



2014 PLAN AMENDMENT PROGRAM PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	Wednesday, 27 August 2014
CASE	Co7-14-03 Catalina Foothills Center General Partnership - N. Oracle Road
SUBREGION	Catalina Foothills
DISTRICT	1
LOCATION	East of N. Oracle Road and north and west of N. Genematas Drive
ACREAGE	Approximately 50 acres
REQUEST	Amend planned land use intensity designation from Low Intensity Urban 1.2 (LIU 1.2), Medium Intensity Urban (MIU) and Resource Transition (RT) to Medium Intensity Urban (MIU), Neighborhood Activity Center (NAC) and Resource Transition (RT)
OWNER	Catalina Foothills Center General Partnership
AGENT	Jim Portner, Projects International, Inc.

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN

Applicant is requesting to amend the Comprehensive Plan to undertake a master-planned redevelopment of the site that:

- develops new mixed-use development featuring commercial, retail, restaurant and residential districts
- clusters components to preserve topographic and natural features
- establishes new commercial/retail node in the Oracle Road corridor for multi-modal transportation
- builds from established infrastructure and improves on-site infrastructure at developer cost
- preserves designated Important Riparian Areas under Conservation Lands System guidelines

EXISTING ZONING/LAND USE

CR-1 Single Residence, CR-4 Mixed-Dwelling Type, CR-5 Multiple Residence, and CB-1 Local Business Zones – mixed residential development, undeveloped lands

SURROUNDING LAND USE DESIGNATIONS

North	Low Intensity Urban 1.2 (LIU 1.2), Resource Transition (RT)
South	Low Intensity Urban 1.2 (LIU 1.2), Medium Intensity Urban (MIU)
East	Low Intensity Urban 1.2 (LIU 1.2)
West	Medium Intensity Urban (MIU), Low Intensity Urban 1.2 (LIU 1.2), Resource Transition (RT)

SURROUNDING ZONING/EXISTING LAND USE

North	CR-1 Single Residence Zone – undeveloped area (Pima Wash), recreational development (tennis courts, golf course)
South	CR-4 Mixed-Dwelling Type and CB-1 Local Business Zones – undeveloped desert, residential development, commercial (tea room / café)
East	CR-1 Single Residence Zone – residential development
West	CR-1 Single Residence, CR-4 Mixed-Dwelling Type and TR Transitional Zones – undeveloped desert (Pima Wash), commercial development (1-story office)

STAFF REPORT

Staff recommends **Approval** of this request to amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2), Medium Intensity Urban (MIU) and Resource Transition (RT) to Medium Intensity Urban (MIU), Neighborhood Activity Center (NAC) and Resource Transition (RT) on approximately 50 acres located east of N. Oracle Road and north and west of N. Genematas Drive in the Catalina Foothills Subregion for the following reasons:

1. The site is located along N. Oracle Road, a principal urban arterial route in a region of commercial / retail, office, and mixed residential uses. The Comprehensive Plan amendment proposing master-planned mixed residential / commercial development is in keeping with and complements the surrounding land uses.
2. Development proposed under the Comprehensive Plan amendment meets a number of the Growing Smarter Act elements: mixed-use, compact development, multi-modal transportation, rational infrastructure expansion and improvements, and conservation of natural resources.
3. Proposed development also specifically supports Comprehensive Plan Land Use Element, Circulation Element and Environmental Element Regional Plan Policies for compact development along major streets and commercial centers – policies also require assessment of proposed development to protect the privacy and character of existing neighborhoods.

Should this amendment request be approved and advance to the rezoning phase, rezoning conditions will be created based upon comments submitted in this staff report, the rezoning staff report comments and the findings and direction of the Commission and the Board of Supervisors during public hearings. Nonetheless, Staff recommends the following Comprehensive Plan Rezoning Policies for this amendment request:

- The Preliminary Development Plan submitted with the rezoning application shall demonstrate avoidance of regulatory floodplains and Important Riparian Area
- Post-development floodplains shall be designated *Resource Transition*

Comprehensive Plan Amendment Request:

This is a request by the Catalina Foothills Center General Partnership, represented by Projects International, Inc., to amend the Comprehensive Plan on approximately 50 acres (*the site*) located east of Oracle Road and north and west of Genematas Drive. The applicant requests to amend the Comprehensive Plan land use designation from LIU 1.2 (about 25 acres) and MIU (15 acres) to MIU (about 27 acres) and NAC (13 acres); the area designated RT (about 10 acres) would remain roughly the same. The applicant proposes to redevelop the site into a master-planned mixed-use residential and commercial development, which would include elderly assisted-living, retail, restaurant, and hotel / resort components.

Setting:

The site is 17 contiguous properties, about 50 acres total, about a half-mile north of the intersection of Oracle Road and W. River Road. Access to the site from Oracle Road is currently on Genematas Drive and W. Yvon Drive. The applicant plans to request the abandonment of Yvon Drive from Pima County to provide internal on-site circulation only, except for through-site emergency access.

The site ranges in elevation from about 2,350 to 2,430 feet. The north end of the site is bounded by and includes about 8½ acres of Pima Wash, which originates in the western Santa Catalina Mountains. The site has slightly to moderately hilly terrain and scattered incised drainages with steep slopes. The south bank of Pima Wash on the site is about 50 feet in vertical height with slope ranging from 30-60% but approaching 100% in steeper spots; other drainages on the site are of similar steepness. The uneven topography will be a significant limiting factor on the site's developable area.

The site currently has about 12 acres of residential development: the Catalina Foothills Lodge, built around 1945, has 65 rental units of 1- and 2-story apartments, quad-plexes, duplexes, and shared swimming pool facility located along Yvon Drive. The lodge is on about 8.75 acres of land zoned CR-5 Multiple Residence Zone and 1 acre of CR-1 Single Residence Zone; the pool facility is on 2 acres of CB-1 Local Business Zone. The abandonment of Yvon Drive would add about 1.5 acres to the site area.

The remainder of the site, zoned CR-1 (33 acres) and CR-4 Mixed-Dwelling Type Zones (3.5 acres), is undeveloped. These areas have native Sonoran Desert vegetation of relatively low diversity, including palo verde, white-thorn acacia, creosote bush, triangle-leaf bursage, and mixed cacti; there is a low density of mature ocotillo and saguaro, with almost no regeneration of the latter species seen. The residential area has a mix of ornamental vegetation in the landscape which has begun to encroach into the surrounding desert.

History:

Residential parcels on the site located along Genematas Drive and Yvon Drive were platted as part of the Oracle Foothills Estates No. 2 subdivision (April 1949), and subsequently underwent various splits and re-combinations into their current configuration. The residential parcels are also part of the 1959 Catalina Foothills Zoning Plan (Co13-59-004). About 17 acres of the site along Oracle Road were rezoned to CR-4 and CB-1 in 1954 (Co9-54-084) and within that area, the 8.75-acre lodge portion was again up-zoned to CR-5 in 1963 (Co9-63-079).

Surrounding conditions:

The region has mixed commercial, retail, high-density residential development, and undeveloped desert land along Oracle Road, with recreational-type uses (tennis courts and golf course) immediately within Pima Wash. There is lower-density single-family development located further off Oracle Road.

The site is abutted by lands zoned CR-1, CR-4 and TR Transitional Zones (Pima County) to the north, east and west, and C-1 Commercial and O-3 Office Zones (City of Tucson) to the south. The site abuts about 12 developed residential parcels in the Oracle Foothills Estates #2 subdivision to the east.

Directly across Oracle Road from the site, there is office and high-density residential use (TR and CR-4 zoned, respectively) abutted by lower-density residential (CR-1 zoned) areas further from the road. There are areas with Commercial Activity Center (CAC) land use designation and existing development along Oracle Road, about 0.2 miles to the south at the intersection with River Road, and about a half-mile to the north, with hotel uses to the north and retail, office, gas station, restaurant uses at both sites. In general, CR-1 zoning makes up the bulk of the zoning in the region, with higher intensity uses and residential density found associated with Oracle Road.

The owner of the 0.66-acre tea room property immediately to the south of the site is also requesting a Comprehensive Plan amendment (Co7-14-05) to change their land use designation from MIU to NAC, as part of a rezoning condition for expanding commercial uses. The applicant proposes new uses of similar or less intensity than the tea room, and the tea room property is adjacent to the requested NAC land use area on this site.

Transit issues:

The site is located along Oracle Road, a principal urban arterial road, with adequate circulation infrastructure for the site and region. There are currently three Sun Tran express routes to Marana and Oro Valley and one local bus route available along this section of Oracle Road. The closest stop is located at the River and Oracle intersection (about a quarter-mile south), but increased residential density along Oracle Road could create demand for additional stops.

Infrastructure availability:

The residential development on the site (12 acres) is currently served by Tucson Water. The rest of the site is not shown as being connected for water, but is within Tucson Water's service area, and the Metropolitan Water District's service area is just across Oracle Road. The entire site is also within the Ina Road Sanitary Sewer Service Area, but is not connected to the sanitary sewer system.

Commercial / employment opportunities:

Proposed commercial, retail, and hotel / resort development on the site could likely provide commercial and employment opportunities to the local and regional community.

PLAN AMENDMENT CRITERIA

Staff reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1. Promoting the implementation of:
 - a. The **Maeveen Marie Behan Conservation Lands System**;
 - b. **Growing Smarter Acts**, with particular emphasis given to the principles of smart growth, such as: (i) mixed use planning, (ii) compact development, (iii) multi-modal transportation opportunities, (iv) rational infrastructure expansion/improvements, (v) conservation of natural resources, and (vi) the growth area element (where applicable); and
 - c. Other plan policies set forth in the Regional Plan Policies, Rezoning Policies and Special Area Policies.
2. Fulfilling the "Purpose" of the Annual Plan Amendment Program of the Pima County Zoning Code, § 18.89.040(A)(2) and (3):
The annual plan amendment program provides an opportunity to address oversights, inconsistencies, or land use related inequities in the plan, or to acknowledge significant changes in a particular area since the adoption of the plan or plan updates. Annual amendments are reviewed concurrently in order to analyze potential cumulative impacts.

Maeveen Marie Behan Conservation Lands System

The site contains about 12.5 acres of designated Important Riparian Area under the Maeveen Marie Behan Conservation Lands System (MMBCLS) associated with Pima Wash on the northwest side of the site. The MMBCLS is part of the Environmental Element Regional Policies of the Comprehensive Plan designed to provide protection to the county's biodiversity and most sensitive environmental areas. Important Riparian Areas are supported by springs or perennial or ephemeral watercourses, and are valued for their water availability, biological productivity and framework of landscape linkages. MMBCLS Conservation Guidelines state that at least 95 percent of the total areas under this designation shall be conserved in a natural or undisturbed condition – application of MMBCLS guidelines are determined at the time of rezoning.

Growing Smarter Acts and Regional Plan Policies

The applicant proposes re-development of an existing residential area, with expansion of a master-planned development along Oracle Road. The applicant states that the site is best developed as a mixed commercial, retail, restaurant development with a complementary residential component, effectively clustered to protect on-site natural features and buffer lower-density residential neighbors to the east. Also, establishment of a new commercial / retail / residential node along Oracle Road would contribute to opportunities for multi-modal transportation, and make use of existing infrastructure and expand required on-site infrastructure at developer cost.

The Pima County Comprehensive Plan Land Use Element Regional Policies seek to promote compact development which a) increases housing density and compatible residential infill adjacent designated commercial centers; b) provides for a mixed use and higher density residential development along major streets and commercial areas; and, c) provides for transit-oriented development along major streets and commercial activity centers. Land Use Element policies also recommend that rezonings under MIU and NAC land use designations develop at a residential density of not less than 5 residences per acre (RAC). Additionally, Circulation Element Regional Plan Policies seek to promote higher-density mixed-use development or re-development along major transportation corridors. Compact development should create development at a human-scale (i.e., for walkability) with mixed use and multi-modal transportation opportunities, rather than solely for car-oriented development.

