



DATE: April 23, 2014
TO: Honorable Board of Supervisors
FROM: Arlan Colton, Planning Director 
SUBJECT: Co9-13-16 Sabino Canyon Road Properties, LLC – Sabino Canyon Road Rezoning

The attached letter dated April 11, 2014 from the rezoning applicant was received after the Planning and Zoning Commission public hearing and requests four additional rezoning conditions to ameliorate potential impacts to neighboring property owners to the east of the rezoning site. The particular wording of the conditions has been reviewed by staff and is found to be enforceable.

Additionally and separately, note that there is a formal proposal (attached) to eliminate Sun Tran Route 37 service to Sabino Canyon and Cloud roads that could occur as early as July 2014. As a result, staff recommends the following change to recommended condition #7(E) to account for the potential elimination of bus service:

7. Transportation conditions:

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- E. Improvements to the existing bus stop on Cloud Road shall be provided including a bench and shade structure, provided bus or shuttle service is maintained along Cloud Road and the bus stop still exists at the time of development.

CC: Sabino Canyon Road Properties, LLC, Attn: Robert Gugino, 4564 E. Camp Lowell Drive, Tucson, AZ 85712
STAR Consulting, Inc., Attn: Erin Harris, 3645 N. Camino Blanco Place, Tucson, AZ 85718
Chris Poirier, Assistant Planning Director
Jeanette DeRenne, Principal Planner, Department of Transportation
Co9-13-16 File



April 11, 2014

**Pima County Development Services
Planning Division**

Attn: David Petersen
201 N Stone Ave, 2nd Floor
Tucson AZ, 85701

RE: **Rezoning Developer Requested Conditions**
Avilla Sabino East

To whom it may concern,

Thank you for your coordination of the review for the above referenced project. As you know, we have been working with the surrounding neighborhoods including the neighbors immediately to the east of the property. The Developers have entered into an agreement with five of the adjacent neighbors and in that agreement requests the following conditions be added to the Rezoning Conditions of this development:

1. The setback for units 83-101 shall be a minimum of fifty feet from the eastern property line. The landscaping, path, screening wall and channel as depicted on the PDP shall be located within the setback.
2. Within the Bufferyard C along the eastern boundary a six-foot high masonry wall shall be constructed of a split faced block with the decorative or rough side of the block facing east. The masonry wall will vary in alignment between 5' and 6' west of the property line with decorative columns placed at an average spacing of 200'. The 5'-6' landscape area east of the wall shall be planted with a variety of drought tolerant vegetation and a minimum of one 24" boxed tree directly west of each of Lots 9 through 13 of Sabino Vista No. 1 as recorded in Book 16 at Page 70.
3. Additional trees shall be provided in the channel area, outside of the bufferyard, east of the proposed dwellings to provided additional screening. The additional trees shall be a minimum size of 15 gallon and shall be provided at a rate of one tree per proposed dwelling.
4. Buildings shall be limited to one-story and a maximum of 16' in height.

Please call or email with any questions that you have regarding our request. We sincerely appreciate your cooperation and interest in our project.

Sincerely,

Erin Harris, P.E., LEED AP

APR 11 2014

Proposed Service Changes

Below is a list of proposed service changes for fiscal year 2015 which, if adopted, could begin as early as July 2014. The proposed service changes are based on the recent Comprehensive Operational Analysis and the Bus/Rail Interface Review.

Sun Tran – Proposed Service Changes

Rte. 1 – Glenn/Swan	All trips would operate between the Ronstadt Transit Center and 29th St. /Swan. Service would no longer be provided between Country Club Rd./22nd St. and 29th St./Swan.
Rte. 2 – Pueblo Gardens	Add travel on S. 6th Avenue between the Ronstadt Transit Center to 36th St. and between S. 6th Ave. and Kino Blvd. Simplified routing through Pueblo Gardens.
Rte. 3 – 6th St./Wilmot	Split into two routes at Ronstadt Transit Center (RTC): <ul style="list-style-type: none"> - Rte. 3 would operate every 20 minutes on all trips between RTC and Pima College East. - New Rte. 28 would operate every 30 minutes between RTC and Pima College West.
Rte. 4 – Speedway	Route would operate every 15 minutes in the morning and afternoon between Ronstadt Transit Center & Kolb, (every 30 minutes east and south of Kolb) and during mid-day operate every 10 minutes (every 20 minutes east and south of Kolb). No change to weekend service.
Rte. 6 – S Park Ave./N 1st Ave.	Split into two routes at Ronstadt Transit Center (RTC): <ul style="list-style-type: none"> - Rte. 6 would operate between RTC and Tohono Transit Center with no change in frequency. - New Rte. 25 would operate from RTC south to Laos Transit Center and Tucson Airport every 30 minutes weekdays, with alternating trips on weekends.
Rte. 7 – 22nd St.	Route would operate every 20 minutes until 1 pm and from 3 – 6 pm, and continue to operate every 15 minutes between 1 and 3 pm weekdays. No change to weekend service.
Rte. 8 – Broadway/S 6th Ave.	Split into two route at Ronstadt Transit Center (RTC). <ul style="list-style-type: none"> - Rte. 8 would operate from RTC and alternate between Wilmot/Lee and Speedway/Harrison. Service would operate every 15 minutes in the morning and afternoon (every 30 minutes east and north of Wilmot), and from 11:30 am – 4:30 pm would operate every 10 minutes (every 20 minutes east and north at Wilmot). - New Rte. 18 would operate between RTC and Laos Transit Center. On weekdays, route would operate every 15 minutes until 8am and from 6 to 7 pm. From 8 am to 6 pm, route would operate every 7-10 minutes.
Rte. 9 – Grant	Merge with Rte. 20. Service would operate on Grant from Tanque Verde/Sabino Canyon to Ironwood Hills every 30 minutes on weekdays and hourly on weekends. Route would no longer serve UA Mall and Ronstadt Transit Center, which would be provided by the recommended Rte. 109X.
Rte. 11 – Alvernon	Merge with Rte. 50 (Ajo Way). Service would operate every 15 minutes between Dodge/River and Ajo Way/Palo Verde with alternating trips to Tucson Airport and Ajo/Mission until noon and from 4 to 7 pm (every 30 minutes west and south of Ajo/Palo Verde). Between noon and 4 pm, service would operate every 10 minutes (20 minutes west and south of Ajo/Palo Verde). No longer serving Laos Transit Center.
Rte. 15 – Campbell	All trips would operate from Tohono Transit Center to 22nd Street/Country Club. Service will operate every 20 minutes weekdays. No change to weekend service.
Rte. 16 – 12th Ave./Oracle	Split into two routes at Ronstadt Transit Center (RTC). <ul style="list-style-type: none"> - Rte. 16 would operate from RTC and Tohono Transit Center weekdays every 15 minutes in the morning and afternoon, 7.5 – 10 minutes midday; extending route to Ina/Thornsdale every 30 minutes weekdays. Saturday service would operate every 20 minutes from 10:00 am – 4:00 pm, 30 minutes rest of day, no changes to Sunday service. - New Rte. 12 would operate between RTC and Laos Transit Center. Service would operate every 15 minutes weekdays and every 30 minutes on weekends.
Rte. 20 – W. Grant/ Ironwood Hills	Route would merge with Rte. 9 and travel on Grant from Tanque Verde/Sabino Canyon to Ironwood Hills every 30 minutes weekdays and hourly weekends. No longer serving UA Mall and Ronstadt Transit Center, which would be provided by recommended Rte. 109X.

