

MYERS REVOC LIVING TR ATTN: H LEE MYERS & BONNIE JEAN
MYERS TR
2366 W VIA DI SILVIO
TUCSON, AZ 85741

N/A SONORAN TERRACE 51 ATTN: THOMSON REUTERS PROPERTY
TAX SVC
PO BOX 847
CARLSBAD, CA 92018

NANINI STEVEN L REVOC LIFETIME TR
2120 W INA RD STE 200
TUCSON, AZ 85741

NATIONAL BORDER PATROL COUNCIL 083
2185 W MAGEE RD # 125
TUCSON, AZ 85742

NEFFSON DIANE A LIVING TR
2350 E CALLE SIN CONTROVERSIA
TUCSON, AZ 85718

NEFFSON DIANE A TR & NEFFSON DOROTHY W TR
8021 N TUSCANY DR
TUCSON, AZ 85742

NIELSON CHARLOTTE L
2370 W VIA DI SILVIO
TUCSON, AZ 85741

O CONNELL JIM
7780 N VIA PICCOLINA
TUCSON, AZ 85742

O DELL SYLVIA J REVOC TR
2383 W VIA DI SILVIO
TUCSON, AZ 85741

OLENDER JAYE & HOWELL EILEEN CP/RS
2357 W VIA DI SILVIO
TUCSON, AZ 85741

ORWICK ALFRED JOHN & EVELYN FAY CP/RS
2356 W VIA DI SILVIO
TUCSON, AZ 85741

OWENBY BILL BK & LISA A CP/RS
2388 W VIA DI SILVIO
TUCSON, AZ 85741

PADILLA RUDY TEYECHEA
2300 W PASEO CIELO
TUCSON, AZ 85742

PALERMO VINCENZO TR 2/3 & PALERMO CONCETTA TR 1/3
13694 N PLACITA MESETA DE ORO
TUCSON, AZ 85755

PALERMO VINCENZO TR 2/3 & PALERMO CONCETTA TR 1/3
13694 N PLACITA MESETA DE ORO
TUCSON, AZ 85755

PENCE LIVING TR ATTN: JERRY W & JANE R PENCE TR
7919 N PORTO FINO CIR
TUCSON, AZ 85742

PHELAN SUE
2424 W VIA DI SILVIO
TUCSON, AZ 85741

PICON REBECCA OFELIA LOBO
2292 W PASEO CIELO
TUCSON, AZ 85742

PIMA NEPHROLOGY & HYPERTENSION ASSOC LLC
2292 W MAGEE RD STE 150
TUCSON, AZ 85742

PLACITA LLC ATTN: JOHN & JIHONG KAI
8217 N FAIRWAY VIEW DR
TUCSON, AZ 85742

POLK JOHN K & TERESA L CP/RS
11831 338TH AVE NE
CARNATION, WA 98014

PONCIUS JURIS & DONNA LIVING TR
2359 W VIA DI SILVIO
TUCSON, AZ 85741

PORTOFINO TR ATTN: JOHN & RENE J AGRESTI TR
7928 N PORTO FINO CIR
TUCSON, AZ 85742

PREDENKIEWICZ REVOC TR ATTN: RAYMOND F & MARY ANN
PREDENKIEWICZ TR
2913 E HAWTHORNE ST
TUCSON, AZ 85716

RADDEN GERALD F & WILMA L LIVING TR
2349 W VIA DI SILVIO
TUCSON, AZ 85741

REIS EDWARD J
2422 W VIA DI SILVIO
TUCSON, AZ 85741

RIOS WANDA & RIOS MICHAEL ANTHONY & THOMPSON KATHRYN
PATRICIA ALL JT/RS
2420 W VIA DI SILVIO
TUCSON, AZ 85741

RIPP TIMOTHY J & KATHRYN A CP/RS
8040 N DELLA ROBIA PL
TUCSON, AZ 85742

RIPP TIMOTHY J & KATHRYN A CP/RS
8040 N DELLA ROBIA PL
TUCSON, AZ 85742

RIVERA MABEL
2288 W PASEO CIELO
TUCSON, AZ 85742

ROTH JAMES D & VIRGINIA A REVOC TR
7771 N VIA PICCOLINA
TUCSON, AZ 85742

RREF II DFC-AZ IBC LLC
790 NW 107TH AVE STE 400
MIAMI, FL 33172

SAPP KENNETH H & WENDY L CP/RS
2400 W VIA DI SILVIO
TUCSON, AZ 85741

SCHAFER FAMILY TR ATTN: PETER D & ELEANOR KEDNEY
SCHAFER TR
5011 N AMAPOLA DR
TUCSON, AZ 85745

SCHIAVONI CONSTANCE
2412 W VIA DI SILVIO
TUCSON, AZ 85741

