

Hi Mr. Michels

Is it possible for you to email me a plan of the proposed development of High Density Residential building that is being proposed for the Rancho Visto Blvd, and the Commerce Road area. We have a home in that area, and are very concerned that our quality of life will be destroyed by the traffic, the noise and the blocking of our views by a use of this land that allows any buildings higher than a normal home height.

Since many of us as property owners can not attend this meeting next week, can we pass a petition, and submit it to the board at that time?

How can we tell the Town of Oro Valley, that the residents of the area, do not wish to have High Density Residential housing just over our back fence.

I am sure that most of us can send you an email telling you our feelings, and that most of us do not feel that this area should have High Density housing built on it.

Kenneth N. Bolan, Realtor, GRI, SFR, CSSPE, E-Pro
RE/MAX A Bar Z Realty
120 N Arizona Blvd Ste A
Coolidge, AZ 85128
Cell # 520-705-8700
Office 520-466-5350
Fax 602-557-0561

From: Mark Highlen <MHighlen@beztak.com>
To: Ken Bolan <kbolan@yahoo.com>
Sent: Monday, September 12, 2011 11:23 AM
Subject: Project Info and Neighborhood Meetings

Ken,

Thank you for your interest in our project.

Our plan doesn't include any single-family zoned parcels, only the parcel currently zoned CPI (campus park industrial). Our application requests that HDR (high density residential) be added to the general plan as a use that can be considered for this site.

Our preliminary plan can be viewed at the Town Hall, and we'll present the project and answer questions at the neighborhood meetings.

Mark Highlen
Land Development Project Manager
Beztak Land Company

From: Ken Bolan [mailto:kbolan@yahoo.com]
Sent: Monday, September 12, 2011 8:02 AM
To: Mark Highlen
Subject:

Mr. Mark Highlen
Beztak Land Company

Please send to me a copy of the land use plan for the area of Rancho Visto Village Drive that you intend to build on.

We own a home in this area, and want to know where your company proposes that a apartment building will be built.

We purchased this home believing that this was a single family residential community, of one story homes, does your application change that?

Ken

Kenneth N. Bolan, Realtor, GRI, SFR, CSSPE, E-Pro
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120 N Arizona Blvd Ste A
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From: kenpar72@q.com
Sent: Thursday, September 22, 2011 12:48 PM
To: Michels, Matthew; pkeesler@orovalleyaz.org
Subject: Beztak proposal

Hello Mr. Michels & Mr. Mr. Keesler, In reference to Oro Valley town meeting on September 20th I would like to submit a few comments. First of all I would like to introduce myself, Mrs. Patricia Pariza residing at 13528 N. Wide View Dr., 85755 579-8979 kenpar72@q.com. I am a wife and mother of 7 year old twins. I was a Business major until a foolish drunk driver ended my future career and left me with a Seizure disorder. However, I am not limited to my intelligence, just my speech. So I took the time to do a little research. I tried to look into every aspect of this proposed development. I spoke with Pima County assessor and Oro Valley Economic Development and found out that yes it is true what I thought that Oro Valley services do benefit from property tax money, a portion is given to the fire departments, schools, library etc. . However, Oro Valley does receive 4% construction sales tax and a portion of state income tax based on the population. So there is something Oro Valley will receive if this development goes up, along with the people residing there, hopefully they shop here so O.V. gets the sales tax. This may make you think I am babbling but what I am doing is trying to look at the full picture of how Oro Valley would benefit from this development. I am for making more money for the town whether it be through sales tax etc. One must first think, is this development a positive move? You may say 93% of rentals are filled but what about the other apartments and the homes both used & new? Foreclosures? I empathize with the people who will be losing their views from this project but I also try to look at the positives for this proposal. I can't seem to make sense of how this company can be so sure they will be able to fill their units at the rent they request and how the empty units won't be vandalized and this area will become unsafe. As far as the traffic, I know the roads are strong enough but not having a light at Commerce Loop & Oracle makes no sense because at this time it is dangerous crossing to go North on Oracle from C. L Unless they just close that entrance/exit. If making money for Oro Valley is your greatest concern then why don't we aim more towards having more appealing stores and restaurants for the wealthy and at the same time offer more affordable activities in Oro Valley for people, like the most of us, on a budget. Thank you very much and I apologize for not giving you direct questions on the proposed apartment complex but truthfully keeping up on the real estate in Oro Valley I can't seem to find any benefit to Oro Valley allowing Beztak to build. Lets fill the apartments and houses that are empty first. People will continue to leave unless Oro Valley gives them a reason to stay . Maybe that is the question for Beztak, What makes them think they will rent out their units and at the monthly rent they expect? When jobs are being lost. When more people are leaving Oro Valley then moving in. Best Regards, Patricia Pariza

From: Daines, Chad
Sent: Friday, October 07, 2011 4:54 PM
To: 'Shirl LAMONNA'; Williams, David
Cc: Michels, Matthew
Subject: RE: Zoning Amendment Parcel 7-1

Attachments: Occupancy Rates 0811.doc

Shirl: Thank-you for your interest in the application relative to Rancho Vistoso Parcel 7-1. Below are answers to your questions. Should you have any further questions, feel free to contact Chad Daines at 229-4896. Thanks.

What other locations/addresses in OV are under consideration for multi-family residential? How many units? Who is the owner/intended developer? What is the time frame for construction?

In addition to the Rancho Vistoso Parcel 7-1 PAD amendment, there are two Major General Plan Amendment applications requesting approval of apartments as follows:

OV1111-002 Rancho Vistoso Parcel 2E. Request to amend the Oro Valley General Plan for a 15 acre parcel located at the northeast corner of Rancho Vistoso Blvd. and Vistoso Commerce Loop from Commerce Office Park (COP) to High Density Residential (HDR 5.1+ du/ac). Proposing approximately 256 units on 15 acres.

Mark Highlen
Beztak Land Co.
31731 Northwestern Hwy. Ste 250W
Farmington Hills, MI 48334
(248) 855-5400
Email: mhighlen@beztak.com

Please contact the developer regarding the proposed timeframe for construction.

OV1111-003 Ross Rulney. Request to amend the Oro Valley General Plan for a 13 acre parcel located east of the northeast corner of Linda Vista Blvd. and Oracle Road from Neighborhood Commercial Office (NCO) to High Density Residential (HDR 5.1+ du/ac). Proposing approximately 210 units on 13 acres.

Ross Rulney
Oracle Linda Vista Investors, LLC
PO Box 43426, Tucson, AZ
Tel. (520) 850-9300

Email: rossrulney@gmail.com

Please contact the developer regarding the proposed timeframe for construction.

A case was recently considered and tabled by the Town Council on October 5th for a Planned Area Development Amendment (OV 911-003) for the Oro Valley Town Center at 1st Street and Oracle. The PAD amendment proposed 275 multi-family dwelling units.

What media does the Town use to post notifications of proposed zoning & or General Plan/PAD changes?

The Town of Oro Valley has an extensive public notification and participation process. Rezoning and General Plan amendments require two neighborhood meetings. Prior to the neighborhood meeting, a postcard is mailed to all **property owners** within 600 feet of the subject property using addresses on record at the Pima County Assessors Office. The notice is also mailed to all Homeowner Association's in the Town and posted on the Town's website at:

http://www.orovalleyaz.gov/Town_Government/Development_Infrastructure_Services_Dept/Planning_Division/Neighborhood_Meetings_and_Summaries.htm

The notice is also posted at Town Hall at 5 locations including the Development & Infrastructure Services, Courts, Town Council Chambers and Administration buildings. A notice is separately mailed to individuals who have requested notification either by mail or email.

For Rezoning (including Planned Area Development Amendments like Rancho Vistoso Parcel 7-1), the public hearing before the Planning and Zoning Commission is advertised 15 days prior to the hearing in a Display Advertisement (1/8 Page) the Daily Territorial. A postcard is mailed to all property owners within 600 feet of the subject property using addresses on record at the Pima County Assessors Office. The notice is also mailed to all Homeowner Association's in the Town and posted on the Town's website at:

http://www.orovalleyaz.gov/Town_Government/Development_Infrastructure_Services_Dept/Planning_Division/Hearing_Notices.htm

Notices are also posted at Town Hall (see above 5 locations) and a posting placed on the property. A notice is separately mailed to individuals who have requested notification either by mail or email. The above process is repeated in its entirety for the public hearing before Town Council.

