some of which are vacant. A substantial landscape setback is proposed along the west boundary of our project to help buffer these lower-density properties.
- **Impact on Traffic:** All of the roadways in the general area (Massingale Road, Camino de Oeste, Magee Road) are currently operating well below their capacities, according to the Pima County Department of Transportation, and can absorb the additional traffic being generated by this development.
- **Impact on Drainage:** This is the most important issue affecting the entire area. We have already completed extensive drainage and hydrologic analyses which are normally not undertaken until the future subdivision platting stage. This has allowed us to already design and size a series of retention/detention basins and incorporate them into our subdivision design. These basins will capture the outgoing run-off from our project, hold it, and then meter it out at a volume and a velocity that is less than present conditions. This design protects the downstream owners to the west of us and significantly mitigates the flows that currently enter their properties in unrestrained fashion. The location and volumes of the basins are shown on the *Preliminary Development Plan* exhibit included in this mailing.
- **Public Process:** A public hearing will be held on the matter before the Planning & Zoning (P&Z) Commission on November 27, 2019. A Board of Supervisors (BOS) meeting will then be scheduled following the P&Z hearing; the BOS will make the final decision on this rezoning request. You will receive separate notices for these hearings directly from Pima County.

This is an information/fact sheet prepared by Jim Portner of Projects International, Inc. on behalf of the property owner. It is intended to communicate the major points of this request to rezone the property. Further detail is contained in other elements of this information packet.

Neighbor Meeting Summary

Rezoning Case No. P19RZ00011 Higinio – N. Camino de Oeste NWC Camino de Oeste @ Massingale Road

Note: This meeting summary was prepared by Jim Portner of Projects International, Inc. It is intended to objectively communicate the general flavor and major points of the referenced neighborhood meeting, with the understanding that specific individuals who attended may possess different viewpoints of the proceedings.

Meeting Date & Time: Tuesday, January 21, 2020; the meeting commenced at 6:20 PM, five minutes after the scheduled start time of 6:15 PM, so as to allow any late-comers to arrive.

Location: Beautiful Savior Lutheran Church (Werner Hall), located at 7570 N. Thornydale Road, Tucson, AZ, 85741.

Meeting Notice: Invitation packets were mailed to 338 individual property owners two weeks ahead of the meeting date. The packets included an explanatory cover letter/meeting invitation, a separate Fact Sheet on the particulars of the rezoning application, and a copy of the rezoning's *Preliminary Development Plan (PDP)*.

Attendance: Six (6) individuals attended, representing approximately two percent (2%) of all property owners invited. Most of the attendees owned property to the immediate/adjacent west.

Synopsis: Jim Portner, as applicant and representative of the property owner, welcomed the attendees and led a discussion using a two 24" x 36" color presentation exhibits: 1) one being the project's *PDP*; and 2) the other illustrating the upstream regional drainage conditions generally impacting the properties throughout this area. He also provided 8-1/2" x 11" color hand-outs for the group showing: 1) the Framework Plan for the recently-approved comprehensive plan amendment on the subject property (Case No. P19CA00004), and 2) a set of sketches illustrating the upstream regional drainage basins that impact the general area in and around the rezoning site. All of the meeting attendees were very familiar with the proposed rezoning request, due to their active participation in the prior rezoning case on the property directly to the north (Case No. P18RZ00012), as well as their participation in the aforementioned comprehensive plan amendment case. Given this general familiarity and the knowledge possessed by the attendees, Portner gave only a brief overview of this history and of the particulars of the current rezoning application, then opened the meeting for general discussion and questions.

Neighborhood Comments and Concerns: Over the course of the meeting, the group covered a variety of topics, the following major points summarize the discussion:

- **Proposed Post-Development Drainage Solution (Site-Specific):** Portner presented the proposed drainage scheme for the rezoning site as illustrated on the project *PDP*. After some discussion, there was a shared neighbor concern about the three (3) points of concentration being shown exiting the rezoning site from the three proposed detention/retention basins. In general, it was felt that the existing conditions were more sheet-flow in nature and not indicative of the new concentration points being shown. There was a general opinion that the existing sheet-flow was being "gathered" and concentrated into the three new outlet points. Portner explained that the adopted floodplain regulations required them to define the existing watersheds and attendant low points (exit points) using the site's topography. Nonetheless, he agreed to take the matter up with his hydrologist to explore whether further design refinements could be made to better exit the post-

development flows in a manner more specifically precise with field conditions. One of the attendees promised to provide a photo-survey showing the existing drainage points entering his property. Portner promised to review same with his hydrologist.

- *Critical Basin & 10% Reduction.* There was a question as to whether the site was, in fact, within a critical basin as designated by the Regional Flood Control District (RFCD). Portner said that it was and so the mandatory 10% post-development flow reductions would be in force. One of the attendees indicated that her discussions with RFCD indicated that the site was *not* in a critical basin. Portner stated that the project has been designed to satisfy the RFCD critical-basin requirements.
 - *Proposed 25' Wide Landscape Buffer Along the West Boundary:* To the surprise of Portner, the property owners abutting the western boundary indicated that they did not care to have the proposed landscape buffer. Their preference would be a masonry wall along the entire west property line. Portner said that he could explore the idea, but also indicated that there were potential problems with it: 1) there was still the need to convey westward the drainage exiting the rezoning site and that the County's Regional Flood Control District (RFCD) may or may not support the idea of a wall there, and 2) the new subdivision lots will have their own backyard walls, creating a confined corridor along the western boundary that might become a "no-man's land" and be potentially inviting to undesirables. Portner also explained that a corridor of some width is still necessary along the western boundary to provide for a relocated irrigation line by the Cortaro-Marana Irrigation District, as well as to provide sufficient room for several energy-dissipation aprons that will accept the outflow from the three proposed detention basins and spread it out (to approximate sheet flow) before conveying it off-site to the adjacent properties to the west. He also explained that the County zoning code requires that a landscape buffer be provided along this boundary and that a certain minimum percentage of the new landscaping must be provided on the *outside* of any masonry wall. Nonetheless, Portner indicated that he would take the issue up with his client, his engineer, and the County to assess its feasibility.
 - *Regional Drainage Issues.* There was much discussion about the larger, regional drainage issues that originate far upstream and which concentrate in and around the subject property and impact the areas further downstream to the west. This includes major flows that flood Massingale Road and Pima Farms Road, as well as break-outs that impact Camino de Oeste. Portner stated that his project's only area of influence was the immediate proximity in and around his site and the other 9-acre property to the adjacent north, and that his ability to improve or alter the larger regional issues was essentially nill. That being said, there was discussion about ways in which the larger regional issues could better be brought to the attention of Pima County. There was discussion of the existing neighbors potentially forming a property-owners or formal neighborhood association, thereby giving them a unified standing rather than that of independent property owners. Portner indicated that he would be willing to work with the group toward such unified objectives and interactions with Pima County.
 - *Traffic Issues.* A similar theme was expressed with respect to the existing streets in the area, specifically the need to improve Camino de Oeste and to correct the off-set intersection where Camino de Oeste, Pima Farms Road, and Magee Road converge. There was also an objection to the fact that it seemed County staff cared only about the existing roadway capacity when determining whether a new subdivision should be approved. Some of these matters were seen as issues beyond the scope of the specific rezoning application at hand,
-

but nonetheless represented important topics which needed to be stressed to Pima County. There was some discussion of project impact fees being used for same; Portner explained that impact fees were generally not ever targeted to project-specific items, but were instead used by the Department of Transportation to address identified priorities as established by DOT.

- *Water Table.* One of the attendees stressed a continuing concern with the general impact of new development on the existing water table and its negative effect upon private wells operating throughout the area.
- *Number of Stories of the Proposed Homes.* The question was raised about one-story versus two-story homes. Portner indicated that it was the developer's intent to offer both one-story and two-story options to potential purchasers, and that recent market trends showed that nearly 75% of new homebuyers were now choosing the one-story option. Nonetheless, after some discussion, he said he would look at the potential for certain lots being limited to one-story and that he would send along his ideas for same to the immediate neighbors for their review and further discussion.

After all of the above and after no more questions were expressed, the meeting broke up and concluded at approximately 7:40 PM.

Sign-In Sheet

Full-Notice Neighborhood Meeting

Rezoning Case No. P19RZ00011 – NWC Camino de Oeste @ Massingale Road

January 21, 2020 -- 6:15 PM to 7:45 PM

Beautiful Savior Lutheran Church (Werner Hall) – 7570 N. La Cholla Boulevard

Name	Street Address	Phone Number	Email Address
Rolo Montenegro	7445 N. Ch. 116 7570		
Cindy Montenegro	7445 N. Ch. 116 7570		
Debbie Cota	4722 W. Massingale		
Wickie LaBlue	4728 W. Massingale		
Karen Grub	7810 N. Sandy Desert Tel.		
Patrick Rodda	2730 W. Beckley So La		

**ADDITIONAL MATERIAL PRIOR
TO PLANNING & ZONING
HEARING**

Drainage Summary

Rezoning Case No. P19RZ00011

Higinio – N. Camino de Oeste

Existing Conditions

Localized Drainage Impacting the Site Originates from Two Primary Sources:

- A more than two-square mile upstream area that ultimately drains into the regional Pima County Detention Basin located at the northeast corner of Camino de Oeste @ Massingale Road
 - A more than one-mile square upstream area that concentrates flows and drains into Pima Farms Road west of Camino de Oeste
 - The contributing drainage to the subject property are small localized flows that are separate and distinct from the above two regional areas.
-

[illegible]

Boundary of upstream area that feeds the County's Regional Detention Basin and drains into Massingale Road

