

# 18 Additional Letters of Support received from April 20 through April 25, 2016

Summary Totals:     3 letters of support in staff's report  
                          66 Additional Letters April 15-19<sup>th</sup>  
                          18 Additional Letters April 20 -25<sup>th</sup>  
Total to April 25:   87 Letters of Support

James & Lilly Kittsley  
8510 North Coral Ridge Loop  
Tucson, AZ 85704

April 13, 2016

Mr. Chris Poirer Executive Secretary Pima County Planning and Zoning Commission  
201 N. Stone Tucson, Arizona 85701

Re: SUPPORT of GST LLC, et al . – W. OVERTON ROAD  
Rezoning Case P16RZ00003  
REZONING  
Dear Mr. Poirer,

We are residents of LaCholla Hills who will be affected by development behind our property. We recognize the need for the county to encourage further development to enhance the tax base to support basic services, however, we admonish the County to pursue this goal in an environmentally and socially responsible way. Citizens living in this area deserve to have their voices heard and we appreciate your willingness to respond respectfully to our concerns.

We support the proposed rezoning with some critically important provisions. The current developers have listened intently to the concerns of the individuals living in the surrounding areas and their plan reflects the issues that citizens have identified. We urge the County to approve this project conditionally with the following provisions.

The first provision relates to the height restriction of the buildings in the area. We support an inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

A second provision relates to the density in the area which requires the county to accept a minor change in their development plan. We believe that it is important that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". This is important for the environmental integrity of the area as well as issues related water drainage. Around the perimeter of this land parcel are located a number of large saguaro, many over 6'

tall and one over 18' tall. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

The future development of Pima County rests on a collaboration between the citizens who live here and the government officials who are charged with the responsibility of ensuring development is both fiscally and socially responsible. We encourage you to rezone this property with the provisions as outlined.

Sincerely,

James F. Kittsley

Lilly J. Walker-Kittsley

**Terri Tillman**

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**From:** Ed & Judy Moll <e.o.moll@gmail.com>  
**Sent:** Tuesday, April 19, 2016 7:23 PM  
**To:** Terri Tillman  
**Subject:** Rezoning Proposal

**Ms. Tillman,**

**I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan provided you also specify a maximum single story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.**

**Thank you for your consideration.**

**Edward O. Moll  
1941 W. Sunset Knoll Ln.  
Tucson, 85704**

## Terri Tillman

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**From:** H HOBBS <hlhobbs64@msn.com>  
**Sent:** Tuesday, April 19, 2016 4:23 PM  
**To:** Terri Tillman  
**Subject:** W.Overton Road Rezone, case P16RZ00003

Ms. Tillman,

I support the W. Overton Road Rezoning proposal, P16RZZ00003, as presented especially with the large buffer yards as outlined on the Preliminary Development Plan provided you also specify a maximum single story building height of 19'. The reduction of density on the South Parcel as proposed by the owner/developer is essential to allow for a proper transition of medium density where we live to the larger one acre plus properties to the east and so preserve the character of both neighborhoods as well as provide environmental protection of the border saguaros in the buffer yard and control of drainage to our community which is downhill from this development.

Thank you for your consideration.

Herbert L Hobbs

1692 W Dalehaven Circle

Tucson, AZ 85704

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mc: 28378

April 17, 2016

Mr. Chris Poirier  
Executive Secretary  
Pima County Planning and Zoning Commission  
201 N. Stone  
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING  
Rezoning Case P16RZ00003

We support the proposed rezoning and urge the County to approve the project with conditions including a restriction that all homes will be single story with a maximum building height of 19 feet and enlarged 'buffer areas' on all lots abutting LCH. We understand that these conditions agree with what the developer has already specified in its proposal to the County.

We believe it is very important that the county accept the proposed reduction in density for the smaller, southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the current County zoning plan imposes of a minimum of 5 residential units per acre for the southern portion of the property which is inconsistent with densities in other nearby neighborhoods. LaCholla Hills has a density of fewer than 3 per acre in the portion adjacent to that parcel.

Thank you for your consideration.

Jan and Jack Bambrick

1940 W. Careybrook Lane, Tucson 85704

April 20, 2016

Mr. Chris Poirier  
Executive Secretary  
Pima County Planning and Zoning Commission  
201 N. Stone  
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING  
Rezoning Case P16RZ00003

I support the proposed rezoning and urge the County to approve the project with conditions including a restriction that all homes will be single story with a maximum building height of 19 feet and enlarged 'buffer areas' on all lots abutting LCH. I understand that these conditions agree with what the developer has already specified in its proposal to the County.