For Major General Plan Amendments (like Rancho Vistoso Parcel 2-E Beztak), the public hearing before the Planning and Zoning Commission is advertised 15 days prior to the hearing in the Daily Territorial and Arizona Daily Star. The advertisement is repeated on three separate days in both newspapers. A postcard is mailed to property owners within 1,000 feet of the subject property using addresses on record at the Pima County Assessors Office. The notice is also mailed to all Homeowner Association's in the Town, posted on the Town's website and posted at Town Hall and a posting placed on the property. A notice is separately mailed to individuals who have requested notification either by mail or email. This process is repeated in it's entirety for 2 public hearings before the Planning and Zoning Commission and again for the public hearing before Town Council.

What is the source for the 93% apartment occupancy rate? Were all 13 OV apartment complexes included in this study? How many units are included in those complexes currently?

The 93% occupancy rate was derived from a phone survey of apartment complexes in Oro Valley conducted in August. The results of the survey are attached for your reference.

What crime statistics are available specific to apartments in OV?

We have compiled a map of crime distribution in the Town. To obtain a copy of the map, please contact Matt Michaels at 229-4822. Other crime statistics can be obtained by contacting the Oro Valley Police Department non-emergency number.

Where can I obtain a copy of the report detailing the "strong demand for multi family housing" in OV? Who at Ventana indicated their needs & what #s are associated with their demand for apartments? How many employees are in each salary range & what are the ranges?

The only information available from the Town regarding multi-family housing status is the survey mentioned above. I believe your question may be in regard to statements made at the Planning and Zoning Commission hearing by a member of the applicants development team and I would refer you to their representative for any clarification or information related to their comments at the public hearing. The developer's representative is Paul Oland, The WLB Group and can be reached at (520) 881-7480 or gpoland@wlbgroup.com

Relative to your question concerning the number of employees and salary ranges at Ventana, please contact Ventana for further information, if available.

What will apartment lighting do to the Dark Sky requirements?

Oro Valley has one of the most stringent Outdoor Lighting Ordinances in the State. This Ordinance meets and exceeds Pima County's Dark Sky outdoor lighting code. Any development is required to adhere to this comprehensive light control ordinance.

What benefit do apartments offer the Town - financially & otherwise? Given that they were not mentioned as a target in the Economic Development Plan, I am stunned to hear that so many projects are under consideration for this type of enterprise. Who has done a cost/benefits analysis on this subject?

As stated at the hearing, the general plan policies support higher density developments in appropriate areas in proximity to employment centers. The General Plan also contains policies which support diverse housing choices to serve all existing and future residents of Oro Valley. The General Plan Land Use Map designates areas for large lot ranchettes, smaller lot single-family areas and areas for multi-family residential uses.

The General Plan supports a balanced community with a range of housing available to all residents.

Chad Daines, AICP

11000 N. La Canada Drive, Oro Valley, Arizona 85737

Phone (520) 229-4896

cdaines@orovalleyaz.gov

www.orovalleyDIS.com

From: Shirl LAMONNA [mailto:shirlamonna@msn.com]

Sent: Wednesday, October 05, 2011 7:20 AM

To: Williams, David

Cc: Daines, Chad

Subject: Zoning Amendment Parcel 7-1

David,

Thank you for your candid comments & answers to the questions posed at last nite's zoning mtg. I appreciate your willingness to get some answers relative to the impact on schools. I wonder if you might be able to provide answers for the following additional questions?

What other locations/addresses in OV are under consideration for multi-family residential? How many units? Who is the owner/intended developer? What is the time frame for construction?

What media does the Town use to post notifications of proposed zoning & or General Plan/PAD changes?

What is the source for the 93% apartment occupancy rate? Were all 13 OV apartment complexes included in this study? How many units are included in those complexes currently?

What crime statistics are available specific to apartments in OV?

Where can I obtain a copy of the report detailing the "strong demand for multi family housing" in OV? Who at Ventana indicated their needs & what #s are associated with their demand for apartments? How many employees are in each salary range & what are the ranges?

What will apartment lighting do to the Dark Sky requirements?

What benefit do apartments offer the Town - financially & otherwise? Given that they were not mentioned as a target in the Economic Development Plan, I am stunned to hear that so many projects are under consideration for this type of enterprise. Who has done a cost/benefits analysis on this subject?

Thanks in advance for your help.

Shirl Lamonna

From: Larry and Brenda Ryan [landbryan@msn.com]
Sent: Tuesday, October 11, 2011 7:50 AM
To: Michels, Matthew
Subject: PARCEL 2E

Attachments: Mercury Toxicity-Damage Studies.wps

Council Members and Mayor,

As a follow-up to last night's meeting at TOV regarding the re-zoning of Parcel 2E, and building 258-310 high-density apartments, I am following Mr. Solomon's suggestion that we email you our thoughts.

We have been residents of Vistoso Vistas (Neighborhood Two) for 10 1/2 years. In the past five years five issues have devalued or threatened to devalue or property:

1. Incorrect zoning under ORSCOD never completed by Council in early 2000's. Ryans hired an attorney, did the research and the neighborhood was approved as rezoned to residential according to ORSCOD regulations which provided "zoned as developed".

2. Crematorium re-zoned parcel, and approved without residents' awareness. It did devalue homes approximately \$30,000 each. Research from Pima County Assessor.

3. Rodger Ford's 40-foot tall warehouse plan for Parcel E2 to ruin views of adjacent homes, add trash bins at entrance with other problems.

4. ADOT's plan for a huge high, ugly wall beginning down at RV Blvd. and Oracle and extended north past Vista Marbella destroying views and devaluing homes along Oracle.

5. Plans to develop Parcel 2E into 258-310 apartments will devalue homes.

DON'T YOU THINK WE HAVE HAD ENOUGH?

OUR POSITION TO THE HUGE NUMBER OF SO-CALLED LUXURY APARTMENTS IS THIS:

1. HIGH DENSITY TRAFFIC ADDING TO THE OVERPOWERING CONGESTION WE NOW HAVE FROM A 415-HOME NEIGHBORHOOD WITH ONLY TWO ACCESS/EGRESS STREETS

2. INCREASE IN SCHOOL POPULATION

3. INCREASE IS USE OF WATER, NOISE, VOLUME OF PEOPLE.

4. PEOPLE LIVING ACROSS FROM A 'DEATH ZONE'--A CREMATORIUM THAT SPEWS TOXIC DISEASE-CAUSING POLLUTANTS. (PLEASE READ ATTACHMENT)

5. 24/7 NOISE

6. 500 OR MORE PEOPLE WALKING THEIR DOGS, OR JUST STROLLING THROUGH OUR NEIGHBORHOOD GAINING ACCESS TO OUR HOMES, SCATTERING ROCKS FROM YARDS ALONG THE SIDEWALK, PETS DEFECATING AND TURNING THE NEIGHBORHOOD INTO A SMELLY SEWER. (WE HAVE INDOOR PETS--IT'S SAFER, THEY ARE HEALTHIER, AND THEY HAVE LITTER PANS WITH LINERS AND A LITTER BOX)

7. POSSIBLE DETERIORATION OF APARTMENTS INTO SECTION 8, HUD HOUSING OR LOW QUALITY NEIGHBORHOOD CORNER.

DID YOU NOTICE THAT NOT ONE PERSON AT THE MEETING LAST NIGHT WANTS THESE APARTMENTS?

WE DON'T EXPECT YOU TO CONSIDER OUR OPINIONS VERY MUCH, BECAUSE IN THE PAST THE TOWN AND COUNCIL DID WHAT THEY WANT, DO WHAT THEY CAN TO MAKE MONEY NO MATTER WHOM IT HURTS.

We are just following through on Mr. Solomon's suggestion that sounded as if we mattered.

Incidentally last night's meeting offered little new information; it was a repeat where the applicant and moderator talked most of the time!

PLEASE THINK ABOUT VISTOSO VISTAS HOMEOWNERS FOR A CHANGE!

Brenda and Larry Ryan
13400 N Wide View Drive
Oro Valley, AZ 85755
818-0116 Email above

Dear Mayor,

the way the research was done was that we compared equal age homes and square footage here in Neighborhood Two with equal square footage and age homes on the other side of Rancho Vistoso (above Safeway). We found in 2006 several examples who had exactly the same assessment as several of our homes in Neighborhood Two.

Following the building of the Crematorium our assessment had dropped 30K or better and the other homes compared had dropped 30K or better after the completion of the Crematorium. I have boxes of files and paperwork and it would be more authentic to consult the Assessor.

