

David Jacobson
10722 Wallace Lane
Dublin, CA 94568

August 12, 2013

Ms. Ally Miller
Pima County Supervisor-District 1
130 W. Congress Street, 11th Floor
Tucson, AZ 85701

RE: Co7-13-01

Dear Ms. Miller:

An injustice is threatening the posterity of the Sabino Canyon area that must be averted. The applicant Sabino Canyon Road Properties, LLC is proposing to increase land use intensity of the 15+ acre parcel at the northeast corner of Sabino Canyon Road and Cloud Road, from LIU to MHIU. This could eventually allow a project of up to 24 d.u. per acre, which would be a 3 to 4 story apartment complex with minimal landscaped area. The applicant claims to be preparing plans for a project of "casitas" at 13 d.u. per acre, but even at that density, the dwellings would have to be 2-story attached units also with minimal landscaped areas, in order to provide for parking, circulation, and common amenities typical of apartment complexes.

The problem is none of the surrounding land uses comes close to even 13 d.u. per acre. To the north, east, and southeast are older single family houses on large lots. To the south is my townhouse community, which is very low density (61 units on about 18 acres or 3.3 d.u./ac). Across the street to the west is a vacant parcel; behind that are low density townhouses. To the southeast is a slightly-higher density townhouse community, whose visual impact viewed from Sabino Canyon Road has been significantly mitigated by single story units and extensive landscaping. This proposed project will destroy the pastoral character of the area and harm the homeowners who have paid premium prices to enjoy that pastoral character and who work hard to preserve it.

And there is a bigger issue: Sabino Canyon Road is the gateway to Sabino Canyon, one of Tucson's finest tourist-attractions. Once one travels northward past Tanque Verde, the road takes on a more rural ambiance; tourists can anticipate the natural beauty of Sabino Canyon as they approach it. Is this project worth risking that?

Also, the project introduces other harmful environmental impacts. The additional 200 to 350 dwelling units will add considerable traffic to Sabino Canyon Road which is already heavily congested during commute hours. The intensity of the land use means that stormwater runoff will be significantly increased, and my townhouse community is downstream. Finally, the parcel has been undisturbed for many years, and may therefore provide habitat to sensitive plant and animal species (a lower density project could set aside areas onsite to preserve habitat).

No-one should be precluded from developing his land. It would be great to see this parcel developed as single story townhouses, clustered towards the center of the parcel, with significant landscape buffers along Sabino Canyon Road and Cloud Road, just as my community is. This would be fair to all parties, the landowner, the surrounding residents, and those citizens who depend on the area as a noteworthy component of Tucson's economic vitality.

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR
Development Services - Chris

Poirier

DATE 8-15-13 BP

2013/08/15 10:00:00

82

The applicant might argue that his project is compatible with the townhouse communities to the west and southwest. It is not. Those are zoned MIU and their densities do not come close to the maximum allowed. Furthermore, one could argue that those communities should not have been allowed to be developed as dense as they are, since they are also bordered mostly by low density single family neighborhoods, rather than argue this new project is consistent. Why perpetuate an error?

In conclusion, to protect the natural beauty of lower Sabino Canyon, the Pima County Board of Supervisors should deny this application and encourage staff to work with the applicant to come up with an alternative plan that conforms to the parcel's existing zoning and intended land use.

Respectfully,

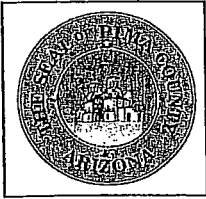


David Jacobson

Cc: David Peterson, AICP
Senior County Planner
201 N. Stone Ave.
Tucson, AZ 85701

Charles Huckleberry
County Administrator
130 W. Congress Street, 11th Floor
Tucson, AZ 85701

Robin Brigode
Clerk of the Board
130 W. Congress Street, 11th Floor
Tucson, AZ 85701



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



July 11, 2013

RE: **Co7-13-01 SABINO CANYON ROAD PROPERTIES. LLC – N. SABINO CANYON ROAD
PLAN AMENDMENT**

Dear Property Owner,

The purpose of this letter is to inform you of a request to amend the Pima County Comprehensive Plan. The subject property is approximately **15.14 acres** located on the **northeast corner of N. Sabino Canyon Road and E. Cloud Road** in the Catalina Foothills Subregion. This notification letter is being sent to all owners of property located within 1,000 feet of the requested plan amendment site.