I believe it is very important that the county accept the proposed reduction in density for the smaller, southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, because I live in La Cholla Hills downhill from the project I am very concerned about possible changes in drainage patterns and water runoff resulting from construction. The large natural desert buffer space will help mitigate this potential problem.

The county allows a reduction in density for environmental concerns but there are also some critically important human concerns. I chose to live in this part of the county because I enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the current County zoning plan imposes of a minimum of 5 residential units per acre for the southern portion of the property which is inconsistent with densities in other nearby neighborhoods. La Cholla Hills has a density of fewer than 3 per acre in the portion adjacent to that parcel.

Thank you for your consideration.

Mary Carroll

1948 W. Myrtlewood Ln.

Tucson, AZ 85704

April 19, 2016

Mr. Chris Poirier  
Pima County Planning and Zoning Commission  
201 N. Stone  
Tucson, AZ 85701

SUBJECT: Support for P16RZ00003 GST LLC, et al. – W. Overton Road Rezoning (Parcel 225-21-0010)

The Board of Directors of the LaCholla Hill (LCH) HOA would like to provide comment on the proposed rezoning of GST LLC, et al. – West Overton Road (Parcel 225-21-0010) a 58.58 acre property immediately abutting our community to the east.

Our community, Fairfield at LaCholla Hills, was platted in the mid 1980's, and is zoned CR-5. Our homeowners, particularly those whose property abuts the subject parcel, do so in large part because of their love for the natural open desert that the parcel has given them in its undeveloped state. We realize that the property is privately owned and that the owner has the right to sell it. We choose to actively participate in the process by offering the following comments.

The developer (Jim Campbell) and his planner (Jim Portner) have actively engaged representatives from our community to provide input and help minimize the impact to property owners that abut their property. The property is currently zoned SR but is included in the Pima Prospers Comprehensive Plan. The Plan designates the "north" portion as LIU-3.0 and the "south" portion as MIU. The developer is requesting that the entire property be rezoned to CR-3 which we strongly support due to environmental constraints as allowed in Section 10.4 of the Pima Prospers Comprehensive Plan. The clustering concept of the southern portion with its large buffer areas serves to mitigate residents concerns over loss of natural vegetation (notably saguaros); preserves approximately 50% open space to lessen potential negative impact on wildlife; and should help mitigate concerns with drainage flows by maintaining, for the most part, their natural states. Additionally, the developer has reviewed the surrounding neighborhoods and believes that a sensible approach is to be more restrictive with density, the result being more open space, larger buffers to contiguous properties and maintaining natural land contours and vegetation. His preliminary subdivision plan calls for the north portion to have a RAC of approximately 2.1 and the south portion a RAC of approximately 1.2. The north portion is therefore in compliance with the Pima Prospers Comprehensive Plan of LIU-3.0. The south portion, designated as MIU, would require a minimum RAC of 5 and a maximum RAC of 10. Our belief is that such a requirement is inconsistent with the natural flow of densities found in surrounding neighborhoods. LaCholla Hills has a residential density of about 4.07 RAC but the portion along N. Coral Ridge Loop contiguous to the long western boundary of the "south" portion has a density of less than 3 RAC (approximately 2.8 RAC).

For these reasons, we the Board of the LCH HOA support the developer and planner in their efforts to develop the "south" portion at a RAC of approx. 1.2 and the overall property rezoning to the designation of CR-3.0.

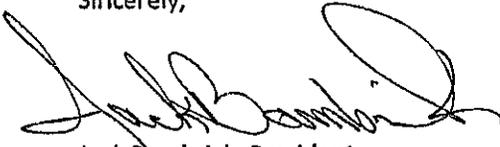
Further, we request that a restriction be placed on the property; that, all homes in the plat will be limited to single story with a height restriction not to exceed 19 feet.

The LCH Board and residents have concerns with several aspects of the proposed subdivision and will be working with both the developer/planner and Pima Co. during the subdivision review and plat approval process. Those areas include but are not limited to:

- Storm water runoff and erosion concerns, as they may affect LCH or neighbors.
- Sanitary sewer capacity through LCH following connection of the new development.
- Traffic issues with the new road connection to Overton Rd. We request that a condition of final approval be that; no work on the property will begin until the necessary roadwork and/or traffic mitigation is complete on the Overton Road ingress/egress to the new subdivision.