Of note is that two doctors, the engineer for the crematorium plans, Greg Santoro and several others gave their homes away for the low dollar or let them be foreclosed to move their young children out of the toxic pollution area now caused by the Crematorium.

I am sure that since Pima County Maintains records you could compare our home built in 1999 with 1885 square feet with other Rancho Vistoso homes of the same age and square footage and they could give you the information from the source. Our home is just beginning to become near the assessment of those comparable homes again. We have records of 88K we have spent in upgrades on our home and we wish to stay here as long as we can, but we are growing very weary of the threats to this neighborhood.

I have a great deal of information we compiled at the time of the Crematorium proposal, the developer of Rancho Vistoso, Dick Maes commissioned the Brown Legal Report with the Brown Law firm, using our HOA dues to write the Brown Legal Report about the Crematorium. That report lengthy in detail came to the conclusion that the Crematorium was illegal, violated the CC&R's of Rancho Vistoso, but probably would never have a suit filed against it legally because it would cost too much!!!

The land directly across the street, now under consideration is in a direct path of the black toxin fumes that emanate from Mr. Harpold's crematorium. It does have a bearing on this development. I'm considering human welfare and health, not the mighty dollar.

Sincerely,
Brenda Ryan

From: jjmusolf@comcast.net
Sent: Tuesday, October 11, 2011 4:28 PM
To: Michels, Matthew
Subject: Re: Beztak-Parcel 2E General Plan Amendment Neighborhood Meeting Summaries
Matt

I looked at the issues and questions from 10/10/2011 meeting. I guess you recorded only the issues asked during the meeting. I would like you to include the one I asked of Dave Williams and you after 730PM. I even discussed it with the architect from Beztak. Has the Fire Department looked at the turning capabilities for emergency equipment within the proposed streets within the proposed apartment building complex? If you are going to allow presentation materials of the proposed apartment layout to be given at the meeting then the street width and turning radius for emergency vehicles should have been reviewed as well. The developer was allowed to show guest parking illustrations which also could affect emergency vehicle movement within the complex. I know many detailed questions and answers will be dealt with in the site reviews but if you allow detailed presentation material in the initial neighborhood meeting then these type of questions need to be addressed. This directly affects citizen safety and should be noted. Citizens opinions on the plan amendment may be determined based on the answers.

Thank You

John Musolf

From: jjmusolf@comcast.net
Sent: Tuesday, October 11, 2011 4:38 PM
To: Michels, Matthew
Subject: Re: Beztak-Parcel 2E General Plan Amendment Neighborhood Meeting Summaries
Matt

One question or comment is missing from the 10/10/2011 neighborhood meeting:

The question was why this particular parcel was chosen by the developer for the change from Commercial/Industrial to High Density Residential since at least 200 more acres were available in the area. For example, it was suggested moving it closer to the hospital and shopping at the Oro Valley Marketplace.

John Musolf

From: Richard Furash [rfurash@comcast.net]
Sent: Tuesday, October 11, 2011 6:22 PM
To: Michels, Matthew
Subject: Re: Beztak-Parcel 2E General Plan Amendment Neighborhood Meeting Summaries
Greetings Matt,

I have combined the summaries your provided into one .pdf document and linked them on the [LOVE blog](#). They are posted in the comments section of our report on last night's meeting. I also asked readers to email you with any comments they may have. All readers can download this document and easily send you an email if they wish.

Thanks for keeping us informed.

Richard

Richard Furash
425 W. Valoro Drive
Tucson, AZ.
85737
520-481-8788
rfurash@comcast.net

From: dblindquist@comcast.net
Sent: Monday, October 17, 2011 2:45 PM
To: Hornat, Joe; Michels, Matthew
Cc: Garner, William; Gillaspie, Barry; Solomon, Steve; Waters, Lou; Snider, Mary; Hiremath, Satish; Williams, David
Subject: Beztak rezoning application
Hi Joe,

I spoke with you after the Oct. 10th meeting regarding my concern that I would miss the first hearing meeting on Nov. 1 and had missed the first neighborhood meeting on Sept. 20 because I am enrolled in the OVPD Citizen Academy class which meets on Tuesday evenings.

I also spoke with Matt Michels both before and after the meeting; he assured me and those attending that this is not a 'done deal' and encouraged residents to email or mail our points of objection.

I discussed with both of you some areas of my concern regarding the rezoning of Parcel 2E of the Rancho Vistoso PAD (2105 E. Rancho Vistoso Blvd) from the current COP to High Density Residential as proposed by Beztak. At your suggestion, I am emailing you some specific objections to the approval of their request.

I live in the neighborhood adjacent to and affected by this proposal. Referencing the plan goals cited in the power point presentation, I feel that this project will adversely affect the community's integrity--socially, economically, visually, and security-wise. While there may be added negative impacts in crime and further property value depreciation, there will definitely be an increase in traffic and congestion for cars exiting/entering both neighborhood entrances and especially those using E Vistoso Commerce Loop which is now a major cut-through for southbound Oracle Rd traffic headed to OV Marketplace, the hospital, Tangerine Rd, etc. Our community has had a very noticeable increase in noise and nuisance due to the shopping center; this is in addition to the 24/7 noise of heavy traffic on Oracle Rd. Adding another 300-500 cars entering/exiting an apartment complex by the light will add further deterioration.

While I realize that all neighborhoods are affected by the current economic/housing/foreclosure debacle, our neighborhood has been hit very hard and will continue to be. With the commercial corridors bordering two sides of the community, we will see future encroachment. ADOT and FHWA's proposed widening of Oracle Rd. from MP 82 to MP 87.8 with a possible installation of high-sound barrier walls next to another perimeter of the neighborhood will also affect us; the ADOT project was originally proposed to begin in 2011 and continue through 2013. Additionally, the cars which now exit the neighborhood and proceed directly to Oracle Rd heading north or southbound will have to pass the main entrance to the proposed Beztak development during a large chunk of

the construction time frame.

All of these factors will severely impact the aesthetic and financial integrity of the community as well as reducing mountain views and adding additional noise 24/7.

Because of the large number of empty foreclosed houses and rentals in the neighborhood, the proportion of homeowners living in the community has noticeably dropped, affecting the ratio of residents who might contact you regarding their concerns.

Beztak's original notice to residents cited developing approximately 256' apartments while the representative conceded during questioning that the number 'could reach 315' units--an increase of 59 units or 23% more. There is no guarantee of what the specific final product will be; we were presented basically 'guidelines' which were spun as ideally as Beztak could. It can't help but bring back memories of OV Marketplace.

Finally, I take issue with Beztak's hard sell of how 'upscale and luxurious' this apartment complex will be. Remember how OV residents were promised 'upscale retail stores' in the Marketplace shopping center? Look how that turned out; crime statistics verify the facts with Walmart's presence as an anchor store. Interest in checking out our neighborhood en route by potential shoplifters/criminals coming off of Oracle southbound or leaving northbound, etc. is conceivable; this community doesn't feel as safe to me as it did as when I moved here in 2005.

Thank you for taking my concerns into consideration in your decision making process.

Sincerely,

Donna Lindquist
13352 N Wide View Dr
Oro Valley, AZ 85755

From: Terri White [hshrt101@yahoo.com]
Sent: Wednesday, September 14, 2011 8:20 PM
To: Michels, Matthew
Subject: Plans for apartments

Hi,

My name is Theresa White and I was appalled at your plans to build 256 apartments at the corner of E. Rancho Vistoso and Commerce Loop!

I bought this house specifically for it's locality and because there were **NO** apartments nearby. I feel comfortable taking a walk at night, which is unlike other places I have lived. In addition, I love the walks in that desert that you intend to desecrate.

Every homeowner knows what apartments do to a residential neighborhood. Pusche Ridge **USED** to be a nice area until a bunch of apartments were built on either side of Oracle. Now even the business owners warn that it is not a safe place.

I am very upset! If you go through with this plan, I will carry my 357 with me at all times and let my house goes into foreclosure! This would no longer be the neighborhood I chose to live in and hope you have foreclosures all over the community!

You will succeed in turning this area into another "south-side". So I guess we all have to move to Catalina? Or the White Mountains? You tell me where I can get away from the greed of land developers like you that don't care about preserving the natural beauty of Arizona.