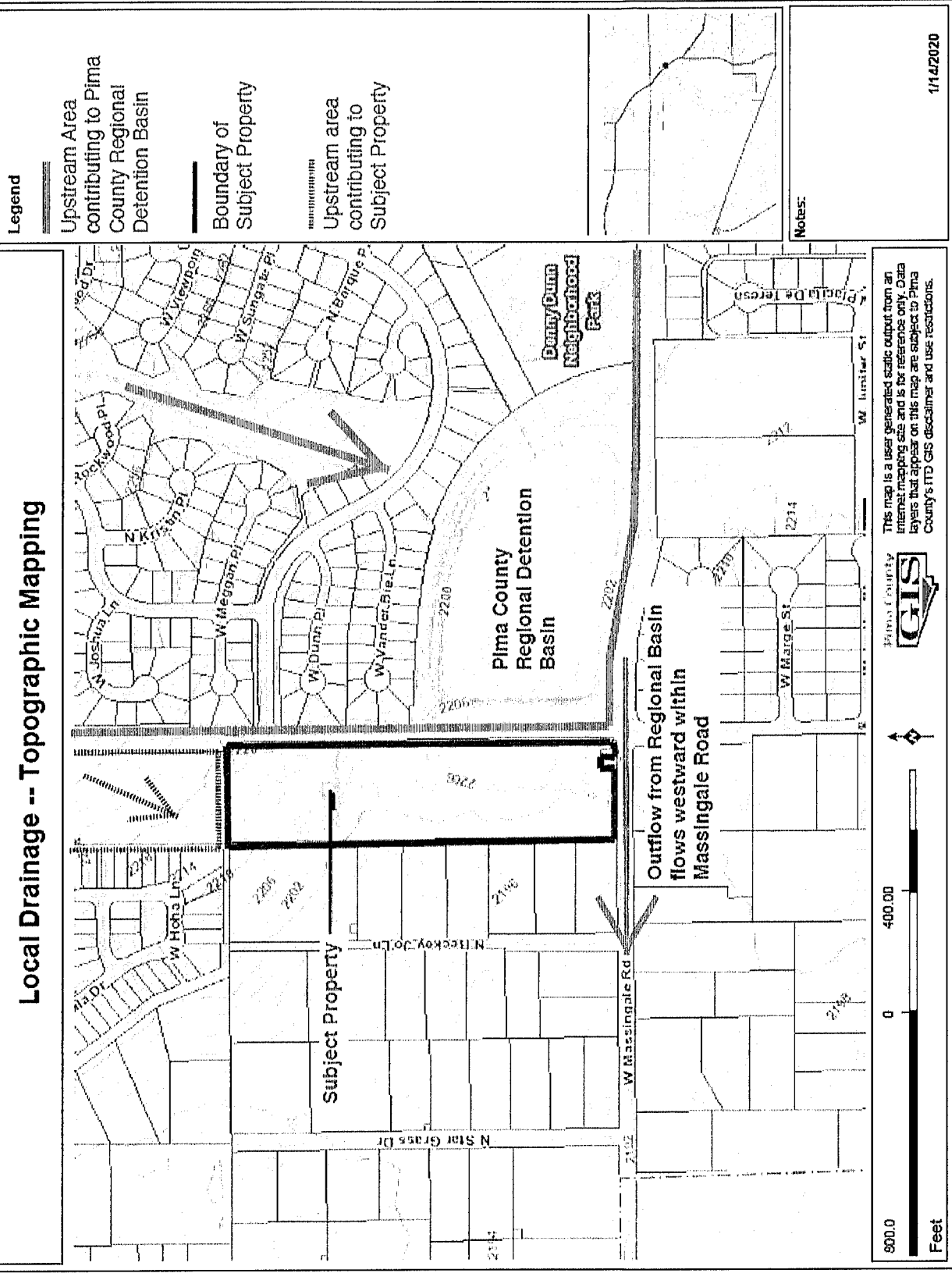
Boundary of upstream area that drains to Pima Farms Road and into Private Properties to the West & South

**Boundary of area
contributing flow to
Subject Property**

Notes:

1/14/2020

Local Drainage -- Topographic Mapping



Legend

Upstream Area contributing to Plima County Regional Detention Basin

Boundary of Subject Property

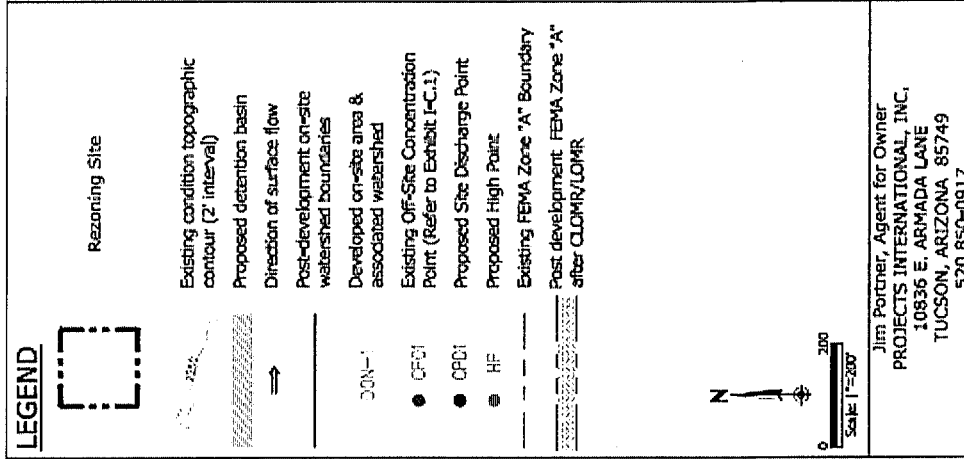
Upstream area contributing to Subject Property

Notes:

1/14/2020

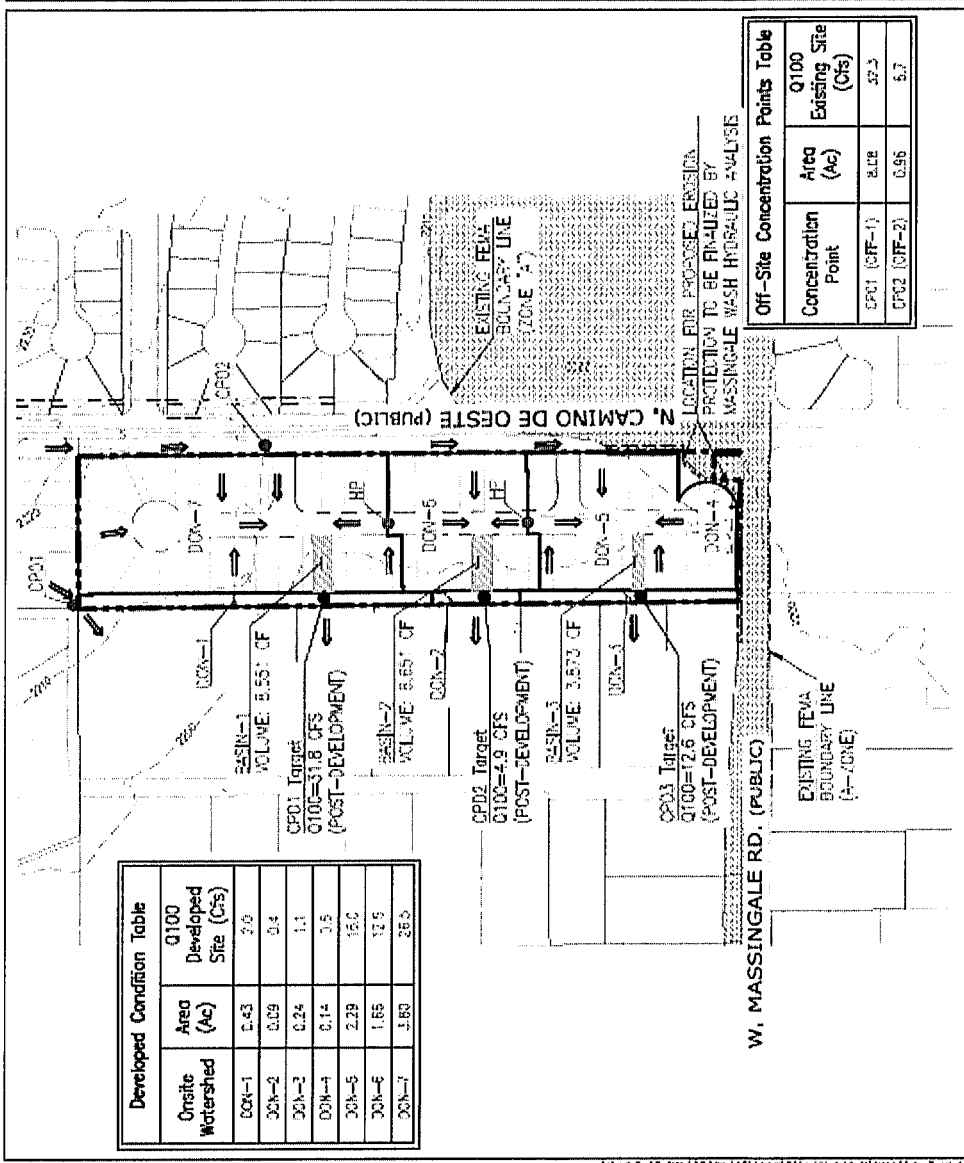
Proposed Conditions – Post-Development Drainage

- The small localized flows within Camino de Oeste are accepted by the project and conveyed through it.
 - Three (3) new retention/detention basins will capture these flows, together with the run-off from the new homes, along the western boundary of the property.
 - The basins will meter out the post-development flows at a volume and velocity which are less than those in the existing condition.
 - The basins will remove the majority of the sediment from the existing flows, thereby outletting cleaner run-off when metering it out.
 - The basins will provide *first-flush retention* as well as detention.
-