We thank the developer Mr. Jim Campbell, planner Mr. Jim Portner and Pima Co. Planning and Zoning for all the information provided to assist us in this process and appreciate the opportunity to make our voices heard.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jack Bambrick', written in a cursive style.

Jack Bambrick, President

Fairfield - LaCholla Hills Home Owners Association

**Terri Tillman**

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**From:** Steve Cavallaro <steve@desertspringspca.org>  
**Sent:** Wednesday, April 20, 2016 12:07 PM  
**To:** Terri Tillman

Terri,

As the pastor of Desert Springs Presbyterian Church, I support the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods. Thank you.

Steve Cavallaro

1555 W. Overton Rd.

Tucson, Arizona 85704

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<sup>35</sup>He turns a desert into pools of water, a parched land into springs of water. **Psalm 107**

## Terri Tillman

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**From:** Matthew Fitzsimmons <matt@fitzage.com>  
**Sent:** Wednesday, April 20, 2016 1:13 PM  
**To:** Terri Tillman  
**Subject:** Jackson rezoning

Terri,

I'm a member of Desert Springs Presbyterian Church that has been having discussions with the developer who wants to develop the Jackson property (as they would need an access road across our property).

I support the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods.

If I'd known this development was coming up when I bought my new house in La Cholla Vista, I might have waited for one of those. :-)

Thank you for your consideration,  
Matthew Fitzsimmons  
8050 N Circulo El Palmito  
Tucson, AZ 85704

## Terri Tillman

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**From:** Stephanie Bowyer <sab805@gmail.com>  
**Sent:** Wednesday, April 20, 2016 1:39 PM  
**To:** Terri Tillman  
**Subject:** Jackson Property rezoning

Terri,

As a member of Desert Springs Presbyterian Church, I support the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods.

Thank you,

Stephanie Bowyer  
324 N. Hasman Dr.  
Tucson, AZ 85745

[sab805@gmail.com](mailto:sab805@gmail.com)

## Terri Tillman

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**From:** azdiane2@aol.com  
**Sent:** Wednesday, April 20, 2016 2:30 PM  
**To:** Terri Tillman  
**Subject:** Jackson Property

Terri,

We support the Jackson rezoning as presented **ONLY** if the following guidelines are met:

1. Not allow any vehicular traffic through Mesaland roads, (Cypress, Date, Pine, Romero and Avocado and/or Pomona whatsoever as per the recommended revised wording on Condition 3A in the letter from Projects International dated April 18,2016. Any traffic through Mesaland to this project is **UNACCEPTABLE**.
2. Accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density to the west to our larger one acre plus properties to the east and preserves our neighborhood culture. We also appreciate the limitation on single story homes and the increased buffer yards.

Diane and Daniel Gordon, Mesaland Residents  
8541 N. Aspen Ave.  
Tucson, AZ 85704

## Terri Tillman

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**From:** Lee Wilson <azwilsons@q.com>  
**Sent:** Thursday, April 21, 2016 12:53 PM  
**To:** Terri Tillman  
**Subject:** P16RZ00003 GST LLC, et al. - W. Overton Road Rezoning

Terri,

I fully support the Jackson rezoning as presented and specifically ask that Pima County, 1) Not allow any vehicular traffic through Mesaland roads (Pine, Romero, Sage, and Pomona) whatsoever and 2) accept the reduction in density on the South Parcel as proposed by the owner/developer. This reduction in density allows for proper transition of medium density to the west to our larger one acre plus properties to the east and preserves our neighborhood culture and views. Additionally, I also appreciate the limitation to single story homes and the increased buffer areas surrounding the property.

I request that my name in support be added to others requesting approval of this rezoning request at the earliest opportunity.

Sincerely,

Rosalie M. Wilson  
8381 N. Sage Place  
Tucson, Arizona, 85705

## Terri Tillman

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**From:** justbobbis@yahoo.com  
**Sent:** Thursday, April 21, 2016 8:13 AM  
**To:** Terri Tillman  
**Subject:** Support for W Overton Rd Rezoning Proposal P16R2200003

Good Morning Terri,  
My husband & I support the developer (Jim Campbell) & the planner (Jim Portner) with respect to the W Overton Rd Rezoning Proposal. Especially the single story 19' height limit & 1.2 residences per acre. We live in Fairfield LaCholla Hills.