Continued over

Continued Sun Tran – Proposed Service Changes

Rte. 21 – W. Congress/Silverbell Rte. 22 – Grande	Rte. 21 would merge with Rte. 22, adding service to Pima College Community Campus and the City of Tucson, Community Resource Center on Bonita. The service would operate weekdays every 30 minutes and hourly every evening and weekend.
Rte. 26 – Benson Highway	Rte. 26 would travel on Country Club between Drexel and Benson Hwy, no longer serving Masterson Ave.
Rte. 27 – Midvale Park	Weekday service would operate every 30 minutes. No changes to weekend service.
Rte. 34 – Craycroft/Ft. Lowell	Weekdays from 1 to 4 pm, route would operate every 20 minutes. Buses would no longer serve the stop on 30th St. /Craycroft, requiring passengers to board on Craycroft/29th St.
Rte. 37 – Pantano	Rte. 37 would travel between Pima College East and Tanque Verde/Sabino Canyon, no longer serving Sabino Canyon and Cloud roads.
Rte. 50 – Ajo Way	Merge with Rte. 11 (Alvernon). Service would operate every 15 minutes between Dodge/River and Ajo Way/Palo Verde alternating trips to Tucson Airport and Ajo/Mission until noon and 4 to 7 pm (every 30 minutes west and south of Ajo/Palo Verde). Between noon and 4:00 pm, service would operate every 10 minutes (20 minutes west and south of Ajo/Palo Verde). No longer serving Laos Transit Center.

Sun Express – Proposed Service Changes

Rte. 102X Northwest- UA Express	Rte. 102X would only operate between the Foothills Mall and UMC via Downtown Tucson. Rte. 103X would serve the discontinued portion along Magee Rd. from Oracle to La Cholla.
Rte. 103X Northwest- Downtown Express	Expand route to Rancho Vistoso Park & Ride, but discontinue service between UA Mall and Ronstadt Transit Center. Operate three trips in morning and afternoon.
Rte. 105X Foothills- Downtown Express	No longer serve stops on Kolb/Sunrise.
Rte. 107X Oro Valley- Downtown Express	Discontinue service along Lambert and La Canada, which would be provided by Rte. 103X
Rte. 108X Broadway- Downtown Express	Additional stops added. No routing changes.
Rte. 109X Catalina Hwy- Downtown Express	Added the ability to travel from downtown to Wrightstown/Pantano in the morning and return in the afternoon. There would be 4 morning trips in both directions and 6 afternoon trips in both directions. Route no longer serving Wrightstown to Catalina Hwy. Additional stops added to Grant and 6th St. Routing would adjust to better serve UA and no longer serve Swan, Columbus, and Speedway.
Rte. 110X – Rita Ranch- Downtown Express	Adjust schedule for better connections to/from other downtown express routes.
Rte. 202X- Northwest- Aero Park Express Rte. 203X Oro Valley- Aero Park Express	Route 202X would no longer operate via the lightest used segment along La Cholla Blvd. and would merge with Route 203X north of Ina Road, traveling to the Rancho Vistoso Park and Ride. It would travel to Bombardier and Raytheon from Rancho Vistoso Park and Ride via I-10/I-19 between Ina and Irvington.
Rte. 312X Oro Valley – Tohono Express	Route would travel northbound in the AM and southbound in the PM only, beginning at Ronstadt Transit Center and traveling north on Oracle to Rancho Vistoso Park & Ride. Southbound AM and northbound PM passengers would be encouraged to ride Rte. 107X or Sun Shuttle Rte. 401. Additional stops would be added on Euclid.

Downtown Loop – Proposed Service Changes

Downtown Loop	Discontinue service. The recommended Rte. 21 would serve stops on Bonita.
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