

From: [Mark Holden](#)
To: [COB mail](#)
Cc: [Angie Rangel](#)
Subject: FW: C07-14-13 Catalina Foothills Center
Date: Monday, December 01, 2014 11:02:24 AM

This is a follow-up email sent by Oracle Foothills Neighborhood Assn. related to the email you (COB) received on Sat. 11/29/2014 from Carole DeAngeli of the OFNA.

Mark Holden
Senior Planner

From: [REDACTED]
Sent: Monday, December 01, 2014 9:49 AM
To: District1
Cc: Mark Holden; Shirley Lamonna
Subject: C07-14-13 Catalina Foothills Center

Supervisor Miller,

After a discussion this morning with Mark Holden, I want to clarify and emphasize OFNA's position on allowing a rezoning policy for TR zoning in the LIU 3.0 category in the Catalina Foothills Center's Comprehensive Plan amendment, to be heard at tomorrow's Board of Supervisors' meeting.

We are strongly opposed to making this zoning determination at this point in the process. We are opposed to having a non-conforming zoning designation in the LIU 3.0 land use category. Lastly we feel that being asked to approve this last minute request without the benefit specifics is very unfair and unreasonable.

Our board has made numerous concessions to the developer, including agreeing to NAC in Zone 1 and LIU 3.0 in Zone 2, but this is one we are not willing to make.

Please feel free to call and discuss this matter with me prior to tomorrow's meeting.

Thank You,

Jay DeAngeli

[REDACTED]

[REDACTED]

[REDACTED]

cc: ofna board

From: [Mark Holden](#)
To: [COB mail](#)
Cc: [Angie Rangel](#)
Subject: FW: Catalina Foothills Lodge
Date: Monday, December 01, 2014 10:55:48 AM
Attachments: [CFC Policy Language.pdf](#)

This email and attachment was sent by the applicant for Comp Plan amendment Co7-14-03 to the Oracle Foothills Neighborhood Assn. with proposed Comp Plan Policies.

Mark Holden
Senior Planner

From: JIM PORTNER [mailto:jportner@projectsintl.com]
Sent: Thursday, November 13, 2014 1:30 PM
To: Carole DeAngeli; Carole DeAngeli; Jay DeAngeli
Cc: District1; Jeannie Davis; Shirley Lamonna; Mark Holden
Subject: Catalina Foothills Lodge

Hi Carole and Jay:

I hope all is well with you two.

I know we haven't interacted in a while, but it's because I've been busy working with my client to develop some concessions they'd be willing to formally agree to in the hopes of coming to a reasonable resolution and compromise with OFNA on our comprehensive plan request.

On yesterday's date, and after they had reviewed things with all of the general partners, I received confirmation from them that they're okay with the attached language as being conditions of the comprehensive plan approval. We are willing to formally stipulate to these items if OFNA found the language sufficient and is willing to write a letter removing its expressed objections and help inform the remaining objecting neighbors.

The attached addresses: 1) limiting ourselves to only one access point onto Genematas and physically directing the exiting traffic accordingly; 2) limiting the gross density on the LIU 3.0 portion to a maximum of 2.75 residential units per acre (2.75 RAC). As you're aware, there are provisions within the County regs that would allow us to achieve a 4.0 RAC if we set aside sufficient open space; this is a threshold I'm confident we could meet given the severe topographic features and ravines that we will not be impacting. So the 2.75 RAC maximum represents a significant, material reduction.

Lastly, I propose a provision that allows us to pursue a rezoning request for an assisted living facility, even under the LIU 3.0 category. This is similar to the arrangement that was originally used on the tea room site. The assisted living facility is something I've always represented as a potential desired use in the residential area. An assisted living facility would, of course, have the effect of reducing the overall number of private residences.

I'm glad to answer any questions you or the Board may have on this proposal and would, as always, be happy to meet with you to discuss. I am copying Supervisor Miller, her staff, and Mark Holden just to keep everyone in the loop. Let me know your thoughts and I'm

hopeful we can head toward a mutually agreeable solution here.

jp

Jim Portner, Principal
Projects International Inc.

Mailing Address:

P.O. Box 64056
Tucson, AZ 85728-4056

Street/Delivery Address:

10836 E. Armada Lane
Tucson, AZ 85749-9460
Office Phone 520.760.1976
Office Fax 520.760.1950
Cell Phone 520.850.0917

The plan amendment area shall be comprised of three zones: 1) Zone 1, which is designated as *Neighborhood Activity Center (NAC)*; 2) Zone 2, which is designated as *Low Intensity Urban 3.0 (LIU 3.0)*; and 3) Zone 3, which is designated as *Resource Transition (RT)*. The following rezoning policies shall apply:

1. Vehicular access onto Genematas Drive shall be limited to one point of entry/exit. Appropriate geometrics and traffic-control measures shall be incorporated into the design so that it functions only as a right-turn exit onto Genematas Drive.
2. The designated *Low Intensity Urban 3.0* area on the property shall be limited to a maximum gross density of 2.75 residential units per acre (2.75 RAC).
3. Within the designated *Low Intensity Urban 3.0* area, a rezoning request to the TR (Transitional) Zone shall be allowed for an assisted living facility.