SEPP PROPERTIES LLC
810 W CALLE RANUNCULO
TUCSON, AZ 85704

SHEPHERD DEBRA E 87.7% & SHEPHERD FAMILY TR 12.3%
11044 N CANADA RIDGE DR
ORO VALLEY, AZ 85737

SILFIES JEFFREY R & TREVISAN PAMELA JT/RS
7924 N PORTO FINO CIR
TUCSON, AZ 85742

SIMS ROBERT A & CHERYL L CP/RS
11061 NW 23RD CT
CORAL SPRINGS, FL 33065

SINGER FAMILY TR ATTN: DANIEL S & VICTORIA A SINGER TR
2368 W VIA DI SILVIO
TUCSON, AZ 85741

SKYEGAB LLC
10719 N CAMINO DE OESTE
TUCSON, AZ 85742

SMITH DENNIS P & NINA G & GALBREATH DOROTHY ALL JT/RS
2379 W VIA DI SILVIO
TUCSON, AZ 85741

SMITH DENNIS P & NINA G & GALBREATH DOROTHY ALL JT/RS
2379 W VIA DI SILVIO
TUCSON, AZ 85741

SONEIRA FAMILY IRREVOC MEDICAID TR ATTN: SUZANNE E & JACK
E SONIERA
2301 W MONET WAY
TUCSON, AZ 85741

SPENCER CAROL J TR
1030 SCOTT DR UNIT C21
PRESCOTT, AZ 86301

STEINDECKER MICHELE B
2380 W VIA DI SILVIO
TUCSON, AZ 85741

STREIFF RUSSELL P & SANDRA L REVOC LIVING TR
2001 W OMAR DR
TUCSON, AZ 85704

SUNSET DENTAL ASSOC
2205 W MAGEE RD STE 124
TUCSON, AZ 85742

TEAM SO-CAL INC
1811 KNOLL DR STE A
VENTURA, CA 93003

TEAM SO-CAL INC
1811 KNOLL DR STE A
VENTURA, CA 93003

THIESSEN G WILLARD
8024 N TUSCANY DR
TUCSON, AZ 85742

TNE IMPROVEMENT ASSN INC
PO BOX 91288
TUCSON, AZ 85752

TRT DEVELOPMENT COMPANY
4001 MAPLE AVE STE 600
DALLAS, TX 75219

TUCSON FEDERAL CREDIT UNION
1160 N WINSTEL BLVD
TUCSON, AZ 85716

TWITCHELL ANDREA B
2384 W VIA DI SILVIO
TUCSON, AZ 85741

TYRPAK JANICE M
2371 W VIA DI SILVIO
TUCSON, AZ 85741

TYRPAK JANICE M
2371 W VIA DI SILVIO
TUCSON, AZ 85741

VALLERY PEGGY A TR
7940 N TUSCANY DR
TUCSON, AZ 85742

VALUEADDED LLC
14321 S AVENIDA DEL MELOCOTON
SAHUARITA, AZ 85629

VANN MAUREEN A
PO BOX 91795
TUCSON, AZ 85752

VERDUGO CHRISTIAN
7875 N COMO DR
TUCSON, AZ 85742

VETRANO BARBARA J
2381 W VIA DI SILVIO #66
TUCSON, AZ 85741

WALKER CHARLES B & NAOMI M CP/RS
2402 W VIA DI SILVIO
TUCSON, AZ 85741

WAL-MART STORES INC STORE #01-2922 ATTN: PROPERTY TAX
#0555
1301 SE 10TH ST
BENTONVILLE, AR 72712

WATERS ELIZABETH
2418 W VIA DI SILVIO
TUCSON, AZ 85741

WENDYS OF COLORADO SPRINGS INC
1515 N ACADEMY BLVD STE 400
COLORADO SPRINGS, CO 80909

WHITAKER DOROTHY M LIVING TR
2385 W VIA DI SILVIO
TUCSON, AZ 85741

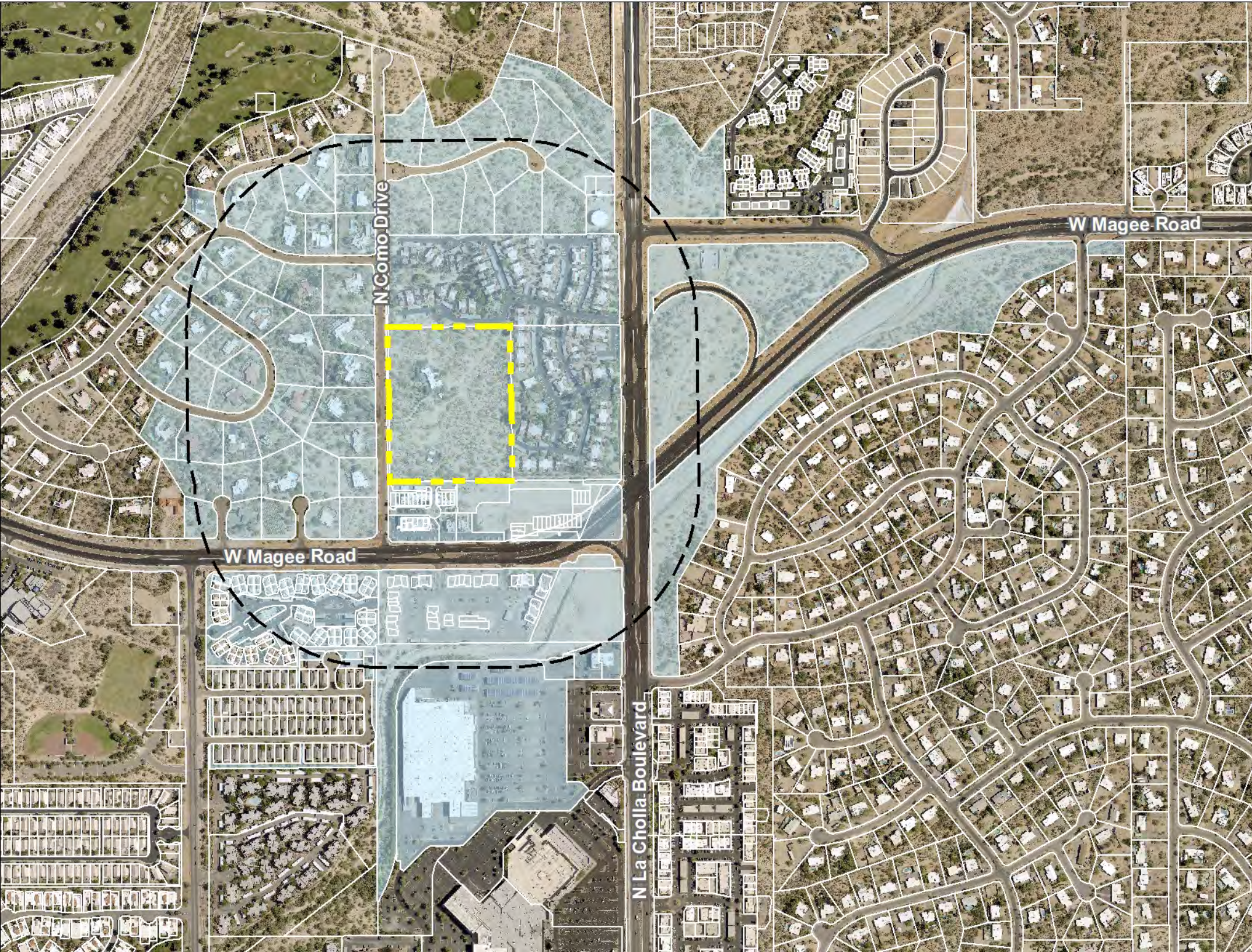
WILKES FAMILY REVOC TR
2432 W VIA DI SILVIO
TUCSON, AZ 85741

WILLIAMS DAN B & JEAN K TR
2001 W RUDASILL RD APT 6301
TUCSON, AZ 85704




WILPAN SYLVIA J
2365 W VIA DI SILVIO
TUCSON, AZ 85741

WILPAN SYLVIA J
2365 W VIA DI SILVIO
TUCSON, AZ 85741

YATES IRA JON
PO BOX 5068
SAN ANGELO, TX 76902



LEGEND

-  Site Boundary (12.49 acres)
-  1,000' Notice Area
-  Parcels within 1,000' of Rezoning Site



0' 300' 600'