The applicant plans a compact, mixed-use development on the site. The site's topography will necessitate compact design, and higher-density residential, retail / commercial and hotel / resort uses may provide a level of walkability for on-site residents, patrons and guests within the proposed development. Similar access and use for surrounding neighbors would depend on the availability of direct, safe routes to the proposed development site. Similarly, the site's location on Oracle Road would contribute to access to multi-modal transportation, but would depend, in part, on the availability of transit routes and stops serving the site, and the willingness of patrons to utilize existing transit.

The site's location between a principal arterial route and commercial center, and existing residential subdivision requires balancing new development with protection of the neighborhood's amenities. Land Use Element policies state that the privacy and character concerns of existing neighborhoods should be assessed in reviewing the location, density and character of proposed re-development and in-fill projects, and in requiring bufferyards to mitigate impacts of noise, views and traffic. Also, Circulation policies discourage new transitory traffic through or similar vehicular impacts to existing neighborhoods.

Regional Plan Policies, Rezoning Policies and Special Area Policies

The site is covered under Special Area Policy S-2 (Catalina Foothills), which prohibits construction of buildings in excess of 24 feet in height in the Catalina Foothills region.

Oversights, Inconsistencies, Land Use-Related Inequities, or Significant Changes

There are currently about 2 acres zoned CB-1 under MIU land use designation and 10 acres of CR-1 zoning under RT land use designation on the west side of the site. A subsequent rezoning following the approval of the Comprehensive Plan amendment would be an opportunity to bring the site's zoning districts into compliance with their respective plan designations.

AGENCY REVIEW COMMENTS

Pima County Departmental Review

Regional Flood Control District

The Regional Flood Control District reviewed the Comprehensive Plan amendment request and has the following comments:

Pima Wash and three mapped tributaries cross the site. Pima Wash has an overlying *Important Riparian Area* (IRA) designation under the Maeveen Marie Behan Conservation Lands System. Pima Wash and the northernmost tributaries are also designated Pima County Regulated Riparian Habitat type *Xeroriparian C*. The Erosion Hazard Setback is 100 feet for Pima Wash and 25 feet for the mapped tributaries.

The Water Supply Impact Review (WSIR), as required by Resolution 2008-72, notes the following:

- the site is in the Tucson Hydroecologic Basin and depth to bedrock is between 1600-3200 feet
- the site is within the area of 1 inch or less subsidence as mapped by Pima County
- the nearest Groundwater-Dependent Ecosystem is the perennial section of the Santa Cruz River, about three miles away

- portions of the site are within Tucson Water service area, but over half of the site is not
- per ADWR Well Registry, wells within a quarter mile of the site had depth to water of between 250-350 feet when drilled; modeling results predict a decline of the water level of 10-30 feet between the years 2010 and 2025, to 401-500 feet below the ground surface, by 2025.

The WSIR finds that the proposed project is not expected to have adverse impacts.

The District has no objection to the proposed Comprehensive Plan amendment, with the recommendations of Rezoning Policies that the rezoning application Preliminary Development Plan demonstrate avoidance of regulatory floodplains and Important Riparian Areas, and that post-development floodplains be designated Resource Transition (RT).

Please see the attached memo from the District dated 14 August 2014.

Regional Wastewater Reclamation Department

The Regional Wastewater Reclamation Department reviewed and has no objection to the proposed Comprehensive Plan amendment.

The applicant is advised that there shall be no commitment to provide sewer service to any development on the site until an agreement is executed between Pima County and the property owner / developer. Also, adequate downstream public sewerage system treatment and conveyance capacity for possible future development on the site may not be available, unless provided by the property owner / developer. Specific conditions for public sewerage system for the site will be brought forward at the time of rezoning should the Comprehensive Plan amendment be approved.

Department of Transportation

The Pima County Department of Transportation reviewed and has no objection to the proposed Comprehensive Plan amendment.

The Department notes that Oracle Road is a paved 6-lane principal urban arterial with an existing 200-foot right-of-way. Oracle Road is maintained by the Arizona Department of Transportation (ADOT) and as such, any off-site improvements affecting the road will require ADOT approval. The current (2009) traffic count on Oracle Road is 39,500 average daily trips (ADT), with a capacity of 59,900 ADT. Pima Association of Governments forecasts a volume of 45,525 ADT on Oracle Road by 2040. Oracle Road is also a county-designated Scenic Major Route with a 150-foot building setback from centerline.

Access to the site is on N. Genematas Drive and W. Yvon Drive. The property owners are in the process of having Pima County abandon Yvon Drive, though it will still provide internal circulation to the site. Genematas Drive is a paved, 2-lane county-maintained road; although no traffic counts have been conducted, traffic volume is estimated to be low due to surrounding low-density development. Access to the developed site is expected to be on Genematas Drive and anticipated off-site improvements include turn lanes, amenity landscaping, traffic signals, pedestrian access, and capacity and design upgrades. Traffic impacts, access, circulation and off-site improvements will be analyzed at the time of rezoning should the Comprehensive Plan amendment be approved.

Department of Natural Resources, Parks and Recreation

The Department reviewed and has no comment regarding the proposed Comprehensive Plan amendment.

Department of Environmental Quality

No comments were received.

Cultural Resources and Historic Program Office

The Office reviewed the proposed Comprehensive Plan amendment. According to Pima County records, the site has not been previously surveyed and there are no previously identified archaeological or historic sites on the property. A survey would be needed to determine whether cultural resources exist on the

property and if identified, additional requirements (e.g. avoidance measures or archaeological data recovery) may be needed to mitigate the effects of any proposed development. On-the-ground archaeological and historic sites surveys of the site may be a requirement at the time of rezoning should the Comprehensive Plan amendment be approved.

Office of Sustainability and Conservation

The office reviewed and has no comment regarding the proposed Comprehensive Plan amendment.

Other Agency Review

Arizona Department of Transportation

Arizona Department of Transportation (ADOT) manages State Route 77 (Oracle Road). ADOT notes that Oracle Road is the only access proposed for the site, and that the potential changes in use will generate a significant number of additional trips on Oracle Road and intersections (Genematas and Yvon Drives) serving the site. Because there is currently no traffic signal at the Oracle Road / Yvon Drive intersection, ADOT will require a Traffic Impact Analysis and Traffic Signal Warrant Evaluation to determine if a signal will be required. ADOT advises that the owner / developer will be responsible for any improvements within the ADOT right-of-way that result from change in use on the site, including intersections, traffic signals and drainage facilities, and requests early coordination at the time of rezoning on the site.

US Fish & Wildlife Service

US Fish & Wildlife Service (USFWS) notes that lesser long-nosed bat (*Leptonycteris curasaoe yerbabuena*), an endangered species listed under the Endangered Species Act, have been documented foraging and moving between roosts and foraging areas in the region where the site is located. USFWS recommends that saguaros or agaves occurring on the site be preserved in place or salvaged and replanted on-site to incur no net loss of lesser long-nosed bat foraging resources. Lesser long-nosed bats also use washes as travel corridors between roost sites and forage areas, and among forage areas. USFWS also recommends that the area of the site with RT land use designation be conserved to maintain the wash area, with an appropriately large buffer in the adjoining area proposed for MIU designation.

Tucson Water / Metro Water District

Tucson Water submitted no comments. Metro Water District states that the site is outside of their current legal boundary (west side of Oracle Road from the site) and that Tucson Water service will most likely be requested. Should Tucson Water service be unavailable, Metro Water would be willing to evaluate the ability to provide service and any necessary off-site improvements to extend service to the site.

Fire Department

Northwest Fire District has no objection to the proposed Comprehensive Plan amendment, but requests review of proposed development for compliance with fire and safety codes at the Development Plan stage.

PUBLIC COMMENT

The applicant invited the Oracle Foothills Neighborhood Association (OFNA) and neighbors from properties within 1000 feet of the site to a public forum on August 4, 2014 to discuss the proposed amendment. The applicant states that 42 people were in attendance.

Pima County Planning Division has received 6 letters from neighbors. Two of the respondents are opposed to the entire amendment request; OFNA and 3 respondents are in favor of amending about 13 acres to NAC along Oracle Road (or at least, re-developing Catalina Foothills Lodge), but are not in favor of amending the eastern 27 acres of the site to MIU.