This is a request of Sabino Canyon Road Properties, LLC, represented by Erin Harris of Star Consulting of Arizona, Inc., to amend the Planned Land Use designation **from Low Intensity Urban 3.0 (LIU 3.0) to Medium-High Intensity Urban (MHIU)**. The applicant states that the intent is to develop a casita-style residential rental community at approximately 13 residences per acre. The Medium-High Intensity Urban (MHIU) plan designation would allow rezoning requests to support residential development at up to 24 residences per acre and some non-residential uses.

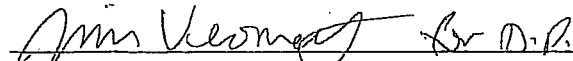
The Comprehensive Plan does not change the use or zoning on any property. Rather, it provides a guide for future rezoning requests by listing permitted zoning districts and residential densities within each land use intensity designation. If approved, the amendment would allow for a rezoning to any of the zoning districts permitted under the designated planned land use. An amendment to the Plan does not guarantee rezoning approval to the zoning districts permitted under a given planned land use - this would be determined during the rezoning process.

The **PUBLIC HEARING** before the **PLANNING AND ZONING COMMISSION** on this plan amendment request is scheduled to be held on **Wednesday, July 31, 2013 at or after 9:00 a.m.** in the Board of Supervisors Hearing Room, First floor, Administration Building, **130 W. Congress Street, Tucson, Arizona. Note that this is a new meeting location.**

The **PUBLIC HEARING** before the **BOARD OF SUPERVISORS** on this plan amendment request is scheduled to be held on **Tuesday, September 17, 2013 at or after 9:00 a.m.** in the Board of Supervisors Hearing Room, First floor, Administration Building, **130 West Congress Street, Tucson, Arizona.**

If you have questions about this case, please contact me at the Planning Division of Development Services Department at (520) 724-9000.