FILE NAME: 8x15_notification area.mxd
SOURCE: Pima County GIS, 2019

**Neighborhood Meeting
Sign-in Sheet
Yates Property (7801 N La Cholla Boulevard) Rezoning**

10/30/19

Name	Address, Zip Code	Phone	Email Address
Paul & Kim Lierheimer	7901 N. Tuscany Drive	518 339-6922	Klierheimer@yahoo.com
Mary Stewart	2860 N. TUSCANY DRIVE	488-4642	STEWART02@Comcast.NET
Taft & Cindy Farmer	7861 N TUSCANY DRIVE	520.528-6845	Taft@tucsonrtb.com
Jackie Satterfield	7902 N. Tuscany Dr.	520-990-9513	Jaqueline.Satterfield@gmail.com
PAT & BEN TUCHI	7971 N. TUSCANY DR	520-818-9321	bentuchi@comcast.net
RAY & MARY PREDEBILLO	2 2308 W PASADENA FIELD	520-325-3711	MARY P 1 @ Cch. NET
Gary Seely	8015 N Como Dr	615 983 0849	gary.seely1@gmail.com
Brett Waldo	7838 N. Piccola Strada	520-979-5706	tucsonwldos@comcast.net
Terri Gerber	7960 N Tuscany Dr	425-208-6222	terri gerber@msn.com
DAVID BLOUGH	7968 N. TUSCANY DR	425-208-6222	dkblough@me.com
Allan Schuss	7951 N. Como Dr	520 742-4800	allan_johnson48@yahoo.com
Susan & Bill Hileman	7835 N Como Dr	520 219 2969	suzihileman@gmail.com
Jaye Olender	2357 W. Via Di Silvio	207-939-6303	laughingloons55@gmail.com
Matt & Andee North	8101 N Como Dr	520-954-7169	family.north@gmail.com
Chris Burham	7887 N. La Cholla Blvd.	530 305 8492	chris sonoranmgr@nab.com
Dave Pett	7972 N. Tuscany		
Francis Bailey	7821 N. Tuscany		



10/30/19

[illegible]



