

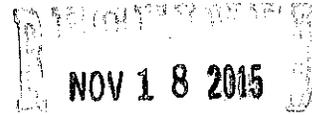


NOVEMBER 25, 2015

Planning and Zoning Commission Meeting

- 6) **P15RZ00003 HARDY-THORNYDALE 1 ASSOCIATES, ET AL. – W. HARDY ROAD REZONING**
 - a. Letters received after staff report was created.

William Ryden
3253 W. Donovan Dr.
Tucson, AZ 85742
November 11, 2015



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

RE: Case # P15RZ00003

Dear Pima County Development Services Department:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to rezone the south side of W. Hardy Road, approximately 1300 east of N. Thornydale Road. I wish to officially protest this rezoning.

The negative impacts of this rezoning will irreparably damage the quality of the surrounding community.

Sincerely,

A handwritten signature in black ink, appearing to read "William Ryden". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

William Ryden

RE: Rezoning request scheduled for the 11/25/15 PZ Commission meeting; item identification P15RZ00003 Hardy-Thornydale 1 associates, et al. W Hardy Road Rezoning

I am writing in opposition to the above referenced request for rezoning. The Planning and Zoning Commission voted against the change of the Pima County Comprehensive Plan in 2013 stating that "there was no compelling reason" to alter the plan.

Unfortunately, the Board of Supervisors voted in favor of allowing the change in the Comprehensive Plan. I argue that there continues to be 'no compelling reason' to now rezone the referenced parcel. Having attended two meetings of the development organization, Red Point Development, the only reason for the rezoning request offered was the ability to make the parcel more attractive to potential builders, meaning a profit motivated decision. Please do not misunderstand. I am not anti-building nor anti-business. My objections are based on several factors.

1) We purchased our home with the full intention of relaxing into our later years of life. We searched many homes throughout the Tucson region and settled on our property adjacent to and just East of the parcel being reviewed for rezoning. We were aware that the zoning of this parcel was SR. On the 30 acre parcel, that would mean approximately 9 homes. We felt that the SR zoning would certainly allow building homes that would be congruent with the home style directly north of the parcel where there are homes on 3.3 acres. This would preserve the natural beauty of the parcel and continue to be a fruitful habitat for the desert creatures we all enjoy.

2) Any construction is disruptive. That's a given. Comparing 9 homes being built to 84 as proposed if rezoned represents a major disruption of not only the desert environment but also to the lifestyle that the current zoning would allow. Building 84 homes represents a project that could span several years. I am currently 62 years of age. If I live another 30 years, dealing with perhaps three years of construction noise and dust is about 10% of my remaining life. Of course the building of 9 houses as would be allowed by the current zoning, too, would be disruptive. But it would be nothing like 84 homes which would involve stripping and clearing of the current desert, road construction, additional infrastructure, and ultimately homes and walls. The disruption of lifestyle, in particular the stress associated with constant sounds and particles suspended in the air we would be challenged to breath, is a critical consideration as it is a potential health hazard to the surrounding residents. Would anyone want to spend 10% of their remaining life subjected to these disruptions? We all bought their homes with the understanding, a promise of the Pima County existing zoning plan that approximately 9 homes would be built there.

3) During our meetings with Red Point Development, we were shown the plan for home placement if rezoning was approved (Exhibit II-B.1a-p Preliminary Development Plan Page 53). A few concerns jumped out of the information we were provided:

A) We were told that the proposed project would have a ~ 2.8 homes per acre density. However this is misleading. Given the proposed setbacks, detention basins and water management channels, the 'effective' or 'real' density of the proposed project is ~ 4.6 homes per acre with approximately 18 acres used for building. Thus, the proposed

density does not represent the 'real' or 'actual' density. The ~2.8 houses per acre manner of reporting densities is not accurate and in this case, favors the developer's cause.

B) We were shown the above-mentioned exhibit and told that the proposed rezoning would allow for a project with similar densities to those of the surrounding areas. This, too, is only partly the case. The zoning at the northeast section of the parcel is SR as is the zoning at the immediate southeast end of the parcel. As we 'zoom out' and view the area as a whole, it can be seen that by maintaining the existing SR zoning on the parcel under consideration, a stair step corridor is maintained creating a natural habitat as well as preserving animal transit and hunting routes.

C) While at the meetings we were shown only the construction plan is rezoning is approved. Red Point was asked if we could be shown the construction plan if rezoning is NOT approved. They stated that they have no plan for an SR development on the property. Questioned further, they stated that it would not be profitable and that SR homes are not selling and that they would not pursue an SR development. We certainly know many people our age who are looking for a semi-rural experience yet near enough to the amenities of Tucson and Oro Valley such as shopping and health care. It also gave us the impression that the rezoning hearing was merely a formality and that the parcel would indeed be rezoned and their development plan of 84 homes would be accepted. We know this is not the case as once again, the PZ Commission saw no compelling reason to alter the comprehensive plan in the first place and that is a probability in this case as well. There is no compelling reason to rezone this parcel.

D) We asked at these meetings that if rezoning was approved, when we might expect construction to begin. While there understandably was a wide time frame, another comment stood out. The development company stated that they would want to wait until Thornydale is improved by the county rather than having to expend their own dollars to improve the Hardy-Thornydale intersection. Why should all the taxpayers of Pima County pay for improvements that should be paid by the developers? Of course this is a business decision designed to maximize profits but is it fair...I don't think so. Simple greed...perhaps. Considering the failure of the recent bond issues Thornydale road improvement projects may be pushed further into the future.