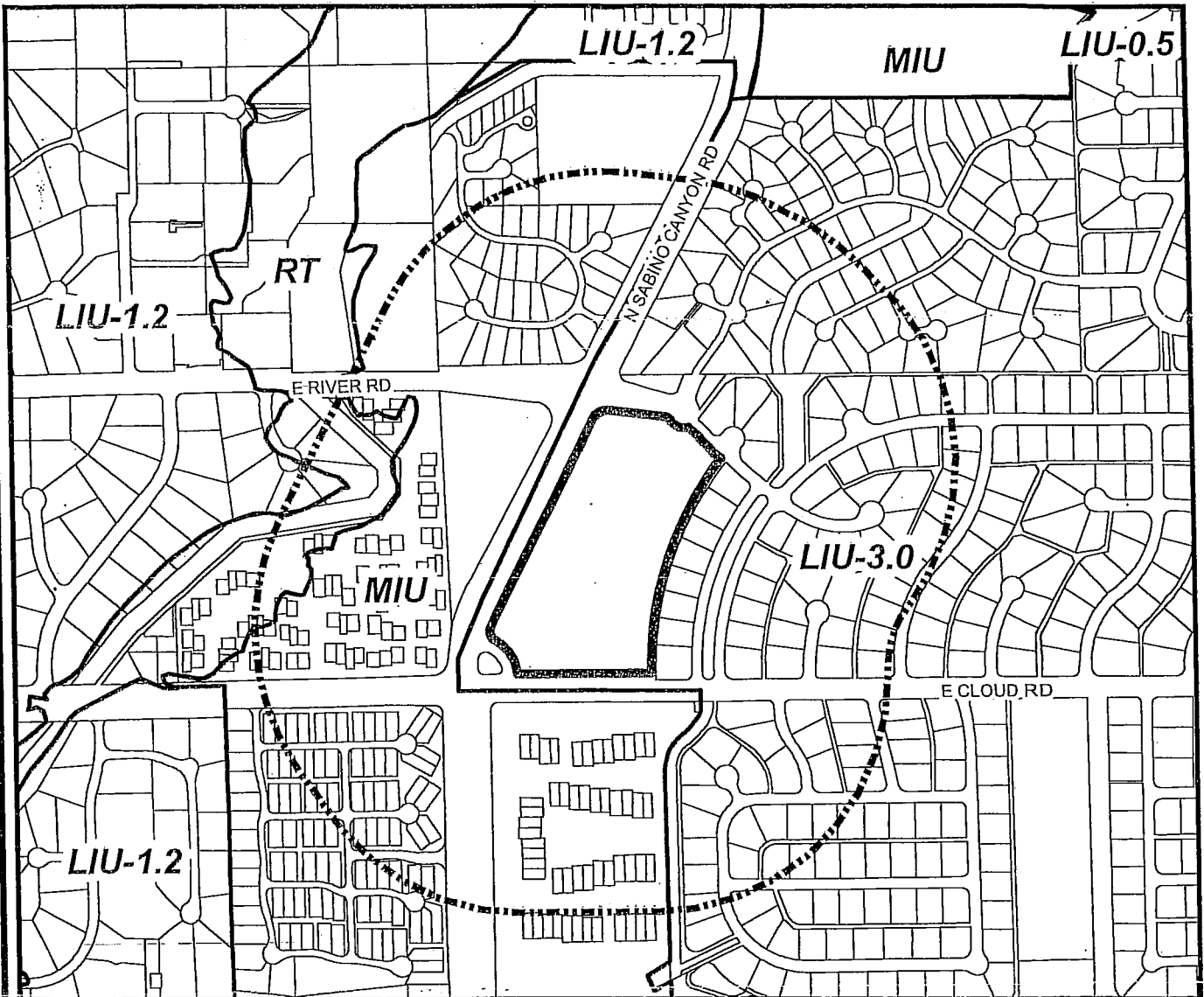
Sincerely,


David Peterson, AICP, Senior Planner

REC-15-13M116/PCOLKLEND
R

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



0 287.5 575 1,150 Feet



Amendment Area



1,000' Notice Area



MIU Planned Land Use

Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT

Taxcode:
114-33-002G

Request: Low Intensity Urban 3.0 (LIU-3.0) to
Medium-High Intensity Urban (MHIU)
15.14 Acres +/-

Location:
Northeast corner of
N. Sabino Canyon Road
and E. Cloud Road



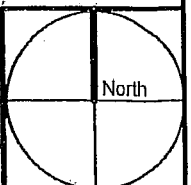
Catalina Foothills Subregion
Section 29, Township 13 South, Range 15 East

Planning and Zoning Commission Hearing: July 31, 2013

Map Scale: 1:8,000

Board of Supervisors Hearing: September 17, 2013

Map Date: July 8, 2013



Subject: Sabino Canyon Cloud Development

From: Michael Berren
Sent: Wednesday, September 04, 2013 3:16 PM
To: Kiki Navarro
Subject: Fw: Sabino Canyon Cloud Development

Kiki
Hopefully this email goes through (I did spell your last name with only on "r" last time.

Thanks so much and I will call you on Friday to answer any questions.

