

## **Risks of commercial C2-1 Rezone at Jacks Canyon Rd & SR 179**

If approved, the owner (or subsequent owner) has the right to develop **ANYTHING** within the 50' height and easement envelope allowable - with **NO COMMUNITY INPUT**. **This is exactly how the towering Element Hotel was allowed.**

1. This parcel abuts residential or PAD properties to the east, south and west, making its designation as C2-1 incompatible and inappropriate with surrounding land usages.
2. The Yavapai County process for rezoning to C2-1 is strictly that; no use is stipulated, no site plan attached, suggesting that commercial use of the property is nearly unlimited.
3. Rezoning to C2-1 endangers the small-town character of our community.
4. Rezoning to C2-1 would enable unchecked development allowing for height and density greater than other commercial uses in our community.
5. If rezoned to C2-1, the community loses participation in the design and development of building plans.
6. This parcel is part of a residential subdivision with recorded deeds & restrictions (CC&R's) that do not allow buildings of two stories or more. C2-1 allows for 2-story structures up to 50' height that would obstruct iconic red rock views not only from SR 179 and Jacks Canyon Rd, but from the other homes in this subdivision and surrounding areas.
7. C2-1 commercial development, situated at an already overburdened intersection, would adversely affect traffic and public safety, potentially placing all persons in the community, and travelers coming through the community, at risk in the event of a wildfire evacuation and or medical emergency.
8. Commercial operation of businesses on this property would diminish quality of life and adversely impact property values for the adjacent residents:
  - increased noise at unpredictable hours of the day disturbing neighboring homes;
  - increased traffic on the parcel itself from customers coming and going at all hours - day and night - and would be disruptive to residents;
  - any multi-story commercial building will transmit and reflect light onto adjacent residential property;
  - increase in night lighting would be disturbing to neighbors.
9. C2-1 rezoning will desecrate our red rock viewshed, one of the intrinsic characteristics of the Scenic Byway designation.
10. Any high traffic, high density commercial enterprise at this intersection, will generate significant health and safety issues. These include life-saving egress for individuals, pedestrian danger; traffic back-ups similar to the Talaquepaque pedestrian crossing; first responder access; emergency services and evacuation in event of a natural or man-initiated disaster.

11. The applicant has not met the obligatory Yavapai County Public Participation process, which specifically spells out that applicants must address the following areas of concern which have been soundly articulated by the community:

- impact on surrounding neighborhoods;
- health and safety issues;
- compatibility with surrounding land uses, specifically residential neighborhoods;
- viewshed obstruction.

## **CRITICAL EVENTS – YOUR PRESENCE MAKES A DIFFERENCE**

### **Thurs. June 13, 9am Big Park Council, VOC Fire Station**

- Big Park Council reps will vote. Contact your rep and ask they represent their constituent's wishes.
- Ask your Big Park rep to request the meeting be moved to a larger venue to accommodate the community. (At the February meeting, residents were turned away because the room was over capacity.)
- The vote in February was unanimous to DENY the application. Demand your rep DENY again. Nothing has changed since February, except the hotel usage and building plan was removed from the application. *The current application is only to rezone to C2-1 that allow a 50' building.* Per Yav County: **"feedback regarding the intended use of the property will not be considered relevant to this request."**

### **Thurs. June 20, 9am Yavapai County Planning & Zoning Commission Hearing, 10 South 6th St. Cottonwood**

### **Wed. July 17, 9am Yavapai County Board of Supervisors Meeting, 10 South 6th St. Cottonwood**