

# Number of People who **OPPOSE** the Development and Their Zip Codes

Due to the high number of opposition within 300' of the property, a super-majority vote has been triggered. This means the development must be approved by a Board vote of 4-1. **2 votes in opposition can stop the development.**

### Pima County Department Comments

Flood Control = **Concerns with water and drainage**  
Transportation = **Concerns with Over-capacity**  
Development Services = **Subject to Conditions**  
Planning & Zoning Commission = **NO (see above)**

**546 residents AFFECTED**  
**by the development are**  
**OPPOSED**

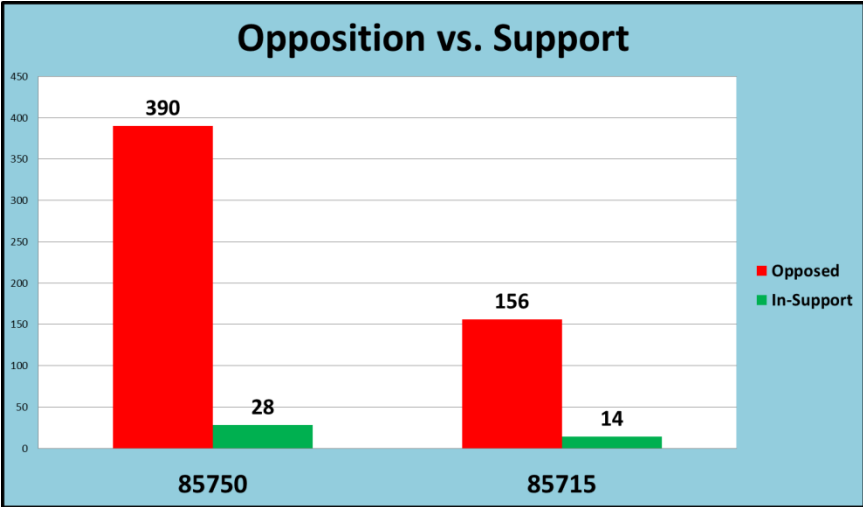
**390**

**156**

Support			
Zip code	In-Support	Popultation in Zip Code (2010 Census)	% of Population
85715	14	17,702	0.08%
85750	28	24,161	0.12%
TOTALS	42	41,863	0.10%

Oppose			
Zip code	Opposed	Popultation in Zip Code (2010 Census)	% of Population
85715	156	17,702	0.88%
85750	390	24,161	1.61%
TOTALS	546	41,863	1.30%

Oppose		
Zip code	Opposed	In-Support
85750	390	28
85715	156	14



**546 residents directly affected**  
**are **OPPOSED** to the**  
**development.**

52 letters did not have an address associated with it.

Local Zip Codes			
Zip code	In-Support	Popultation in Zip Code (2010 Census)	% of Population
85653	3	15,083	0.02%
85701	7	4,983	0.14%
85704	19	30,929	0.06%
85705	22	57,521	0.04%
85706	26	55,209	0.05%
85710	29	54,439	0.05%
85711	32	41,251	0.08%
85712	22	32,666	0.07%
85713	18	50,151	0.04%
85714	10	15,009	0.07%
85715	14	17,702	0.08%
85716	30	32,853	0.09%
85717*	1	N/A	N/A
85718	57	27,367	0.21%
85719	22	43,989	0.05%
85726*	1	N/A	N/A
85730	16	38,323	0.04%
85733*	1	N/A	N/A
85735	1	11,250	0.01%
85736	1	4,975	0.02%
85737	11	20,727	0.05%
85739	5	17,848	0.03%
85740*	1	N/A	N/A
85741	20	32,998	0.06%
85742	15	25,212	0.06%
85743	22	29,144	0.08%
85745	20	37,006	0.05%
85746	9	43,057	0.02%
85747	5	23,058	0.02%
85748	10	18,087	0.06%
85749	19	19,032	0.10%
85750	28	24,161	0.12%
85755	5	15,107	0.03%
85756	13	35,703	0.04%
85757*	8	16,988	0.05%
85770*	1	N/A	N/A
TOTALS	524	891,828	0.06%

\*Zip code boundaries are too small to be shown on map, or account for special mailing areas