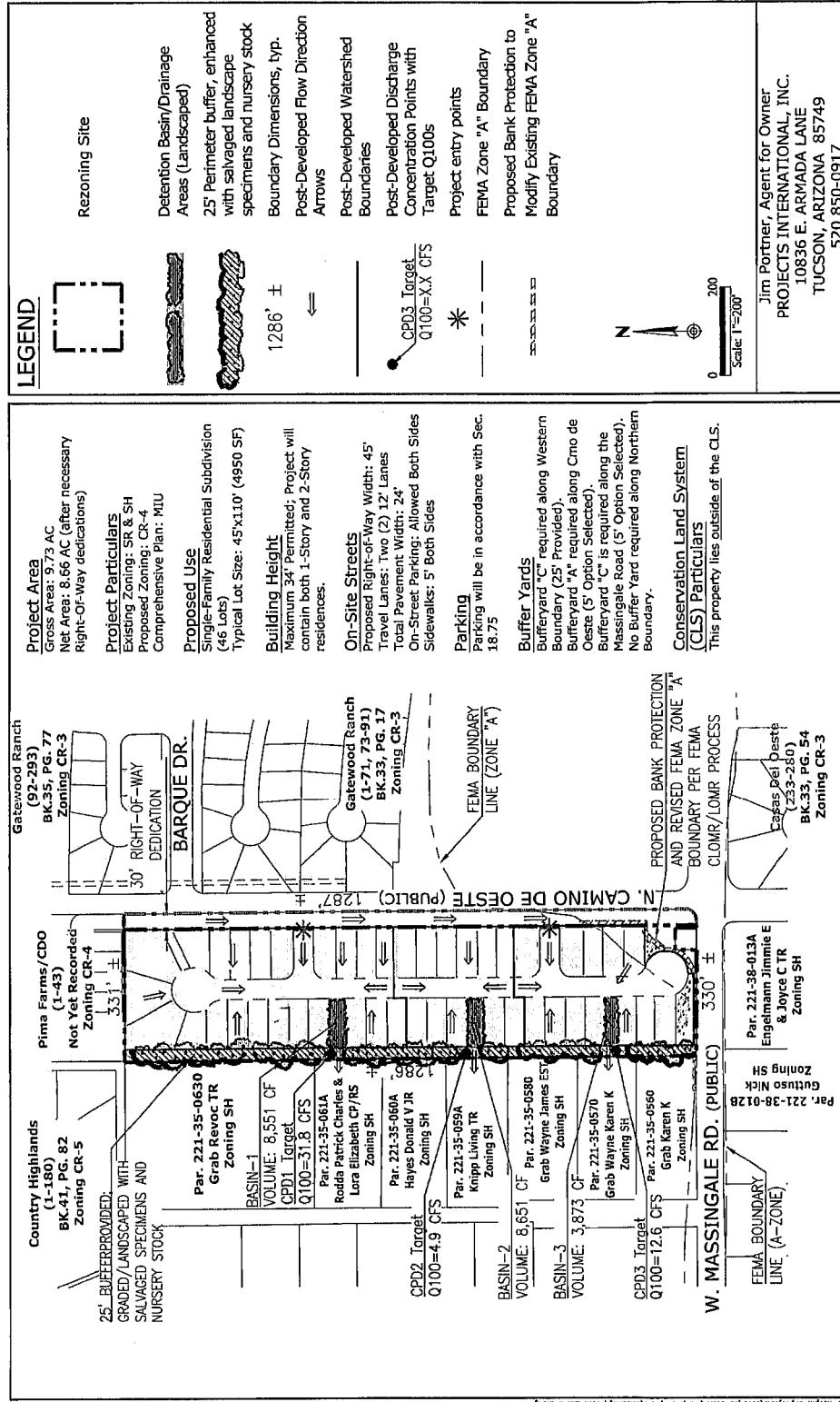


Jim Partner, Agent for Owner
 PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917

EXHIBIT II-D.1
 PROPOSED HYDROLOGY
 PAGE 45



ACM VENTURES, LLC
 9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE & MASSINGALE ROAD
 (OWNERSHIP: HIGINIO AVILEZ)
 REZONING: SR & SH TO CR-4



**COMMENT LETTERS
SUBMITTED PRIOR TO
PLANNING & ZONING
HEARING**

Dear Developmental Services

Danna Spicola

My Name is Debbie Cota I live at 4722 W. Massingale Rd. My tax code is 221-35-055B. I'm writing to you protesting the planning and zoning RE: P19R200011 Case Higinio 7701 N. Camino de oeste code # 221-35-0640.

With all the plans for rezoning and building you need to know we are 6ft from the Bern, when the road floods its at the top now if all 46 homes on 9.7 acres use a run off to come down Massingale the flooding will be worse. It will top over our land damaging our property and house. And will erode Massingale Street. also. Your not thinking of any of us, or neighbors. Its just a get rich theme on county part Keep building with no concerns about the people who have lived their for 30 + years. We love our rural land. The proposal of such will get us more water down Massingale, more traffic. Our wells water level table will drop, we live on a fixed income so we couldnt handle all the money to drill farther down because the 46 homes are pulling water from our wells. Your theme of build, build, build looks good on paper, but in realty its a disaster for us. The so called changes is not a welcome. Our children who ride bikes or Quads in the area

will be no longer, due to many cars flying down the road. Like their 46 homes which has 2 cars or 3 which will be 92 more cars or 141 cars, we have alot of people walking too. who might get hit or dead. But Oh I forgot its all about building, building, building and money in your pocket. (not thinking of any of us.) Did you think of the retention pond next to where their building when that fills up during summer rains gives million of mosquitoes and they have to have county come spray for the mosquitoes and the smell its deadly - people getting sick from both. Just throw that under the bus too, keep building. You cant show any of us that what you want to do is better for us or community - nothing. The wild life will be driven out again, the noise ect. Do you send people out to look at what their doing? Or only on paper, because the road is never maintained with pot holes and damage. You need to come down Massingale to see it flooded. I believe what your doing looks good on paper - (but in reality Not) Come see, drive down Massingale and see for yourself or wait till it floods, then rethink your plans. If you want to do something constructive why not fix the road, fix the retention pond - now thats a work in progress mosquitoes, trash and such, Oh and the flooding fix the water to go somewhere? Duh

My friend Cynthia Montenegro gave you packet

after Packet showing how it didnt work, do you
read our letters are you paying attention, Or again
are you just thinking of money you all will make?
and sign on the dotted line. Well thank you
for listening please vote no on this proposition

Thank-you

Debbie Cota

Mike Cota

From: Cindy Montenegro
To: DSD Planning; Greg Saxe; joe.cuffari@pima.gov; Donna Spicola; Mindy Cox; Eric Shepp; Thomas Drzazgowski; Brian Jones
Cc: Cynthia Merodias
Subject: FW: 10 more protest re-zoning for Flood & 10 more for Traffic, Roads & Safety concerns P19RZ00011
Date: Sunday, January 26, 2020 10:12:52 PM
Attachments: 10 protest-Flood 1-26-20.pdf
10 Protest signed Road Traffic & Safety 1-26-20.pdf

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.

From: Cindy Montenegro
Sent: Sunday, January 26, 2020 10:08 PM
To: district1@pima.gov; 'Mark Holden'; 'Ann Moynihan'; 'Terri Tillman'; 'Chris Poirier'; 'Thomas Drzazgowski'; 'Brian Jones'; Ana.Olivares@pima.gov; Priscilla.Molina@Pima.gov
Cc: Cynthia Merodias
Subject: 10 more protest re-zoning for Flood & 10 more for Traffic, Roads & Safety concerns P19RZ00011

Re: Proposed Re-Zoning of 7701 N. Camino de Oeste P19RZ00011 meeting 1-29-2020

See attached 10 more protest on Flood concerns for a total of 73 protest

And an additional 10 more protest on Traffic, Road conditions, flooded roads and Safety concerns for a total of 66 protest

All in the neighborhood are upset with the development without doing anything to solve the current problems. And all are grateful for my helping them with the protest.

Will be receiving more protest

Thank you

Cindy
Cynthia Merodias-Montenegro 7445
N. Camino de Oeste
Tucson, AZ 85741

ROAD/TRAFFIC CONDITIONS

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

Due to traffic concerns we the undersigned protest the re-zoning - Need to fix the current poor, unsafe road conditions before adding more people and traffic. The roads are in dis-repair intensified by the roads being used as drainage/washes. It

is unsafe, in every direction from this site, traffic is required to cross or drive through a wash. The roads are unsafe for pedestrians, bikes, equestrians and vehicles. There are no good walkways, no bike paths, crosswalks or lighting. There is too much development in the area with no plan to improve the roads or flood/water flow problem down the roads, with all the impact/development fees allocated to other areas. The intersection at Magee and Camino de Oeste is very confusing as Magee jogs over to become Pima Farms Road. Camino de Oeste at Ina is very dangerous with extensive foot and bike traffic traveling to and from Circle K, Motel and businesses, with no lighting or crosswalks.

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 JOHN KEARNEY	<i>John Kearney</i>	7864 N. JEWELLFLOWER DR		
2 <i>James E. Smith</i>	<i>James E. Smith</i>	7800 Ina		
3 Alec Dallachide	<i>Alec Dallachide</i>	7825 N. Chantfruit Cholla		Dangerous bike riding conditions
4 Charles Delaney	<i>Charles Delaney</i>	7859 N Chantfruit Cholla		
5 Sergio Martinez	<i>Sergio Martinez</i>	7907 W Chantfruit Cholla		
6 Carrie Avila	<i>Carrie Avila</i>	7933 N. Chantfruit Cholla		poor Road conditions / traffic between
7 Cynthia Chaffeld	<i>Cynthia Chaffeld</i>	7675 N. Star Grass Dr		Amakams on Magee
8 <i>Harriet Hutchins</i>	<i>Harriet Hutchins</i>	7690 N. Star Grass Dr		
9	"	7750 N. Star Grass Dr		
10	"	7880 N. Star Grass Dr		

FLOOD

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

Due to concerned with the flooding, we the undersigned protest the re-zoning: The County needs to fix the current problems with flooding due in part to the 10 acres south of this property (Boykin) at 7951 N. Camino de Oeste on the NW corner of Camino de Oeste & Pima Farms recently approved for development and is being developed with this property. Water from all directions flows to the, Boykin, above property. The past owner of the above property, Boykin filled low areas on his property in order to stop flooding of his property and diverted considerably more water on to the Pima Farms Subdivision and on from there to the neighbors. Also water was diverted around the Pima Farms subdivision on the south to flood neighbors and roads; and diverted onto and down Pima Farms Rd to the north. After the development of Pima Farms subdivision and the diversion of water by Boykin, resulting in neighbors having considerable problems with flooding of their homes, out buildings, creating ditches through property and washing out roads. The developer of the above property and this property said the flow would be reduced, but there are no stipulations in the development to reduce the flow. The requirement is that they **maintain current water flow on and off the property**. The problem needs to be addressed before allowing further development in this area.

See attached 2006 aerial showing dirt being piled on Boykin property, see photos berms neighbors have put up to protect their properties. See individual protest and flood complaints on record with the County.

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 JOHN KEARNEY	<i>John Kearney</i>	7966 N. JEWELL AVE. BR		
2 James Schmitt	<i>James Schmitt</i>	9700 W. 12th St		
3 Alec Dallachide	<i>Alec Dallachide</i>	8825 N. Chaparral Trail		
4 Lillie Johnson	<i>Lillie Johnson</i>	7859 N. Chaparral Trail		help please
5 Sergio Martinez	<i>Sergio Martinez</i>	7907 N. Chaparral Trail		
6 Carrie Avila	<i>Carrie Avila</i>	7933 N. Chaparral Trail		top much over flow
7 Cynthia Whitfield	<i>Cynthia Whitfield</i>	7675 N. Star Grass Dr.		of water flooding into back
8 Harriet Harriet	<i>Harriet</i>	7750 N. Star Grass Dr.		
9 "	<i>"</i>	7730 N. Star Grass Dr.		
10 "	<i>"</i>	7690 N. Star Grass Dr.		

From: [Cindy Montenegro](#)
Cc: [Cynthia Merodias](#)
Subject: 52 Protest Attached Re-Zoning Flood & Safety Concerns P19RZ00011
Date: Friday, January 24, 2020 2:49:22 PM
Attachments: [Petitions signed Flood 1-23-20.pdf](#)
[Flood Map Massingale.pdf](#)
[2008 Boykin Aerial with Steets, lots & wash.pdf](#)
[PimaMaps Washes I-10, Cortaro, Ina , Thorneydale.pdf](#)
[Map New Permits Camino de Oeste & Massingale area.pdf](#)
[Preliminary Development Plan 7701 N. Camino de Oeste.pdf](#)
[News Pima Farms Rd looked like a river.docx](#)

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.