THE PLANNING CENTER
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YATES PROPERTY REZONE

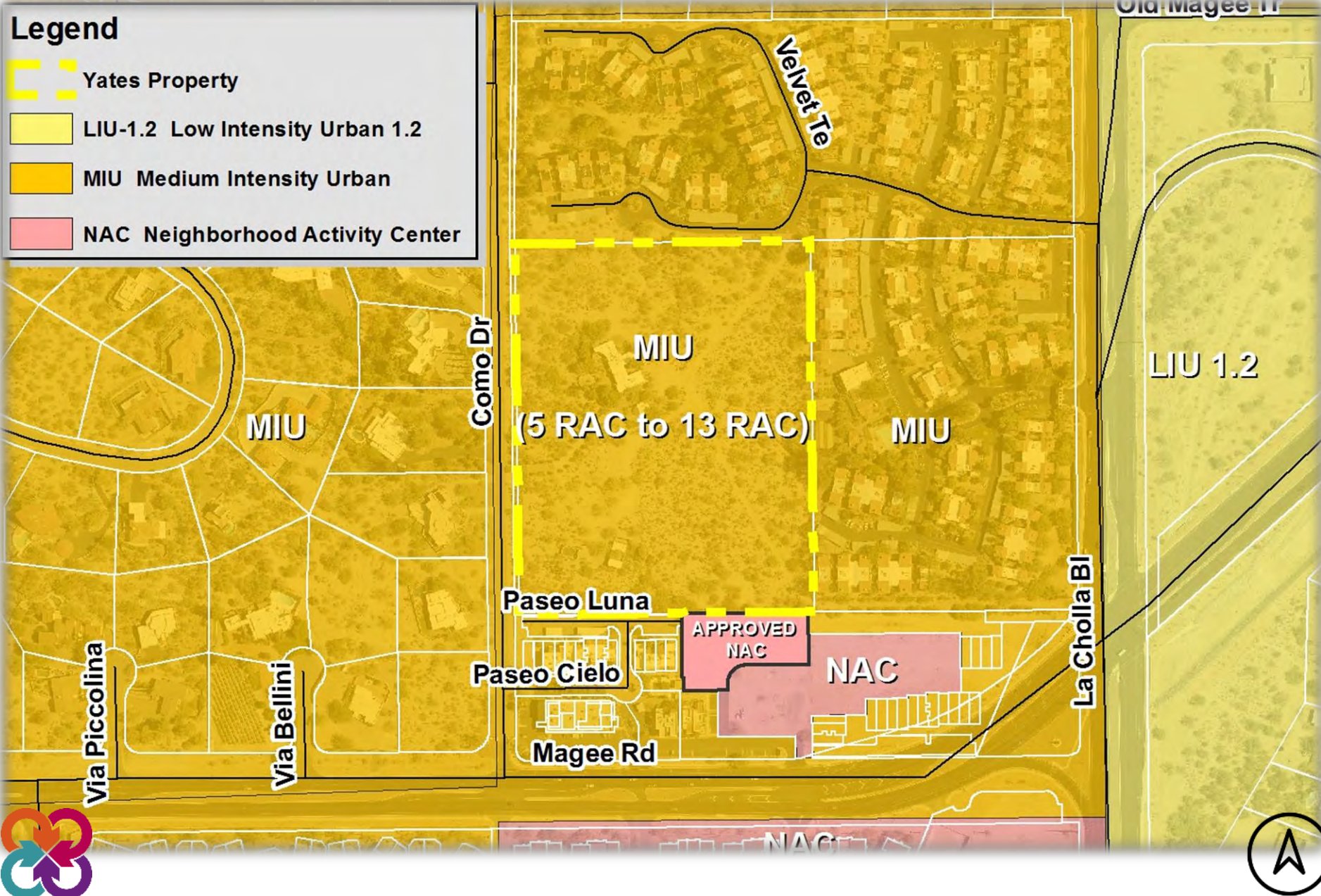
NEIGHBORHOOD MEETING

OCTOBER 30, 2019

REGIONAL CONTEXT MAP

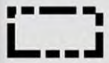


COMPREHENSIVE PLAN DESIGNATIONS



EXISTING ZONING

Legend



Yates Property



SR Suburban Ranch



CR-1 Single Residence



CR-4 Mixed Dwelling



CR-5 Multiple Residence



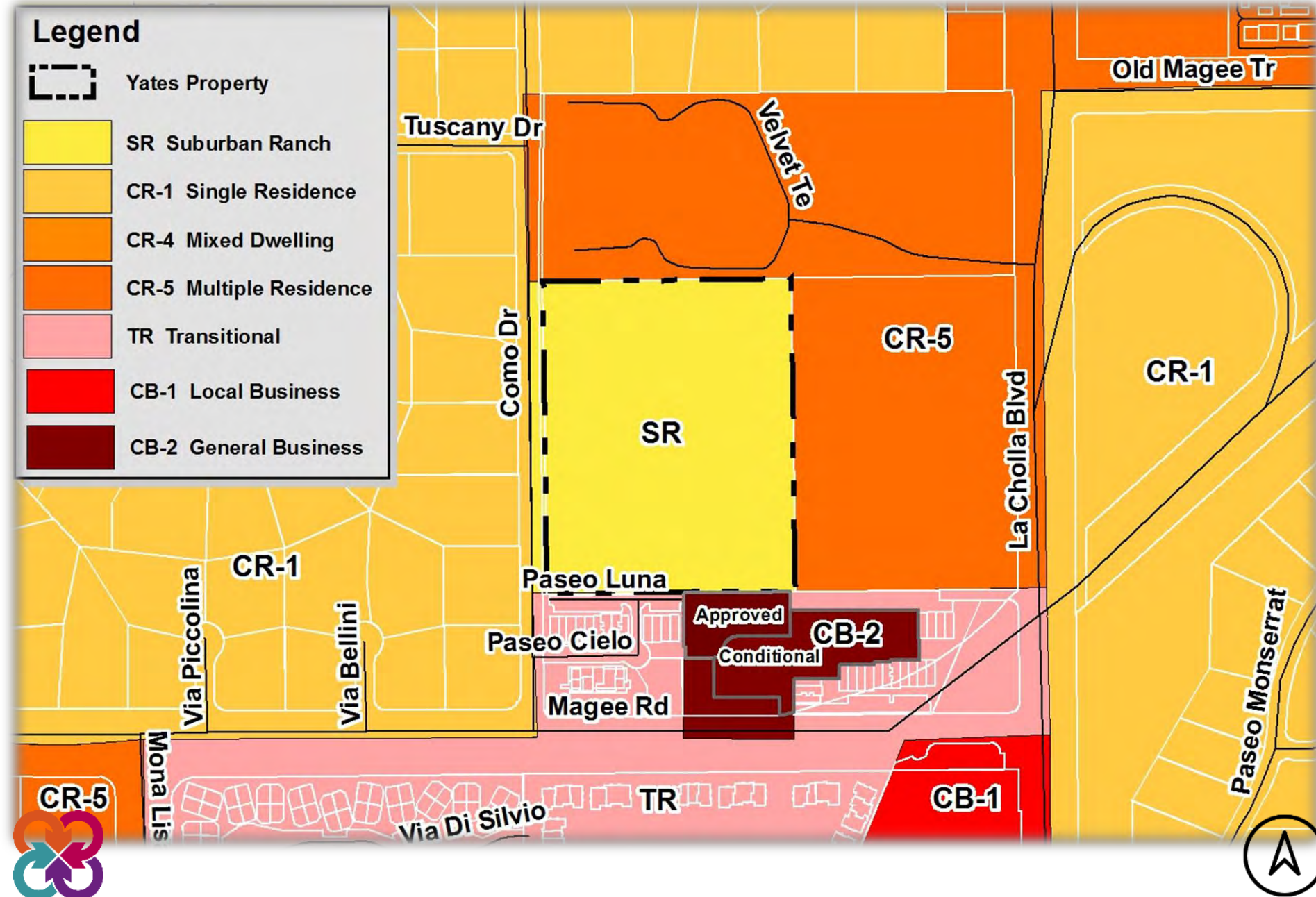
TR Transitional



CB-1 Local Business



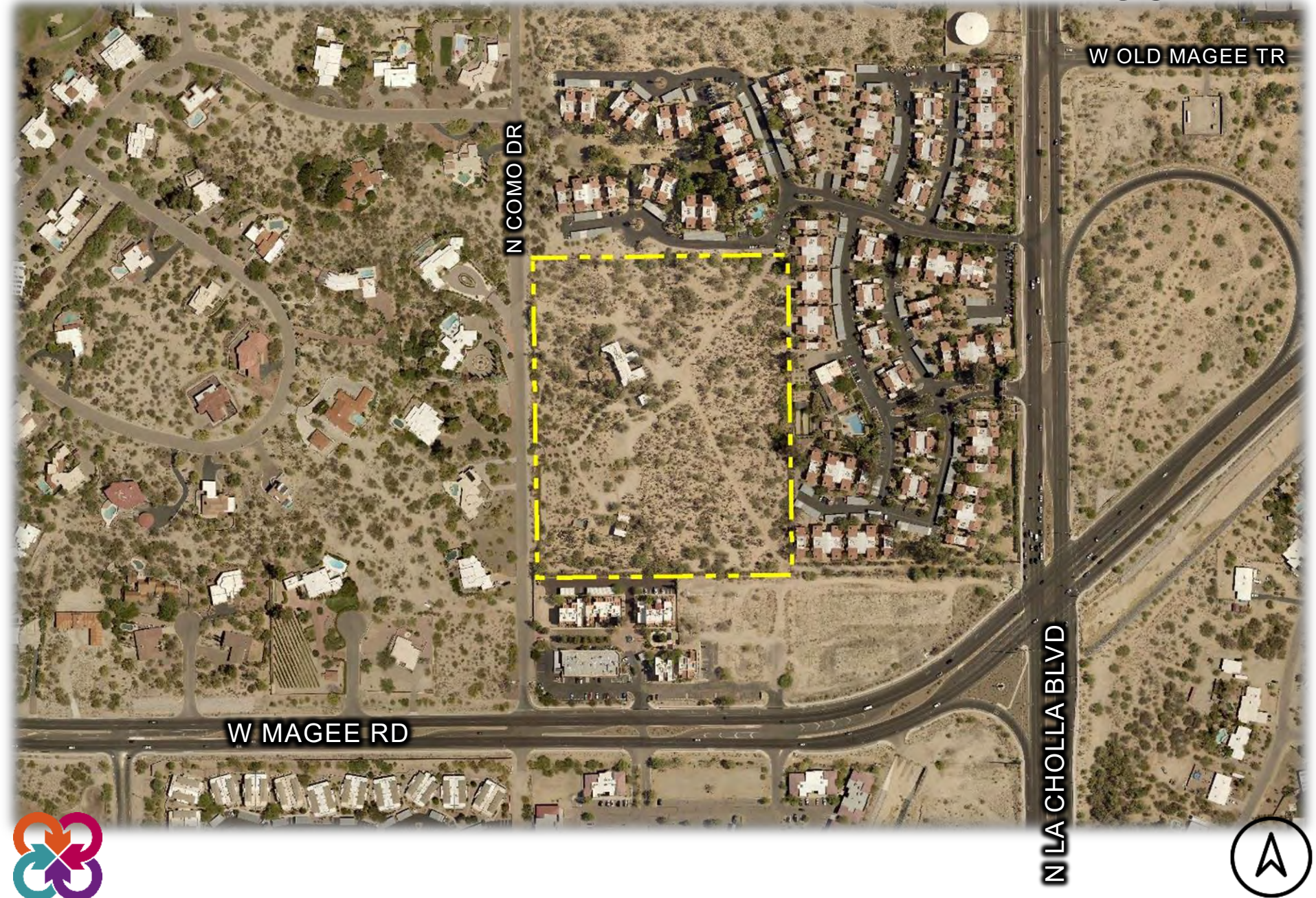
CB-2 General Business



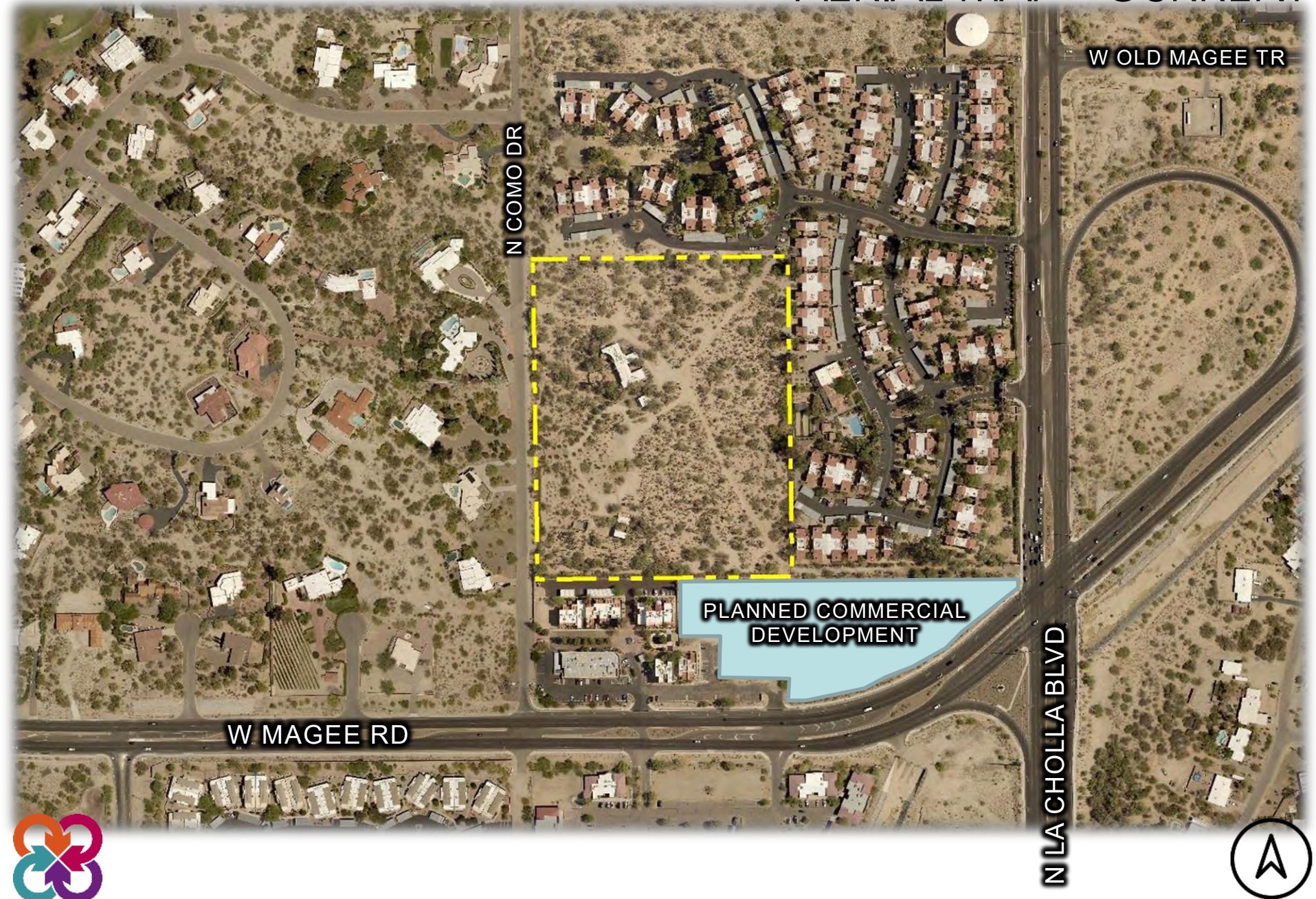
AERIAL MAP - 2010



AERIAL MAP - CURRENT



AERIAL MAP - CURRENT



2016 CONCEPTUAL SITE PLAN



EMERGENCY ACCESS EXAMPLE – STREET VIEW



EMERGENCY ACCESS EXAMPLE – PLAN VIEW



PROJECT SUMMARY

Key points of the project proposal:

- Consistent with the Pima County Comprehensive Plan
- 63 single family, one- and two-story homes (no two-stories along Como)
 - 2 car garages
 - Private backyards
 - 3 to 5 Bedrooms
- Target market is residents who wish to live in a gated community in a desirable submarket of Tucson
- Safe, attractive community with enhanced landscape borders
- Access: Magee Road (through the Magee Center)



PIMA COUNTY REZONING PROCESS



A photograph of a desert landscape. In the foreground, there are several small, green, spiky shrubs growing in sandy soil. In the middle ground, there are larger, darker green bushes and trees. In the background, a range of mountains is visible under a clear sky. A large, semi-transparent circular overlay is positioned on the right side of the image, containing the text "QUESTIONS?".

QUESTIONS?



M E M O R A N D U M

Date: November 5, 2019 **Job No:** YAT-02

To: Terrill Tillman, Principal Planner - Pima County Development Services

From: Brian Underwood

Project: 7801 N La Cholla Blvd (Yates Property) Rezone – Neighborhood Meeting Summary

This memorandum provides a summary of the neighborhood meeting held on October 30, 2019 at the Omni Tucson National Resort (2727 W Club Dr.) for the 7801 N La Cholla Boulevard (Yates Property) Rezone application. The memorandum will describe the main points of discussion at the meeting as well as ways this rezoning request and subsequent residential development will address concerns raised. All homeowners within 1,000 feet of the subject site were notified. Mailing labels for these notifications were created by the Planning Center using the Esri ArcGIS Buffer tool and Pima County parcel data. The presentation began at 5:45pm.

