

JOHNSON LAW OFFICES

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16 March 2018

Pima County Development Services Department
Planning Division
201 N. Stone Avenue, 2d Floor
Tucson AZ 85701

**RE: Reference P17CA00004 Campbell Foothills Investors LP &
North Campbell Avenue Plan Amendment**

I live in the Foothills Ridge community. The proposed rezoning from LIU to MIU raises many issues extremely detrimental to my neighborhood.

Traffic

If approved, traffic intensity on Campbell will increase by the number of cars associated with up to 91 units (7 x 13 units per acre) max as opposed to current zoning for 16 units max.

General Safety

Getting into and out of Foothills Ridge and this new development will increase the opportunity for traffic accidents with impatient drivers on Campbell not wanting cars to turn across traffic into those housing areas. As it is currently, many drivers will not wait and drive on to the shoulder and around cars trying to turn left from the north bound lane to enter Foothills Ridge HOA. We see a similar issue with traffic going south on Campbell Avenue trying to make a left into the development looking to be rezoned as MIU. Adding to the safety factor is this is on a declining curve. The entrances on Campbell are less than 200 feet apart on opposite sides of the road.

Safety of School Children

There is a bus stop near the entrance to Foothills Ridge, on the west side of Campbell. School children from the new development, on the east side of Campbell, are likely to cross the street unsafely to reach the bus stop. Walking north (¼ to ½ mile) on Campbell Avenue without designated sidewalks would be equally unsafe.

Rezoning Should Not Be A Tool To Recoup A Bad Investment

A poor business investment should not drive a rezoning. The current owner was aware of the 2004 rezoning of that property with a cap of 16 units when he purchased the property.

Sincerely,


Susan Johnson

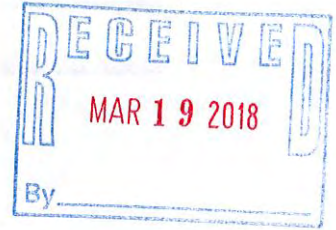
1919 E. Campbell Terrace, 85718



1900 E. Campbell Terrace
Tucson, AZ 85718

15 March 2018

Pima County Development Services Department
Planning Division
201 N. Stone Avenue
2d Floor
Tucson Az 85701



Dear Board,

1. Reference P17CA00004 Campbell Foothills Investors LP- N. Campbell Avenue Plan Amendment.

2. My husband and I oppose the rezoning from LIU to MIU for the following reasons:
 - a. If approved, traffic intensity on Campbell will increase by the number of cars associated with up to 91 units (7 x 13 units per acre) max as opposed to current zoning for 16 units max.
 - b. Safety. Getting into and out of Foothills Ridge and this new development will increase the opportunity for traffic accidents with impatient drivers on Campbell not wanting cars to turn across traffic into those housing areas. As it is currently, many drivers will not wait and drive on to the shoulder and around cars trying to turn left from the north bound lane to enter Foothills Ridge HOA. We see a similar issue with traffic going south on Campbell Avenue trying to make a left into the development looking to be rezoned as MIU. Adding to the safety factor is this is on a declining curve. The entrances on Campbell are less than 200 feet apart on opposite sides of the road.
 - c. Even though I have never seen a child cross the road for the bus stop, I don't see school children from the area wishing to be rezoned as walking up the street on the shoulder of the road to the bus stop on their side of the street when they could just as easily and unsafely cross the street from their development's entrance. Walking north (¼ to ½ mile) on Campbell Avenue without designated sidewalks would be equally unsafe.
 - d. The current entrance onto Campbell Avenue is in the wash. See photo below.
 - e. The Planning Center is aware and needs to address this issue for development.
 - f. Lastly, a poor business investment should not drive a rezoning. The current owner was aware of the 2004 rezoning of that property with a cap of 16 units when he purchased the property.

Respectfully,

Kathleen Kendler

Amy Shiner, JD, MC LISAC LPC
1931 E. Campbell Terrace
Tucson, AZ 85718
520 297-8820



Pima County Development Services
Department Planning Division
201 N. Stone Avenue
2nd Floor
Tucson, AZ 85701

April 6, 2018

OPPOSITION TO COMPREHENSIVE PLAN AMENDMENT


To : Pima County Board of Supervisors

I am a home owner who lives near the parcel on the east side of Campbell Avenue, 1800 feet north of E. River Rd. This property is currently zoned for 16 units. I object to the proposed amendment to the Comprehensive Plan which would permit the development of up to 91 units.