Mike Berren

SEP 06 13 AM 11:45 PM CLK/STP

(Signature)

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
CC: Angie Rangel
DATE 9/6/13 *(Signature)*

Reasons for Denying “Luxury Casitas” on Sabino Canyon at Cloud and Knollwood

Summary

I am not opposed to the 15 acres at Sabino Canyon/Cloud Rd. being developed. What I am opposed to is a development that is a radical departure from the current half acre, single family, owner occupied units; to a 12 unit per acre rental property.

While I am sure the developer has presented a variety of arguments in support of rezoning, there are a few important reasons for denying a change in the plan or zoning. Four that are significant to me include:

- The development is not appropriate for the area.
- The development will not yield a long term financial net gain for the county.
- The developed argues that without the radical rezoning they cannot get a return on their investment. This is absolutely not true.
- This development will be another nail in the coffin in what has become greater Tucson’s inability to retain its most educated and talented young people.

The development is not appropriate for the area

Response: We have lived in Sabino Vista for over 25 years. Neighbors have lived on our street for 35 years. While we have seen many changes over the years, some good, some not so good, we have never before protested any new development in the area. We have always understood that change occurs.

And while nothing in life is guaranteed, we have always assumed that we would have some control over the largest purchase of our life. If the proposed development comes to pass, any control I thought I had over my living situation will be gone. Potential renters will have freedom choice as to whether or not they want to live in the development. Some will choose amenities of the development as a tradeoff for crowded housing. Others will not. Still others will choose to rent and at the end of their lease, move on.

Unfortunately, if the development comes to pass, the neighbors who have lived here for decades will have not have that same freedom of choice. We will be forced to drive by this eyesore every day as we leave and enter our neighborhood.

Further, while this type of development might well be appropriate (and even desirable) in an urban center with good public transportation, it will bring no benefit to the Sabino Canyon and Cloud Rd area.

The development will not yield a financial net gain for the county.

Response: While I’m sure that short term the county will recognize some additional revenue, the longer term outlook is not so rosy. Property in the immediate vicinity of the development will become less desirable and as the immediate area becomes less desirable, areas surrounding the immediate area will

also become less desirable. We will likely see (as we have seen in many areas of greater Tucson) that as property becomes less desirable, owner occupied homes are transitioned to rental properties. As the number of rental properties increases the area becomes even less desirable and more homes turn into rentals. This becomes a vicious cycle/butterfly effect will have a long term impact on quality of life, property values and tax base.

In addition to the vicious cycle of an eroding quality of life for the immediate neighborhood, the infrastructure required to support this type of development (particularly road conditions and traffic) is significant.

The developer argues that without the radical rezoning they cannot get a return on their investment.

Response: I have nothing against profit and the free market. Actually I'm quite supportive of a free market. That being said, the ROI argument based on a false premise and is patently untrue. Like all property, this piece of land has no inherent "god given" value. It is worth what it is worth. Just because a property owner wants a certain amount of money for the land and a developer was willing to roll the dice and pay that amount (based on an anticipated rezoning) does not mean the land is worth the amount paid.

I wish my house was worth \$500,000. I wish I had a million dollars in the bank. But it isn't and I don't. And just because a developer might have overpaid for a parcel of land does not mean that the county is responsible for defacto subsidizing the purchase by agreeing to a radical rezoning. If the land would have been purchased for what is worth based on development consistent with the current area, then there would likely be a good return on investment.

This development will be another nail in the coffin in what has become greater Tucson's inability to retain its most educated and talented young people.

My grown children were educated from K through 12 in TUSD. Both received undergraduate degrees at U of A. One went on to get a law degree at U of A and the other an MBA at the Eller School. Ultimately, both, like the vast majority of their friends from high school, left Tucson for employment and lifestyle reasons. While the proposed development will not in and of itself lead to the downfall of Pima County, it is another factor in a declining lifestyle that is becoming our legacy.

Final Point

This is more than a NMBY issue. And it has nothing to do with not wanting the land to be developed. It is an issue of a development negatively impacting a neighborhood and the snowballing of that impact vs. the defacto subsidizing of developers.