The development team in attendance included Brian Underwood and Emma Thompson from The Planning Center, Ira Yates (the property owner), and Terry Klipp with Terramar Properties. There were thirty-one (31) neighbors in attendance, many of whom live in Tucson National Estates (TNE) west of Como Drive. The presentation began with a brief description of the project history and maps depicting the regional context of the property, the comprehensive plan land use designation and existing zoning. The presentation also included acknowledgement of the concerns that were raised by neighbors when this project was proposed in 2014 and ways that the currently proposed Preliminary Development Plan addresses those concerns. Accompanying this memorandum is a copy of the presentation that was given at the neighborhood meeting and sign-in sheets for your reference. A copy of the mailing labels, map and data used to generate the labels for all parcel ownership within 1,000 feet of the rezoning site is also included.

Several topics were discussed during the meeting, with most of the discussion centering around the following topics:

1. *Access and Traffic* – During the presentation, aerial imagery from 2010 and 2019 was shown in order to compare past and current site and roadway conditions. The imagery highlighted limitations resulting from roadway improvements at the intersection of La Cholla Boulevard and Magee Road. Neighbors were able to see that the 30-foot legal ingress/egress easement that formerly served as the property's driveway and access onto La Cholla Boulevard is now situated

approximately thirty-five feet north of the intersection, making it unusable as the site's primary ingress/egress. Current aerial imagery also showed the location of the planned commercial development just south of the subject site along Magee Road. Neighbors were informed of the easement granted by the Magee Center owner and that construction of the access road through Magee Center was underway.