Re: Rezoning P19RZ00011 7701 N. Camino de Oeste, meeting set for Jan 29, 2020

See attached "Protests Flood" So far we have 56 Protest signatures, 12 confirmed within 300 feet of the project (marked yes & circled) which exceeds 20% of the owners within 300 feet. We will be securing more.

Residents and neighbors of the surrounding area are deeply concerned with the flooding in the area.

NEED TO DO SOMETHING ABOUT THE CURRENT PROBLEMS BEFORE
ADDING MORE PEOPLE AND TRAFFIC ON AND OVER FLOODED ROADS

PLEASE TAKE THE TIME TO REALLY REVIEW THE CURRENT SERIOUS
SAFETY CONCERNS.

KEEP IGNORING THE PROBLEM AND SOMEONE IS GOING TO DROWN

**Over the Years More and More water has been diverted to this area from
Developments, some from as far as miles away.**

The above property, Boykin, 7951 N. Camino de Oeste on the NW corner of Camino de Oeste & Pima Farms has excessive water from the east and north routed under Camino de Oeste to the property.

The Boykin property was recently approved for development and is being developed with this property. Mr. Boykin filled low areas on his property in order to stop flooding of his property thereby diverting considerably more water to the neighbors. See attached 2008 aerial showing dirt being piled on Boykin property (you can enlarge it to see dirt) and the development of the Pima Farms subdivision to his west.

After the development of Pima Farms subdivision and the diversion of water by Boykin, the neighbors began having considerable problems with flooding of their homes, out buildings, washing out roads and creating ditches through properties. Some of the gullies were/are so bad they cut off access to properties. Property owners have to bring in dirt and tractors to repair damage or build berms to protect their properties. See photos berms along Pima Farms Rd.

More and more water is/has been diverted to the roads which has created a safety concerns. See Flood Map attached, Massingale road on the north boundary of this property is listed as "High-Risk Flood". See information from article attached "News Pima Farms Rd looked like a River". Also Mars to the south is a wash and to get to Thornydale on Magee you need to cross a wash . And as you are aware a train recently derailed due to the flood in this area.

We met with the developer and the owners to the west and the owners do not agree with and are very upset with where the development is directing the water. The Developer is taking sheet flow and directing it to three areas which will create additional flood problems.

The developer of the above property and this property said the flow would be reduced, but there are no stipulations in the development to reduce the flow. The requirement is that they **maintain current water flow on and off the property**. The problem needs to be addressed before allowing further development.

We would very much like to meet with Flood control about the current flood issues and developments.

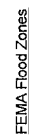
Thank you

Cindy

Cynthia Merodias-Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741

2008 Aerial Boykin with streets wash





Effective Moderate-Risk Areas

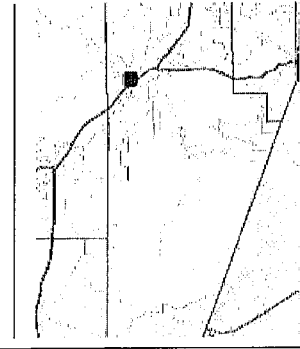
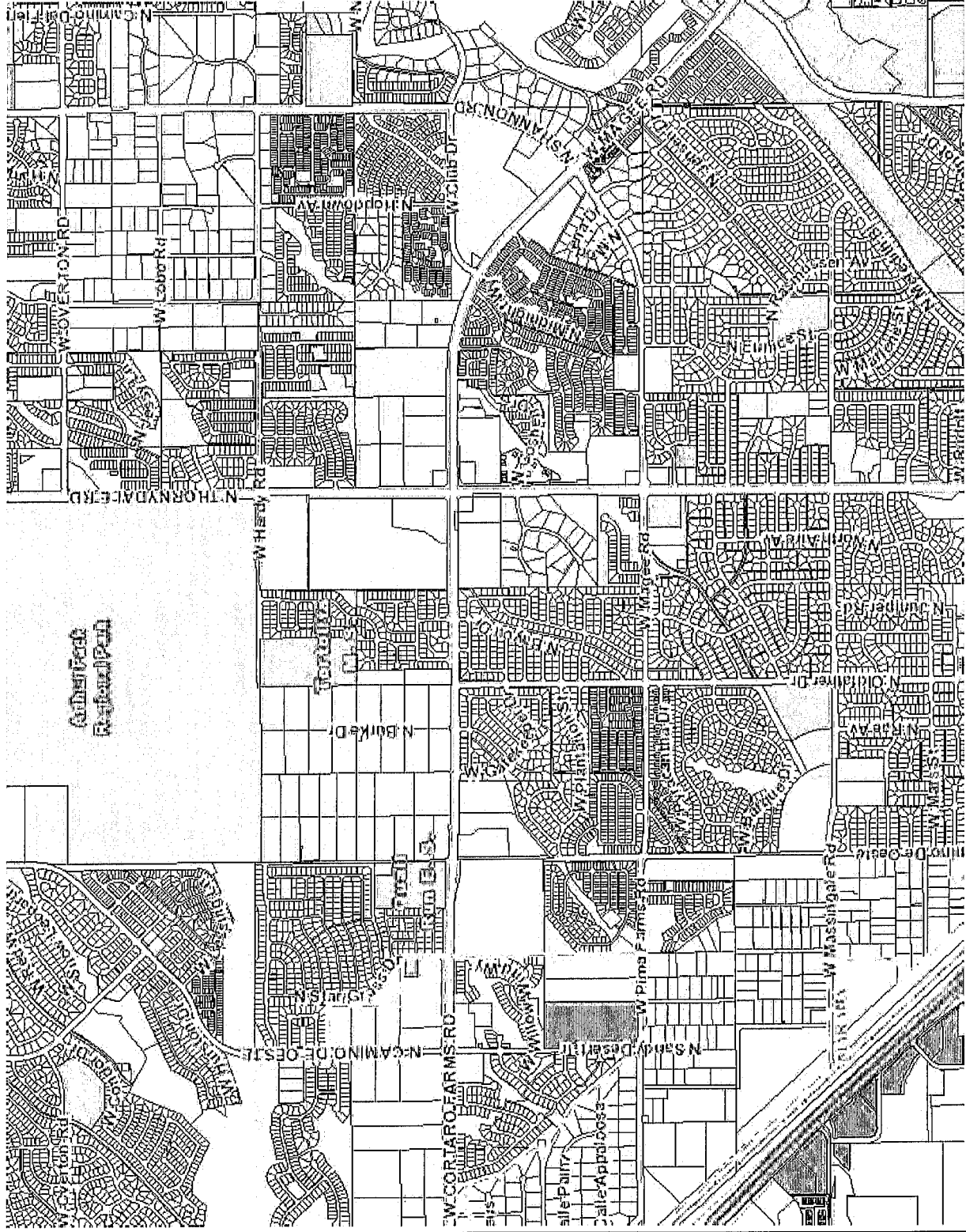
Preliminary Moderate-Risk Areas

Preliminary Undetermined-Risk Areas

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Information Deemed Reliable But Not Guaranteed.

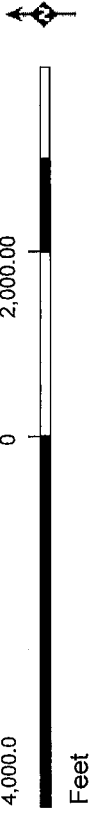
Map New Permits Camino de Oeste & Massingale area

- Legend**
-  Parcels
 -  Development Permits
 -  Development Plans - Incorporated



Notes:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.



Storm damage, flooding reported all over Tucson area

By | August 22, 2018 at 6:44 PM MST - Updated August 23 at 10:47 AM

TUCSON, AZ (Tucson News Now) - Strong storms caused flooding, stranded drivers, damage and fires all across the Tucson area Wednesday, Aug. 22.

The northwest side of town took the brunt of the storm.

Pima Farms Road, just west from Sandy Desert Trail, looked like a river and many homes in the area had water up to the front porch.

FLOOD

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

Due to concerned with the flooding, we the undersigned protest the re-zoning: The County needs to fix the current problems with flooding due in part to the 10 acres south of this property (Boykin) at 7951 N. Camino de Oeste on the NW corner of Camino de Oeste & Pima Farms recently approved for development and is being developed with this property. Water from all directions flows to the, Boykin, above property. The past owner of the above property, Boykin filled low areas on his property in order to stop flooding of his property and diverted considerably more water on to the Pima Farms Subdivision and on from there to the neighbors. Also water was diverted around the Pima Farms subdivision on the south to flood neighbors and roads; and diverted onto and down Pima Farms Rd to the north. After the development of Pima Farms subdivision and the diversion of water by Boykin, resulting in neighbors having considerable problems with flooding of their homes, out buildings, creating ditches through property and washing out roads. The developer of the above property and this property said the flow would be reduced, but there are no stipulations in the development to reduce the flow. The requirement is that they **maintain current water flow on and off the property**. The problem needs to be addressed before allowing further development in this area.

See attached 2006 aerial showing dirt being piled on Boykin property, see photos berms neighbors have put up to protect their properties. See individual protest and flood complaints on record with the County.