Respectfully submitted,

Mark Holden

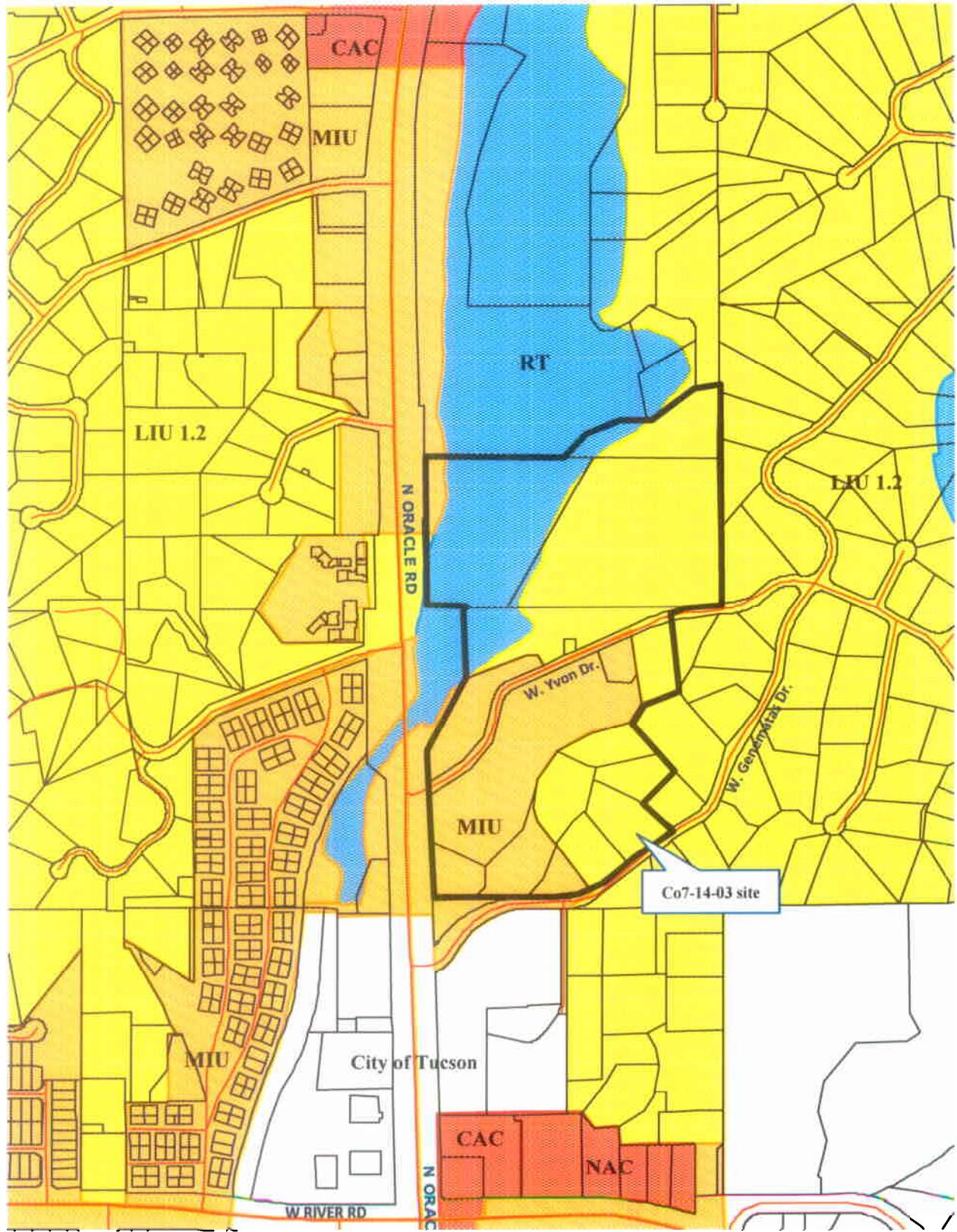
Mark Holden
Senior Planner

xc: Property Owner
Applicant
File

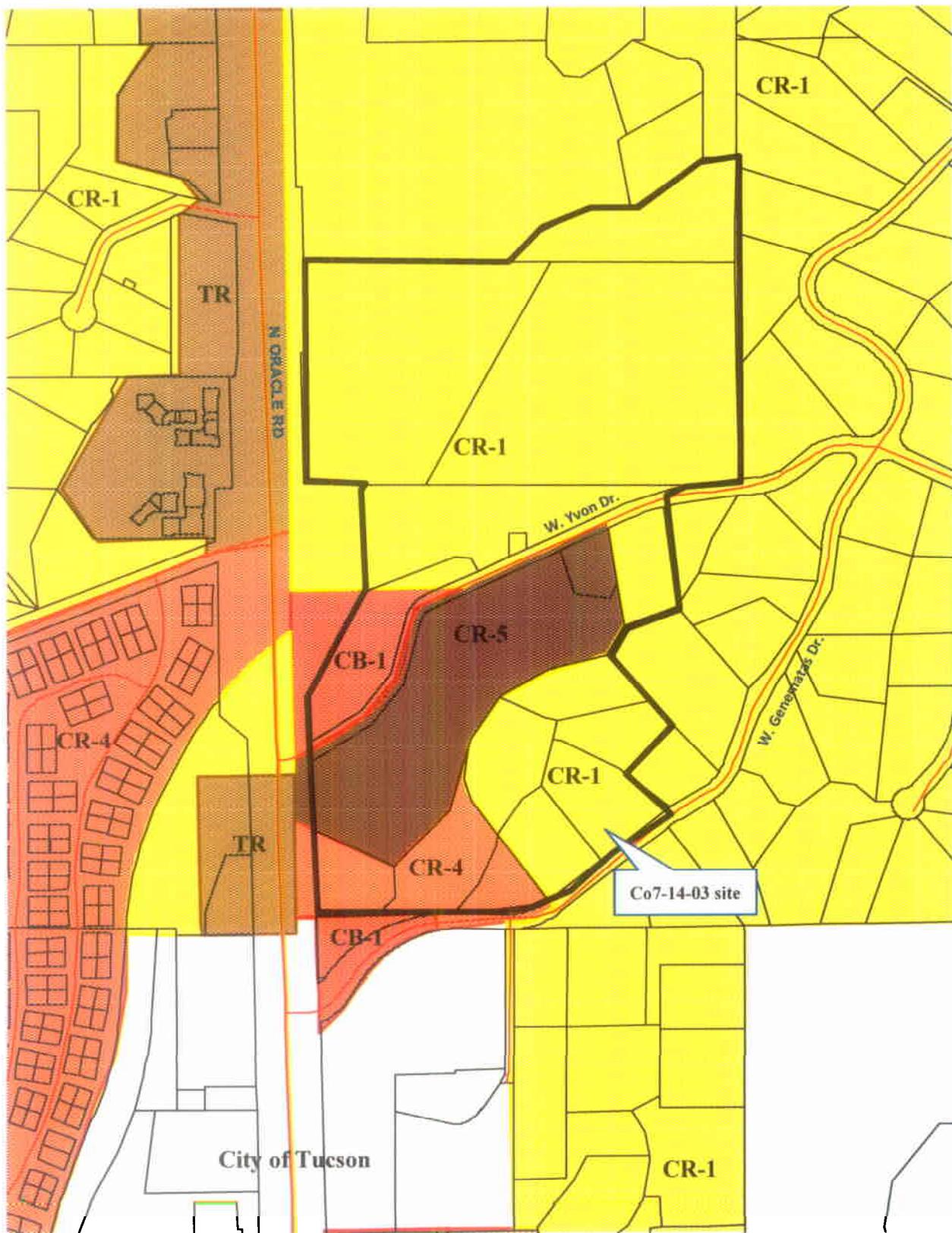
Co7-14-03 Catalina Foothills Center GP – N. Oracle Road
Aerial photograph



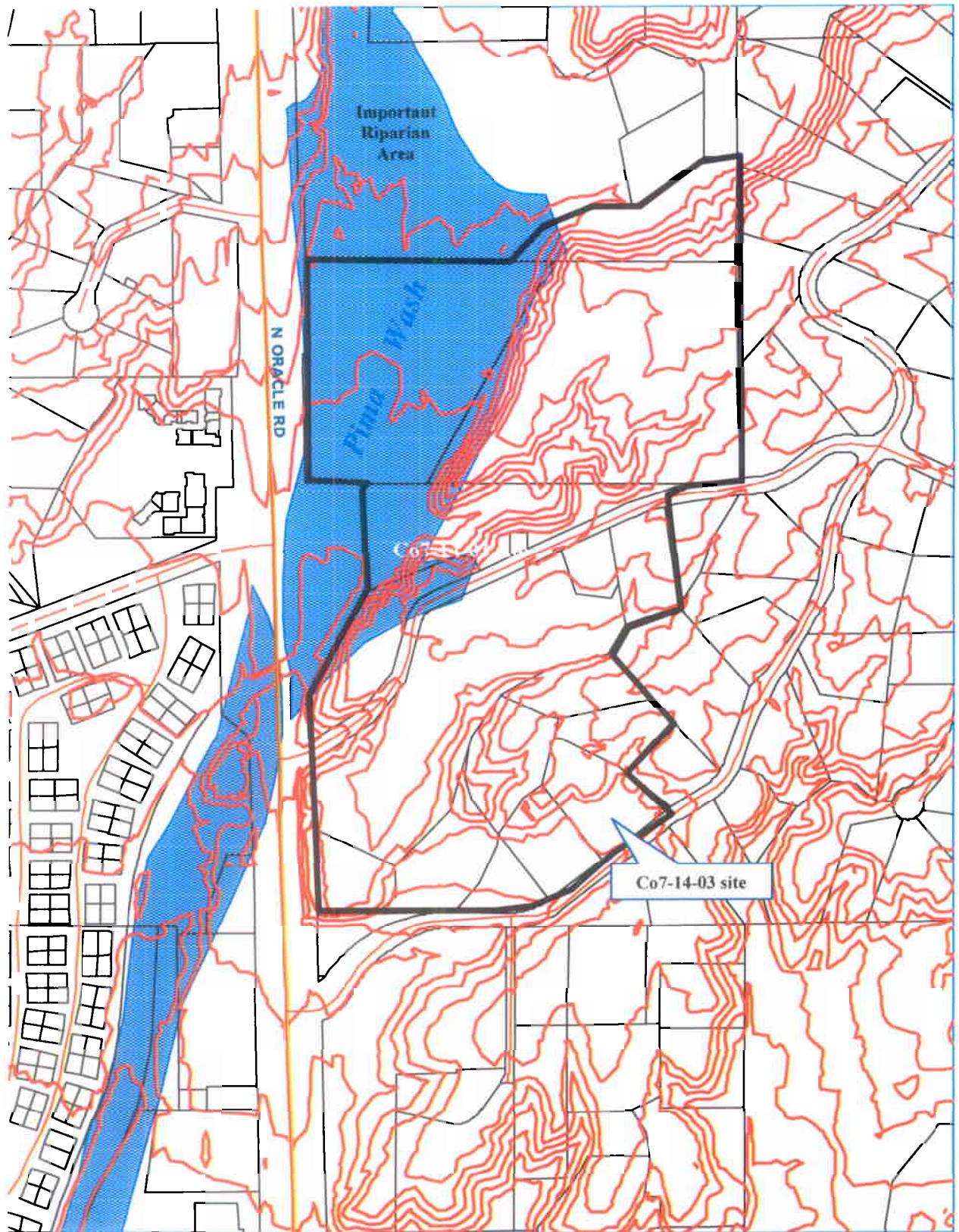
Co7-14-03 Catalina Foothills Center GP – N. Oracle Road
Current Comprehensive Plan Land Use Map



Co7-14-03 Catalina Foothills Center GP – N. Oracle Road
Current Zoning Map



Co7-14-03 Catalina Foothills Center GP – N. Oracle Road
Topography (10 foot contour) and Conservation Lands System





PIMA COUNTY COMPREHENSIVE PLAN 2014 PLAN AMENDMENT PROGRAM

Application

SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): Catalina Foothills Center General Partnership

DAYTIME PHONE: 323.634.2400 FAX: 323.937.6532

ADDRESS: c/o Mr. Gene Torncello Jess S. Morgan & Company, Inc. Suite 2300
5900 Wilshire Blvd. Los Angeles, CA 90036 E-MAIL: GTorncello@jsmco.com

APPLICANT (if other than owner): Jim Portner, Projects International, Inc.

DAYTIME PHONE: 520.850.0917 FAX: 520.850.0917

ADDRESS: 10836 E. Armada Lane

Tucson, AZ 85749-9460 E-MAIL: jportner@projectsint1.com

SECTION II. AMENDMENT REQUEST INFORMATION

TAX CODE NO(S): Seventeen (17) parcels from Nos. 105-01-0880 thru 105-01-1380

TOTAL ACRES: Approximately 50.0 AC (includes to-be-abandoned Yvon Drive right-of-way)

GENERAL PROPERTY LOCATION: N. Oracle Road, approximately 1/4 mile north of
River Road and directly north & adjacent to Genematas Drive

COMPREHENSIVE PLAN SUBREGION(S): Catalina Foothills

ZONING BASEMAP(S): BOARD OF SUPERVISORS DISTRICT(S): 1

CURRENT/CONDITIONAL ZONING: CR-1, CR-4, CR-5 and CB-1

EXISTING LAND USE: some rental apartments, casitas & SFR's; remainder is vacant

CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): RT (approx. 10 AC); MIU (approx.
15 AC); LIU 1.2 (approx. 25 AC)

REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): RT (10 AC); MIU (27 AC);
NAC (13 AC)

SPECIAL AREA OR REZONING POLICIES BY POLICY #, WHICH CURRENTLY APPLY TO THE PROPERTY:

NONE

SPECIAL AREA OR REZONING POLICIES PROPOSED AS PART OF THE AMENDMENT REQUEST:

NONE

SECTION III. SURROUNDING PROPERTIES INFORMATION * Also see Exhibits provided *****
CURRENT PLANNED LAND USE DESIGNATIONS OF SURROUNDING PROPERTIES (within 500 feet):

NORTH:	RT & LIU 1.2	SOUTH:	City of Tucson, MIU & LIU 1.2
EAST:	LIU 1.2	WEST:	MIU, RT and LIU 1.2

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH:	Golf & Tennis Club, single-family residential
SOUTH:	tea shop, vacant land, and single-family residential
EAST:	single-family residential
WEST:	professional/medical offices, townhomes

EXISTING AND CONDITIONAL ZONING OF SURROUNDING PROPERTIES (within 500 feet):

NORTH:	CR-1	SOUTH:	CB-1, CR-1, O-3 (City of Tucson)
EAST:	CR-1	WEST:	CR-1, CR-4, TR, C-1 &)-3 (City of Tucson)

SECTION IV. REASONS FOR PROPOSED AMENDMENT

Please refer to Section I(F) of the Application Process Requirements document. Explain why you think one or more of the reasons described in Section I(F) support your Plan Amendment request. Attach additional page(s), if necessary.

See Section IV attachment.

SECTION VI. SUBMITTALS

THE FOLLOWING ITEMS MUST BE INCLUDED IN THE APPLICATION:

- Site map - refer to Section I(E) of this application form for requirements.
- Ownership verification:
 - Assessor's map and property inquiry (APIQ) printout.
 - Original letter(s) of authorization (if applicant is not the property owner).
 - If a trust, original signature of trust officer and list of beneficiaries (if applicable).
 - If a corporation, original signature with person's title and the list of corporate officers (if applicable).
- PDF files of application materials, if applicable.
- Additional materials, if any
- Processing Fee (See attached *Comprehensive Plan Amendment Fee Schedule Summary*).

SECTION VII.

This complete application is true and correct to the best of my knowledge. I am the owner of the above-described property or have been authorized by the owner to make this application.



SIGNATURE OF APPLICANT

04/25/14

DATE

Jim Portner
NAME OF APPLICANT - PRINTED
Projects International, Inc.
10836 E. Armada Lane
Tucson, AZ 85749-9460

SECTION IV.