Sincerely,  
Roberta & Ken Champagne  
1782 W Dalehaven Cir  
Tucson AZ 85704  
Sent from my iPhone

## **Terri Tillman**

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**From:** Diann Lopez <dialope@aol.com>  
**Sent:** Wednesday, April 20, 2016 9:45 PM  
**To:** Terri Tillman  
**Subject:** land

Terri,

**I am a member of Desert Springs Presbyterian Church. I thought Jim Campbell's presentation to the church sounded reasonable and I support the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods. Thank you.**

**Diann Lopez  
1792 W. Linden St.  
Tucson, AZ 85745**

## Terri Tillman

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**From:** CLAIRE JIM <james.f.miller@msn.com>  
**Sent:** Wednesday, April 20, 2016 6:45 PM  
**To:** Terri Tillman

**Categories:** Red Category

Terri,

As members of Desert Springs Church, we would like to go on record supporting the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods. Thank you.

Claire & Jim Miller We can be reached at 520-229-9366 if necessary

## Terri Tillman

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**From:** Jeff Klotz <jklotz99@yahoo.com>  
**Sent:** Friday, April 22, 2016 12:53 PM  
**To:** Terri Tillman  
**Cc:** Kristen Klotz  
**Subject:** Jackson Rezoning

Terri-

We have lived at 1531 W. Cypress St, which is on the corner of Cypress and Pomona in the Mesaland neighborhood, since 2004. Changes in zoning and development to the Jackson property directly affect our property and the quality of life we moved to Mesaland to enjoy.

We support the Jackson rezoning as presented, but specifically ask that Pima County (1) *NOT* allow *ANY* vehicular traffic for the development through Mesaland roads (Cypress, Pine, Romero, Pomona, etc.), and (2) accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density to the west to our larger one-acre-plus properties to the east, and preserves our long-standing neighborhood culture. We also appreciate and support the limitation on single story homes and increased buffer areas.

Thank you.

Jeffrey and Kristen Klotz  
1531 W. Cypress St.  
Tucson, AZ 85704

## **Terri Tillman**

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**From:** Michael & Maureen Pixley <azpixley@gmail.com>  
**Sent:** Saturday, April 23, 2016 2:23 PM  
**To:** Terri Tillman  
**Subject:** Jackson rezoning

Terri,

I support the Jackson rezoning as presented and specifically ask that Pima County 1) keep the property as single story, 2) provide for the large buffer yards as outlined on the Preliminary Development Plan and 3) allow for a single access on Overton so traffic does not go through Mesaland. We appreciate the collaboration between the owner/developer and the surrounding neighborhoods. Thank you.

**Maureen Pixley**  
**10607 N Decker Dr**  
**Tucson, AZ 85742**  
**Member of Desert Springs Church on Overton**

## Terri Tillman

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**From:** Ann Wheeler <sylvann1928@gmail.com>  
**Sent:** Saturday, April 23, 2016 8:50 PM  
**To:** Terri Tillman  
**Subject:** NO TRAFFIC THROUGH MESALAND!!!

Hello Terri,

I support the Jackson rezoning as presented. I ask specifically that Pima County 1) not allow any vehicular traffic through MESALAND roads (Cypress, Date, Pine, Romero, Avocado and/or Pomona) whatsoever, as per the recommended and revised wording on Condition 3A, in the letter from Projects International dated, April 18, 2016.

Any traffic through Mesaland to access this project is unacceptable.

Further, 2) I accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density from the West to our larger one acre plus properties to the East in Mesaland and preserves our neighborhood culture. We also appreciate and approve of the limitation on single story homes and the increased buffer yards.

Thank you!

Ann and Jerald Wheeler  
1431 West Date Street  
Tucson, Arizona 85704

## Terri Tillman

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**From:** phytorx@comcast.net  
**Sent:** Sunday, April 24, 2016 7:16 AM  
**To:** Terri Tillman  
**Subject:** Mesaland resident re Jackson rezoning

Terri,

I support the Jackson rezoning as presented and specifically ask that Pima County **1) not allow any vehicular traffic through Mesaland roads (Pine, Romero and Pomona) whatsoever and 2) accept the reduction of density on the South Parcel as proposed by the owner/developer and 3) that all lighting fixtures on the residences be IDA Dark Sky Compliant and that the area remain without street lighting as is the present condition in the Mesaland region.** This reduction in density allows for a proper transition of medium density to the west to our larger one acre plus properties to the east and preserves our neighborhood culture. IT would be preferred if the existing vegetation be preserved along the green areas along Romero and Pine. We also appreciate the limitation on single story homes and the increased buffer yards.

Thank you.

Peter and Jan Strasser  
1610 W Avocado St  
Tucson, Arizona 85704