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
✓ Art Rivera		4685 W. Main Ln	Y	
✓ Jeremy Stierker		7834 N. Jewel/Power	X63	
3 Heladio Acedo		7849 N. Chantrelle/Chatter 1000'		
✓ Anna C. Torne		4683 W. Messingale Pkwy.		
✓ John McInerney		7670 W. Stargrass Dr. 1000		
6 Andrew Pogue		4801 W. MASSINGALE RD	1000	
✓ 7 TERRY CULBERT		2824 N. STAR GRASS DR.	1000	Need to stop flooding
✓ 8 Carson Miller		7821 N. STAR GRASS DR.	1000	Not more flooding since subdivision was built.
9 William Plante		4505 W. Annabelle	1000	More Flooding
10 MARK LITHE		4500 W. ANNABELLE		FLOODING - AN ISSUE
✓ 11 TERRY CULBERT		7824 N STAR GRASS	1000	

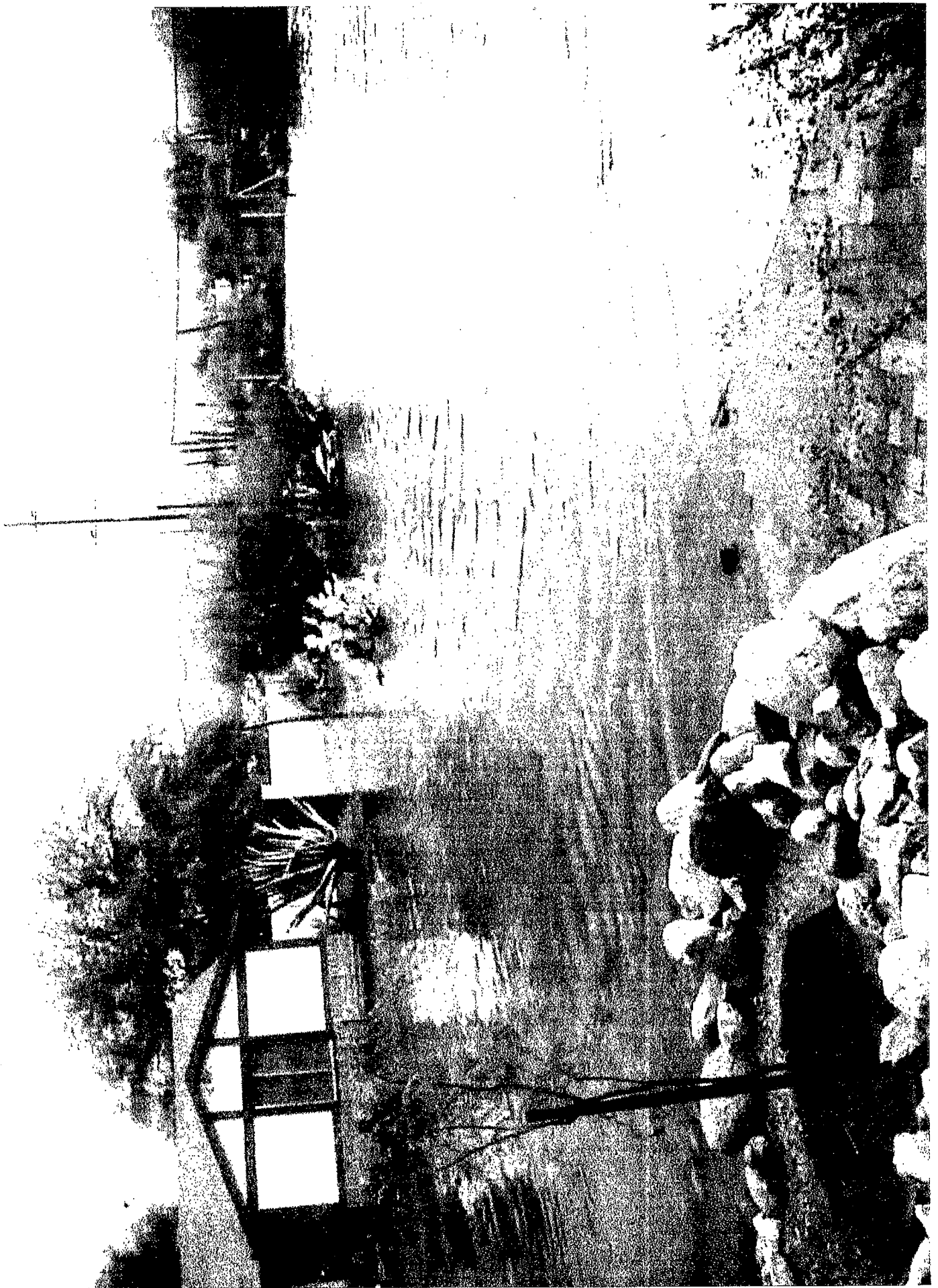
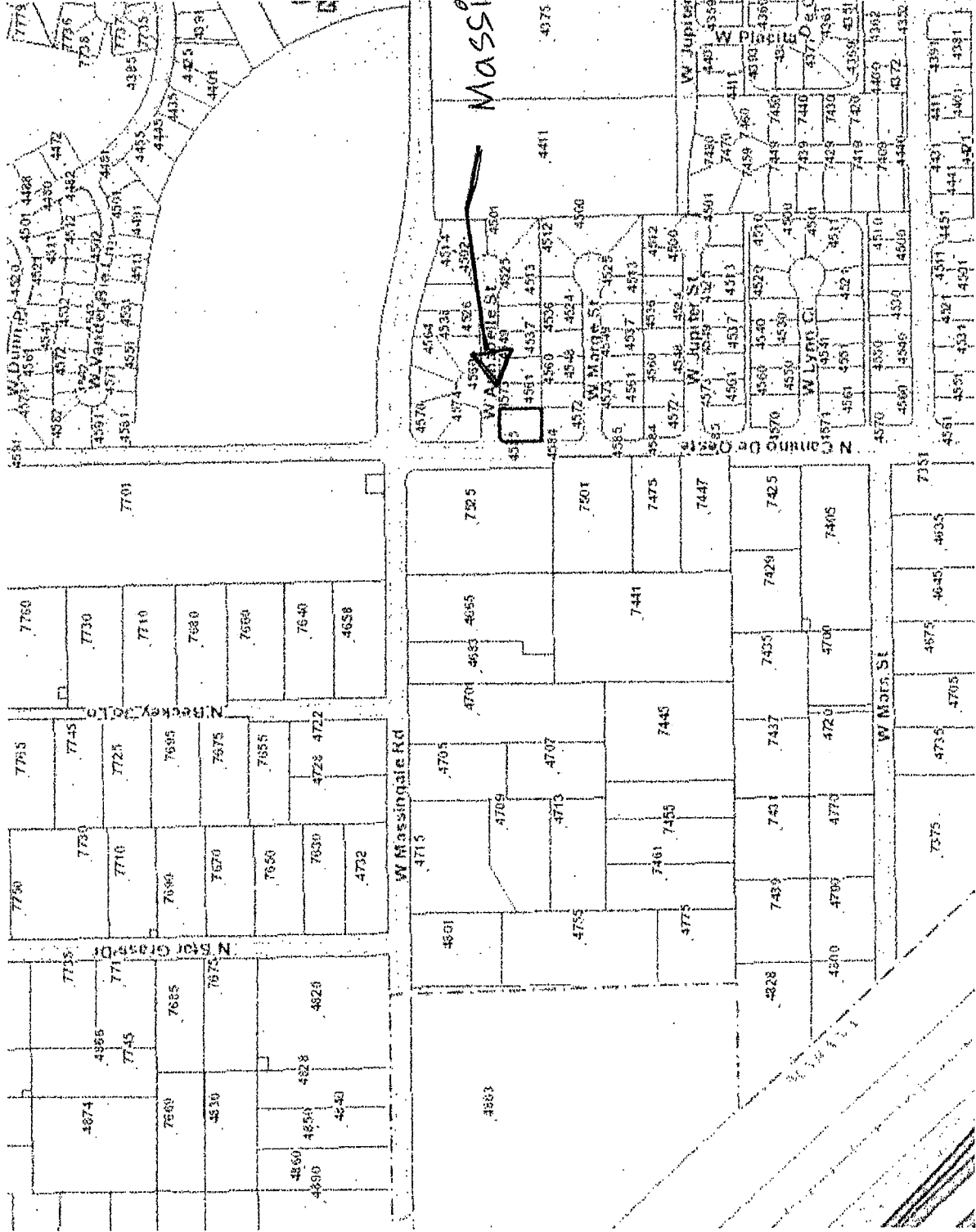


Photo Flood 2012 4585 W. Annabelle st, Massingale & Camino de Oeste

Legend

- Parcel Addresses (points)
- Parcels



Notes:

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FLOOD

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See attached 2006 aerial showing dirt being piled on Boykin property, see photos berms neighbors have put up to protect their properties. See individual protest and flood complaints on record with the County.

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Dennis Dash	Dennis Dash	7986 N. Jewell Flower Dr	NO	
2 Steve Cavallaro	Steve Cavallaro	7877 N. Chantrel Cholla Dr	NO	
3 Rob Fields	Rob A Fields	4722 W Cape Lane	NO	
4 Elaine Fanning	Elaine Fanning	7862 N Jewell Flower	NO	
5 April Nolden	April Nolden	4712 W. Beepant Way	NO	
6 Michele Felie	Michele Felie	7918 N Jewell Flower Dr	NO	
7 Sue Pafford	Sue Pafford	7945 N. Carolanne Dr.	NO	We got flooded
8 Barbara Jorgenson	Barbara Jorgenson	4862 W Willow Wind Way	NO	
9 Robert Temple	Robert Temple	7937 N. Jewell Flower	NO	
10 Gayne Barnett	Gayne Barnett	7765 N. Backes Ln	NO	Washes out driveway

FLOOD

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

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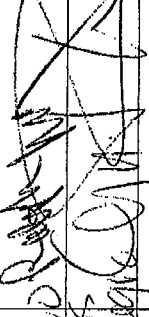
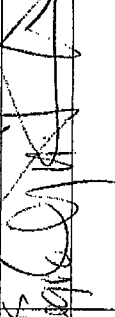
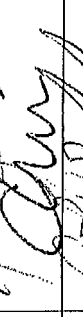
Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1. Waco Starck	<i>Waco Starck</i>	7447 N Camino De Oeste Tucson, AZ. 85747	1000	
2. Kevin Morlock	<i>Kevin Morlock</i>	7765 N. Beckey To La No	1000	Washes out driveway
3. Mirna Rojas	<i>Mirna Rojas</i>	4715 W. Massingale Rd	1000	
4. Waco Starck	<i>Waco Starck</i>	7475 N Camino De Oeste N	1000	
5. Waco Starck	<i>Waco Starck</i>			
6. DAN JONES	<i>Dan Jones</i>	7462 N Carol Ann Dr	NO	Washed out 2405 990 last
7. Ed Seastrand	<i>Ed Seastrand</i>	7925 N Carol Ann Dr	N	8" water threw property year
8. Rosa Lea Rousseau	<i>Rosa Lea Rousseau</i>	7915 N. CAROLANNE DR N		major flooding from development
9. Devin Lambford	<i>Devin Lambford</i>	4697 W. Cepa Ln.	N 1000'	
10. Catharine Brundt	<i>Catharine Brundt</i>	4703 W. Hoke Ln	Y	
11. Gloria J Gray	<i>Gloria J Gray</i>	1972 E Cam Canyon Rd Horse Ford, AZ 85615	(Ys)	all flood water com from property
		2760 N Beckey To La Tucson, AZ 85741		

FLOOD

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

Due to concerned with the flooding, we the undersigned protest the re-zoning: The County needs to fix the current problems with flooding due in part to the 10 acres south of this property (Boykin) at 7951 N. Camino de Oeste on the NW corner of Camino de Oeste & Pima Farms recently approved for development and is being developed with this property. Water from all directions flows to the, Boykin, above property. The past owner of the above property, Boykin filled low areas on his property in order to stop flooding of his property and diverted considerably more water on to the Pima Farms Subdivision and on from there to the neighbors. Also water was diverted around the Pima Farms subdivision on the south and diverted onto and down Pima Farms Rd on the north side. After the development of Pima Farms subdivision and the diversion of water by Boykin, neighbors began having considerable flooding of their homes, out buildings, creating ditches through property and washing out roads. The developer of the above property and this property said the flow would be reduced, but there are no stipulations in the development to reduce the flow. The requirement is that they maintain current flow on and off the property. The problem needs to be addressed before allowing further development of this property.