REASONS FOR PROPOSED AMENDMENT

1. Location and General Nature of Request

Catalina Foothills Center, GP is seeking a comprehensive plan amendment for its approximately 50-acre holdings located generally at the northeast corner of Oracle Road and Genematas Drive. Oracle Road is a four-lane, divided arterial that is under the jurisdiction of the Arizona Department of Transportation (ADOT) as State Route 77. Genematas Drive is a two-lane paved public street. The property also has direct access to Oracle Road by way of Yvon Drive, a two-lane public street. Pima County is presently proceeding with an abandonment request of Yvon Drive through the subject property. As such, this right-of-way will ultimately become part of this project's holdings and so is included as a part of this amendment request.

From a land use perspective, the site is located within an urbanized context and a major transportation corridor. The only departure from this general statement is the properties located to the adjacent east, these being established, single-family



residential lots with CR-1 zoning (minimum lot size of 36,000 SF). To the north is the Quail Valley Tennis Club and the Quail Canyon Golf Course. To the west, across Oracle Road, is a mix of numerous professional office complexes, the Pueblo Vista Townhomes, and several established

restaurants (the U-Like Buffet, Red Lobster). To the south is the existing River Village Shopping Center and, south of River Road, a Circle K and the Friendly Village of the Catalinas mobile home park.

Further out from this immediate context, the trend towards urbanization is clear. The Oracle Road corridor represents an intensive and expanding mix of commercial and retail uses, professional & medical offices, and higher-density residential. The City of Tucson city limits fall just south of the subject property, and the intensity of land use increases accordingly therein, including the presence of a major regional mall. The zoning districts surrounding the site feature everything from CR-1 (for the single-family residences to the east), to CR-4 and CR-5 residential zoning (for the various townhome and patio home projects), to TR (Transitional) zoning for the various professional and medical offices, and finally to CB-1 commercial zoning for the many retail establishments throughout the Oracle Road corridor. Within the City portion of the surroundings, zoning ranges from RX-1 to O-3 (Office) to the C-1 & C-3 commercial districts.

This comprehensive plan amendment request is driven by the owner's desire to proceed with the complete masterplanning and redevelopment of its property. It presently contains a mix of rental casitas, apartments, and single-family residences. While these are still wholly functional and occupied, they are somewhat dated and, in the bigger picture, no longer the most appropriate or best use for an intensifying major transportation corridor.

It is the owner's vision and intent to redevelop the property to feature a commercial activity center node together with complimentary residential uses. The activity center requires the *Neighborhood Activity Center (NAC)* comprehensive plan designation and is intended to feature a higher-end boutique hotel with spa and other resort-style amenities. Complimenting the hotel will be a specialty retail/shopping, restaurant and entertainment district. This district is intended to feature a line-up of specialized retailers and restaurants that have heretofore not been present in the Tucson market, thus providing a unique shopping and dining experience for both hotel visitors and the public at large.

The anticipated residential uses on the property will likely include patio homes and townhomes, thereby necessitating the requested *Medium Intensity Urban (MIU)* comprehensive plan designation. Another potential use within the *MIU* district is an assisted-living facility, which is viewed as a viable and attractive possibility for elderly individuals wishing to live in close proximity to the proposed retail/shopping/restaurant district while still receiving the appropriate level of on-going care and services that the assisted-living environment provides.

With all of the above in mind, the subject property represents an appropriate mixed-use, infill development that is appropriate for -- and will be designed to fit well within -- the established urbanized context and the major transportation corridor that abuts it. Specialized and enhanced buffering will be intelligently integrated into the project design so to appropriately respect and protect the existing lower-density single family residences which lie adjacent to the east. In addition, vehicular traffic will be controlled so as to insure no spill-over occurs into these adjacent lower-density residential areas.

2. Requested Comprehensive Plan Designation

As already alluded to, the requested comprehensive plan designations for this property are *Neighborhood Activity Center (NAC)* and *Medium Intensity Urban (MIU)*, which will accommodate the envisioned uses described immediately above. The subject property already contains a large portion of *MIU*, so this request represents an expansion of that designation in conjunction with the new *NAC* designation. A portion of the property is also categorized as *Resource Transition (RT)*. This *RT* area recognizes the existing Pima Wash; the *RT* designation will, by-and-large, be left as-is.

3. Reasons for Plan Amendment Request

As mentioned above, the site is envisioned as ultimately being developed as masterplanned, mixed-use project featuring commercial, retail, restaurant, and complimentary residential uses. This land use mix is justified in light of the established and expanding urbanized context that typifies the area and the Oracle Road transportation corridor.

a. Implementation of Growing Smarter Act

The proposed plan amendment is consistent with, or furthers, several of the Smart Growth Principles as identified by the Smart Growth Network (SGN). These are individually discussed below:

Mix of Land Uses

Given the established and expanding urbanization within the Oracle Road transportation corridor, the site is best developed as a mixed-use development featuring commercial, retail, restaurant, and supporting/complimentary residential districts. With proper design, a project of this intensity can recognize, respect and protect its existing lower-density residential neighbors to the east.

Take Advantage of Compact Building Designs

The project will promote commercial components and higher-density residential uses that can be effectively clustered in a compact spatial arrangement that protects and preserves important on-site natural topographic and drainage/habitat features, while also affording the efficient design of on-site infrastructure. Preserved natural features, such as the Xeroriparian "C" and Important Riparian Area (IRA) on the site, will be incorporated as an open space amenity and greenway corridor.

Multi-Modal Transportation Opportunities

The establishment of a new commercial/retail node, together with higher-density residential development on the site will contribute significantly to larger regional opportunities for multi-modal transportation within the Oracle Road corridor.

Rational Infrastructure Expansion and Improvements

The proposed plan amendment clearly advances this principle. It will build off of the established, project-convenient public utility and transportation infrastructure that is already in place immediately adjacent to the subject property. Expansion of this infrastructure to serve the actual

on-site development will be accomplished at developer cost, together with fair-share contributions toward larger regional needs as required by Pima County's routine impact fee requirements.

Conservation of Natural Resources

The Pima Wash traverses the northwest portion of the plan amendment site and is designated as *Important Riparian Area (IRA)* by the Conservation Lands System (CLS). It is the intent of the proposed masterplan to treat this designated *IRA* in accordance with CLS guidelines, which allow for no more than 5% disturbance of the identified area.

Going forward, the site's final development program will be promulgated in consultation with Pima County Office of Sustainability & Conservation staff, as well as key private stakeholders, so as to achieve a development concept that satisfies the property owner's objectives while also recognizing applicable CLS policies. In the event that more than the 5% threshold disturbance allowed is necessary, the additionally disturbed area will be suitably mitigated through other on-site set-asides or through a combination of on-site and off-site mitigation acceptable to the Pima County Office of Sustainability & Conservation.

The CLS topic is mentioned further below in Section 3.b (Open Space Element, Environmental Element) and Section 3.f (Compatibility with Conservation Lands System).

b. Implementation of Comprehensive Plan Policies, etc.

This proposed plan amendment complies with or furthers the County's Regional Plan ("RP") policies as discussed below. The pertinent RP policies are contained in the following elements: Land Use, Public Services and Facilities, Solar Energy Systems, Circulation, Water Resources, Growth Area, and Environmental. All are discussed below.

Land Use Element

Cultural Heritage (RP 1.B; p. 4). There are no significant cultural resources or heritage elements located in the immediate area. All future on-the-ground development and construction activity will, of course, proceed in full accordance with all applicable cultural resource procedures, inventory requirements, and mitigation parameters in force at the time of future rezoning activity and subsequent site disturbance.

Site Design and Housing. With respect to site planning, the Project will provide appropriately enhanced buffering and screening and be of a human scale that respects and visually integrates into the established residential

neighborhoods to the east (*RP 1.C.1.a, b & c, p.15*). The final design and particulars of such buffering will be developed through coordination, meetings and discussions with the adjacent neighborhood leadership and residents during the rezoning process.

The entire project will be designed as a contained, mixed-use project with a consistent architectural theme and style, as well as consistent thematic elements and design features used throughout the development. Formal design guidelines will be developed to insure the on-going advancement and enforcement of this principle. As such, it will create a unique, project-specific sense of place and make a positive contribution to the quality of the surrounding built environment (*RP 1.C.1.d, p.15*).

With respect to compact development, the Project will promote higher intensity commercial and higher-density residential mixed-use infill within a major transportation corridor and will do so by clustering it in appropriate nodes and development sectors on the site while preserving significant on-site topographic and drainage features (*RP 1.C.2, p.15*). As already mentioned above, a primary element of the project will also be providing adequate and respectful buffering of the existing lower-density residential use to the immediate east of the site.

Public Services and Facilities

Wastewater Policies. With respect to sewer line infrastructure, the Project will connect to existing wastewater conveyance infrastructure already in place. Extensions of the public system onto and through the subject property will be funded exclusively on a private basis and meet all applicable design, access, and construction parameters of the Pima County Regional Wastewater Reclamation Department. Concurrency and capacity will be suitably verified at the time of future rezonings (*RP 1.D.1, p.16*).

Flood Control Policies. All surface drainage and hydrologic design will proceed in full conformance and coordination with the Pima County Regional Flood Control District (PCRFCD). The Pima Wash traverses the northwest portion of the property; preservation of riparian habitat associated with the Pima Wash, and as designated by the Conservation Lands System, will proceed in coordination and cooperation with all applicable RFCD and CLS guidelines (*RP 1.D.2.a, p.17*).

Solar Energy Systems

Structure and Site Design. East-west building orientation will be an objective, together with the placement of long-axis building frontages in arrangements that will optimize their beneficial solar exposure during winter months and limit their summertime exposure. Alternative, cost-

effective roof treatments and coatings will be evaluated to maximize reflectance, temperature control, and interior energy efficiency (*RP 1.E.1, p.19*).

Subdivision/Development Design. The planned residential component will be designed in compact units so as to minimize large paved areas. Landscape elements will be clustered into grouped tree plantings, as opposed to systematically rowed in "orchard" fashion, so as to enhance pavement shading and reduce surface heating. Landscape and pedestrian amenity areas will emphasize the provision of shaded areas to create usable outdoor spaces and to provide highly usable pedestrian linkages between the residential and commercial components of the project (*RP 1.E.2.a & b, p.20*).

Circulation Element

Timing/Concurrency. Transportation infrastructure necessary to serve the plan amendment is in place. Oracle Road is a full-improved four-lane divided facility, while Genematas Drive is an uncurbed street. Concurrency requirements for the proposed development will be evaluated in detail at the time of rezoning. Off-site improvements as necessary to serve the specific needs of the proposed development will be completed at developer expense (*RP 2.A, p.22*). Any such project-specific improvements will be coordinated with the Arizona Department of Transportation (ADOT) and the Pima County Department of Transportation (PCDOT) and any improvements resulting in capacity enhancements to the regional transportation system will be evaluated for potential impact fee credits.

Yvon Drive is an existing public street that currently bisects the project. The portion of Yvon Drive through the subject property is currently being abandoned by Pima County and will become part of the project's private holdings. From that point forward, Yvon Drive will be managed so as to physically preclude any private vehicular pass-through traffic from the subject property to the adjacent residential neighborhood to the east. Fire and emergency vehicles will, of course, be an exception to this fact and will still be allowed to pass through the site and utilize Yvon Drive as they may see fit to serve both the subject property and the existing off-site residents further to the east.

As part of future masterplanning activities, the current Yvon Drive roadway will be realigned on-site to best facilitate the proposed masterplan and the planned commercial/residential sectors. The prohibition of any private vehicular access to the adjacent neighborhood to the east (with the exception of fire & emergency access) will be maintained.

Neighborhoods. A guiding intent of the proposed redevelopment will be to route and manage vehicular traffic so that it moves to and from the Oracle Road corridor. No new traffic generated by the proposed plan amendment

site will be routed to or from – or in any way be allowed to bleed into -- the established residential neighborhood to the east (*RP 2.C, p.22*). In order to satisfy applicable fire & emergency requirements, secondary access will be required to the subject property from its Genematas Drive frontage, but this vehicular traffic will, once again, be intended to traverse Genematas Drive only as required to derive access to and from Oracle Road.