Sincerely,
Theresa White
(520) 339-4420

From: Ivan Whitesel [mailto:ivanandsue@earthlink.net]
Sent: Friday, October 21, 2011 4:38 PM
To: Williams, David; Hiremath, Satish; Snider, Mary; Garner, William; Gillaspie@orovalleyaz.gov; Hornat, Joe; Solomon@orovalleyaz.gov; Waters, Lou
Subject: High Density Residential Area in Rancho Vistoso

We are concerned about the proposed high density housing at the corner of Rancho Vistoso Blvd. and Vistoso Commerce Loop. The increased traffic would be a real problem for the entire neighborhood. A more appropriate use for the area would be an industrial /office park planned to fit in with the architectural design of the neighborhood. Please consider the ideas sent in by Monte Miller, a retired architect.

Sincerely,

Ivan and Sue Whitesel
13496 N. Wide View Dr.
--- Ivan Whitesel
--- ivanandsue@earthlink.net
--- EarthLink: The #1 provider of the Real Internet.

From: sarechig@comcast.net [mailto:sarechig@comcast.net]
Sent: Sunday, October 23, 2011 9:21 PM
To: Williams, David
Subject: proposed zoning change

Dear Mr. Williams, we are strongly against any zoning change to the parcel at Vistoso Commerce Loop and Rancho Vistoso. We feel that it would drastically change (for the worse) the integrity of our neighborhood to have high density residential use there. Thanks for counting our votes. Steve and Debbie Arechiga
13544 N. Wide View Dr. OV 544-9942

From: Marlyn Gutierrez [mailto:marlyn@lafamosavoice.com]

Sent: Sunday, October 23, 2011 9:33 PM

To: Hiremath, Satish; Williams, David

Subject: Re-zoning of Parcel 2E, and building 258-310 high-density apartments

Council and Mayor,

I am contacting you in regards to the re-zoning of Parcel 2E, and building 258-310 apartments with hopes that our thoughts would be taken in consideration when this comes to vote.

We have resided in the Rancho Vistoso community since relocating to Arizona in 2008. But several family members live in this community for more than 12 years.

There have been several issues that concern us in this community recently, which include the increase in road noise coming from the road expansion and also the increase in traffic right on the road next to us with more people cutting through to use east commerce as a thoroughfare to avoid the light on Oracle. The lack of communication on other issues also is a factor.

I, my family and neighbors are concerned with your plans to rezone for the apartments.

We are against this for several reasons, which include more traffic, noise, and people in this area, which in turn can devalue the property

value. We understand that rezoning has come up several times to fit the town's members desires and plans but we must not rezone to make apartments.

We moved here knowing what the community offered and now the council member's decisions have changed that with their prior votes. We ask that you please consider our families and the quality of life that is at stake by adding these apartments and bringing more people into the area. With this increase there will be more use of resources as well as more congestion.

We hope our input will be considered in this and future decisions.

Please add us to your mailing list for information on our community.

Sincerely,

Marlyn Gutierrez
Marlyn4426@gmail.com
773.858.1968 cell
2588 e chisel ct
Oro Valley, AZ 85755

From: Rod [mailto:rod@watsonaz.com]
Sent: Monday, October 24, 2011 7:05 AM
To: Garner, William; Gillaspie, Barry; Hornat, Joe; Snider, Mary; Solomon, Steve; Waters, Lou; Hiremath, Satish
Cc: Williams, David
Subject: Proposed Apartments Parcel 2E

Dear Mayor and Council,

We would like to express our deepest concern with the proposed apartments on Parcel 2E within Vistoso Vista's Neighborhood 2. We would urge each of you to not change the zoning on this parcel to allow the proposed apartment project to move forward. There are many reasons for our concern and disapproval of this proposal and we are sure each of you would have many of the same if this was going to happen in your neighborhood.

Thank you for your consideration and time.

Rod & Cyd Watson
13392 N. Wide View Drive
Oro Valley, AZ. 85755
Phone: 520.405.2050
Fax: 520.225.0376

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From: dawnellekr@comcast.net [mailto:dawnellekr@comcast.net]
Sent: Saturday, October 22, 2011 3:32 PM
To: Williams, David
Subject: Fwd: Zoning Change

Dear Council Member,

It has been with great interest that I have followed the recent meetings concerning the rezoning of two parcels of land in Rancho Vistoso neighborhoods, the first being Parcel 2E, which is at the corner of Rancho Vistoso Boulevard and Vistoso Commerce Loop. The second Parcel is Parcel 7I which is on Woodburne just west of Rancho Vistoso Boulevard. In both cases the existing classification is Commercial, CPI (campus office park) in the case of the property in neighborhood 2 and C-1 for the property in neighborhood 7.

Both requests are asking that the Parcels be rezoned to High Density Residential (HDR) for the development of apartment housing. It is amazing to me that any consideration would be given to such a change. If a plan like this is implemented the prices of homes in Rancho Vistoso and Oro Valley will likely fall even more and the residents will suffer even greater losses. Here are some of my thoughts on this:

- We have many homes in Rancho Vistoso that are currently for sale at depressed market prices. There are probably many more Rancho Vistoso homeowners that would like to sell but can't afford to because their mortgage is "underwater" and they are trying to avoid bankruptcy or a short sale. To build additional housing will only prolong the depressed market and create hardships for these current residents of Rancho Vistoso and Oro Valley.
- The locations of these two parcels are at high or higher volume intersections near commercial type businesses. I think everyone agrees that commercial businesses like to be located in higher traffic areas to succeed. If these parcels are converted to a residential use, the probability of retail/commercial business locating elsewhere in less-desirable CPI or C-1 areas is not likely. The City MUST HAVE sales tax dollars to survive or the next step will be to add a Property Tax to the already burdened homeowners.
- Much of the prime commercial property has already been diverted to residential and other use...for example, the north end of Rancho Vistoso, next to Oracle, with the OV City (Police Department) use of the land next to the Ventana Medical facility. This, after the City met with much objection from Ventana Medical over a developer's planned residential use of that property.
- The City tends to respond to whoever comes in with money rather than adhering to a plan. The citizens of OV voted on a General Plan a few

years ago, and now the City is looking to change terms of the Plan to suit the desires of developers and the City. Every citizen in Oro Valley deserves to be NOTIFIED and have the chance to respond, both by being heard at various meetings, AND by VOTING on this requested change...it took the citizenry to ratify the Plan; why shouldn't it take the citizenry to change it?

- Much of the past argument that has been used to validate the reason for converting commercial zoning to residential zoning is: The areas that have been built as residential are less dense than was allowed in the original plan (Rancho Vistoso). Therefore we can add more residential to meet the maximum number of housing units allowed. I would suggest to you that if all areas were built to the maximum, 80% of the population would choose NOT to live in Rancho Vistoso or Oro Valley!
- Where will Oro Valley get their future sales tax if they keep taking commercial properties out of the long-term plan? Apartment buildings do not generate sales tax.
- The City would do well to do its own feasibility study on whether high-density housing is needed in Rancho Vistoso. There is a plethora of apts. for rent/sale at any given time at the Vistoso Resort Casitas (655, 695, 735 W. Vistoso Highlands Dr.). HOW MANY EMPLOYEES DO THESE DEVELOPERS THINK VENTANA AND SANOFI HAVE WHO WILL FILL THESE APARTMENTS (I only mention these two because Beztek quoted their feasibility study as including those employers)?! I find it ridiculous that we are to believe that two different developers both think there is demand enough for their apartments to build a couple miles apart, at the same time!

Finally, I would suggest that "Luxury Apartments" connotes quality of construction, spaciousness, amenities, security, and stability in the quality of the neighborhood. Rents "beginning at \$900." for a 750 sq. ft. apartment and going up to \$1700. for a furnished 3BR apartment do not meet the definition of "luxury."

Wayne & Dawnelle Krouse

13763 N Placita Meseta de Oro

797-8510

From: Michelle Saxer-Freese [mailto:desertdove22@yahoo.com]
Sent: Sunday, October 23, 2011 5:26 PM
To: Williams, David
Cc: Hiremath, Satish; Snider, Mary; Garner, William; Gillaspie, Barry; Hornat, Joe; Solomon, Steve; Waters, Lou
Subject: Reuest

David,

Frequently reference to Sanofi-Aventis, Ventana-Roche, Oro Valley Hospital's needing 500 more apartments for additional employees. Will you please invite a representative from each company to present this plan to our neighborhood in person?

While you referenced a study done in August by your department of an apartment vacancy study, you have not given the residents a copy to review. May we please have one at the next meeting to help us understand what criteria you used to arrive at these conclusions?