See attached 2006 aerial showing dirt being piled on Boykin property, see photos berms neighbors have put up to protect their properties. See individual protest and flood complaints on record with the County.

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Ralph Montenegro		7445 N. C. de Oeste	1000'	
2 Cynthia Montenegro		7351 N. C. de Oeste	No	
3 "		7445 N. C. de Oeste #2733	1000'	
4 "		7455 N. C. de Oeste	1000'	
5 "		7460 N. C. de Oeste	1000'	
6 "		4360 N. MYS	No	
7 "		7802 N Stav GRS	1000'	
8 Johnny Silva		4566 Annabell	1?	
9 Corissa Murrieta		4573 4573 W Annabell	1?	
10 PATRICK RODDA		7730 N BECKEY JO LN	1?	

FLOOD

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

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See attached 2006 aerial showing dirt being piled on Boykin property, see photos berms neighbors have put up to protect their properties. See individual protest and flood complaints on record with the County.

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Mary Boone	Mary G Boone	7695 N Becky Jo	1000'	Going make Massingale Flood
2 Nancy Rogers	Nancy Rogers	7725 N Becky Jo	100'	Will flood Massingale
3 Vickie Lablue	Vickie Lablue	4728 W Massingale	100'	two much water
4 Frank Shovan	Frank Shovan	7655 N Becky Jo LN	1000'	will flood Massingale
5 Debbie Cota	Debbie Cota	4722 W Massingale Rd	1000'	will flood our home
6 William S. Wilson	William S. Wilson	7808 N. Star Grass Dr	1000'	Dont Flood us out!
7 Lavachidge Quintana	Lavachidge Quintana	4574 W Annabelle St.	100'	Flooding
8 Margaret	Batchelder	5961 W Jupiter	(Not on list see	petition)
9				
10				

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

FLOOD CONCERNS

Due to concerned with the flooding, I/we the undersigned protest the re-zoning:

Water has been diverted to properties in the area from other areas and developments. The County needs to fix the current problems with flooding due in part to the 10 acres south of this property (Boykin) NW corner of Camino de Oeste & Pima Farms recently approved for development and being developed with this property. Water from all directions flows into the Boykin property. Boykin filled his low areas on his property and diverted water flooding the neighbors and damage their properties.

Also water was diverted around the Pima Farms subdivision (west of Boykin) on the south flooding neighbors and roads; and diverted onto and down Pima Farms Rd to the north. Neighbors are having considerable problems with flooding of their homes, out buildings, creating ditches through property and washing out roads. They have to on a continuous basis bring in dirt and put up berms to protect or repair their properties.

Confirmed by Pima County washes map, Pima Farms Rd, Massingale, Mars are washes and a wash runs down the east side of Camino de Oeste making it difficult to drive down or cross the roads in every direction from the proposed development and a serious safety concern.

The developer of the above property and this property said the flow would be reduced, but there are no stipulations in the development to reduce the flow. The County requirement is that they **maintain current water flow on and off the property**. The problem needs to be addressed before allowing further development in this area. On this development the County needs to either reduce the flow to the top 10 acres or make the developer retain more water to compensate for water/flood diverted off the Boykin property to the neighbors.

OTHER COMMENTS:

This is SO true. Everytime it rains!
Plus if you are on foot you can hardly
cross the streets. And heavy traffic has
made this much worse - where we supposed to walk??
Margaret A. Batchelder 4561 W Jupiter St
NAME ADDRESS
1/20/20
DATE
SIGNATURE

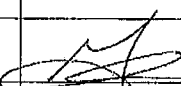
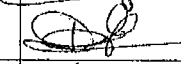
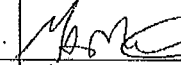
ARE YOU WITH IN 300' ADDITIONAL ADDRESSES IN THE AREA

FLOOD

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

Due to concerned with the flooding, we the undersigned protest the re- zoning: The County needs to fix the current problems with flooding due to acres south of this property (Boykin) at 7951 N. Camino de Oeste on the NW corner of Camino de Oeste & Pima Farms recently approved for being developed with this property. Water from all directions flows to the, Boykin, above property. The past owner of the above property, Boykin, on his property in order to stop flooding of his property and diverted considerably more water on to the Pima Farms Subdivision and on neighbors. Also water was diverted around the Pima Farms subdivision on the south to flood neighbors and roads; and diverted onto and down to the north. After the development of Pima Farms subdivision and the diversion of water by Boykin, resulting in neighbors having considerable flooding of their homes, out buildings, creating ditches through property and washing out roads. The developer of the above property and this flow would be reduced, but there are no stipulations in the development to reduce the flow. The requirement is that they **maintain current water off the property**. The problem needs to be addressed before allowing further development in this area.

See attached 2006 aerial showing dirt being piled on Boykin property, see photos berms neighbors have put up to protect their properties. See and flood complaints on record with the County.

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Glen Hamm		4590 W. Dunn Pl.	☒	
2 Duane Hamm		4590 W. Dunn Pl.	☒	
3 Matthew Holmstrom		4580 W. Dunn Pl.	☒	
4 Barbara Dickey		4531 W. Dunn Pl.	☒	
5				
6				
7				
8				
9				
10				

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OEST 9.77 ACRES

FLOOD CONCERNS

Due to concerned with the flooding, I/we the undersigned protest the re-zoning:

Water has been diverted to properties in the area from other areas and developments. The County needs to fix the current problems with flooding due in part to the 10 acres south of this property (Boykin) NW corner of Camino de Oeste & Pima Farms recently approved for development and being developed with this property. Water from all directions flows into the Boykin property. Boykin filled his low areas on his property and diverted water flooding the neighbors and damage their properties.

Also water was diverted around the Pima Farms subdivision (west of Boykin) on the south flooding neighbors and roads; and diverted onto and down Pima Farms Rd to the north. Neighbors are having considerable problems with flooding of their homes, out buildings, creating ditches through property and washing out roads. They have to on a continuous basis bring in dirt and put up berms to protect or repair their properties.

Confirmed by Pima County washes map, Pima Farms Rd, Massingale, Mars are washes and a wash runs down the east side of Camino de Oeste making it difficult to drive down or cross the roads in every direction from the proposed development and a serious safety concern.

The developer of the above property and this property said the flow would be reduced, but there are no stipulations in the development to reduce the flow. The County requirement is that they maintain current water flow on and off the property. The problem needs to be addressed before allowing further development in this area. On this development the County needs to either reduce the flow to the top 10 acres or make the developer retain more water to compensate for water/flood diverted off the Boykin property to the neighbors.

OTHER COMMENTS:

Been on this Street for 30 yrs, with every development
To the north the flooding at Massingale & Camino De Oeste
gets worse

William Plouffe 4585 W. Arrowbark SIGNATURE 1/20/20
NAME ADDRESS DATE

Yes

ARE YOU WITH IN 300' ADDITIONAL ADDRESSES IN THE AREA

FLOOD

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OEST 9.77 ACRES

Due to concerned with the flooding, we the undersigned protest the re-zoning: The County needs to fix the current problems with flooding due in part to the 10 acres south of this property (Boykin) at 7951 N. Camino de Oeste on the NW corner of Camino de Oeste & Pima Farms recently approved for development and is being developed with this property. Water from all directions flows to the above property. The past owner of the above property, Boykin filled low areas on his property in order to stop flooding of his property and diverted considerably more water on to the Pima Farms Subdivision and on from there to the neighbors. Also water was diverted around the Pima Farms subdivision and the diversion of water by Boykin, neighbors began having considerable flooding of their homes, out buildings, development of Pima Farms subdivision and the diversion of water by Boykin, neighbors began having considerable flooding of their homes, out buildings, creating ditches through property and washing out roads. The developer of the above property and this property said the flow would be reduced, but there are no stipulations in the development to reduce the flow. The requirement is that they maintain current flow on and off the property. The problem needs to be addressed before allowing further development of this property.

See attached 2006 aerial showing dirt being piled on Boykin property, see photos berms neighbors have put up to protect their properties. See individual protest and flood complaints on record with the County.

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1. Kelsie Grab	<i>Kelsie Grab</i>	7700 N. Massingale Valley Rd. Tucson, AZ 85741	N	
2. Dan Grab	<i>Dan Grab</i>	7780 N. Massingale Valley Rd. Tucson AZ 85741	N	More runoff will cause issues. Roads are being used as washes
3. Karen Grab	<i>Karen Grab</i>	4658 W. Massingale Rd. Tucson AZ. 85741	☒	Water will come from Pima Farm and flow south and create flooding on to my property and Beckey's lane
3. Karen Grab	<i>Karen Grab</i>	7640 N. Beckey Lane Tucson AZ 85741	☒	
4. Karen Grab	<i>Karen Grab</i>	7660 N. Beckey Lane Tucson AZ. 85741	☒	
5. Karen Grab	<i>Karen Grab</i>	7810 N. Sandy Desert Trl Tucson AZ. 85741	N	
7				
8				
9				
10				

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES
FLOOD CONCERNS

Due to concerned with the flooding, I/we the undersigned protest the re-zoning:

Water has been diverted to properties in the area from other areas and developments. The County needs to fix the current problems with flooding due in part to the 10 acres south of this property (Boykin) NW corner of Camino de Oeste & Pima Farms recently approved for development and being developed with this property. Water from all directions flows into the, Boykin, above property.

Also water was diverted around the Pima Farms subdivision on the south to flood neighbors and roads; and diverted onto and down Pima Farms Rd to the north, neighbors had to bring in dirt and put up berms to protect their properties. Neighbors having considerable problems with flooding of their homes, out buildings, creating ditches through property and washing out roads.

The developer of the above property and this property said the flow would be reduced, but there are no stipulations in the development to reduce the flow. The requirement is that they maintain current water flow on and off the property. The problem needs to be addressed before allowing further development in this area.

OTHER COMMENTS:

My outbuilding 30'x50' has been flooded out numerous times
since the subdivision was put in and has been ruined.
I have been here 35 years and never saw flooding this bad
previous to the subdivision.