Density and Land Use. As encouraged by the regional plan policies, the project will promote a higher-intensity commercial use and higher-density residential along an established and major transportation arterial (*RP 2.F, p.22*). This policy furthers the regional desire and smart-growth principle that fosters the establishment of multi-modal transportation opportunities within such established corridors.

Bikeways. Public bikeways do not exist along Oracle Road. As mentioned earlier, Oracle Road is State Highway 77 as administered by the Arizona Department of Transportation (ADOT). Future improvements to Oracle Road may include continuous bikelane improvements at the discretion of ADOT (*RP 2.K, p.23*).

Water Resources Element

The proposed plan amendment site will be suitably evaluated by PCRFCD staff for current and projected groundwater depth and other pertinent factors (*RP 3.B, p.22*). A Preliminary Integrated Water Management Plan (PIWMP) will be developed in conjunction with PCRFCD staff at the time of rezoning, which will be developed into a Final Integrated Water Management Plan (FIWMP) at the time of Development Plan or subdivision plat submittal. Both plans will detail the project's water demand and specific conservation measures being employed on the project, including water-harvesting and run-off containment, grey-water systems, and specific site-planning and building construction measures (*RP 3.C, p.26*).

Open Space Element

The proposed plan amendment site will be evaluated for its value within the larger regional open space equation for Pima County (*RP 4, p.32*). This evaluation, in conjunction with the application of the Maeveen Marie Behan Conservation Lands System (CLS) policies, will ultimately lead to an appropriate treatment of the site in terms of suitable open space set-aside areas. The Pima Wash traverses the northwest portion of the site and is targeted for preservation in accordance with the applicable RFCD and CLS guidelines.

Growth Area Element

Increase Mix of Land Uses. This development furthers the established policy objective of encouraging mixed-use planning in designated growth areas (*RP 5.A, p.33*). This proposal constitutes an infill development, within a designated growth area, that will help further create a mix of uses that will be beneficial toward encouraging multi-modal transportation opportunities (*RP 5.B, p.33*). The project will increase the mix of uses in the surrounding region by providing hospitality, specialty-retail, restaurant and complimentary residential components, thereby contributing significantly to future demand for multimodal transportation within the Oracle Road corridor. As such, the residential component will be of a higher target density than that which presently exists, and will potentially include an assisted-living facility to further complement the on-site resort amenities, shopping/retail and restaurant uses (*RP 5.C & F, p.33*).

The project will also further the established policy objective that development proposals be designed to add architectural attractiveness to the area (*RP 5.E, p.33*). The development will be masterplanned as a contained project with a consistent architectural theme and style, as well as consistent thematic elements and design features employed throughout the development. It is envisioned as featuring a higher-end hospitality/resort-hotel operator, specialty retailers, and restaurateurs, all which demand a high level of aesthetics. Formal architectural design guidelines will be developed to insure the on-going advancement and enforcement of a consistent architectural and visual quality throughout the project.

Environmental Element

Natural Resources. The project will recognize and help implement the goals and intent of the Maeveen Marie Behan Conservation Lands System (MMBCLS).

The Pima Wash traverses the northwest portion of the plan amendment site and is designated as *Important Riparian Area (IRA)* by the Conservation Lands System (CLS). It is the intent of the proposed masterplan to treat this designated *IRA* in full accordance with CLS guidelines, which allow for no more than 5% disturbance of the identified area.

Going forward, the site's final development program will be promulgated in consultation with Pima County Office of Sustainability & Conservation staff, as well as key private stakeholders, so as to achieve a development concept that satisfies the property owner's objectives while also recognizing applicable CLS policies. In the event that more than the 5% threshold

disturbance allowed is necessary, the additionally disturbed area will be suitably mitigated through other on-site set-asides or through a combination of on-site and off-site mitigation acceptable to the Pima County Office of Sustainability & Conservation.

c. Existing Relevant/Applicable Special-Area Policies.

At the time of this submittal, no Special-Area or Rezoning Policies are proposed for the subject plan amendment. On-going discussions with staff and stakeholders will occur throughout the amendment process, which may result in such Policies be promulgated and refined as conditions of any approved comprehensive plan amendment that may be granted by the Board of Supervisors.

d. Existing Relevant/Applicable Rezoning Policies.

There are no adopted rezoning policies that apply to this specific plan-amendment site.

e. Potential/Proposed Special-Area or Rezoning Policies

At the time of this submittal, no Special-Area or Rezoning Policies are proposed for the subject plan amendment. On-going discussions with staff and stakeholders will occur throughout the amendment process, which may result in such Policies be promulgated and refined as conditions of any approved comprehensive plan amendment that may be granted by the Board of Supervisors.

f. Compatibility with Conservation Lands System (CLS)

The Pima Wash traverses the northwest portion of the plan amendment site and is designated as *Important Riparian Area (IRA)* by the Conservation Lands System (CLS). It is the intent of the proposed masterplan to treat this designated *IRA* in full accordance with CLS guidelines, which allow for no more than 5% disturbance of the identified area.

Going forward, the site's final development program will be promulgated in consultation with Pima County Office of Sustainability & Conservation staff, as well as key private stakeholders, so as to achieve a development concept that satisfies the property owner's objectives while also recognizing applicable CLS policies. In the event that more than the 5% threshold disturbance allowed is necessary, the additionally disturbed area will be suitably mitigated through other on-site set-asides or through a combination of on-site and off-site mitigation acceptable to the Pima County Office of Sustainability & Conservation.

g. Impact on Existing Land Uses in the Surrounding Area

Development of the proposed plan amendment site as a mixed-use project featuring hospitality, commercial/retail, restaurant, and higher-density residential uses will be consistent with the existing urbanized Oracle Road corridor. That being said, special care must be given to the treatment of project perimeters so as to appropriately recognize, respect, and buffer the existing lower-density residential uses to the immediate east. It is envisioned that these goals can be suitably met with intelligent, thoughtful design and in conjunction with on-going meetings and discussions with adjacent neighborhood leadership and residents throughout the future rezoning process.

SECTION V.

BIOLOGICAL RESOURCES & COMPATIBILITY WITH THE MAEVEEN MARIE BEHAN (MMB) CONSERVATION LANDS SYSTEM

A. Landscape Resources

1. MMBCLS Category

A portion of the site is designated as *Important Riparian Area (IRA)*. The remainder of the site lies outside of the CLS.

2. Critical Landscape Linkages

The subject site does not occur near any of the Critical Landscape Linkages.

3. Habitat Protection or Community Open Space Acquisition

The subject site is not indicated as a priority property for habitat protection on Pima County's SDCP Mapguide.

B. Species Specific Resources – Federally Listed Threatened/Endangered Species and Pima County SDCP Species

1. Cactus Ferruginous Pygmy-Owl (A Federally De-listed Species).

a. The site occurs within Survey Zone 2. The site is a part of Priority Conservation Area (PCA) No. 2 for this species, as is the entire surrounding region.

b. The Arizona Game and Fish HDMS report for this site indicates known locations of the cactus ferruginous pygmy-owl within three (3) miles of the site (a copy of the HDMS report is attached for reference).

c. The plan amendment site was formally surveyed for the cactus ferruginous pygmy-owl for eight (8) consecutive years from 2000 through 2007, inclusive.

d. No cactus ferruginous pygmy-owls were found on the property during any of the eight (8) consecutive annual surveys. The owner possesses a formal report of this survey activity should Pima County wish to see it.

2. Pima Pineapple Cactus
 - a. The plan amendment site is not part of the Priority Conservation Area (PCA) for the Pima Pineapple Cactus.
 - b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Pima Pineapple Cactus within three (3) miles of the site (a copy of the HDMS report is attached for reference).
 - c. No (0) Pima Pineapple Cactus have been found on the property during informal site reconnaissance.
 - d. The plan amendment site has not been formally surveyed for the Pima Pineapple Cactus.
3. Needle-Spined Pineapple Cactus
 - a. The plan amendment site is not part of the Priority Conservation Area (PCA) for the Needle-Spined Pineapple Cactus.
 - b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Needle-Spined Pineapple Cactus within three (3) miles of the site (a copy of the HDMS report is attached for reference).
 - c. No (0) Needle-Spined Pineapple Cactus have been found on the property during informal site reconnaissance.
 - d. The plan amendment site has not been formally surveyed for the Needle- Spined Pineapple Cactus.
4. Western Burrowing Owl.
 - a. The plan amendment site is not within a Priority Conservation Area (PCA) for the Western Burrowing Owl
 - b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Western Burrowing Owl within three (3) miles of the site (a copy of the HDMS report is attached for reference).
 - c. No (0) Western Burrowing Owls have been found on the property during informal site reconnaissance.
 - d. The plan amendment site has not been formally surveyed for the Western Burrowing Owl.

LEGEND

Boundary of Subject Plan,
Amendment Request

Tucson City Limits

Limits of Important Riparian Areas with
underlying Xeroriparian "C"
Xeroriparian "C" (Non-Important Riparian Area)

Access to Public Street
(Conceptual Location)

Protective Buffer Adjacent to Existing CR-1 Residential
See Notes 2-4 below.

ZONE DESCRIPTIONS

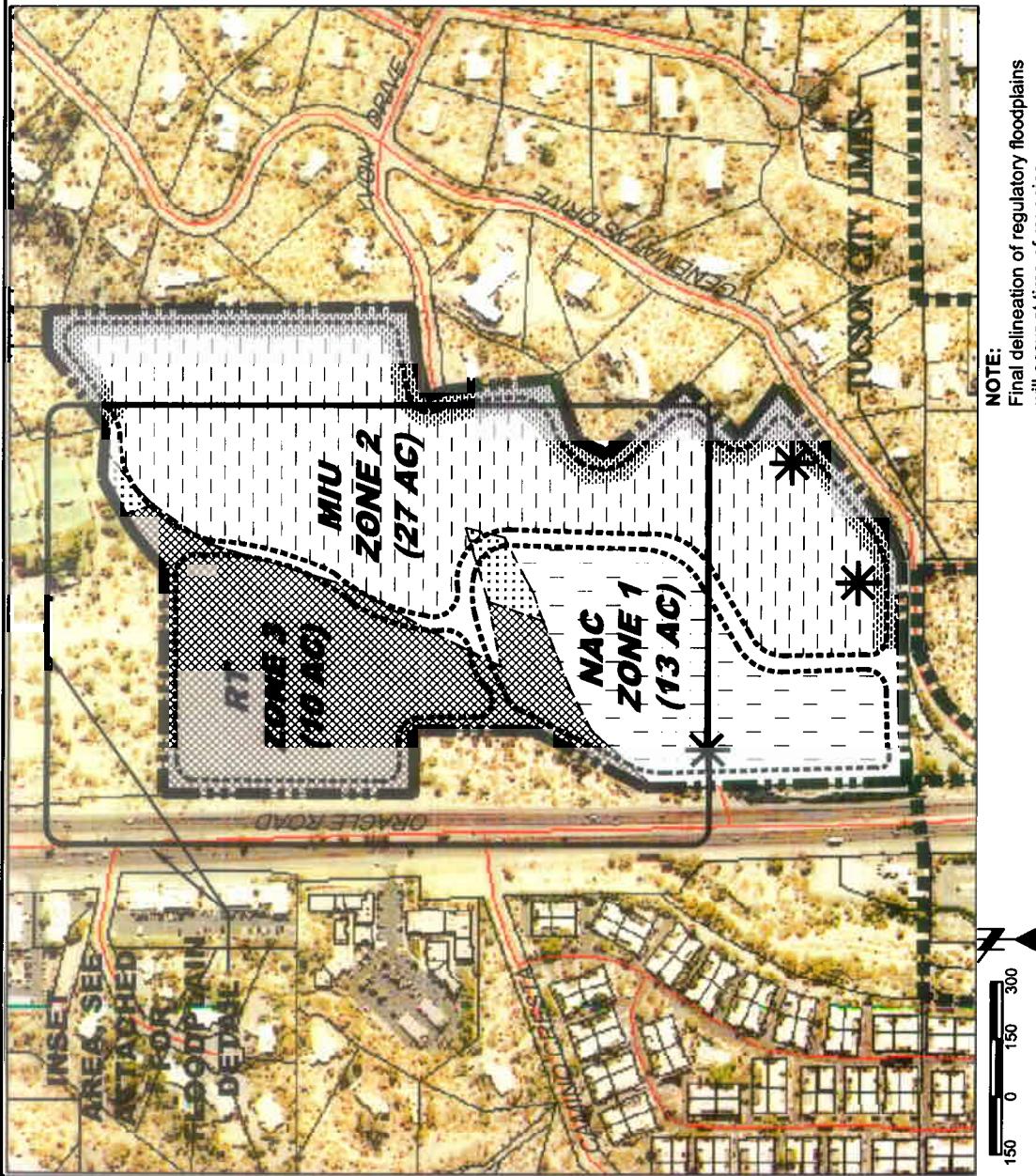
Zone 1: Activity Center & Commercial Core with Neighborhood Activity Center (NAC) Designation. Area dedicated to non-residential use, including restaurants, a boutique hotel, and specialty retail in an activity-center, edge-up setting.

