



# PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE  
ENTITLEMENT PROCESSES  
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## Delivery via Email

October 10, 2014

The Pima County Board of Supervisors  
c/o Ms. Robin Brigode, Clerk of The Board  
130 W. Congress – 5<sup>th</sup> Floor  
Tucson, AZ 85701

**RE: Co7-14-03 Catalina Foothills Center, G.P. – N. Oracle Road Plan Amendment**

Honorable Members of the Board:

The above-referenced comprehensive plan amendment request will be heard by the Board of Supervisors at its October 21, 2014 meeting.

It is our intent to redevelop the property into a mixed-use project featuring a boutique hotel, a walkable “mainstreet” shopping, retail & restaurant district, all integrated with a complementary residential component. With this vision in mind, our amendment request as originally submitted was for a redesignation of the property to a mixture of *Resource Transition (RT)*, *Neighborhood Activity Center (NAC)* and *Medium Intensity Urban (MIU)*.

The Planning & Zoning Commission heard this item on August 27, 2014 and voted to recommend a modified comprehensive plan redesignation, specifically changing the requested *Medium Intensity Urban (MIU)* component to *Low Intensity Urban 3.0 (LIU)*.

I have consulted with my client (the property owner) and am herein formally indicating on their behalf that we accept the Planning & Zoning Commission’s recommendation to redesignate the property to a mixture of *Resource Transition (RT)*, *Neighborhood Activity Center (NAC)* and *Low Intensity Urban 3.0 (LIU)*. While this affords us some diminished design flexibility, we believe the *LIU 3.0* category provides an appropriate transition to the adjacent Oracle Foothills subdivision, which is designated *LIU 1.2*.

With the above in mind, I look forward to seeing you at the 21 October public hearing.

Sincerely:  
PROJECTS INTERNATIONAL, INC.

Jim Portner, Principal

cc: Carole & Jay DeAngeli, Oracle Foothills Neighborhood Association  
Mr. Arlan Colton, Pima County Planning Official  
Mr. Chris Poirier, Deputy County Planning Official  
Mr. Mark Holden, Development Services Planning Division  
Mr. Gene Torncello, Catalina Foothills Center, G.P. c/o Jess S. Morgan Company