You said on October 10 that Regional Transportation Authority presides over intermunicipality roads and transportation issues. That is critical to our subdivision as we are on the cusp of Catalina within OV, and bear the brunt of Pinal County traffic into our subdivision. . Would you please invite their representative to answer our questions since you do not have authority over them?

Thank you,

Michelle Saxer,
13416 N Wide View Drive

From: kenpar72@q.com [mailto:kenpar72@q.com]
Sent: Monday, October 24, 2011 3:48 PM
To: Williams, David
Subject: Against development....

Hello Mr. Williams, I would like to give you my opinion on the proposed Luzury Apartments to be built on Rancho Vistoso/Commerce Loop. I agree with the others who are opposing this because yes, it is true, it will be a mistake for Oro Valley. There is nothing good or beneficial about the proposal. There is no need for more apartments..... Thank you and have a nice day, Patricia Pariza 13528 N. Wide View Drive, Oro Valley AZ 85755 520-879-8979

From: Sam Beznos [sbeznos@beztak.com]
Subject: General Amendment Plan

I am seeking your support of our proposed General Plan Amendment to allow a High-Density Residential (HDR) use on Parcel 2E of the Rancho Vistoso PAD.

This amendment is needed because the market and economy have changed since the creation of the master plan. There is a current demand for housing to service the existing nearby businesses. Job growth is important, but equally important is providing local housing options for new workers, which create economic stability. Currently, workers who commute from outside Oro Valley earn wages in Oro Valley, but go home and spend their dollars elsewhere. A well-paid local workforce will spend their wages at local businesses, creating demand for more goods and services, which creates more jobs. A wide local job base that employs residents will generate more sales tax revenue for the Town and help raise the standard of living for many people living in the community. This amendment helps people relocate to employers like Freeport McMoran and Ventana.

The market is demanding HDR. New speculative industrial/office space will create more vacancy in a market that does not need more competition. Local businesses that serve the community are suffering due to far fewer residents than originally planned. They need the support of more residents for more retail sales. In addition, new single family homes will create more surplus in a market that does not need more competition either. Multi-family housings is the solution that addresses the current demand for housing and helps support local businesses.

This amendment will reduce this site's impact on the community and the local area, with reduced view impacts on neighbors, reduced traffic impacts on area roads, and reduced demand on area infrastructure.

We have created a website containing information about this amendment and our proposed development. The website contains some preliminary project plans and expanded descriptions of its benefit. I encourage you to visit the website at <http://www.orovalleydevelopment.com/> for more information.

Thank you for your consideration

Samuel Beznos
Beztak Companies
31731 Northwestern Hwy. Suite 250W
Farmington Hills, MI 48334
(248) 737-6110 Office/FAX
(248) 320-1414 Cell
www.beztak.com<<http://www.beztak.com>>

Dear Mr. Michels,

I am writing in regards to the proposed apartments on Parcel 2-E. Our home directly abuts this parcel. My wife and I have enjoyed the unobstructed view of Pusch Peak and the peace of our backyard since we built the house. We believe that the proposed use of the land as luxury apartments; buffered by landscaping, would be a far better neighbor then the previously proposed light industrial.

I am sure you have heard from residents, that will not be as directly impacted by this apartment complex, as we will be. It will be the view from the master bedroom window in the morning. It will be there when we try to enjoy the use of our back yard. It will be the sounds we hear when we sleep with the windows open.

I believe the town will benefit from the revenue generated by this property . We will be glad to have the question of what will be there settled.

In summary I believe that the Apartments should be approved for the land and the town should expedite the completion of this project.

Please share this E-mail with any and all of the members of the appropriate committees.

Best Regards,

Stephen & Margaret(Peggy) Dobbs
2354 E Mortar Pestle Dr
Oro Valley, AZ 85755
gpsd3208@gmail.com

From: Hoyjohnson@aol.com [mailto:Hoyjohnson@aol.com]

Sent: Monday, October 31, 2011 12:25 AM

To: Garner, William; Gillaspie, Barry; Hornat, Joe; Snider, Mary; Solomon, Steve; Waters, Lou; Hiremath, Satish

Cc: Williams, David

Subject: Concerns of Vistoso Residents in Neighborhood Two

Council Members and Mayor,

As a follow-up to the at TOV regarding the re-zoning of Parcel 2E, and building 258-310 high-density apartments, I am in **TOTAL** disapproval of this apartment complex in my neighborhood. We have been residents of Vistoso Vistas (Neighborhood Two) since November 1999 (12 years). My investment in my home and property has faced devaluation in the past five years due in part to the five following issues:

1. Incorrect zoning under ORSCOD never completed by Council in early 2000's. Ryans hired an attorney, did the research and the neighborhood was approved as rezoned to residential according to ORSCOD regulations which provided "zoned as developed".

2. Crematorium re-zoned parcel, and approved without residents' awareness. It did devalue homes approximately \$30,000 each. Research from Pima County Assessor.

3. Rodger Ford's 40-foot tall warehouse plan for Parcel E2 to ruin views of adjacent homes, add trash bins at entrance with other problems.

4. ADOT's plan for a huge high, ugly wall beginning down at RV Blvd. and Oracle and extended north past Vista Marbella destroying views and devaluing homes along Oracle.

5. Plans to develop Parcel 2E into 258-310 apartments will devalue homes.

THIS IS ENOUGH! WE DESERVE A CHANCE AND AN OPPORTUNITY FOR OUR PROPERTY TO INCREASE IN VALUE. Adding this apartment complex across the street from a crematorium will only further **decrease** the value of our homes.

WE ALSO DESERVE THE RIGHT TO PRESERVE OUR SCENIC MOUNTAIN VIEW, WHICH THIS MONSTROSITY WILL DESTROY. What happened to our right and the protection of our mountain view?

DON'T YOU AGREE THAT WE'VE HAD ENOUGH?

MY OBJECTIONS TO THIS HUGE NUMBER OF WHAT YOU CALL LUXURY APARTMENTS ARE AS FOLLOWS:

1. HIGH DENSITY TRAFFIC ADDING TO THE OVERPOWERING CONGESTION WE NOW HAVE FROM A 415-HOME NEIGHBORHOOD WITH ONLY TWO ACCESS/EGRESS STREETS
2. INCREASE IN SCHOOL POPULATION
3. INCREASE IS USE OF WATER, NOISE, VOLUME OF PEOPLE.
4. PEOPLE LIVING ACROSS FROM A 'DEATH ZONE'--A CREMATORIUM THAT SPEWS TOXIC DISEASE-CAUSING POLLUTANTS.
5. 24/7 NOISE
6. 500 OR MORE PEOPLE WALKING THEIR DOGS, OR JUST STROLLING THROUGH OUR NEIGHBORHOOD GAINING ACCESS TO OUR HOMES, SCATTERING ROCKS FROM YARDS ALONG THE SIDEWALK, PETS DEFECATING AND TURNING THE NEIGHBORHOOD INTO A SMELLY SEWER. (WE HAVE INDOOR PETS-- IT'S SAFER, THEY ARE HEALTHIER, AND THEY HAVE LITTER PANS WITH LINERS AND A LITTER BOX)
7. POSSIBLE DETERIORATION OF APARTMENTS INTO SECTION 8, HUD HOUSING OR LOW QUALITY NEIGHBORHOOD CORNER.

ARE YOU AWARE THAT **NOT ONE** PERSON AT THE MEETING WAS IN FAVOR OF THESE APARTMENTS?

I DO EXPECT YOU TO CONSIDER OUR OPINIONS. THEY ARE VALID AND THEY ARE IMPORTANT, AND MORE IMPORTANTLY, THEY EXPRESS A COLLECTIVE OPINION .
IN THE PAST THE TOWN AND COUNCIL DID WHAT THEY WANTED TO MAKE MONEY NO MATTER WHOM IT HURTS.
WE HOPE THIS COUNCIL WILL OPERATE DIFFERENTLY !

PLEASE THINK ABOUT VISTOSO VISTAS HOMEOWNERS FOR A CHANGE!

Thank you,
Fred and Sandra Johnson
2233 E. Rio Vistoso Lane
Oro Valley, AZ 85755

From: kristynberry@comcast.net
Sent: Monday, October 31, 2011 9:04 PM
To: Michels, Matthew
Cc: Bret Berry
Subject: Request to amend Oro Valley General Plan Rancho Vistoso / Vistoso Commerce Loop to High Density Residential

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Michels,

My husband and I will not be able to attend the meetings on November 1st and November 15th and would like to bring to your attention our concerns regarding the proposed zoning change of Rancho Vistoso / Commerce Loop from Commercial to High Density Residential. We live on Tabular street and will be impacted by zoning changes made in this area.