CARSON MITLER

SIGNATURE

OTHER OWNED PROPERTIES IN THE AREA

7821 N. STAR GARDEN 1-17-2020

NAME

ADDRESS

DATE

□ Parcels

Washes - All

Unknown Discharge

100-500 CFS

500-1000 CFS

1000-2000 CES

3000 5000 CES

0
1
2
3
4
5
6
7
8
9

100

01-10-2001 12:40

Notes:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

Pinkberry



2,000.00

4 000.0

Feet

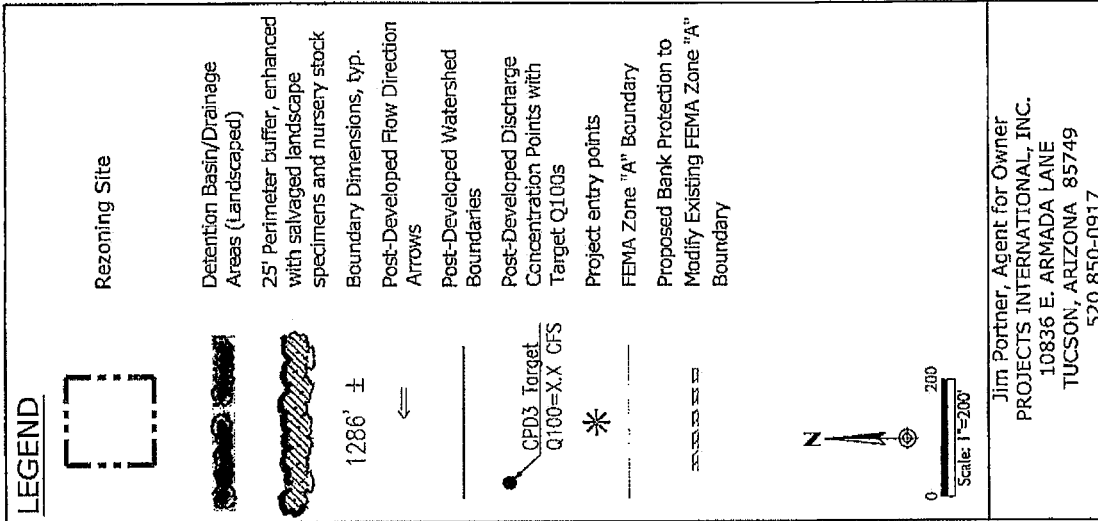
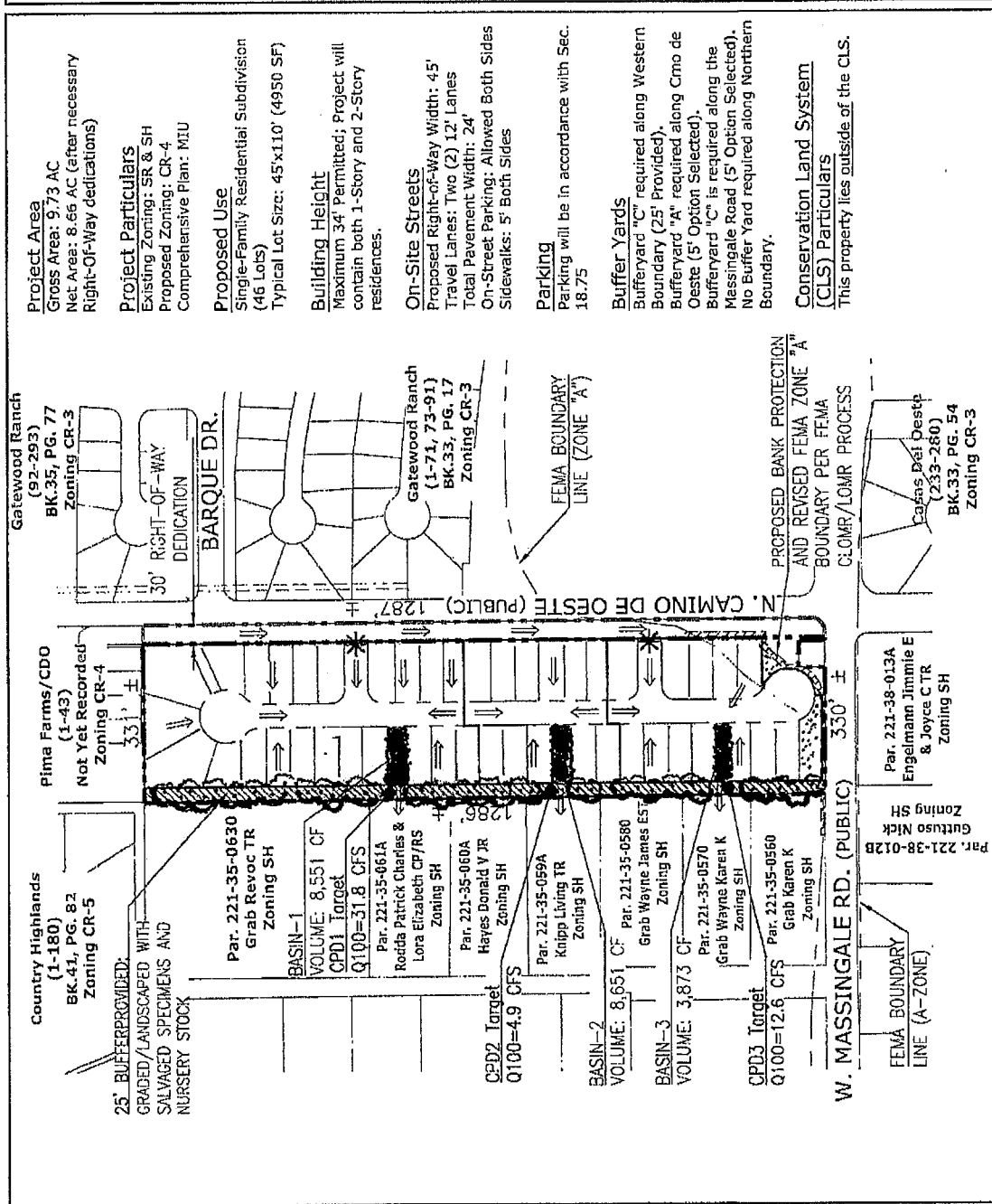


EXHIBIT II-B
PRELIMINARY DEVELOPMENT PLAN
PAGE 36



ACM VENTURES, LLC
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE & MASSINGALE ROAD
(OWNERSHIP: HIGINIO AVILEZ)
REZONING: SR & SH TO CR-4

From: [Cindy Montenegro](#)
To: [District1](#); [Donna Spicola](#); [DSD Planning](#); [Ana Olivares](#); [Priscilla Molina](#)
Cc: [Cynthia Merodias](#)
Subject: 62 Protest so far, 14 within 300" Traffic, Road condition & Safety Re-Zoning P19RZ00011
Date: Friday, January 24, 2020 4:06:30 PM
Attachments: [PimaMaps Washes I-10, Cortaro, Ina , Thorneydale.pdf](#)
[Photos Camino de Oest, Massingale, Pima Farms Roads.docx](#)
[Photos Pima Farms Rd. berms-flood.docx](#)
[Photo Ina.docx](#)
[Flood Map Massingale.pdf](#)
[Signed Protest Roads Traffic 1-23-20.pdf](#)
[Map 300" signed petitions 2-23-20.pdf](#)
[Map New Permits Camino de Oeste & Massingale area.pdf](#)

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.

Re: Re-zoning P19RZ00011 7701 N. Camino de Oeste, Traffic-meeting set for Jan 29, 2020

See attached "Signed Protest Roads Traffic" So far we have 63 Protest signatures, 14 or more verified (still checking on several owners) within 300 feet of the project which exceeds 20% of the owners with in 300 feet. See map marked with signatures within 300 feet. We will be securing more.

NEED TO DO SOMETHING ABOUT THE CURRENT PROBLEMS BEFORE ADDING MORE PEOPLE AND TRAFFIC.

PLEASE TAKE THE TIME TO REALLY REVIEW THE CURRENT SERIOUS SAFETY CONCERNS.

I and others would be very interested in meeting with Pima County Traffic and Flood to help solve some of these problems.

Due to traffic concerns we the undersigned protest the re- zoning

Need to fix the current poor, unsafe road conditions before adding more people and traffic. The roads are in dis-repair intensified by the roads being used as drainage/washes. It is unsafe, in every direction from this site, traffic is required to cross or drive through a wash. The roads are unsafe for pedestrians, bikes, equestrians and vehicles. There are no good walkways, no bike paths, crosswalks or lighting.

Do not need to intensify the safety concerns by adding more people and traffic.

There is too much development in the area, see development map "New Permits", with no plan to improve the roads or flood/water flow problem down the roads. The impact/development fees are allocated to other areas.

The intersection at Magee and Camino de Oeste is very confusing as Magee jogs over to become Pima Farms Road. Camino de Oeste at Ina is very dangerous with extensive foot

and bike traffic traveling to and from Circle K, Motel and businesses, with no lighting, bike path and or crosswalks.

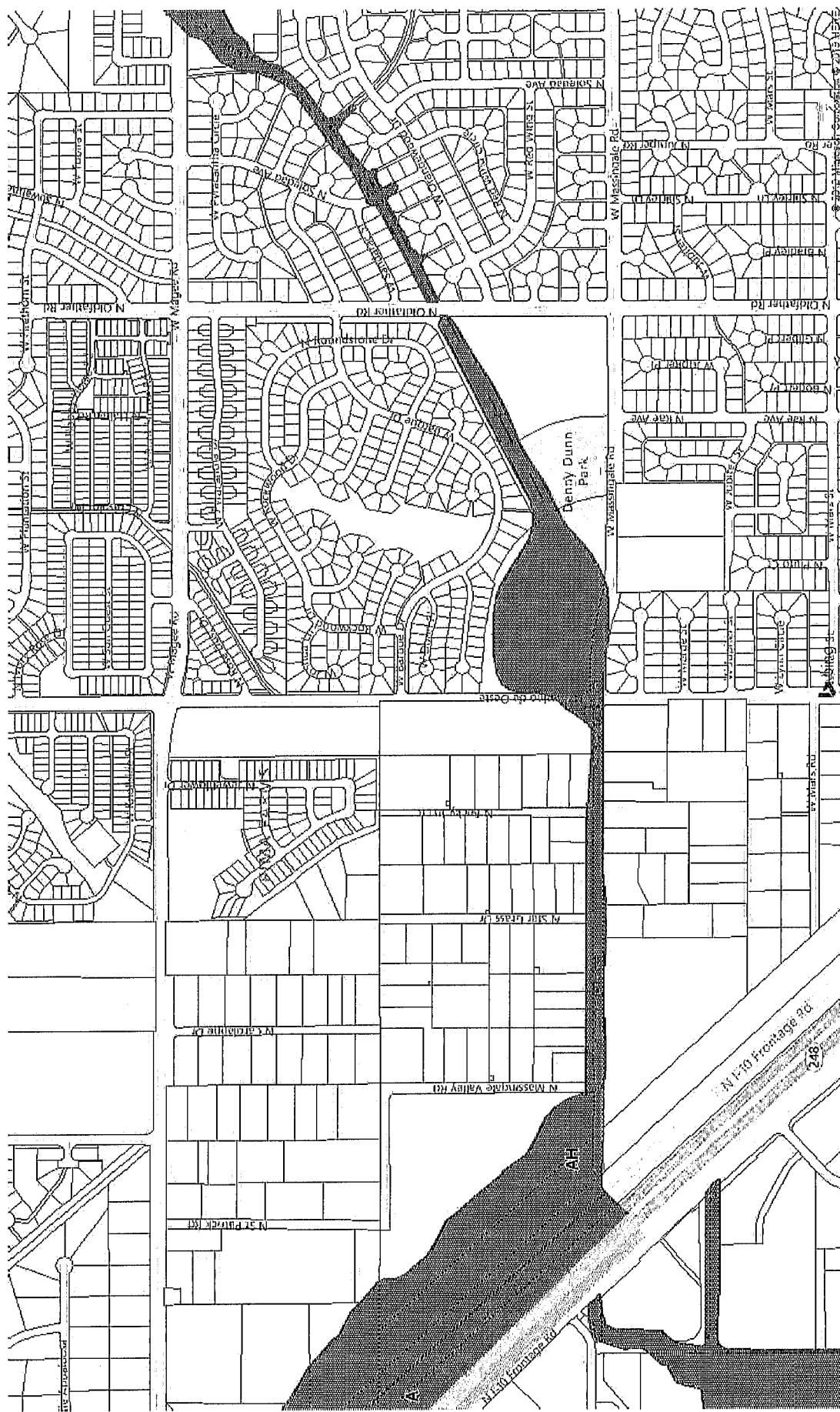
See attached maps showing Massingale road at the south side of this property as "**High risk Flood**" and a major wash. Also Mars to the south and Pima Farms to the north are washes and in order to go east on Magee you need to cross a wash to access Thornydale. See attached photos road