The Plan Amendment should be denied primarily for safety concerns:

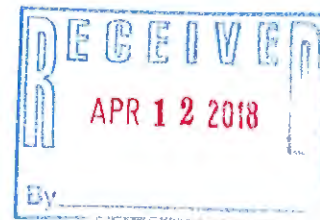
- Safe entrance and egress to and from the residences and small businesses on Campbell Avenue (especially on the first .5 miles north of River Road) would be jeopardized.
- Safety and visibility are current issues due to the multiple curves in the road, blind spots, and a school bus stop. I have witnessed many near-accidents on this piece of road.
- The existing two-lane infrastructure, uses, and traffic patterns already present safety issues. The proposal would exacerbate the existing congestion, poor visibility, and driver confusion.
- Additionally, the aesthetic and scenic quality of Campbell Avenue would be compromised.

Sincerely,



Amy Shiner

William Nathe
Margaret Jolly
1996 E. Campbell Terrace
Tucson, AZ 85718



Pima County Development Services Department

Planning Division

201 N. Stone Ave, 2nd Floor

Tucson, AZ 85701

Re: Comprehensive Plan Amendment (Campbell Foothills Investors – N. Campbell Avenue Plan Amendment)

Dear Sirs:

We are one of 31 homeowners in Foothills Ridge Townhouses which are located immediately across Campbell Avenue from the property which is the target of this proposed amendment.

Please see attached a petition drawn up and approved by our governing board which adamantly objects to this amendment. We whole heartily agree with the board's objection. The board's position as stated in the petition represents the views of all thirty-one owners at Foothills Ridge.

The reasons for our objection to this plan amendment are well and fully stated in the petition attached.

Thank you for your attention to our objections.

Sincerely,

William Nathe

A handwritten signature in blue ink that reads "William Nathe".

Margaret Jolly

A handwritten signature in blue ink that reads "Margaret Jolly".

**FOOTHILLS RIDGE PROPERTY OWNERS ASSOCIATION
P.O. BOX 13402
TUCSON, AZ 85732**

March 27, 2018

Pima County Development Services
Department Planning Division
201 N. Stone Avenue
2nd Floor
Tucson, AZ 85701

PETITION OPPOSING PLAN AMENDMENT

To: The Pima County Board of Supervisors

From: The Foothills Ridge Property Owner's Association

Petitioner is the duly constituted governing board of the Foothills Ridge townhouse complex located immediately across Campbell Avenue from the parcel of land for which Plan Amendment is being sought. See the attached Comprehensive Plan Amendment.

The reasons why the Plan Amendment should be denied are many. The proposed change would allow rezoning the parcel for up to 91 units on property currently permitting only 16 units. Campbell Avenue has been designated a Scenic Route and the purpose of such a designation is to constrain development. The surrounding properties are single family residences or small businesses that make relatively small demands on the highway infrastructure and sheriff and fire protection. Higher density uses would fundamentally alter the character of the area. It would dramatically increase the burdens on the highway infrastructure and sheriff and fire protection. The rezoning would exacerbate the already problematic presence of a school bus stop that has resulted in dangerous parking by parents dropping off and picking up of students. It would lead to much higher traffic congestion on Sunday's when services are held at St. Phillips Church located immediately to the south of the property for which Plan Amendment is being requested. Adjacent property owners uniformly oppose the Plan Amendment. By contrast, the proponent of the Plan Amendment has made no case for the change requested. It has not demonstrated a need for the Amendment, shown that there has been a change in circumstances necessitating the change or otherwise offered a reason for fundamentally altering the character of affected properties with the attendant traffic hazards and burdens on police and fire services.

For the reasons stated, the Foothills Ridge Property Owners Association respectfully asks that the Plan Amendment be denied.

William E Boyd, President, on behalf of the Foothills Ridge Property Owners Association.