It is my understanding that several years ago (2005?) the residents voted in favor of using the area for commercial and office purposes. Specifically, when we purchased our home here it was our understanding they would most likely be medical offices consistent with many of the other recent developments on Innovation Drive. We are **against** the proposed change for the following reasons:

1. The proposed rezoning would significantly increase the density of the area causing an increase in traffic flow 24/7 as opposed to only a moderate increase in traffic flow for 8-10 hours a day which would most likely be the result of the current commercial zoning.
2. High density residential increases the flow of "non permanent residents" into the neighborhood. Rancho Vistoso is a "homeowners" association. We purchased our home because the zoning supported a family home environment **not** high density apartment living. We moved here to get away from high density living areas.
3. There does not seem to be a need for additional rental properties. There are several homes in our neighborhood that are always available for rent. High vacancies in apartment complexes often times result in lowering the screening standards of potential applicants. This can have adverse social impacts on the surrounding community.
4. Part of the land already has commercial property. Is "mixing" the zoning legal? Medical related commercial properties are already on the property it doesn't make sense to change it or mix it.
5. In light of all the resources that will need to be focused on healthcare in our country, we believe the current commercial zoning is practical and consistent with industries growing along Commerce Loop / Innovation Drive. We believe a commercial

use can be found that is consistent with the current zoning and works in harmony with the surrounding residential neighborhoods.

We understand these are difficult economic times. We hope that the Town of Oro Valley has the foresight, strength and vision to not compromise those qualities that make it an ideal place for families to live.

Thank you very much for your time.

Sincerely,

Kristyn & Bret Berry

From: MCamille@netscape.com [mailto:MCamille@netscape.com]

Sent: Sunday, October 30, 2011 4:44 PM

To: Hiremath, Satish; Snider, Mary; Gillaspie, Barry; Garner, William; Hornat, Joe; Solomon, Steve; Waters, Lou; Williams, David

Cc: mhighlen@beztak.com; sbarrett12@msn.com; naidacarolson@msn.com; gpsd3208@gmail.com

Subject: Parcel 2-E

Dear Mayor Hiremath, Vice Mayor Snider and TOV Council Members;

I am writing to you to express my opinions and feelings regarding the proposed General Plan Amendment on the Ford property, Parcel 2-E.

As some of you know, my home backs up **directly** to this land. I have enjoyed the unobstructed view of the magnificent Catalina Mountains since I purchased my home new in 1997. I knew someday that it would change and it seems that the someday is upon me and my adjoining neighbors. When I purchased my home, I was told that this land would be developed as doctor's offices to service the proposed hospital. It appears that this is no longer true with the exception of Dr. Scott Sheftel's proposed building.

At the last Neighborhood Meeting, Council Member Solomon asked the community what they wanted to see built on that property. That was not really a question we could answer because legally, Mr. Ford could have built multiple 36 foot tall monster buildings and there was not a thing any of us could do, even the town, because of the property zoning and the threat of a law suit. With that information still fresh in my mind and the vision of what could be possible, I have had a change of heart and mind. Ideally, some beautiful buildings such as the Western National Parks and Dr. Sheftel's building would be a dream come true. Something will be built on that land and the fear of another monstrosity would be too much for me to endure.

I spent many days and hours wrestling with this decision. I also spent time talking to Beztak representatives. They seem willing to be good neighbors and to work with us. Their proposed height of the two-story building is 20-24 feet high. The developer stated that they would "grade down 3-4 feet" making the proposed height of the two-story building only 16-20 feet high. A much better solution than the 36 feet height we were faced with. **My neighbors and I would be thrilled if the lower height would be implemented. It would be more in keeping with the current land use of Vistoso Vistas that back this land. None of the homes are two-story. All the homes are only one-story.**

You have undoubtedly heard from many residents that live in our small community **BUT those residents will NOT be directly impacted as I will be as well as my neighbors. They will drive by this proposed development NOT live directly adjacent to it. I hope that this is a PRIME consideration when council members are asked to vote on this proposal.**

Thank you for taking the time to listen to me, a tax-paying and voting resident of Oro Valley since 1995.

Sincerely,
M. Camille McKeever. MS,Ed.
13215 N. Hammerstone Lane
Vistoso Vistas
Oro Valley, AZ 85755

From: Jena Carpenter [jcarpenter@lmri.org]
Sent: Tuesday, November 08, 2011 11:16 AM
To: vlmerley@gmail.com; Michels, Matthew
Cc: Lee-Anne Palin; Customer Service LMR; Amy Kent
Subject: RE: input to Oro Valley P & D

Follow Up Flag: Follow up
Flag Status: Completed

Vicki,

Thank you for the email. Please know that the Association doesn't have any control over the decisions made by the Town of Oro Valley. We are following the decisions closely.

Lewis Management gains absolutely nothing from apartments built. We do not manage residential units in anyway. They will be managed by what ever company owns the complex and Bezteck I am sure has a department just for that. That said, the owner of the complex does pay assessments to Vistoso Community.

I am sorry if there was some confusion on that and if I can help you with any further questions, please let me know. You can reach me directly at 520-877-4640.

If you want to present your voice to the Town of Oro Valley with regard to your opposition, please forward your thoughts to: Matthew Michels at mmichels@orovalleyaz.gov.

Sincerely,

Jena Carpenter, CMCA, AMS | Association Manager

Lewis Management Resources, Inc An Associa Member Company 180 W Magee Road, Suite 134, Tucson, AZ 85704

Associa – The leader in community association management

Tel 520-742-5674 | Direct Dial 520-877-4640 | Fax 520-742-1523

jcarpenter@lmri.org | www.lmri.org | www.associaonline.com

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From: Vicki Merley [mailto:]
Sent: Thursday, November 03, 2011 9:29 AM
To: Customer Service LMR
Subject: input to Oro Valley P & D

Dear Sirs,

As a resident of Rancho Vistoso Neighborhood 2, we wanted to attend the public meeting on Nov 1, and work timing did not permit us to get there in time. We wanted to give input, and express our resistance to changing the zoning from light business, like a doctor office, to high density residential, as in the proposed apartment complex at Commerce Loop, and Rancho Vistoso Rd, section 2E.

We don't feel that the building of luxury apartments in that area is a good idea, due to higher traffic, school issues, with possibilities of more children attending the public school, water issues, parking and traffic.

We don't want it! It was bad enough to find out that the crematorium was allowed on that street, but high rise apartments would only benefit the management company employees, your company, and the owners. The few would benefit, and the many, the rest of us, will have to suffer lowering of our quality of life in our own neighborhood.

We purchased our home here in late 2007, because of the zoning on that open ground being promised to be "just light offices, light industrial", not high density apartments, I don't care how luxurious they are!

We don't want it.

Also, the entire Tucson area is "overbuilt", and has a high vacancy rate, and real estate value for residential has dropped significantly. I don't see the benefit of a few profiting from the proposed building, while the many, all the rest of us, have to suffer with something like this.

perhaps you have a conflict of interest here, and will not add my voice to the ones asking for the planning and development working group to stop considering these plans. Would Lewis Management profit from managing these new apartments? If so, we protest!

I do not mind using the C-1 zoning and building for commercial, or light industry that will not pollute the ground water, or air, but I do protest putting in a high density housing project on that corner, two blocks from my own home.

I don't want it! We don't want it.

Vicki Merley
13262 N. Hammerstone Ln. Oro Valley, 85755

From: Michelle Saxer-Freese [mailto:desertdove22@yahoo.com]

Sent: Wednesday, November 02, 2011 9:31 AM

To: Hiremath, Satish; Snider, Mary; Garner, William; Gillaspie, Barry; Hornat, Joe; Solomon, Steve; Waters, Lou

Cc: Williams, David

Subject: Streamlining Applicants' packages

Mayor Hiremath and Council.

At last night's P&Z meeting for our parcel 2E, Asst. Chairperson Cox chastized Beztak for not documenting the jobs employers Sanofi, Ventana and Oro Valley Hospital needed housing for.

I write now so that we all can learn from this experience by finetuning the process for the future.

Money, time and energy was wasted for D&I, for Council and its committees, for the affected residents. To prevent this from happening in the future, will you please request that applicants document such things in writing when they submit their packages?