So here we are. This beautiful parcel with its wonderful desert saguaros, mesquites, old growth ironwood can be a win-win situation for all involved if the current zoning is maintained at SR. The builder would certainly make a profit. With nine homes neither the county NOR the builder would be pressured to recondition the Hardy-Thornydale intersection as 18 cars (at 2 cars per household – 9 homes) is quite different from 168 additional cars (at 2 cars per household – 84 homes). The natural corridor for wildlife would be maintained. Finally, the neighboring landowners would realize that a promise made by Pima County Planning and Zoning policy is a promise we can count on.

Thank you for considering my comments. I see 'no compelling reason' to change the zoning and I oppose P15RZ00003. To the developers, please build now on the existing SR parcel.

Respectfully,

Ronald G. Beckett, 8775 North Maya Ct. Tucson, Ax 85742

Terri Tillman

From: Celia Turner
Sent: Friday, November 13, 2015 10:19 AM
To: Kathy J. Harper-Beckett; Terri Tillman
Cc: Robin Brigode
Subject: RE: Protest Letter for Planning and Zoning Meeting Scheduled 11/25/15

Good morning,

Thanks for the e-mail. Planner working on this case is: **Terri Tillman**. You can contact her at **724-9000**. I will pass this on to her.

Thanks again,

Celia

Pima County Development Services, **Planning Division**
Board of Adjustment and Planning and Zoning Commission - Coordinator
Public Works Building, **Second Floor**
201 N. Stone, Tucson, Arizona 85701
Main 520-724-9000
Direct 520-724-6797
Fax 520-623-5411

www.pima.gov/developmentservices

Help us plan Pima County's future. Join the conversation at www.pimaprospers.com

From: Kathy J. Harper-Beckett [mailto:tothemorning@gmail.com]
Sent: Friday, November 13, 2015 10:14 AM
To: Celia Turner
Cc: Robin Brigode
Subject: Protest Letter for Planning and Zoning Meeting Scheduled 11/25/15

Re: P15RZ00003 Hardy-Thornydale 1 Associates, ET AL.- W. Hardy Road Rezoning Request

On September 25, 2013, the Planning and Zoning Commission voted 6-1 to **DENY** the amendment to the Comprehensive Plan requested by Red Point Development. After many residents of the neighborhoods impacted by a change in the Comprehensive Plan spoke, the Commission found **no compelling reasons to amend the Plan**.

However, the Board of Supervisors chose not to consider the decision of the Planning and Zoning Commission's members. It was as though the recommendation had been forgotten. Property owners spoke at multiple Board meetings spanning several months and wrote to each member of the Board re: why there was no compelling reason to change the Plan from LIU to MIU. The Board voted to amend the Plan, contrary to

Planning and Zoning's denial of amending the Plan and to the reasoning expressed by multiple property owners.

Now, Red Point Development, represented by Jim Portner of Projects International, Inc., is requesting rezoning of 30 acres behind our homes from the SR zone to the CR-5 zone. I am writing to protest the proposed rezoning of P15RZ00003.

Maya Estates, a community of 28 homes, abuts the parcel. It is actually two parcels, one of 10 acres immediately behind our homes, and an additional 20 acres further to the west. We all purchased our homes fully aware that the parcels were zoned SR and that development may happen in the future with one home per 3.1 acres.

If rezoning is granted to Red Point Development, the proposal is to build 84 homes on the property with two story and one story homes. Old growth saguaros and ironwood trees are abundant, and wildlife including bobcats, javalina, coyotes, rabbits, snakes, squirrels, owls, hawks, and multiple bird varieties frequent this byway. Immediately north of the property is SR zoning, not CR-5. East of the property, along Hardy Road, is not CR-5 zoning. Immediately south of the property is the Legacy School. The Developer referred during previous hearings to this parcel as being in the middle of CR-5 zoning. This is not true. It is not located on a busy corner on Thornydale Road.

This property had been before previous Boards, and the previous Supervisors chose **not** to amend the Comprehensive Plan for the same reason that the Planning and Zoning Commission stated when it **denied** making the change. There were no compelling reasons.

The property owners lost the battle and the Comprehensive Plan was changed. I am appealing to the Planning and Zoning Commission to consider the enormous impact to property owners should this rezoning request be granted. I **protest and object** to the rezoning request. My neighbors and I have acted in good faith through this process. I ask that the Commission consider the many negative implications for our community should this rezoning request be granted.

Thank you for your consideration. I look forward to seeing you on the 25th.

Sincerely,

Katherine Harper-Beckett
8775 N. Maya Ct.
Tucson, AZ 85742

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13-November-2015

Pima County zoning
Planner on duty
via fax 520 623 5411

Re: case P15RZ00003

Your notice was mailed 9-November, 11-November was no mail holiday. We received your notice on 12-November-2015. I am attempting to meet your 13-November noon deadline.

1- Our concern is how will drivers in subject area have access ?

Will this rezoning drive to close gap on Hardy road which fronts on subject area. WE DO WANT THE HARDY GAP CLOSED. If closed will add to traffic conflicts at Hardy and Shannon.

2- Your notices should include quick link to explanation of the meanings of the various quoted zone indicators.

Ken Thompson, 8704 N. Frampton Place, Tucson AZ 85742

Ken Thompson- Tucson AZ