

Pima County Development Services Department

Planning Division

201 N Stone Avenue

Tucson AZ 85701

April 17, 2014

To the Board of Supervisors

I am writing to PROTEST the change in rezoning to the area listed below~

Co9-13-16 Sabino Canyon Road Properties, LLC – Sabino Canyon Road Rezoning  
Tax Code #114-33-002G

The rezoning from a SR – Suburban Ranch zone to the proposed CR-4 Mixed Dwelling Type will decrease the value of my property (which is within 300 feet of the proposed rezoning) and open us to increased crime in the area.

It also would cause congestion on an already busy Sabino Canyon Road and increase traffic at the intersections of both east Cloud Road (which only has this exit for the entire neighborhood) and River Road to the east of Sabino Canyon.

A few years ago an accident on Sabino Canyon Road shut down our area, backing up traffic for hours. We were practically trapped, with access to only Sabino Canyon Road from our neighborhoods. Changing the zoning at this piece of property would add more dwellings which naturally adds more traffic.

Please vote to stop the re-zoning and allow us to keep the SR zoning on this property.

Sincerely,

Emilee Weine     7330 E Camino de Cima   Tucson AZ 85750

APR 23 2014

Sabino Canyon  
Cibola

The Honorable Ally Miller

Pima County Board of Supervisors

District 1

130 W. Congress Street

Tucson, AZ ~~85750~~ 85701

Subject: Sabino Canyon Road Properties, LLC-Sabino Canyon Road Rezoning

Supervisor Miller,

I'm sending this letter to express my opposition to the proposed project of high density housing on the east side of Sabino Canyon Road, between Cloud Road and Knollwood Drive.

I'm not opposed to progress when such progress benefits the immediate neighbors and enhances their quality of life and preserves their investment in their homes.

This project does neither.

Sabino Canyon and River Roads are above capacity now and all this project will do is increase the traffic, increase commute time and increase the probability of automobile accidents.

Certainly this property will be developed but the level of density, houses and traffic, that will take place with the proposed project is not beneficial to anyone but the developer.

I also have concern over the available water resources for the project, now and the future, and the impact on the local elementary school.

I would ask that you not approve the project and not change the zoning from suburban ranch to medium high density.

Please consider opposing this project and consider the recommendation of the Planning & Zoning Commission and the impact on the surrounding neighborhoods.

Thank you,

  
Neil and Cherill Huson

7061 E Calle Arandas

Tucson, 85750

From: Sandy Heywood [REDACTED]  
Sent: Thursday, March 27, 2014 9:32 PM  
To: District1  
Cc: DIST2; District3; District4; District5  
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

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**From:** Lisa Hoskin [REDACTED]  
**Sent:** Monday, April 21, 2014 8:17 AM  
**To:** District1  
**Cc:** Bob Gugino  
**Subject:** N/E Corner of Sabino Canyon and Cloud Road Rezoning/Case No. C09-1316

From: Allan Collier [REDACTED]  
Sent: Friday, April 25, 2014 1:18 PM  
To: District1  
Cc: DIST2; District3; District4; District5  
Subject: Protest against Co9-13-16

Dear Pima County Supervisors,

I am writing to oppose the Avilla East rezoning application for development of a high density community on the NE corner of Sabino Canyon Rd and Cloud Rd. The Planning and Zoning Commission voted 6 to 3 against the rezoning application on March 26th, during which they expressed the following concerns: water availability, traffic on already over-burdened roads, this location not desirable as an infill area.

According to the Pima Planning Department staff report, the Regional Flood Control Dept did not recommend approval of the project in deference to Comprehensive Plan Water Resources Element Regional Plan Policies. Although there is an interconnect between Metro Water and Tucson Water, any interconnect claimed by Avilla Development for this project's usage is an "emergency only interconnect" (for Fire Dept use for example) and not a renewable water source.

Traffic on Sabino Canyon and River Roads has shown yearly increases to the point that these roads are now at a "level of service D," requiring Pima County to drop the posted speed limits of both roads in the last 2 years. Figures from the Pima County Department of Transportation show Sabino Canyon and River Roads to already be functioning over capacity. There are a total of 120 new homes approved for and/or under construction nearby which will add additional stress to these overburdened streets. Avilla East's additional 169 homes will complicate these traffic issues further.

The developer stresses that this project conforms to Smart Growth and desired infill. In reference to infill rezonings in existing neighborhoods, the Pima Planning policy states that "infill rezonings must assess the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project." With current densities in the surrounding neighborhoods ranging from 1.2-4.4 RAC with single family homes as well as townhouse communities, this planned development does not fit in with the character or density of the area. The idea behind Smart Growth and "infill" is to use existing infrastructure and public transportation; however, in this case the infrastructure (in regards to the roads and water demand) is already overburdened with no plans for improvements in the near future and Sun Tran has recently proposed to completely end bus service to this area.

I respectfully request you to vote to deny this rezoning.

Thank you.

Name: Allan Collier

Address: 8401 E. Snuder Rd, Tucson, Az. 85750

Subdivision or HOA name: Hidden Valley Estates

Name	Value
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First Name	Melissa
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Last Name	Wood
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Email	
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Phone	
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Address	
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City	
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State	AZ
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Zipcode	
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District_of_Concern	Supervisor District 1 - Ally Miller
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Department_of_concern	Planning and Zoning
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Subject_or_Nature_of_Concern	I OPPOSE Rezoning on Sabino Canyon Rd
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Comments	<p>I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application. Thank you. Melissa J Wood 7020 E Acoma Pl Tucson AZ 85712 Indian Ridge Estates</p>
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Would_like_a_response	Yes
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Referred_Page	<a href="http://www.allymillerdistrict1.com/Resources.html">http://www.allymillerdistrict1.com/Resources.html</a>
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Thank you, Pima County, Arizona

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Thursday, May 01, 2014 8:06 AM  
**To:** David Petersen  
**Subject:** FW: deny Sabino-Cloud rezoning!

**From:** [REDACTED]  
**Sent:** Wednesday, April 30, 2014 4:48 PM  
**To:** District1  
**Cc:** DIST2; District3; District4; distric5t@pima.gov; DSD Planning  
**Subject:** deny Sabino-Cloud rezoning!

To Whom it May Concern,

I am writing to express my concern over the Sabino-Cloud rezoning request by Avilla. Clearly the zone was not intended for such dense housing. Let's keep the neighborhood the way it was intended when home-owners decided to purchase homes in this area. Please consider carefully before re-zoning our neighborhood just to make a profit.

The Planning & Zoning Commission has already denied the request. However, I am concerned that Supervisors do not always follow the recommendation of the Planning & Zoning Commission.

Sincerely,

Dr. Renee Bond  
[REDACTED]

## David Petersen

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**From:** Chris Poirier  
**Sent:** Wednesday, April 30, 2014 3:08 PM  
**To:** David Petersen  
**Subject:** FW: Rezoning Request by Avilla East of Sabino Canyon Road & Cloud Road Property

**From:** Barbara Foster [REDACTED]  
**Sent:** Wednesday, April 30, 2014 3:01 PM  
**Subject:** Rezoning Request by Avilla East of Sabino Canyon Road & Cloud Road Property

My husband and I will be unable to attend the Rezoning Meeting due to a Mobile Meals volunteer commitment so I am contacting you again on this matter.

**Please do the right thing;** listen to the homeowners. Do not be swayed by business owners and developers who do not live in the area.

Thank you for your time and attention to this matter. Barbara Foster, 2661 N Camino Valle Verde, 85715