To suggest that an employee of those above firms mentioned this in conversation but does not want to go on the record is doubtful at the least. Such an allegation is unacceptable to launch the amount of work done by staff at taxpayers' expense and emotionally abusive to residents. "Truth in disclosure" comes to mind. In this horrendous economy who would not want to advertise 50, 100, 250 jobs and give hope to the unemployed of work available? Sanofi and Ventana promised to employ locally so for them it would provide evidence of their commitment. Beztak's explanation just doesn't fit.

Thank you for your prompt attention to this matter.

Sincerely,

Michelle Saxer, resident

From: K L GUTIERREZ [mailto:kgutierr21@msn.com]

Sent: Tuesday, November 01, 2011 4:53 PM

To: Garner, William; Gillaspie, Barry; Hornat, Joe; Snider, Mary; Solomon, Steve; Waters, Lou; Hiremath, Satish

Cc: Williams, David

Subject: Proposed zoning change in Rancho Vistoso

To the Members of the Oro Valley Town Council,

My name is Karen Gutierrez and I have been a resident of Rancho Vistoso and Oro Valley for the past 11 years. I have greatly enjoyed living in peaceful and safe neighborhood 2. I attended the meeting on October 10th where discussion was held about rezoning the parcel of land in neighborhood 2 to a high density residential zone. As a resident and owner of 2 homes in neighborhood 2, I would ask you to please **not rezone this parcel.**

Most of the residents, myself included, feel that an apartment building in our neighborhood, even a luxury complex, would have a negative effect to our lives in many ways. First, the traffic would be greatly increased. Second, the addition of up to 300-600 additional residents in our area and their guests brings up many safety concerns. Third, Painted Sky the local elementary school is already overcrowded.

I believe, as do my neighbors, that by keeping the land commercial we can hopefully attract more businesses to the area that will have employees that want to buy homes here, helping with the foreclosures and short sales in our area. Also, the commercial traffic would be limited to work days and work hours, not 24/7 traffic.

I sincerely hope that you take my concerns and my neighbors into account before you vote to rezone this parcel. We are the ones who will be living next door and *we do not want it to be rezoned.*

Thank you for your time and consideration,

Karen Gutierrez
2678 E Big View Drive
Oro Valley, AZ 85755

From: Williams, David
Sent: Monday, November 14, 2011 4:47 PM
To: Michels, Matthew
Subject: FW: PLEASE LISTEN TO US!!!!!!! AND STOP THE RE-ZONING OF PARCEL 2E and the 258-310 HIGH DENSITY APARTMENTS

David A. Williams, AICP
520.229.4807 360.5790 (cell)

From: Sydne Meyers [mailto:sydm1531@gmail.com]
Sent: Monday, November 14, 2011 1:47 PM
To: Gillaspie, Barry; Garner, William; Snider, Mary; twaters@orovalleyaz.gov; Hornat, Joe; Solomon, Steve; Williams, David; Hiremath, Satish
Subject: PLEASE LISTEN TO US!!!!!!! AND STOP THE RE-ZONING OF PARCEL 2E and the 258-310 HIGH DENSITY APARTMENTS

Mayor and Council Members,

MY POSITION TO THE HUGE NUMBER OF SO-CALLED LUXURY APARTMENTS IS THIS:

- 1. HIGH DENSITY TRAFFIC ADDING TO THE OVERPOWERING CONGESTION WE NOW HAVE FROM A 415-HOME NEIGHBORHOOD WITH ONLY TWO ACCESS/EGRESS STREETS**
- 2. INCREASE IS USE OF WATER, NOISE, VOLUME OF PEOPLE.**
- 3. 24/7 NOISE**
- 4. PEOPLE LIVING ACROSS FROM A CREMATORIUM THAT SPEWS TOXIC DISEASE-CAUSING POLLUTANTS.**
- 5. INCREASE IN SCHOOL POPULATION.**
- 6. 500 OR MORE PEOPLE WALKING THEIR DOGS, OR JUST STROLLING THROUGH OUR NEIGHBORHOOD GAINING ACCESS TO OUR HOMES, PETS DEFECATING AND TURNING THE NEIGHBORHOOD INTO A SMELLY SEWER.**
- 7. POSSIBLE DETERIORATION OF APARTMENTS INTO SECTION 8, HUD HOUSING OR LOW QUALITY NEIGHBORHOOD CORNER. LUXURY APARTMENTS IS USED WAY TOO OFTEN.**

I have been a resident of Vistoso Vistas for a little over 10 years. I

love my home and am proud of my community.....BUT in the past five years five issues have devalued or threatened to devalue or property:

1. Incorrect zoning under ORSCOD never completed by Council in early 2000's. Ryans hired an attorney, did the research and the neighborhood was approved as rezoned to residential according to ORSCOD regulations which provided "zoned as developed".

2. Crematorium re-zoned parcel, and approved without residents' awareness. It did devalue homes approximately \$30,000 each. Research from Pima County Assessor.

3. Rodger Ford's 40-foot tall warehouse plan for Parcel E2 to ruin views of adjacent homes, add trash bins at entrance with other problems.

4. ADOT's plan for a huge high, ugly wall beginning down at RV Blvd. and Oracle and extended north past Vista Marbella destroying views and devaluing homes along Oracle.

5. Plans to develop Parcel 2E into 258-310 apartments will devalue homes.

**WE HAVE HAD ENOUGH!!
PLEASE CONSIDER OUR
OPINIONS....IT IS OUR HOMES,
OUR INVESTMENTS, OUR
FAMILIES THAT WILL
SUFFER~!!!!!!! NO HOMEOWNERS
WANT THIS, PLEASE CONSIDER
US....IT IS OUR HOMES and
LIVES~!!!!!!!**

Thank you all for reading my concerns and all the others,
Sydne M. Meyers

2256 E Rio Vistoso Lane
Oro Valley, AZ 85755
(520) 237-4698

From: Tom Gref [tgref@netsense.net]
Sent: Monday, November 14, 2011 3:52 PM
To: Hornat, Joe; Michels, Matthew; Garner, William; Gillaspie, Barry; Solomon, Steve; Waters, Lou; Snider, Mary; Hiremath, Satish; Williams, David
Subject: Beztak rezoning
Hello,

I got your contact information from my neighbor, Donna Lindquist, and was writing to express my opinion on the rezoning application for the parcel at Vistoso Commerce Loop.

After quite a bit of thought, I came to the conclusion that this should not be rezoned.

I know a lot of people object due to noise, traffic and other such issues, all of which are basically valid. I am of the opinion that change is inevitable, and sometimes I think people automatically object to anything different. I think it is important not to block things just because they represent change, but instead to carefully manage change for the benefit of the community at large.

My main concern in this is for the homeowners whose property immediately adjoins this parcel of land (this is not my situation, by the way). I think there is little doubt that this proposed development would have a negative impact on their lives, and very likely the value of their property would go down.

Imagine if you were a potential buyer of one of these homes years ago, and you were smart and realized that the large piece of vacant land behind your house could be developed someday. Also, being smart, you asked yourself, 'well, what could be built there?', so you did your due diligence and looked at the zoning of the property. At that point, you made a decision that the house would still be acceptable to you even if some commercial development took place there sometime in the future. As a homeowner, and investor in this community, I think you would have had a *reasonable expectation* that any construction there would conform to the zoning rules already in place.

I think at this point the town's main obligation is to the current homeowners who would be most affected by this. Keep in mind, these people put a substantial amount of their life's savings behind their decision to buy there, and there is little doubt that the 15-20 homes in that immediate area would be negatively impacted. You have to ask yourself a few simple questions:

1. Would you want to live there? (I know I wouldn't).
2. How would you feel if you did your research before buying your home there, only to find the town changed the rules? (I'd be angry).
3. If you had a choice, would you want to live there, or would you rather live someplace else in the neighborhood that is a bit farther away from the apartment complex? (this, of course, speaks to the change in value of the property). I think most people would pick a home a bit further away from the apartment, again, I know I would.

Even if the decrease in value of the homes nearby is small (say \$10,000, which isn't unreasonable) it is still not the right thing for the town to do. The town's main obligation should be to the current homeowners, and therefore they should deny the rezoning application. It is the right thing to do for the town.

