



October 28, 2015

Planning and Zoning Commission Meeting

- 6) **P15RZ00006 – SCHOCKET - INA ROAD REZONING #2**
 - a. Total of public comment letters received on this project to date.

Ryan Cunningham

From: JEANETTE A JORDAN <JEANETTEAJORDAN@msn.com>
Sent: Saturday, October 17, 2015 9:22 AM
To: District1
Subject: Case #C09-02-006 Modification of Rezoning Conditions -1601 INA LLC-INA ROAD REZONING #2

From: Jeanette A. Jordan and Larry D. Geringer
7054 N. Pomona Road
Tucson, AZ 85704

October 17, 2015

To: County Supervisor Ally Miller, District 1
Re: Request for Modification of Rezoning Conditions
Case # C09-02-006
1601 INA LLC – INA ROAD REZONING #2
Dear Ms. Miller:

We are property owners within 300ft of the subject parcel and are writing to express our objection to approval of the above referenced rezoning modification case.

The matter of this property's rezoning was determined in a lawful manner during several public hearings that took place over 11 years ago. At that time, the Board of Supervisors unanimously approved rezoning subject to special restrictions. These restrictions took into consideration the impact of the rezoning on the neighborhood and environment.

One of these restrictions limited the number of homes that could be built on the parcel to one. It also allowed two additional homes if the developer secured site access by means other than through a neighboring office complex parking lot. The developer now seeks to have the Board remove that restriction #7 because he claims he has been unable to obtain the required alternative access, but still wants to be allowed three building sites.

Under the current rezoning approval, this scenario was addressed and the Board determined that construction would be limited to one home. Allowing the restriction to remain does not impose any new burden on the developer that did not exist before and protects the interest of the neighboring property owners.

Should the Board lift this restriction and allow three homes that would be accessed through the office parking lot, we believe it will have a detrimental effect to all the property owners in this neighborhood. There would be a significant increase in noise, pollution, traffic and dust. It would also negatively impact the environment.

This was not what the neighboring property owners agreed to during the hearings that took place in 2003. As concerned neighbors who are taxpayers and voters in Pima County, we strongly believe that zoning laws are to protect the majority and not the special interest of a very few. We urge you to vote against this measure and leave the existing rezoning restrictions in place.

Thank you for your consideration and attention in this matter.

Sincerely,
Jeanette A. Jordan and Larry D. Geringer

William Garrity
Garrity Family Trust
7020 N 1st Ave
Tucson AZ 85718

10/15/15

Supervisor Ally Miller,

I am writing to tell you of my strong opposition to the proposed re-zoning of the southeast corner of the Ina Road / 1st Ave intersection. All property surrounding this parcel has already been developed under the current zoning of SR single-family and that is how this property should be developed.

The value of my property would drop immediately as well as the unsightly towers of 24 hour lighting. The entire hillside would need drastic site engineering that would alter the atmosphere of the entire neighborhood.

The current zoning matches all neighborhoods on all sides and that is how this property should be developed.

William Garrity

Dear Supervisor Ally Miller, 10-15-2015

I am in opposition of the reasoning from
SR to TR. Please note case number
P15R200006 - Schocket.

Sally R Fletcher

October 14, 2015

Pima County development Services Department, Planning Division
201 North Stone Ave. second floor, Tucson, AZ 85701



Subject: case # P15RZ00006/Schocket/East Ina Road rezoning #2

We are writing in opposition to the subject rezoning request.

Our property is located at 7030 N. 1st. Ave., within the 300 ft. notification area.

We have lived at this address for 24 years and enjoyed the suburban ranch zoning with large parcels, quiet atmosphere and less congestion. The subject proposal will obstruct great mountain views, starlit night skies, cause traffic congestion and create the hubbub of an adjacent business center.

The subject zoning request will change all of the great amenities that make this neighborhood a wonderful place to live.

Albert W. Johnson
Vivian E. Johnson

Johnson Family Trust,
Trustees, Albert W. & Vivian E. Johnson,
7030 N. 1st. Ave., Tucson, AZ 85718

October 8, 2015

To: Supervisor Ally Miller, District #1
Pima County Development Services
201 N. Stone
2nd Floor Planning Division
Tucson, AZ 85701
Case#P15RZ00006-Schocket

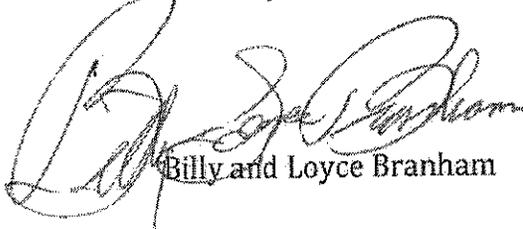
I am writing this letter in protest to the proposed rezoning that will affect the properties located near the southeast corner of Ina Road and 1st Avenue.