Zone 2: Residential Component with Medium Intensity Urban (MIU) Designation. There areas are dedicated to higher-density residential units. Final form and product to be market/effective at the time of rezoning and development, but will potentially include higher-density single-family residence, townhomes, patio homes and, potentially, an assisted-living facility. An enhanced, protective buffer, as depicted herein, will be a component of the MIU district whenever it abuts the established CR-1 single-family residential lot.

Zone 3: Lowland/Natural Drainage Area with Resource Transition (RT) Designation. Area dedicated to protecting the existing natural drainageways and associated riparian "C" and important riparian Area (IR).

GENERAL NOTES

1. Vehicular access to and from this site will occur only from Oracle Road and from Genesee Drive where it borders the property along its south boundary. No vehicular access (other than fire & emergency) will be permitted to the east via Yane Drive.
2. Natural and enhanced landscaped setbacks and buffers in excess of normal Zoning Code requirements will be provided whenever the proposed development abuts existing CR-1 residential lots. Building heights, setbacks, and perimeter landscape buffers will achieve an appropriate transition to these established residential areas.
3. Details of the buffering and mitigation adjacent to the existing CR-1 residential area to be determined at the time of final design and be detailed in the Site Analysis provided at time of future rezoning.
4. Salvaged native-dear tree and shrub specimens will be transplanted primarily into project perimeter buffers adjacent to the existing CR-1 residences to it to achieve a native character in the project edges as rapidly as possible.
5. The CR-1 Important Riparian Areas (IR) and Xeroriparian "C" regulated habitats will be treated in accordance with adapted preservation guidelines. At the time of rezoning, detailed analysis may suggest the need to correct mapping errors in the IRA and Xeroriparian "C" boundaries. Any such correction to the boundaries will proceed in coordination with PUD/CD using County-approved procedures. A Riparian Habitat Mitigation Plan (RMP) will be prepared in accordance with PUD/CD's "Natural Riparian Habitat Mitigation Standards and Implementation Guidelines" if disturbance meets or exceeds the threshold level at which an RMP is mandated.
6. Conservation Land System (CLS) mitigation to be accomplished with on-site set-asides areas together with, if necessary, suitable off-site mitigation in coordination with the Pima County Office of Sustainability and Conservation.



PROJECTS INTERNATIONAL, Inc.

STRUCTURAL ENGINEERING
ENVIRONMENTAL SERVICES
LAND USE PLANNING & CONSULTING



FRAMEWORK PLAN

Catalina Foothills Center

COMPREHENSIVE PLAN AMENDMENT REQUEST:
LIU-1.2, RT and MIU to RT, NAC and MIU

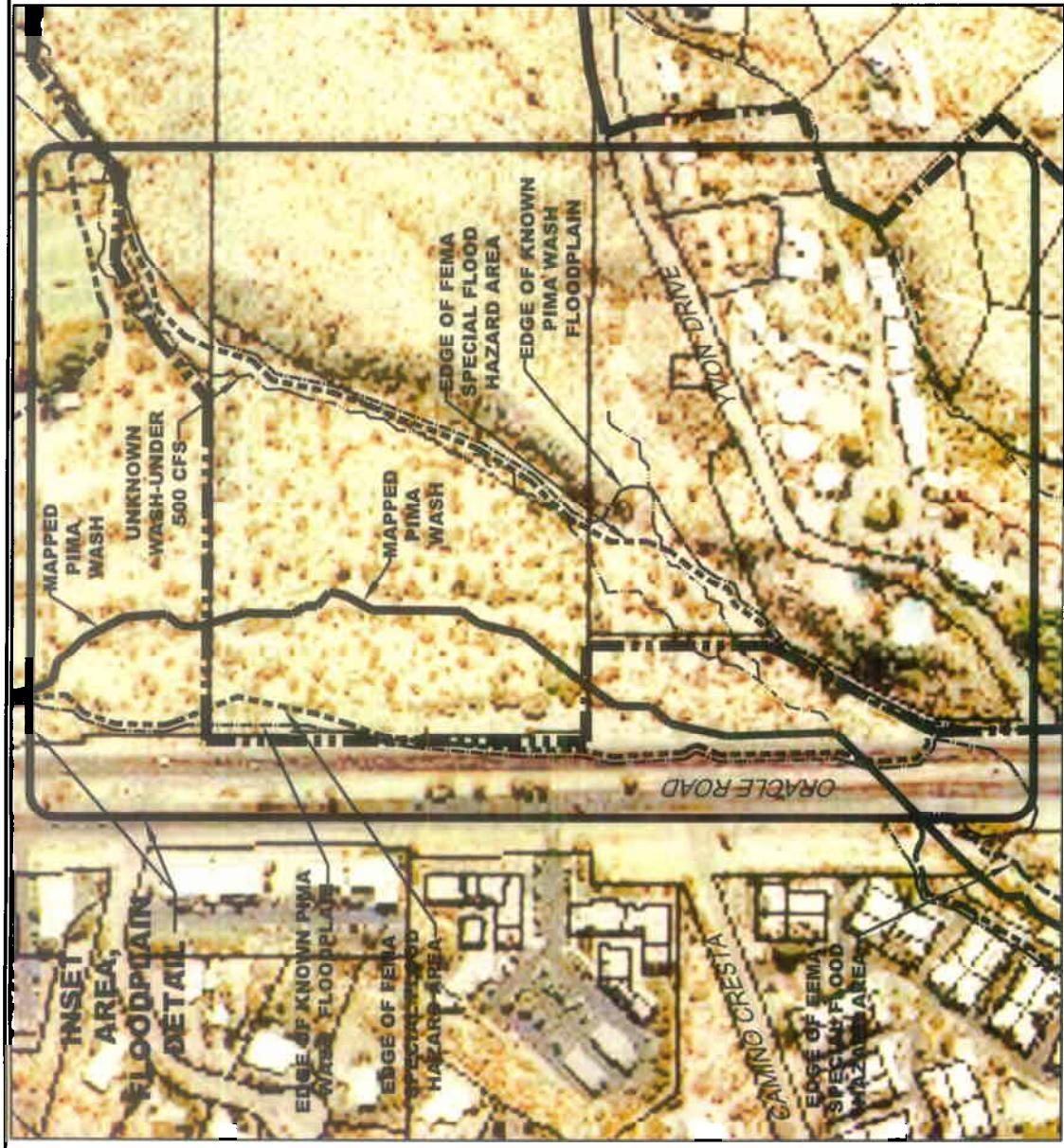
LEGEND



NOTE:

For purposes of clarity, where linework for edges of floodplain and for edges of special flood hazard area overlap, they are shown side by side on the graphic.

NOTE:
Final delineation of regulatory floodplains will occur at time of rezoning.



Projects International, Inc.

STRUCTURAL ENGINEERING
ENVIRONMENTAL SERVICES
FEASIBILITY STUDIES & CLIMATE CHANGE



Catalina Foothills Center

COMPREHENSIVE PLAN AMENDMENT REQUEST:
LIU-1.2, RT and MIU to RT, NAC and MIU

FRAMEWORK PLAN
FLOODPLAIN DETAIL

TO: Mark Holden, DSD
Senior Planner

DATE: July 11, 2014


FROM: Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: Co7-14-03 Catalina Foothills Center GP - Plan Amendment

The Regional Flood Control District has reviewed the subject request and has the following comments:

1. The Pima Wash and three mapped tributaries cross the site. Pima Wash has an Erosion Hazard Setback (EHS) of 100' and the tributaries 25'.
2. The Pima Wash and the northernmost tributaries have Pima County Regulated Riparian Habitat (PCRRH) of habitat type Xeroriparian C associated with them. The Pima Wash habitat has also been given the overlying designation as Important Riparian Area (IRA) under the Conservation Lands System. A small portion of the northern-most habitat has erroneously been shown as IRA.
3. Neither the wash nor the floodplain has been shown as required. Furthermore, EHS have not been shown. In addition to adding appropriate line work we recommend that the opaque hatch patterns be removed so that the aerial photograph is visible. All line-types should be shown in the legend.
4. Pursuant to Title 16 of the Pima County Code (PCC), regulatory terminologies and identification of related requirements used on the "Framework Plan" are incorrect as follows:
 - a. Instead of simply identifying Important Riparian Area (IRA) in the legend, an incorrect description of the District's regulatory process is included. Important Riparian Area boundaries, as a Conservation Lands System (CLS) designation may not be modified via the process identified in Title 16; however modification of PCRRH may be allowed. If the intention is to modify PCRRH, this should be stated under general notes not in the legend. A statement excluding IRA should be added since it cannot be modified.
 - b. General Note 5 conflates PCRRH and CLS policies. While the term "drainage course" is included in the intent statement of the Floodplain Management Ordinance it is not a geographic area defined or regulated therein. The appropriate terms with which regulatory requirements are associated include drainageway, floodway, floodplain, Erosion Hazard Setbacks and Pima County Regulated Riparian Habitat. Drainage course should be renamed floodplain. Furthermore Zone 3 is the location of IRA, 95% avoidance is required per the CLS. On the other hand, PCRRH Mitigation Plans are required when proposed disturbance is over thresholds identified in PCC Section 16 and boundary modifications may be sought to correct mapping inaccuracies. General Note 5 states that within Zone 3 any modification will be done in conjunction with a habitat mitigation plan. This is a requirement for all disturbances over the 1/3 of an acre threshold identified in Title 16 and boundary modifications may be sought to correct mapping inaccuracies. The incorrect PCRRH boundary modification process description should be removed from the legend and note five rewritten to identify what is to be avoided using correct regulatory terminology.
5. As required by Resolution 2008-72, I have prepared the following Water Supply Impact Review (WSIR):
 - a. While portions of the site are within the Tucson Water service area, over half is not.

- b. Per the ADWR Well Registry wells within ¼ mile of the site had water level depths when drilled between 250 and 350 feet. Per “Mason, Dale, 2014, Technical memo to the Tucson Groundwater Users Advisory Committee, Modeling results of the 2010 Supply and Demand Assessment model projection, Arizona Department of Water Resources” between the years 2010 and 2025 groundwater depth is predicted to decline between 10 to 30 feet and be 401-500 feet below the surface by 2025.
- c. The site is within the area of 1 inch or less of subsidence as mapped by Pima County.
- d. The nearest Groundwater-Dependent Ecosystem is the perennial section of the Santa Cruz River 2.75 miles away.
- e. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 1600-3200 feet.

The WSIR finds that the project, with the information available at this time, is not expected to have adverse impacts.

In conclusion the District has no objection subject to the following recommended policy. In addition, for clarity the errors described above must be corrected.

- a. The PDP submitted with the rezoning application shall demonstrate avoidance of regulatory floodplains and Important Riparian Area.
- b. Post development floodplains shall be designated RT.

If you have any questions regarding these comments, please contact me at 724-4600.