Regards,

Tom Gref
13339 N Wide View Dr
Oro Valley
818-3382

From: Arlene Castaneda [dameydo@yahoo.com]
Sent: Monday, November 14, 2011 9:02 PM
To: Williams, David
Cc: Snider, Mary; Hiremath, Satish; Michels, Matthew
Subject: Objection to proposed change to general plan for parcel 2E

Dear Council Members and Mayor,

I have been residents of Vistoso Vistas (Neighborhood Two) for the past five years. I am writing in opposition to the proposed change to the general plan for parcel 2E. I chose to move into this neighborhood because many of the following concerns were NOT an issue. Was it not evident at the last meeting that not a single neighborhood resident wants these apartments? In the past the town and council have disregarded public opinion on many articles, simply to do what they can to make money. I hope this is not the case. I hope you consider the opinion of the neighborhood residents.

My concerns are as follows:

1. The increase in vehicle traffic on an already dangerous corner. Many times I have seen cars speed through the intersection, especially southbound on Innovation Pkwy, with disregard to pedestrians waiting to cross the street.
2. Traffic congestion for current residents of Neighborhood Two with only two ingress/egress points from the neighborhood. If there is an exit onto Rancho Vistoso Blvd. and there are a lot of cars making a u-turn at Vistoso Village Drive, it would be very difficult to exit Neighborhood Two onto Rancho Vistoso Blvd. from Vistoso Village Drive making a left turn. If you turn right, you cannot make a u-turn until after you pass the bridge.
3. Increase in neighborhood foot traffic i.e. pet walking and its mess on our property, kids having no regard for property lines scattering rocks from yards along the sidewalk
4. Increase in crime. Yes I know that spread out, the crime rate is no greater; but the number of residents will not be spread out, it will be within a 15 acre parcel.
5. There are a number of rental properties in Neighborhood Two already. The major difference between the existing rental properties and the proposed complex is the homeowner is more likely to be more selective of the tenant.
6. Building an apartment complex (luxury or not) will decrease the already low value of our homes!
7. The town has no control over rent prices or residents of the complex. If the economy continues to decline, the owners may sell the property and the prices may be lowered and become middle to low income property, further lowering the value of Neighborhood Two homes. No matter what the builder states, there is no way to ensure the apartments will not turn into Section 8 housing in order to fill its units.

8. There are other parcels of land available already planned for High Density Residential. The developer says they do not meet their needs. Maybe they might cost more to develop, but they are viable locations or they would not have been planned for that use originally.

9. Don't give away anymore commercial/office space!!! Parcel 2E is a prime piece of real estate. Do not make a decision for the future based on today's economy.

10. Apartments will have noise and people 24/7. Commercial/office does not.

11. Added cost to maintain the park in the Vistoso Vista neighborhood-more usage equals an increase to maintain the park. Very likely this cost will not be passed on to the apartment, but instead will be recuperated in higher HOA fees.

12. Wildlife relocation. I have often seen bobcats, javelinas, jackrabbits and coyote habitate the existing lot. This will no longer be the case when apartments are built.

Therefore I am opposed to the change to the general plan, and hope you take my concerns into consideration.

Arlene Castaneda
2256 E. Rio Vistoso Lane
Oro Valley, AZ 85755

**From: Lucia [topmom52@yahoo.com]
Sent: Monday, November 14, 2011 7:18 PM
To: Michels, Matthew
Cc: Hiremath, Satish; Williams, David; Gillaspie, Barry; Garner, William
Subject: Parcel 2E General Plan Amendment**

Dear Council Members and Mayor,

Ray and I have been residents of Vistoso Vistas (Neighborhood Two) for the past six years. We are writing in opposition to the proposed change to the general plan for parcel 2E.

Our concerns are as follows:

- 1. The increase in vehicle traffic on an already dangerous corner.**
- 2. Traffic congestion for current residents of Neighborhood Two with only two ingress/egress points from the neighborhood. If there is an exit onto Rancho Vistoso Blvd. and there are a lot of cars making a u-turn at Vistoso Village Drive, it would be very difficult to exit Neighborhood Two onto Rancho Vistoso Blvd. from Vistoso Village Drive making a left turn. If you turn right, you cannot make a u-turn until after you pass the bridge.**
- 3. Increase in neighborhood foot traffic i.e. pet walking and its mess on our property.**
- 4. Increase in crime. Yes I know that spread out, the crime rate is no greater; but the number of residents will not be spread out, it will be within a 15 acre parcel.**
- 5. There are a number of rental properties in Neighborhood Two already.**
- 6. Building an apartment complex (luxury or not) will decrease the already low value of our homes!**
- 7. The town has no control over rent prices or residents of the complex. If the economy continues to decline, the owners may sell the property and the prices may be lowered and become middle to low income property, further lowering the value of Neighborhood Two homes.**
- 8. There are other parcels of land available already planned for High Density Residential. The developer says they do not meet their needs.**

Maybe they might cost more to develop, but they are viable locations or they would not have been planned for that use originally.

9. Don't give away anymore commercial/office space!!! Parcel 2E is a prime piece of real estate. Do not make a decision for the future based on today's economy.

10. Apartments will have noise and people 24/7. Commercial/office does not.

Therefore we oppose this change to the general plan, and hope you take our concerns into consideration.

**Ray and Lucia Valenzuela
2257 E. Rio Vistoso Lane
Oro Valley, AZ 85755
Owners**

From: Michelle Saxer-Freese [mailto:desertdove22@yahoo.com]
Sent: Wednesday, November 16, 2011 7:11 AM
To: Williams, David
Subject: Fw: "Shop OV's local Businesses

David,

While initially I did not copy this to you, I am now as it belongs in the packet of correspondence about 2E.

No, the Mayor did not respond.

Thanks,

M. Saxer

--- On **Sun, 10/23/11, Michelle Saxer-Freese** <desertdove22@yahoo.com> wrote:

From: Michelle Saxer-Freese <desertdove22@yahoo.com>

Subject: "Shop OV's local Businesses

To: shiremath@orovalleyaz.gov

Date: Sunday, October 23, 2011, 5:35 PM

Mr, Mayor,

With your Council's initiative to patronize local businesses, why is Council not supporting the existing apartment complexes like Rocky Ridge, Pusch Ridge, Catalina Crossing, The Overlook, Sundown Village first before thinking of constructing new complexes? Loyalty to help them sustain their existing businesses goes hand in hand with "shop locally" .

Thank you,

P. Michelle Saxer

From: Michelle Saxer-Freese [<mailto:desertdove22@yahoo.com>]

Sent: Wednesday, November 16, 2011 7:22 AM

To: Williams, David

Subject: Fw: Lawsuit from developer

David,

FYI and inclusion in 2e's package.

Thanks,

M. Saxer

--- On **Sun, 10/23/11, Michelle Saxer-Freese** <desertdove22@yahoo.com> wrote:

From: Michelle Saxer-Freese <desertdove22@yahoo.com>

Subject: Lawsuit from developer
To: msnider@orovalleyaz.gov
Date: Sunday, October 23, 2011, 6:08 PM

Councilwoman Snider,

Beztak sued Oro Valley in 2005 and received a settlement. Why is this Council even considering doing business with this company? It seems like poor judgment and a conflict of interest to say the least,

If you feared a personal or municipality lawsuit, why did you run for Council and then try to enlighten your constituents that by resisting we are endangering you?

Please help me understand your thinking on this matter.

Thank you,

Michelle Saxer
13416 N Wide View Drive

From: RUSTY or KATHY WALTON [mailto:rusbonkathwa@msn.com]
Sent: Thursday, November 17, 2011 10:05 AM
To: Hiremath, Satish; Williams, David
Subject: Re-zoning of Parcel 2E, and the building 258-310 high-density apartments

Dear Council & Mayor,
We are contacting you in regards to the re-zoning of Parcel 2E, and building 258-310 apartments. Please consider our hopes and thoughts be taken into consideration when this comes to vote.

We moved to the Ranch Vistoso community just off of Commerce Loop about 7 years ago. My husband and I chose this area because it was not heavily populated and it had a great view of the mountains. We did not wish to live in an area with high traffic or population and we fear, that is just what the developement of high-density apartments will bring. Commerce Loop has become a shortcut for a lot of traffic that is coming from Oracle Rd. and that in itself is a noise problem.

We know that as area's become more built up with houses and apartments (such as these that are proposed) comes more crime too. Although no area of Oro Valley is not free from crime and is subject to it by the sheer nature of criminals.

Please consider our input and take in consideration our thoughts and future for our communities and do not re-zone Parcel 2E to proposed apartments. Also, please add us to your mailing list for information on our community.

Sincerely yours,

Mr. and Mrs. Rusty B. Walton
13289 N. Lost Artifact Ln.
Oro Valley, Az. 85755
520-229-1628