Concerns over the emergency fire access location were expressed at multiple points throughout the meeting. As was the case at a neighborhood meeting held in 2016, residents of Tucson National Estates were opposed to an access point, either primary or secondary, located on Como Drive. Explanation of the gate placement and restricted use only by emergency personnel only when the primary access through Magee Center is blocked seemed to ease this discomfort, although residents stated a preference for the emergency access to be located on the eastern side of the property through the Sonoran Terrace Apartment Homes. Clarification was also given regarding why a secondary emergency fire access is necessary and why the existing thirty-foot easement to La Cholla would not suffice for this purpose.

Later in the meeting, questions were raised about the location of the access gate relative to the property line if an emergency access were to be located on Como Drive. Neighbors were concerned about the twelve-foot recreational trail easement proposed outside of the property's walled boundary and that residents of the proposed development would potentially be able to drive a golf cart or walk along Como Drive. The development team explained that no golf cart access would be permitted, and the access could include a step-over gate to prevent golf cart access. Some residents were worried that pedestrians would be walking in the roadway, posing a safety concern. It was discussed that future residents cannot be prevented from walking along Como Drive, but it is likely many people will choose to walk on the proposed trail enjoying the shade and wildlife habitat provided by the common area landscaping along Como rather than in the street.

The traffic impact of the proposed development on Como Drive and Tuscany Drive was a concern expressed by multiple neighbors. It was explained that the current conditions at Como Drive and Magee Road are very unsafe for left-turn movements due to cars speeding along Magee Road and heavy morning and afternoon traffic. Because of these traffic challenges, it was discussed that future residents accessing the rezoning site by traveling eastbound on Magee Road will not be able to safely make a left turn at the Magee Center primary access. Instead, neighbors in TNE believe these future residents will turn left onto Tuscany Drive and travel through TNE to make a right turn on Como Drive and then a left onto Paseo Cielo and meander through the townhomes and commercial center south of the project to the primary Magee Center access. These concerns were acknowledged by the development team and evaluated further following the October 30th meeting.

2. *CC&Rs* – One concern that was raised was regarding the covenants, conditions & restrictions (CC&Rs) that will exist within the proposed development. A neighbor living on the west side of Como Drive asked if there will be sufficient parking provided for each property and whether there will be walls along the western boundary of the site to block the sight of “trash”, referring to cars, boats, and RVs that he assumed would be parked in front of houses in the development. It was explained that, as with all new subdivisions, there will be CC&Rs to prevent parking of recreational vehicles or excessive amounts of vehicles on each lot. The development team also explained there will be two-car garages in each home with room for two more cars in the driveway of each home, as well as on-street parking. The development team also slightly widened the proposed lots to help ensure at least one on-street parking space can be provided in front of each home. The development team explained the yard walls of each home will form a wall along the perimeter of the subdivision.
3. *Landscaping* – Neighbors expressed interest in keeping the mature vegetation along Como Drive intact as much as possible and asked whether the required twenty-foot landscape buffer could remain relatively untouched. It was explained that there is a high probability some level of grading will occur in the landscape buffer, but the development team is happy to preserve mature plants that are viable. A subsequent site visit by a registered landscape architect, Daniel Bradshaw, confirmed most of the existing vegetation is either in a state of decline or located on a slope that may be affected by future site grading and that new, healthy vegetation and trees would create a more attractive, healthy and longer-living landscape buffer.
4. *Density* – Concerns were raised regarding the proposed density on the Yates Property and how it will compare with the densities of surrounding properties. Many neighbors indicated a preference for keeping the density of the site similar to the density of Tucson National Estates. The presentation helped clarify characteristics of the proposed development, including the proposed density (residences per acre), current zoning and what is permissible given the 5-13 RAC density recommended by the Comprehensive Plan . Upon understanding the MIU Comprehensive Plan designation and allowable densities, neighbors stated that around 10-12 residences on the property would be acceptable to them, but 63 homes (5 RAC or greater) is too dense and does not align with the character of their neighborhood. The commercial land use intensity to the south and greater residential density to the north, south and east were discussed, and the presenter explained the goal is for the proposed homes to create a graduated transition between the existing higher densities and commercial land use intensity to the homes in TNE. The development team also explained that while it may be possible to reduce the density through consultation with Pima County and redesigning the site, it will not be reduced to 10-12 homes. The PDP was subsequently revised from 63 to 55 lots and the number of homes proposed along

Como was reduced from 15 to 4 with side yard orientation rather than backyards as noted on page 39 of the revised rezoning document.

An informal smaller meeting occurred in an adjoining room directly after the neighborhood meeting which included the development team and six (6) members of the Tucson National Estates Homeowners Association Board. The Board members expressed a desire to work with the property owner and potentially accept the change of zoning and emergency access only on Como Drive in exchange for assistance in mitigating their traffic pattern concerns. The Board was considering installation of two gates serving this section of Tucson National Estates: one on the entrance to Como Drive from Magee Road and one on Tuscany Drive. The development team offered to assist the Board and pursue conversations with Pima County regarding gate installation/ privatization of public roads and allowing less than 5 RAC on the site. The Board was open to negotiating with the property owner to create a satisfactory solution for both parties.

Both the neighborhood meeting and separate informal meeting concluded with a sense of more understanding and willingness to cooperate.

Should you have questions or would like additional information, please do not hesitate to contact me.

From: noreply@server.mailjol.net on behalf of allForms
<noreply@server.mailjol.net>

Sent: Friday, September 27, 2019 12:29 PM

To: DSD Planning

Subject: Application For Rezoning or Specific Plan

Attachments: 11244230.zip

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.

Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip to view or extract the files. Make sure you do a virus scan before trying to access these files on your system.

Download (<http://allforms.mailjol.net/file.php?id=6f6ae9da-11244230-1542c143>)

Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	YATES IRA JON
Owner Address	PO BOX 5068
Owner City	SAN ANGELO
Owner State	TX
Owner Zipcode	76902-5068
Owner Phone	512-970-2589
Owner_Email	ira@yatesconservation.com
Applicant Name	Brian Underwood - The Planning Center
Applicant Address	2 E Congress, Suite 600
Applicant City	Tucson
Applicant State	AZ
Applicant Zipcode	85701
Applicant Phone	520-623-6146

Applicant_Email	bunderwood@azplanningcenter.com
Property Address	7801 N LA CHOLLA BLVD
Property Parcel Number	225-43-0030
Property Acreage	12.49
Property Present Zone	SR
Property Proposed Zone	CR-4
Policies	Medium Intensity Urban (MIU)
FTP-Link	
Signature	I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)
Application Date	27-Sep-2019
More Information about this submission and submitter	
Submission ID	11244230
Date & Time	27th Sep 2019 12:28 PM
Form Location	https://web1.pima.gov/applications/rezoning/
IP Address	68.14.243.58
Browser info	Mozilla/5.0 (Windows NT 10.0; WOW64; Trident/7.0; rv:11.0) like Gecko
Predicted Country	--

August 30, 2019

Pima County
Development Services Department
Planning Division
201 North Stone
Tucson, AZ 85701

Subject: **Rezoning at 7801 N La Cholla Boulevard**
 Tax Parcel 225-43-0030
 TPC Job no. YAT-02

To Whom It May Concern:

As owner of the above referenced tax parcel, I hereby authorize The Planning Center and Terramar Properties to act as my agents throughout the rezoning application process.