GS/ES/sm

cc: File



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: July 10, 2014

TO: United States Fish and Wildlife Service
201 N. Bonita Ave., Suite 141
Tucson, AZ 85745

FROM: Mark Holden, Senior Planner

SUBJECT: Comprehensive Plan Amendment request for your review and comments

Case: Co7-14-03 Catalina Foothills Center General Partnership – N. Oracle Road Plan Amendment

=====

USFWS Reviewer: Scott Richardson

Address: 201 N. Bonita Ave., Suite 141 Tucson, AZ 85745

Phone: (520) 670-6144 x 242

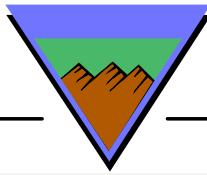
E-mail: scott_Richardson@fws.gov

No Concerns relating to the subject property

xx Yes Concerns relating to the subject property

Description of species impacted, concerns and suggested mitigation measures:

The species potentially impacted is the lesser long-nosed bat (*Leptonycteris curasoae yerbabuenae*), an endangered species listed under the Endangered Species Act. The proposed amendment occurs in an area where lesser long-nosed bats have been documented foraging and moving between roosts and foraging areas. It is our recommendation that, if there are saguaros or agaves occurring within the parcel, that they be preserved in place or salvaged and replanted within the parcels. By so doing, there should be no net loss of lesser long-nosed bat forage resources. Lesser long-nosed bats also use washes as travel corridors between roost sites and forage areas, and among forage areas. We strongly recommend that the proposed RT (Zone 3) area of this proposed project be conserved to maintain the wash area with an appropriately large buffer area (which may mean also conserving some area within Zone 2 as a riparian buffer).



Oracle Foothills Neighborhood Association

P.O. Box 35783 • Tucson • AZ • 85740

August 13, 2014

Mark Holden
Senior Planner
Planning Division
Pima County Development Services
201 N. Stone Ave. 2nd Floor
Tucson, AZ 85701

Re: Catalina Foothills Center, CO7-14-03

The Board of Directors of the Oracle Foothills Neighborhood Association would like to provide comment on the proposed amendment to the Pima County Comprehensive Plan for a 50-acre property immediately abutting our neighborhood to the west.

Our neighborhood, Oracle Foothills Estates, was platted mostly in the 1940's and 1950's and consists of CR-1 zoning in LIU 1.2 land use category. The people who choose to live here do so in large part because of their love of the land and the natural open desert that provides privacy as well as surrounding us with nature.

The Catalina Foothills Center developer proposes to amend the land use designations from RT, MIU and LIU to RT, NAC and MIU. I will speak to each of the areas as designated on the plan.

Zone 1 - This is the area currently developed with the original Catalina Foothills Lodge, which has evolved from a high-end resort in the late 1940's to today's rather dilapidated rental housing. Traffic from these units flows almost exclusively to Oracle Road via West Yvon Drive. The impact to OFE from redevelopment on this portion is mitigated by the intervening land. The OFNA Board does NOT object to the change in land use for this portion of the plan from MIU to NAC.

Zone 2 - Currently, this 27-acre parcel is undeveloped, zoned primarily CR-1 within the LIU 1.2 land use designation. The developer proposes to amend the land use to MIU, allowing for a much higher residential density. This is the portion of the plan with which we have the most concern. Due to the extreme contours of the land, any building would have to be clustered on the ridges, most of which are directly abutting OFE properties. With the change to MIU, the developer could conceivably be allowed to build up to 10 homes per acre. This level of density would have a very great negative impact on the Oracle Foothills neighbors immediately to the east in terms of views, noise, lights, traffic and the degradation of the environment. It is the position of the OFNA Board that the request to amend the Comprehensive Plan from LIU to MIU be **DENIED**. There appears to be sufficient latitude within the current land use and zoning to develop the property in a sensitive and appropriate manner and density level. It is the strong belief of the OFNA Board that we do not have enough information about the nature

and scope of the proposed project to open the door to the much higher density zoning levels allowed under MIU.

Zone 3 - This 10-acre portion of the property is currently designated Resource Transition and would remain so under this proposal. It is very important that this sensitive land be preserved in an open and undisturbed manner.

The OFNA Board and the residents of Oracle Foothills Estates have the following concerns regarding *any* development on this property:

- Traffic - the project as proposed has the potential for greatly impacting traffic not only on Oracle Road via (what is currently) W. Yvon Dr. but also onto Genematas Drive, one of our principle neighborhood entrances. We are strongly opposed to allowing the use of Genematas Drive as ingress/egress for the project, except perhaps for emergency only.
- Environment - we request that any and all development on this property take a sensitive approach to the environmental impact, including hillsides, washes, native flora and fauna, lighting, and noise abatement. Cutting and filling of ridges and washes to accommodate more expeditious building should not be allowed under any circumstances.
- Density - Given the close proximity of our neighbors to the proposed development, the allowable residential density levels and height limitations should be compatible with and appropriate to the neighboring properties.

Although we understand the nature of the planning process that does not require amendment applicants to specify plans at the Comprehensive Plan level, it makes adequate evaluation by affected citizens very difficult. We thank the Pima County planners and Mr. Jim Portner for all the information provided to assist us in this process. We appreciate the opportunity to make our voices heard.

Thank you for your consideration in this matter.

Sincerely,

Robert Bolton

Robert Bolton
President
Oracle Foothills Neighborhood Association
520-887-7919
babs7919@comcast.net

cc: Jim Portner, Projects International
Ally Miller, District 1 Supervisor

Joan E. Scott
5501 N Maria Dr.
Tucson, AZ 85704
joanscott@comcast.net
520-292-1487

August 7, 2014

Mark Holden
Senior Planner
Pima County Development Services
201 N Stone Ave.
Tucson, AZ 85701

Ref: CO7-14-03
Catalina Foothills Center

I am providing comments here on a proposed amendment to the Pima County Comprehensive Plan. This amendment is proposed for a 50-acre holding east of N. Oracle Road and north of Genematas Drive. The property owner is proposing a change from RT, LIU, and MIU to RT, MIU & NAC.

Approximately two-thirds of this 50-acre property is currently open undeveloped desert, including a portion of Pima Canyon wash. The balance of the property is within the current MIU (Medium Intensity Urban) Plan designation, zoned at CB-1, CR-4, and CR-5, and consists of an older cluster development of an apartment building and some casitas. One single family residence exists on the property within CR1 zoning and LIU-1.2 Plan designation.

I live in Oracle Foothills Estates, the older, established community of single family homes directly to the east of the proposed development. Whatever development occurs on this property will impact the community of Oracle Foothills Estates.

First, I would like to thank Jim Portner from Projects International, Inc. for holding a meeting for neighbors on this project. For future meetings, I recommend that Mr. Portner use a microphone to make sure that he can be heard in the back of the room. I also recommend that he bring handout maps and copies of the proposal to assist the meeting attendees.

I believe that any landowner should have the right to develop his land in a manner that is consistent with the land use designations and zoning of that property. Additionally, I believe that neighboring property owners should have the right to expect that neighboring land will be developed in a manner that is consistent with the land use designations and zoning of that neighboring property. I do not believe that a landowner should have the right to develop his land at a higher use than it is designated,

JOAN E. SCOTT
AUGUST 7, 2014

especially when neighboring property owners will be adversely impacted by changes in land use designations and zoning.

I do not support the proposed amendment to the Pima County Comprehensive Plan. I will discuss this development based on the zones identified on the Framework Plan map in the Plan Amendment application, Zone 1 and Zone 2.

Zone 2

Under the Pima County Comprehensive Plan, the area identified as Zone 2 is currently designated as LIU-1.2 (Low Intensity Urban), and the area is zoned as CR-1. Under current Comprehensive Plan designation and zoning, the property owner could build 27 single family homes on this 27 acre parcel. There are also options for cluster developments that could increase the density to 2 residences per acre. That designation is completely compatible with and appropriate for expansion adjacent to our existing, older Tucson neighborhood. The proposed change to MIU (Medium Intensity Urban) would allow for density increases up to 10 residences per acre, which is completely incompatible to our neighboring property. Note that Zone 2 is not adjacent to Oracle, but is exactly adjacent to our neighborhood single family residences. Thus, there is no argument that these properties are not suitable for development as single family homes.

In summary, the proposed Comprehensive Plan Amendment will allow possible uses of the property in Zone 2 that are far too high a density to be compatible with the single family units that compose Oracle Foothills Estates. Furthermore, the increased density allowed by changing the Comprehensive Plan Amendment in Zone 2 will increase ingress and egress problems in the area, as discussed below.

Zone 1

The area identified as Zone 1 in the amendment application is currently designated under the Pima County Comprehensive Plan as MIU (Medium Intensity Urban) and zoned as CB-1, CR-5, and CR-4. In CR-4 and CR-5 zoning, the landowner can build duplexes, condominiums, townhouses, apartments, and/or assisted living centers. In CB-1 zoning, the landowner can build hotels, retail stores, restaurants and/or offices and many other business enterprises, as well as any of the above-listed residential uses (duplexes, condominiums, townhouses, apartments, assisted living centers).

The current Catalina Foothills Lodge is located in this zone. The lodge is dated, and this area is appropriate to be rebuilt. But, it is not clear that a Comprehensive Plan Amendment or a rezoning is necessary to redevelop this area. Uses of this area that would be compatible with the neighboring Oracle Foothills Estates would include a new apartment building, an assisted living facility, patio homes, a hotel, and/or a restaurant. *All of these uses could be allowed under the current Comprehensive Plan designation and current zoning.* And, any of these uses would likely be accepted by the adjacent neighborhood. But, changing the Comprehensive Plan to allow higher density uses of this area would not be appropriate for an area adjacent to a single family residential neighborhood.

As stated in the amendment application, a goal of this amendment is to increase the density of land use on the property. The proposed amendment application suggests this property could be developed into a boutique hotel, with spa, retail shopping, restaurant, and an entertainment district, as well as patio homes and town homes. I argue that increasing the density here is entirely inappropriate. All traffic to and from this property will funnel out to Oracle in an area that already has heavy vehicle traffic. Whether the entrances to the property will be from Yvon or from Genematas, eventually it will all go onto Oracle. Even development of the site at the currently allowed densities will have adverse impacts on Oracle traffic here. Allowing these increased densities will exaggerate the problem. I contend that this property is not the site to increase density in Pima County.

I list below some of the specific concerns for our neighborhood that will need to be addressed for any development of this property. If this property is developed at any higher density than is allowed under current Pima County Comprehensive Plan designation and current zoning, the impacts of these issues will be magnified.

Access. Our neighborhood will be impacted by increased access along Genematas Drive. Already, our neighborhood is adversely impacted by the development a few years ago of the tea room at the corner of Genematas and Oracle. Here, there is business-related street parking on Genematas Drive and ingress to and egress from the tea room. Access to and from the proposed development should be minimal here, maybe only egress from the property. If 27 single family homes were built in this area, even that low density could impact our neighborhood. Access for a higher density development off of Genematas is certainly not compatible with our neighborhood character. Possibly, egress from the property to Genematas should be right hand turn only, limited by hardscape construction at the exit.

There should be absolutely no access into our neighborhood from a development of higher density in the area of Yvon Drive at Genematas Drive.

Regardless of the type of development that is permitted here, attention needs to be paid to access problems at Oracle. Will there need to be a stoplight at Yvon to regulate traffic? Is this access point too close to River Road for a stoplight? Will traffic be limited to turning north only from the property?

Noise. In the past, our neighborhood has had problems of noise from businesses along Oracle Road. Specifically, there was a bar/lounge on Oracle that played loud music at night and disturbed our neighborhood. Also, businesses often have trash dumpsters emptied at night, and that noise would have adverse impacts on our neighborhood.

Lights. Our neighborhood has almost a rural character, with no street lights and no curbs. Bright lights from the proposed development will not fit the character of our older neighborhood.

Hillside and Wash Protection. Because Pima Canyon wash flows through this property, and because there are significant canyons and hillsides on this property, the County must ensure that any proposal to

develop this property conforms with the Hillside Development Zone ordinance and with the Watercourse and Riparian Habitat Protection and Mitigation Requirements ordinance.

If this landowner came to the community with a proposal to reconfigure the land use designation and zoning to better fit the contours of the land, *but within the existing allowed density*, I believe the adjacent neighbors might be supportive. But this proposal to increase the density is completely unacceptable.