Our property, 815 E. Via Lucitas 85718, is adjoining the proposed development of native desert to construct two office buildings. Right now, our property has very nice views, and has the feeling of a quiet residential neighborhood. This will completely change if the zoning change is approved.

The proposed construction will undoubtedly alter the landscape and the overall character of the entire neighborhood, and our property will receive the worst consequences. Further, our property values, with large buildings staring us in the face, will undoubtedly fall.

We and the nearby residents ask that you decline the rezoning proposition on the grounds that our neighborhood will be adversely affected in multiple ways. Please consider our concerns and the impact on our lives in making your decisions.

Sincerely,



Billy and Loyce Branham

October 8, 2015

To: Supervisor Ally Miller, District #1
Pima County Development Services
201 N. Stone
2nd Floor Planning Division
Tucson, AZ 85701
Case#P15RZ00006-Schocket

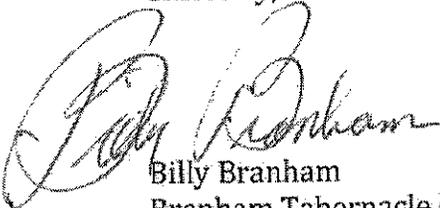
I am writing this letter in protest to the proposed rezoning that will affect the properties located near the southeast corner of Ina Road and 1st Avenue.

Our property, 920 E. Via Lucitas 85718, is adjoining the proposed development of native desert to construct two office buildings. Right now, our property has very nice views, and has the feeling of a quiet residential neighborhood. This will completely change if the zoning change is approved.

The proposed construction will undoubtedly alter the landscape and the overall character of the entire neighborhood, and our property will receive the worst consequences. Further, our property values, with large buildings staring us in the face, will undoubtedly fall.

We and the nearby residents ask that you decline the rezoning proposition on the grounds that our neighborhood will be adversely affected in multiple ways. Please consider our concerns and the impact on our lives in making your decisions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Billy Branham".

Billy Branham
Branham Tabernacle Church

Laurinda Queen Burleson
7110 N. Camino de las Candelas
Tucson, Arizona 85718
Telephone and Fax: (520)-297-0303
E-Mail: cggtucson@gmail.com

October 1, 2015

Supervisor Ally Miller, District #1
Pima County Development Services
201 N. Stone Ave.
2nd Floor Planning Division
Tucson, Arizona 85701

Re: Case No. P15RZ00006

Dear Supervisor Miller:

I am absolutely **OPPOSED** to the proposed zoning change for the southeast corner of First Avenue and Ina Road north of Tucson.

My family has lived on Camino de las Candelas since 1967. This is a quiet residential neighborhood. An office complex at the First and Ina corner would be terribly disruptive to the entire area and would ruin the character of this region. The hundreds of families that live in this area would lose one of the main reasons (the quiet neighborhood) to live here. The proposed complex does not fit this area.

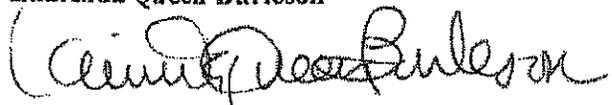
The traffic at First and Ina is already difficult, with backups from Oracle road past First Avenue during some hours. There is no easy ingress and egress for this proposed complex, adding to an already hazardous traffic situation. The condition of First Avenue is bad; more traffic will make this poor roadway worse.

There is no need for yet another office complex on First Avenue. A drive up and down First Avenue reveals empty buildings, closed businesses, and empty space. Why can we not renovate some of these empty spaces before creating more buildings? There is no need for additional commercial buildings ruining this area.

The corner for the proposed rezoning is a hill of beautiful desert landscape, with mature saguaros and other cacti, a deep wash at the rear (in danger of erosion by the proposed changes), and a lovely area showing what Tucson *used to* look like. Must we bulldoze every native area that defines our beautiful city for yet another unneeded and unwanted office complex? Can't we let some natural areas remain for future generations?

Please **DO NOT** approve the proposed zoning changes. Thank you.