Very Truly Yours,

By: _____

Ira John Yates

Yates Ira John

P.O. Box 5068

San Angelo, TX 76902-5068

9/3/19

From: [DSD Planning](#)
To: [Terri Tillman](#)
Subject: FW: Case # P19RZ00010
Date: Thursday, February 20, 2020 4:51:29 PM

From: Allan Johnson <allan_johnson48@yahoo.com>

Sent: Wednesday, February 19, 2020 9:35 PM

To: DSD Planning <DSDPlanning@pima.gov>

Subject: Case # P19RZ00010

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.

I do not support the rezoning of the Ira Yates property unless significant changes are made to this proposal

My concerns are the following

- (1) Density - the number of homes is very high and unless properly buffered will decrease the value of the homes in Tucson National Estates. My lot next door is 1 and 3/4 acres and there is less open space in the whole Yates community then we have on our lot.

I would like to the density reduced through eliminating the 4 homes that backup to Como and eliminating the second stories units.

- (2) Need a 5-6 foot concrete barrier on the west side of Yates property (next to the 10 foot strip owned by the TNE Association)

This will prevent residents from the Yates property from trespassing on our property, parking on Como, and roaming around our area. If there is insufficient parking within the Yates property for its residents we do not want them parking on Como. The CC&R's for the TNE Association already restrict overnight and extended parking on our streets.

- (3) With the fairly recent change to Mona Lisa (not to allow left turns onto Magee) its already

difficult to make a left turn as you exit Como Drive. This will become more difficult with the volume of traffic coming out of the Yates property that want to go east on Magee and will get stacked up making a u-turn. With increased volume of cars doing u-turns from both directions it becomes a safety hazard to exit from Como and make a left turn.

My property abuts the Yates property inside the 300 ft limit.

Allan and Sally Johnson
7951 North Como Drive
Tucson, AZ 85742
520-742-4868

From: [GARY FIGGE](#)
To: [DSD Planning](#)
Subject: 02/26/2020 meeting on Yates rezoning request on La Cholla and Magee Roads area
Date: Friday, February 21, 2020 9:48:31 AM

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 committee members:

I live on the corner of Como and Tuscany Drive and have a vested interest in this decision. It has been made clear a rezoning will occur and it is encouraging that a direct access off Como is no longer a consideration (this would have been a traffic nightmare and extremely unsafe!), however in addition I and my neighbors have further requests to be considered by your committee:

1. Oppose the Yates rezoning request as presented .
2. Request that all housing units be single story rather than two story.
3. Request that the 20 foot buffer zone on Como be increased to 100 feet. It should be left natural. No blading.
4. Request that 6 foot concrete block wall be erected on the Como (west side of property) property line.
5. If all of our requests are not granted we will oppose the rezoning request.

Thank you for your consideration of these addition restrictions to be incorporated into the rezoning.

Sincerely,

Gary R. Figge, MD
8039 N. Tuscany Drive
Tucson, AZ 85742

From: [David Carroll](#)
To: [DSD Planning](#)
Subject: Protest zoning parcel code 225-43-0030
Date: Friday, February 21, 2020 11:31:28 AM

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.

Planning Division:

Introduction: My wife and three children live on Como Dr. at 7801 N. Como Drive. We live in one of the homes that will be negatively impacted by this proposed rezoning in multiple ways. When we purchased our home seven years ago we noticed that Mr. Yates was trying to sell the property as a single family residence. He priced the property above market and thus was unsuccessful in his attempt to sell. Part of his issue was that the land value of his property far outweighed the value of the home. He took the property off the market and has proceeded from that point to try and get the property rezoned for a much more intensive use. I have no issue with someone trying to maximize the value of their property but his next approach was to sue our homeowners association for access rights off of Como Drive. Instead of Mr. Yates coming to the homeowners with a reasonable proposal to subdivide the lot into maybe 15 custom home lots to match the area, in which case it would be highly likely he would have gotten our approval for access off of Como, he sued us. It cost our little association \$35 thousand dollars approximately to ultimately win and prohibit his access off of Como for his proposed development. After Mr. Yates failed to obtain access off of Como he didn't stop and certainly didn't come back to the homeowners with a solution to get his access off of Como. Instead he convinced a developer that owns portions of the commercial developments off of Magee to allow him overpay for a strip of property that he could provide his access. This point of access runs directly between two commercial developments on Magee. If you look at the new access road that **he has already put in for this "proposed development"**, the access is poor at best.

Impact: The impact of this rezoning will have a ripple effect. Not only will our property value be diminished but our quality of life will be negatively impacted. The noise, increased lighting, traffic flow and our left turn access out of Como Drive will all be worse. I realize that we cannot stop progress but it is our representatives duty to protect us and deal fairly. I have three children, 1 current driver and 2 more coming in the next few years. If this development is allowed to move forward, the risk for my child or really any Tucson National Estates homeowner to get into an accident significantly will increase as a result of this proposed development. I say this because it is projected that at-least 550 trips per day will occur from Mr. Yates proposed development. The exiting for Mr. Yates proposed development onto Magee forces a U-turn at Como in order to head East in Magee. Since the Mona Lisa "no left" road change has happened, every driver wishing to head West on Magee from Mona Lisa now has to go to Como and make a U-turn. This by itself has made it hard on the Como exit onto Magee but now combining this with Mr. Yates proposed development will make it very dangerous for certain. This life safety concern will in my opinion eventually lead to the County not allowing a left hand turn off of Como onto Magee. This will

absolutely negatively impact our community.

Summary: In summary my wife and I object to the approval of Mr. Yates development as proposed. We would ask that the council to please consider the very poor and dangerous access this proposed rezoning will allow and recommend that Mr Yates revise his development to meet the requirements of obtaining the main entrance and exit to his development off of Como Drive. I am confident that if Mr. Yates revised his proposal to allow for 1 to 15 home sites on his property with access off of Como Drive, the homeowners on Como, myself included would give him our blessing. Our hope is that the council hears the community concerns and protects this very special neighborhood and its homeowners.

Thank you,

David and Tanya Carroll
7801 N. Como Dr.

From: [Manfred Eigenbrod](#)
To: [DSD Planning](#)
Subject: Yates Rezoning Case #P19RZ00010
Date: Friday, February 21, 2020 2:00:16 PM

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.