Thank you for providing the neighbors with the opportunity to comment on this proposed Pima County Comprehensive Plan amendment. Please advise me of future meeting on proposed development of this property.

Sincerely,



Joan E. Scott

cc Jim Portner, Principal
Projects International, Inc.
10836 E. Armada Lane
Tucson, AZ 85749-9460

Catalina Foothills Center General Partnership
c/o Mr. Gene Torncello
Jess S. Morgan & Company, Inc.
Suite 2300
5900 Wilshire Blvd.
Los Angeles, CA 90036

Mark Holden
Senior Planner
Pima County Development Services
201 N Stone Ave
Tucson, AZ 85701

August 10, 2014

To whom it may concern,

This letter is in regard to **Development Issue Catalina Foothills Lodge CO7-14-03.** I am writing this letter to express my deep concerns about this proposed development. The opinion that I learned from the other residents in the neighborhood of the Catalina Foothills Lodge, which is an opinion I share, is that everybody supports redeveloping the area that already has housing on it now since many of those houses are old and not well maintained; it would be great if that area got a facelift. What everybody is against, and I share that opinion again, is that there are plans to develop a huge open area of land that is not well suited for development: that area has steep hills and deep valleys with little space for houses and it is one of the few areas left near Tucson town that shows original vegetation and is filled with wildlife. In addition, the proposed housing density doesn't match the existing neighborhoods around it.

It would be a great shame to develop that portion of the lodge property, the new residents will be cramped into small lots most of which will be inaccessible hill side, the existing residents around the property will lose the nature right in their backyard and gain housing density they never wanted or expected, and lots of animals and plants will be killed. Just an out of town developer will be enriched.

Sincerely,



Campegius Bronkhorst

5450 N Genematas Dr, Tucson, AZ 85704

PIMA COUNTY
AUG 13 2014

August 10, 2014

Mr. Mark Holden, senior planner
Pima County Development Services
201 North Stone Ave.
Tucson, Arizona 85701

RECEIVED
AUG 14 2014

Dear Mr. Holden,

Re: revision of the Pima County Comp Plan for “Catalina Foothills Center” (CO7-14-03)

I’ve lived in Tucson for more than 60 years with 25 of those in Oracle Foothills Estates, the neighborhood east of the current Lodge owned by the group that wants to amend the comprehensive plan. Residents of the Lodge have been good neighbors over the years. They are quiet working people with a quick smile and a wave when we meet walking or driving through, and the grounds are tidy.

Our foothills neighborhood has a rural feel. We like living in the county. We are well-served by the sheriff’s department and county road crews. We sit on our patios by evening to enjoy the sunsets, howls of coyotes, and flights of bats. We sleep with windows open in spring and fall. We walk our streets safely and ride our bikes for exercise. We stop our cars so quail and snakes can cross the street. We know many of our neighbors, and together we hold an annual picnic.

When I moved into my home, I assumed that someday the Lodge would be rebuilt and the vacant land around it would become a residential neighborhood like my own. The zoning allows it, so it’s not unexpected.

Now Mr. Jim Portner has brought news of a new plan, one which raises questions and concerns, for it seems to go far above and beyond what reasonable residents should expect from a neighbor. The point of P&Z ordinances is to give predictability to neighborhoods and to protect the interests of all parties.

If the Lodge owners simply proposed to rebuild the Lodge and to add one home per acre on the open land, I would not bother writing you, but the new plan, from Jess S. Morgan & Company, an investment and development firm on Wilshire Boulevard in Los Angeles, brings unpredictability and threatens the quality of life for the neighborhood. I don’t mind them making a profit, but not at the expense of my neighborhood.

After hearing Jim's talk, reading his website, and studying his information, these are my concerns about the proposed changes to accommodate the Catalina Foothills Center:

1. Traffic: All entry and exit for the development must be off of Oracle, none from Genematas Drive as the Center proposes.

The Center's problem should not become our problem. Genematas is a working street serving a long-established neighborhood. Do not change that.

Any access from Genematas would require extensive changes in the street and intersection: turn lanes, curbs, widening, grading, drainage revision, and would bring congestion and raise safety issues.

Genematas is already crowded with residential traffic, street-parking for the Tea Room, vendors for the assisted care home, and the usual service trucks and repairmen entering and leaving a state highway. The roadway is unstriped two-lane, with no sidewalks, so pedestrians, bicyclists, and vehicles must share the road, and at current levels they coexist nicely.

After looking at the wash bordering Genematas to the south, I see neither room to install more lanes of roadway with curbs nor a clear path to merge neighborhood traffic with proposed Center traffic, let alone a sidewalk.

The Center's entrance on Oracle may require a stoplight anyway, so that's where the traffic should go. A successful model for this is El Con Hotel in Oro Valley, with its stoplight and divided road entrance handling virtually all of the residents and hotel guests.

If the Center's new development requires secondary access for emergency vehicles, build a secondary road off of Oracle. The tennis club uses a roadway across Pima Wash; so do the many public drivers on Rudasill Road. Or, install an "emergency vehicles only" gate from Genematas.

I applaud closing Yvon Drive at Genematas. That is essential. Thanks to the developer, county, and neighborhood association for working together on that. I hope that amiable and creative cooperation carries over to the bigger project.

2. Noise.

"Quiet hours" restrictions should also be imposed regarding trash pickup, food deliveries, street sweeping, and other commercial activities in what is – and historically has been – a

quiet neighborhood without any commercial activity. Restrictions adopted by the Tea Room have been largely successful and widely appreciated. A defunct cantina at Rudasill and Oracle was the source of enormous aggravation because its outdoor music – even though some of our homes are a mile distant, the noise was audible and disruptive. The proposed Center is much closer and far more threatening.

3. The height of the new residences should be limited to one story, and the new hotel complex should not exceed three stories.

The density of the residences should be CR-1, not the potential ten (10) units per acre in the plan. Of critical concern for our neighborhood is the probability that the Center's barranca terrain will "push" those residences tightly against our homes, which would be grossly unfair.

The plan mentions buffering its effects on our neighborhood, but the nature of this remains unspecified. A concrete-block sound wall would be offensive and unfriendly to wildlife and drainage. Please tell us more. We are already cursed by ugly walls along North First Avenue. What does the developer have in mind?

Incidentally, the plan makes much ado about "urbanized context" and "intensifying" a major transportation corridor, but a quick look at the map shows a golf course north of the Center and square miles of predominantly CR-1 homes west, north, and east of the Center. Dense commercial infill is only about one-door deep along Oracle.

4. The environment should be respected.

a. Light pollution into the neighborhood should be minimized. We value our sunsets and stars at night.

b. The native desert should be kept natural as far as possible. The adjacent neighborhood is largely native vegetation, and the CAP administration has cautioned Tucson that water rationing may be only five years away. Native landscaping is prudent and sustainable.

c. The native desert habitat on this particular site is home to an unknown number of Sonoran desert tortoises, Gila monsters, and other species deserving rescue. These species are enjoyed by residents of the Oracle Foothills Estates, and presumably would be enjoyed by new residents.

The Pima Wash corridor and passways under the Oracle bridge are used by a variety of wildlife and serves as a state highway wildlife crossing.

5. The proposal is open-ended, and would seem to allow development incompatible with an established neighborhood.

- a. In principle, the concept of a spa and boutique hotel with “unique shopping and dining experience” sounds compatible with both our neighborhood and the larger community. But the Center’s request is open-ended and who knows what it may finally build. For example, the plan proposes an “entertainment center,” but does that mean a strip club, wee-hours outdoor concert venue, or what?
- b. The developers bought their properties in the light of day and saw the lay of the land. Their problems of access and terrain should not become our problems, nor should they inflict problems upon us.

The plan does suggest working with the adjacent neighborhoods, saying “With proper design, a project of this intensity can recognize, respect, and protect its existing lower-density residential neighbors to the east” (p. 3 and p. 10). Thank you. I hope that the Center becomes both a highly successful and attractive business enterprise and a good neighbor. It can be done.

However, the current plan asks for a blank check on its commercial uses, creates traffic problems, proposes to greatly raise residential density, and threatens the values of my neighborhood.

Therefore, I request that you **deny** the Center’s application for changes in the Comprehensive Plan and for rezoning.

Thank you for considering my comments. With regret, I will be out of town during your hearing.

Truly,

Bill Broyles
5501 North Maria Drive
Tucson, Arizona 85704

bibroyles@aol.com

From: Virginia and Matthew Johns
101 West Yvon Drive
Tucson, AZ 85704

Concerning: Catalina Foothills Center Amendment

Submitted to Pima County Development Services, August 14, 2014

Our parcel borders one of the 17 parcels, and our house was originally constructed as part of the Lodge property. Thus, we are more closely linked to the Catalina Foothills Lodge than possibly any other neighbor, and we have given some thought to the comprehensive plan amendment. While the plan does have many positive features, we cannot support the proposed amendment, given the disparate conditions that exist among the 17 separate parcels.

We believe that the 50 acres involved consists of no less than 4 distinct areas requiring different approaches to rezoning or development.

Area I (13 acres, NAC) and II (approximately 7 acres MIU): The area to the west of us and south of the current Yvon Drive is currently a potpourri of zones CR-4, CR-5 and CB-1 populated with an eclectic mix of aging buildings. This area includes all the parcels currently considered "Catalina Foothills Lodge" and would include the 13 acres with a new NAC designation and the adjacent 7(?) acres on the southeast side of the property with a new MIU designation. We believe that the "owner's desire to proceed with the complete master planning and redevelopment of the property" (Section IV of the plan amendment application), would be appropriate for these 20 acres and, new development would be an asset to the immediate neighborhood. A change in the plan designation to NAC and MIU for these 20 acres should result in a nominal change in land use.

Area III (10 acres, RT): These 10 acres in the northwest quadrant should be protected.

Area IV (approximately 20 acres, MIU): The northeast quadrant is mostly undeveloped, currently zoned CR-1. We believe that the proposed MIU designation for this section would be inappropriate. First, the surrounding neighborhoods are primarily LIU with many CR-1 residences. Any development in this area, requiring a change to MIU, would be detrimental to the lifestyles of these homeowners given the increased land use allowed. Second, in order to develop this area, significant structural changes/improvements would be required to address the environmental, transportation, and access issues that would arise. Many of these carte blanche "improvements" required or allowed under a MIU designation would not be necessary under the current CR-1 zoning status. A designation change to MIU for the northeast quadrant would be detrimental to the ENTIRE extended neighborhood.

While there are numerous positive aspects to the amendment as enhanced buffering, controlled traffic, thoughtful design, discussions with residents, we fear the negative consequences of allowing the northeast quadrant to become MIU far outweigh any positive aspects. We cannot support the amendment as it now stands.

Catalina Foothills Center, CO7-14-03

Joe Jacobson <joe.jacobson@apexanalog.com>

Sent: Fri 08/15/2014 10:18 AM

To: Mark Holden

Cc: 'taurus323@me.com'

Mr. Holden, recently I received a letter from your office on the proposal to change the zoning designation for the 50 acre parcel abutting the Oracle Foothills neighborhood. Upon review of the information provided I have serious concerns given the requested changes, especially the requested change of the 27 acre Zone 2 parcel to MIU which will allow a significantly higher density of homes per acre than what is currently allowed in the Oracle Foothills neighborhood. One of the primary reasons for purchasing a home in the Oracle Foothills neighborhood was the open spaces between the homes and the respect of the natural desert vegetation and contour of the land. Changing the zoning of this 27 acre parcel will only negatively impact the positive aspects of our neighborhood and ultimately result in lower property values.

As an officer and board member of a local Tucson business, I fully support economic development, however, any development has to address the overall impact to all those affected. The letter that you received from the President of our homeowners association, Mr. Robert Bolton, clearly states the concern of all the homeowners in the Oracle Foothills neighborhood and I believe provides a fair compromise to the proposed changes. I appreciate your consideration of my concerns and the concerns of all my neighbors.

Joe Jacobson

VP Secretary & Treasurer and Chief Financial Officer



Phone 520-690-8650

Joe.Jacobson@apexanalog.com

Home Address:

5707 N. Lady Lane

Tucson, AZ 85704