Sincerely,
Laurinda Queen Burleson



TIME : 09-24-2015 14:11
FAX NO.1 : 5206235411
NAME : Pima Co Dev Services

FILE NO. : 262
DATE : 09.24 14:09
TO : 2220448
DOCUMENT PAGES : 3
START TIME : 09.24 14:09
END TIME : 09.24 14:11
PAGES SENT : 3
STATUS : OK

SUCCESSFUL TX NOTICE



PIMA COUNTY

PUBLIC WORKS -
DEVELOPMENT SERVICES
PLANNING DIVISION
201 N. STONE AVENUE - 2ND FLOOR
TUCSON, AZ 85701
PHONE: (520) 724-9000
FAX: (520) 623-5411

Facsimile

DATE: 9-24-15
TO: Clerk of the Board
COMPANY: PIMA COUNTY PLANNING
FAX #: 222-0448
FROM: SUE MORMAN
SUBJECT: 1st ~~2~~ TNA RETONING
COMMENTS: COMMENT LETTER

PAGES INCLUDING COVER SHEET: 3

OCT 16 2015 11:25am
Attorneys

10/16/15

To: Planning and zoning Commission

RE: Rezoning request of Elvis Schocket
P15R20006 SHOCKEET - EAST INA
ROAD REZONING #2

My name is James Kelley, I live at 7130 N. Cam. de las Cardelas, I received a formal notice on Wednesday October 14th of this public Hearing. I became aware of this request for rezoning from a neighbor 1 week before. Also I was told of a meeting with MJM Consulting from another neighbor. I went to this meeting and listened to what was said. Mr. Marks showed some maps of proposed change. He showed a map that showed 300' distance to adjoining properties unlike the one I received from Pima County. The one Pima County showed ~~was~~ included part of my lot. Mr. Marks drawing was measured from his proposed project not from property line. This confuses me.

Others at his meeting did not think their property fell into that 300' zone ~~zone~~ because of his map.

Another concern I have with this development is added traffic to Camino de las Candelas. This ~~is~~ is a street that can connect 1st Ave to INA if people choose to. We have a school bus stop on this street which the added traffic will affect.

I would like to hear these concerns at the public hearing on the 28th

~~*AT THIS TIME I AM AGAINST THIS REZONE*~~

Thank you

James Kelley
James Kelley

7130 N. Camino de las Candelas
Tucson AZ

Alex & Setareh Duquette
7284 N. Christie Dr.
Tucson, AZ 85718
September 2, 2015

Ally Miller
Pima County Supervisor
Pima County Development Services, District Number 1
201 N. Stone/2nd Floor-Planning Division
Tucson, AZ 85701



Dear Ally Miller,

This letter is in reference to the proposed commercial development located on the southeast corner of Ina Road and First Avenue (**P15RZ00006 Schocket - East Ina Road Rezoning Review**). My husband and I drove through this intersection on Sunday August 30th, 2015 to find a commercial real estate marker placed at the intersection advertising this lot for sale. After much research and many phone calls on Monday, we then found out that it is currently zoned for residential (CR-1), but in process to try to change zoning to transitional (TR).

We write this letter in hopes to sway the committee's opinion towards voting against developing this plat of land into commercial. We recently had our dream home built on the Northeast corner of this intersection, and would not have done so if there was a business development on the adjacent corner.

- The appeal to this Foothills intersection is NO commercial/Office developments in the close vicinity.
- The privacy and selection currently provided would be taken away.
- My husband's office is at Skyline and Campbell, and they have had continues vacancies in that Class A professional office space, as well as still vacancies at the Pima Canyon/Skyline development. We very obviously do not need more office or medical buildings right in this area
- There will be a drastic increase in both traffic and traffic noise for all neighbors in the vicinity
- Would take away from the visual beauty of being in the desert by the mountain without any commercial developments in sight

- Light pollution: Additional lights (in the parking lot and all around three 1200 sq. /ft. buildings) which would take away from seeing the stars at night.
- We are facing a potential decrease in property value.

We are not asking to stop any development of this land. We are fine with proceeding with a residential development. We are simply asking to not approve a change of zoning over to a Transitional Zone and continue to keep this area of our beautiful foothills community the way it should be, natural and as undeveloped with businesses as much as possible. We appreciate the opportunity to make our voices heard.

Thank you for your consideration in this matter.

Sincerely,

Alex & Setareh Duquette



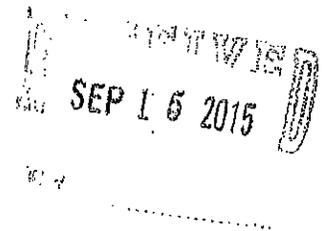
9/8/15



9/8/15

September 10, 2015

Stephen Smith
920 East Via Velitas
Tucson, AZ 85718



P15RZ00006 Schocket- East Ina Road Rezoning Review

Ms Ally Miller,

It has come to our attention that the said property is projected for rezoning.

Our family home joins the said property. My grandfather purchased our home in 1965. We adamantly oppose the decision to change the zoning as it would be an intrusion to our privacy, increase crime, noise, traffic, not to mention the adverse effect on our property value. For ourselves and our three adjoining neighbors the prospect of having patrons of this development staring into our windows from close range is VERY disheartening . If you are a home owner yourself I'm sure you can understand our concerns.

We look forward to talking with you at the hearing on October 28.

Respectfully,
Stephen Smith