I am writing in opposition to the Yates rezoning request unless several of my requests are met.

First, I would like all homes in this proposal to be single story rather than two story. Our community (Tucson National Estates) of 75 homes across the street (Como) from this proposed development are all single story. My home on Como was built in 1962, almost 60 years ago. I would hope that this development complements or at least does not detract from our long standing community.

Next, I request that the 20 foot proposed buffer zone on Como be increased to 100 feet. It should be left natural with all native vegetation remaining in place. No blading!

Finally, a 6 foot concrete block wall be erected on the Como (west side of property) property line.

If all of my requests are not granted I will continue to oppose the rezoning request.

Thanks, Manfred & Claire Eigenbrod
7901 N. Como Dr. Tucson, Az.

From: [Suzi Hileman](#)
To: [DSD Planning](#)
Subject: Yates-N Como Drive Rezoning
Date: Sunday, February 23, 2020 4:36:18 PM

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.

We oppose the Yates rezoning request as presented .

We request that all housing units be single story, as was presented to our HOA at the initial meeting about this iteration, rather than two story as presented to the Planning Board..

We request that the 20 foot buffer zone on Como be increased to 100 feet and left natural. No blading. Plants of similar size and maturity must be planted, replacing all those which have died due to Yates' s neglect of their care.

We request that 6 foot concrete block wall be erected on the Como (west side of property) property line.

It will be difficult for us to support this project if our requests are not met.

Susan and Wilson Hileman
Hileman Family Trust
7835 North Como Drive

From: [Stella Kosta](#)
To: [DSD Planning](#)
Subject: Yates rezoning request
Date: Friday, February 21, 2020 2:55:03 PM

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.

I strongly oppose as presented and will continue to, if all of the residents' requests are not granted. New Resident,
Stella Kosta.

Sent from my iPhone

From: LINDA MCALISTER <
Sent: Tuesday, February 25, 2020 10:18 AM
To: DSD Planning <
Subject: P19RZ00010 Yates IRA JON - N. Como Drive 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.

Pima Planning and Zoning

I am a representative of Como Del Sol Homeowners Association. We have 13 Town homes located on the southern border of the area Ira Yates is looking for zoning changes. I have lived here since 1994 and my patio faces the wall between us as do all the homes in our development. We were originally part of Tucson National years ago and a big part of living here is the beauty, wildlife and ambience of the properties that surround us. All of the owners have the same opinion and if it will help I will get signatures from all homeowners in our development.

The idea of having the view from our back patios be obstructed by two story homes side by side has already stopped one sale at our property over concerns of future development. The existing wall is maybe 30 feet from our patios. We have Cooper's Hawks, Great Horned Owls, Falcons, and a huge assortment of smaller birds. I have watched cardinal families along with quail and doves every year as they nest in the trees right behind me and in my back yard. In addition we have bobcats, javelina, coyotes, rattlesnakes and many other native wildlife. Our property is very unique and we are concerned that our property will be impacted financially by lowering our property value and making it harder to sell a home as well as making our homes feel like a dense apartment community instead of a refuge of peace and natural beauty.

Understanding that development is eminent we believe that there needs to be a buffer zone on the Yates property south wall that borders our property of 30 feet with native vegetation. This would lessen the impact on our property financially and still have a neighborhood that retains the desert flora and fauna we value as homeowners.

Thank You

Linda McAlister
Treasurer - Como del Sol Homeowners
2273 W. Paseo Luna
Tucson, Arizona 85742

From: B Kendrick <[REDACTED]>
Sent: Wednesday, February 19, 2020 9:22 AM
To: DSD Planning <DSDPlanning@pima.gov>
Cc: [REDACTED]
Subject: Protest: P19RZ00010 Yates Ira Jon - N. Como Drive 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.

Dear Pima County Planning and Zoning Commission,

We are lodging a formal protest against P19RZ00010 Yates Ira Jon - N. Como Drive Rezoning due to the following concerns:

1. Increased volume of traffic and impact to existing traffic patterns on Magee, La Cholla, Mona Lisa, Como and Shannon. This area is already congested and accidents are common. Not only does this impact our neighborhood but also the YMCA and PCC West.
2. Negative impact to our neighbors on Como due to construction.

Thank you in advance for taking our concerns into account as you consider the case referenced above.

Best Regards,
Bill and Beth Kendrick

7932 N Porto Fino Cir
Tucson, AZ 85742
[REDACTED]

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

From: David Blough [REDACTED]
Sent: Wednesday, February 19, 2020 11:08 AM
To: DSD Planning <DSDPlanning@pima.gov>
Cc: Taft Farmer <[REDACTED]>
Subject: protest zoning parcel code 225-43-0030

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.

Planning Division:

We, my wife and I are residents of Tucson National Estates at address 7960 N Tuscany Dr. We are concerned about the zoning and development of parcel 225-43-0030 requested by Ira Yates (case #: P19RZ00010). We are concerned that our quiet neighborhood will be adversely affected by the addition of 55 residences immediately east of N Como Dr. Residents of that neighbor will likely use N Como Dr and N Tuscany Dr to leave their neighborhood to travel east on W Magee Rd by turning right on Magee, right on Como to Tuscany to the light at Shannon and Magee and then turn left on Magee. It is estimated that this new neighborhood will generate 550 car trips each day so that if even a small percentage travel through our neighborhood our quality of life will be disrupted. There are many elderly in our neighborhood who frequently walk the streets (we have no sidewalks) and this would be a dangerous change for them. Tucson National Estates has roughly one house per 0.5 acres. It would seem more appropriate to keep that density for the new neighborhood.

In addition, the four houses that will be next to N Como Dr will significantly change the spaciousness for our residents on Como. They moved there for that very reason. We would like to see those houses eliminated from the plan and a wider buffer between that neighborhood and N Como Dr, maybe 50 feet along with natural vegetation in the buffer.

We realize that this part of northwest Tucson is growing and that the zoning has recently changed, but it also our hope that the county values and respects its existing neighborhoods. Tucson Nation Estates is a very special neighborhood that we hope will be protected.

David Blough and Terri Gerber

From: Brett & Steph Waldo <[REDACTED]>
Sent: Wednesday, February 19, 2020 10:28 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: P19RZ00010 Yates Proposal

We are writing voice our displeasure with the Yates development proposal.
We live at 7838 N. Piccola Strada within Tucson National Estates. Our development borders the proposal being submitted by Mr. Yates.

We are concerned about the amount of traffic coming onto Magee Road from this new development and the ability of that traffic to get eastbound. We are concerned that the additional traffic would turn into our neighborhood at N. Como Drive, then proceed to N. Tuscany Drive where there is a traffic light at Magee Road.

The roads in our subdivision have not been repaired for approximately 18 years and are not in very good shape today. They will not be able to handle the additional car traffic.

Thank you for your consideration.

Brett and Stephanie Waldo