I and others would be very interested in meeting with Pima County Traffic and Flood to help solve some of these problems.

Please reject re-zoning and any further development until such time as the road conditions, flooded roads and serious safety concerns are improved.

Thank you

Cindy
Cynthia Merodias-Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741



FEMA Flood Zones
 Effective High-Risk Areas (SFHA)
 Preliminary High-Risk Areas (SFHA)
 Effective Moderate-Risk Areas
 Preliminary Moderate-Risk Areas
 Effective Undetermined-Risk Areas
 Preliminary Undetermined-Risk Areas

Legend

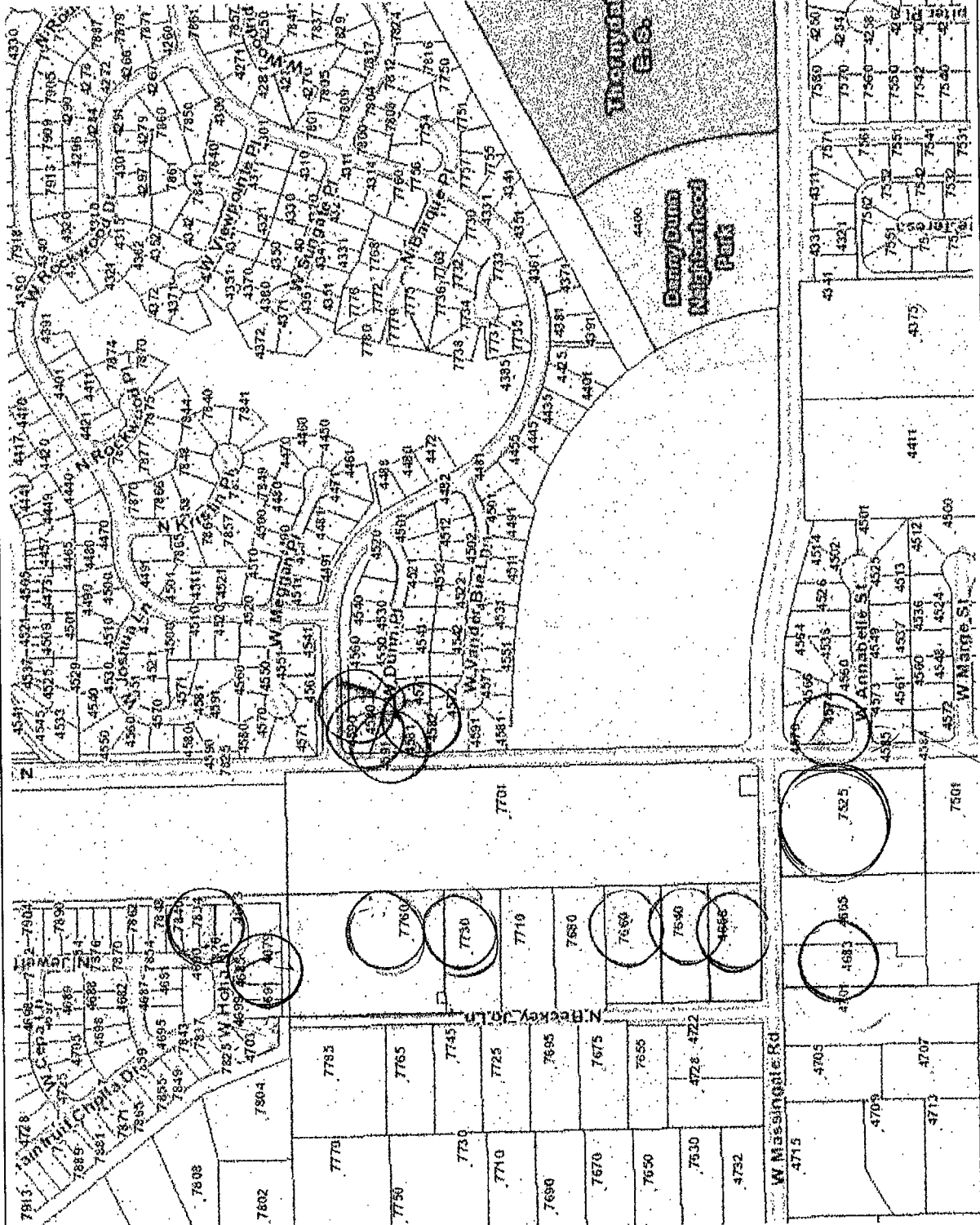
Parcel Addresses (points)

Parcels

Notes:

1/20/2020

With in 300 feet signed Traffic



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.



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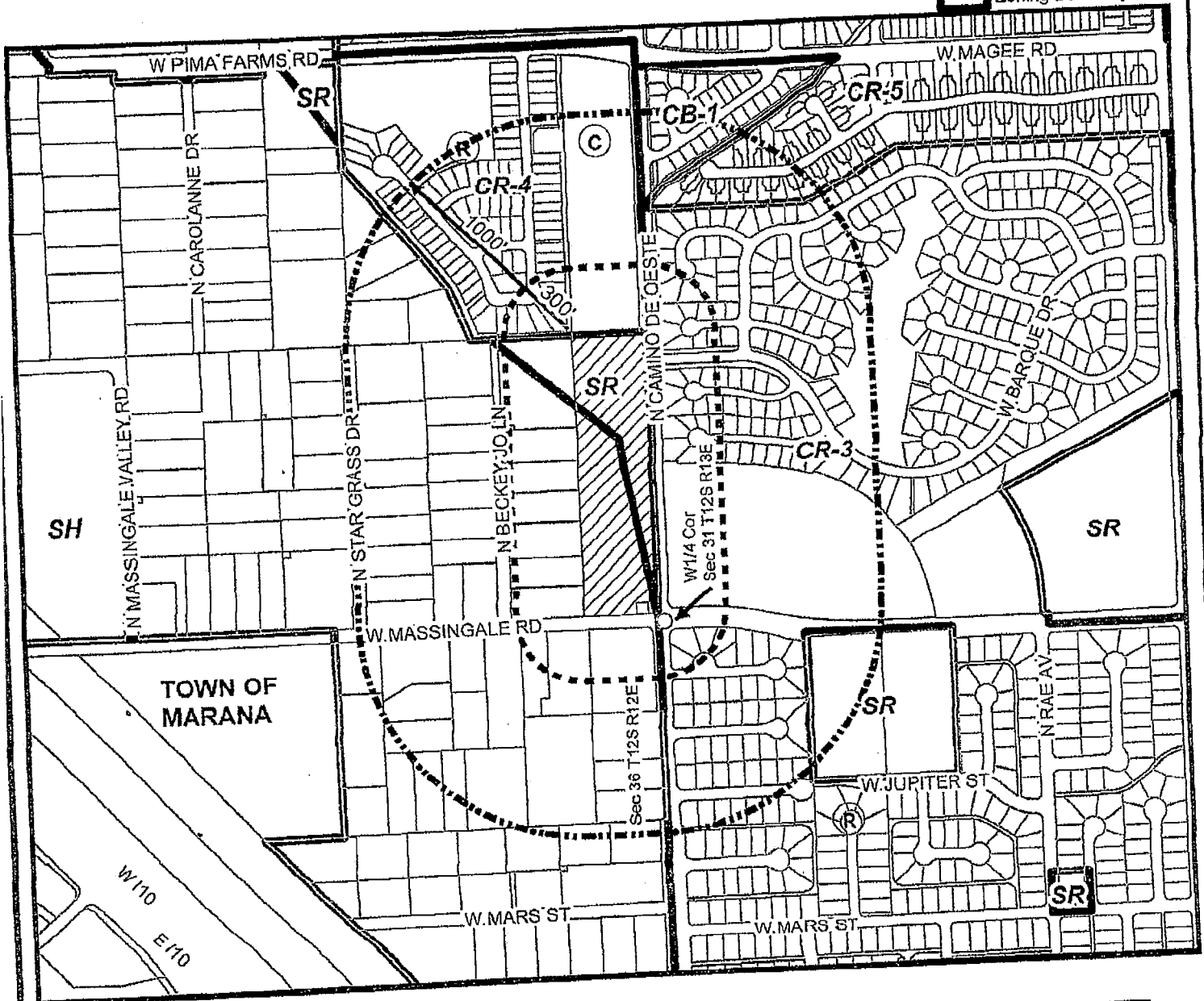
400.00

800.0

Feet

Case #: P19RZ00011
Case Name: AVILEZ - N. CAMINO DE OESTE REZONING
Tax Code(s): 221-35-0640

-  1000' Notification Area
-  300' Notification Area
-  Subject Property
-  Zoning Boundary



Area of proposed rezoning from SH and SR to CR-4

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN P19CA00004/CO7-13-10

Planning & Zoning Hearing: 1/29/20 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 114

Map Scale: 1:8,000

Map Date: 12/20/2019 - ds