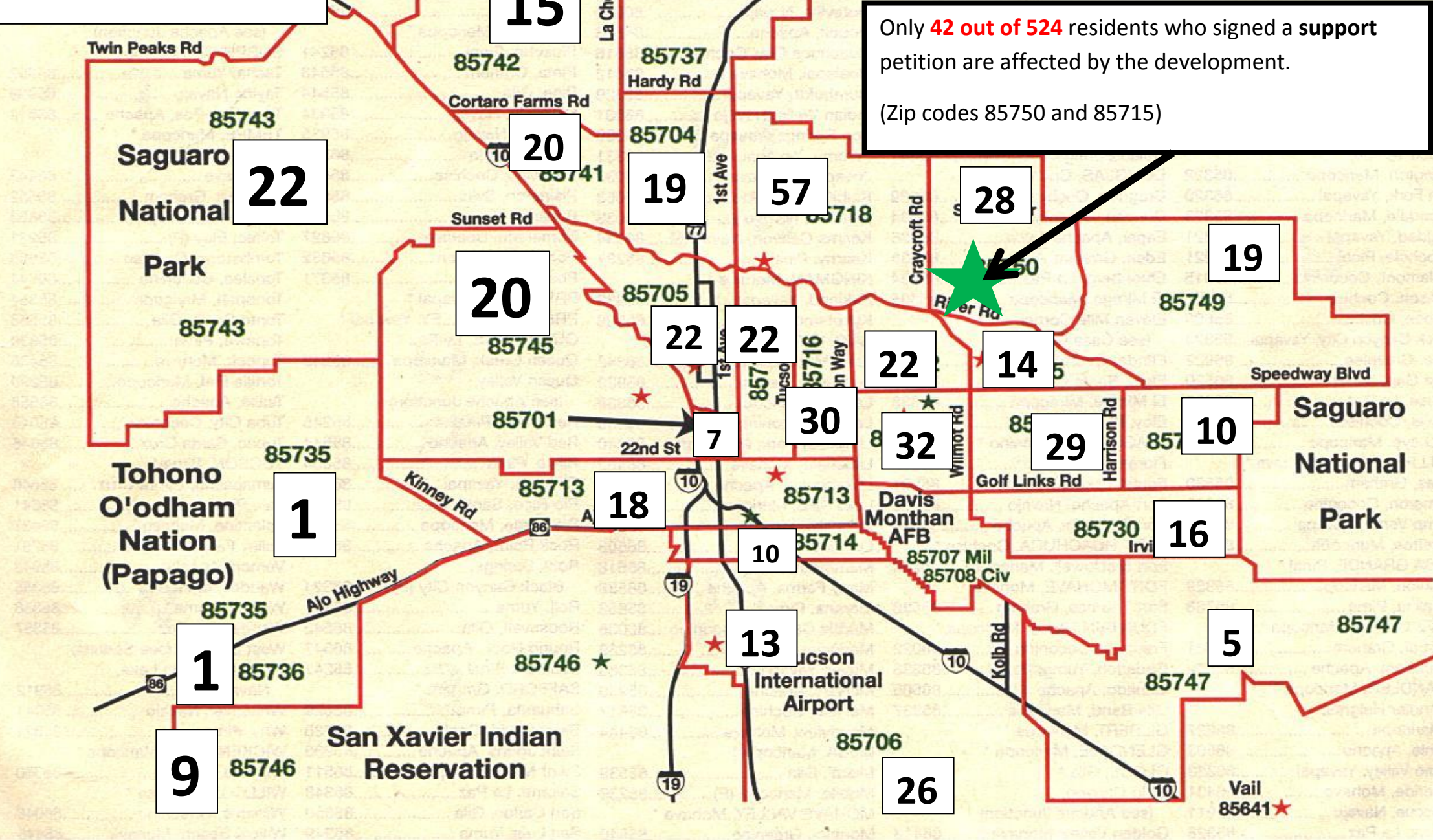
Outliers		
Zip code	In-Support	Location
85018	1	Phoenix, AZ
85209	1	Mesa, AZ
85306	1	Glendale, AZ
85374	2	Surprise, AZ
85614	6	Green Valley, AZ
85629	9	Sahuarita, AZ
85641	7	Vail, AZ
85658	9	Marana / Pinal County, AZ

Less than 1% of all local zip codes are in support of the project

# Number of People who SUPPORT the Development and Their Zip Codes

A petition of **SUPPORT** was recently submitted. The zip codes were plotted to show where the residents live in relation to the proposed development.

Only **42 out of the 524** signatures are directly affected by the development.



## **Terms of Compromise**

### **Bob Gugino**

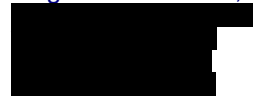
Supervisor Miller and Bob, at tomorrow's BOS Meeting the Applicant in Co9-13-16 will be presenting terms of a Compromise the details of which are below. It is my understanding that Bob Villamana, a real estate attorney with the firm Waterfall, Economidis, Caldwell, Hanshaw & Villamana, PC will be present to testify concerning the Compromise. As a result of the Compromise the Applicant will be asking for approval for 130 homes. The reduction from 169 to 130 homes resulted from a compromise reached with representatives from the Sabino Joint Neighborhood Committee, David Hoefflerle and Katrina McNerney together with area residents Chris Monson and Bob Villamana last Tuesday April 29, 2014. The terms of the compromise are as follows;

1. 130, one story, three bedroom homes each containing 1244 SF.
2. We jointly support Cloud Road being an exit only and request Rezoning Condition 7B be revised to so provide rather than the DOT recommendation that it be full access.
3. The earth toned color palette of the homes will be, as provided for in Zoning Condition 13, as depicted in the Site Analysis (page 108) with 5 colors including the stone façade. We are also having the project architect working on adding rear porches on approximately 7 of the homes along the perimeter streets that have rear yards visible from the streets.
4. The homes will be as depicted (on an exhibit to be shown at the meeting) to break up the linear affect along the three roads.
5. The perimeter walls will be a combination of 5' masonry split faced block and wrought iron. The wall will be capped and staggered. We will take advantage of existing mature trees and add to this existing landscaping with the goal to be an eventual canopy of trees.
6. FOR RENT or similar signs will not be placed on Cloud or Knollwood.
7. There will be 52 garage spaces available.

Please let me know if you have any questions or require additional information My office and cell numbers are below.

**Bob Gugino**

**Gugino & Mortimer, PLC**



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### **Constituent Comment 5/5/14 via telephone**

Constituent – Mike Varney, Tucson Metro Chamber

Mr. Varney stated that he is unable to attend the May 6<sup>th</sup> Board of Supervisors meeting but wanted to share his comments. He lives in Sabino Creek and believes we should not consider the emotional arguments. He is in favor of the rezoning for the following reasons:

- Will create 200+ construction jobs
- Need higher density and infill because the entire community wants it.