



January 12, 2018

Terrill Tillman
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701

Subject: P17RZ00004 Michael E. & Linda A. Arnold Family Tr. – N. La Cholla Boulevard
Rezoning
01/16 Board Agenda

Dear Terri:

On behalf of the applicant, Michael E. & Linda A. Arnold Family Tr., we respectfully write this letter explaining proposed changes to the above-referenced rezoning case as a result of neighborhood feedback and coordination with concerned residents. The following is a summary of proposed changes and includes a list of concerns that are still being resolved or researched further:

- All single-family homes will be one-story, and a note has been added to the preliminary development plan (PDP) and rezoning document to ensure single-story conformance.
- The rezoning request has been changed from CR-5 to CR-4 since the proposed layout of single-family homes and apartments does not require the more intense CR-5 zone. The CR-4 request will also match up with the CR-4 zoning of the vacant platted subdivision to the north.
- Due to neighbor concerns about existing unsafe driving behavior on McCarty Road, and at the intersections of McCarty & Dawn Road and McCarty & La Cholla Boulevard, being exacerbated by this development proposal, Pima County DOT was consulted on the viability of adding two additional stop signs to the McCarty-Dawn intersection to create a 3-way stop. The Pima County Traffic Engineering department will allow additional stop signs, but at this time the neighborhood has not indicated there is majority support for a 3-way stop. The property owner/builder and Pima County Traffic are also agreeable to the installation of speed humps, signage or a combination of traffic calming measures to improve traffic safety, but any new measures would need to have majority support of the neighborhood.
- M Esparza Engineering, a local traffic engineering firm, has also collected traffic counts and prepared a Traffic Memorandum analyzing the projected number of vehicular trips

and estimated turning movements in the year 2018, with and without this proposed development, at the intersection of McCarty Road & La Cholla Boulevard. The results were shared with surrounding residents at our second neighborhood meeting on September 21st. Projected traffic impacts on La Cholla Boulevard at the project access drive for the multi-family apartments were also analyzed. Information related to the minimum number of trips needed to warrant a traffic light at McCarty and La Cholla was also discussed at the request of those in attendance at our first meeting on August 23, 2017.

- The builder has agreed to grant the property owner on the southeast corner of Dawn and McCarty landscape approval for lot 1, which will be a custom home facing McCarty Road and situated on an approximately 9,000 square foot lot (about 3,000 square feet larger than the average lot size of 6,000 square feet).
- In response to concerns about construction noise and wear and tear on McCarty Road, Kachina Homes has agreed to divert all site construction traffic to La Cholla.
- Following the November 21st Board hearing, the builder, their civil engineer and The Planning Center met with Pima County DOT staff to discuss the feasibility of converting the access out to La Cholla to a full 45 to 55-foot wide subdivision street. In addition to concerns about meeting roadway grade and side slope requirements, transportation staff explained that when La Cholla Boulevard was improved, there were soil stabilization issues that make the extension of a full subdivision street out to La Cholla both costly and difficult to engineer. Difficulties with the existing grade differential between the 25 proposed single-family homes and 24 apartments were also discussed.
- At our third meeting with surrounding neighbors, we discussed the findings of our meeting with County transportation staff and were asked to look into the following three items:
 1. If the developer's required impact fees could be used to improve McCarty Road, Dawn Road and other neighborhood streets;
 2. If the trees in the landscaped median along La Cholla could be removed or at least trimmed down to improve line of sight when attempting to turn left onto southbound La Cholla; and
 3. If a speed limit sign equipped with a radar speed indicator could be installed on southbound La Cholla.
- We met with Pima County DOT and Traffic Engineering again on January 8th and discussed trimming and regular maintenance of the landscaped median along La Cholla as well as the potential installation of a speed limit sign with a radar speed indicator and digital read-out. Although County staff explained that the developer's impact fees could

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not be applied to neighborhood roadway maintenance, there was general agreement on the other two items.

- At our fourth and final meeting on January 10th, information about the maintenance of the landscaped median along La Cholla and installation of a radar speed indicator sign was discussed. Neighbors were happy to hear the County was receptive to both items.

Three neighbors in opposition described their preference for an all-apartment project with a large perimeter wall and access out to La Cholla Boulevard only. Other neighbors in attendance and in support of Kachina's current proposal, did not express an interest in that proposed alternative. A two-story apartment project across the entire property would also result in a protest from the developer of Sunset Mesa, adjacent to the north boundary, who has supported the project from its start.

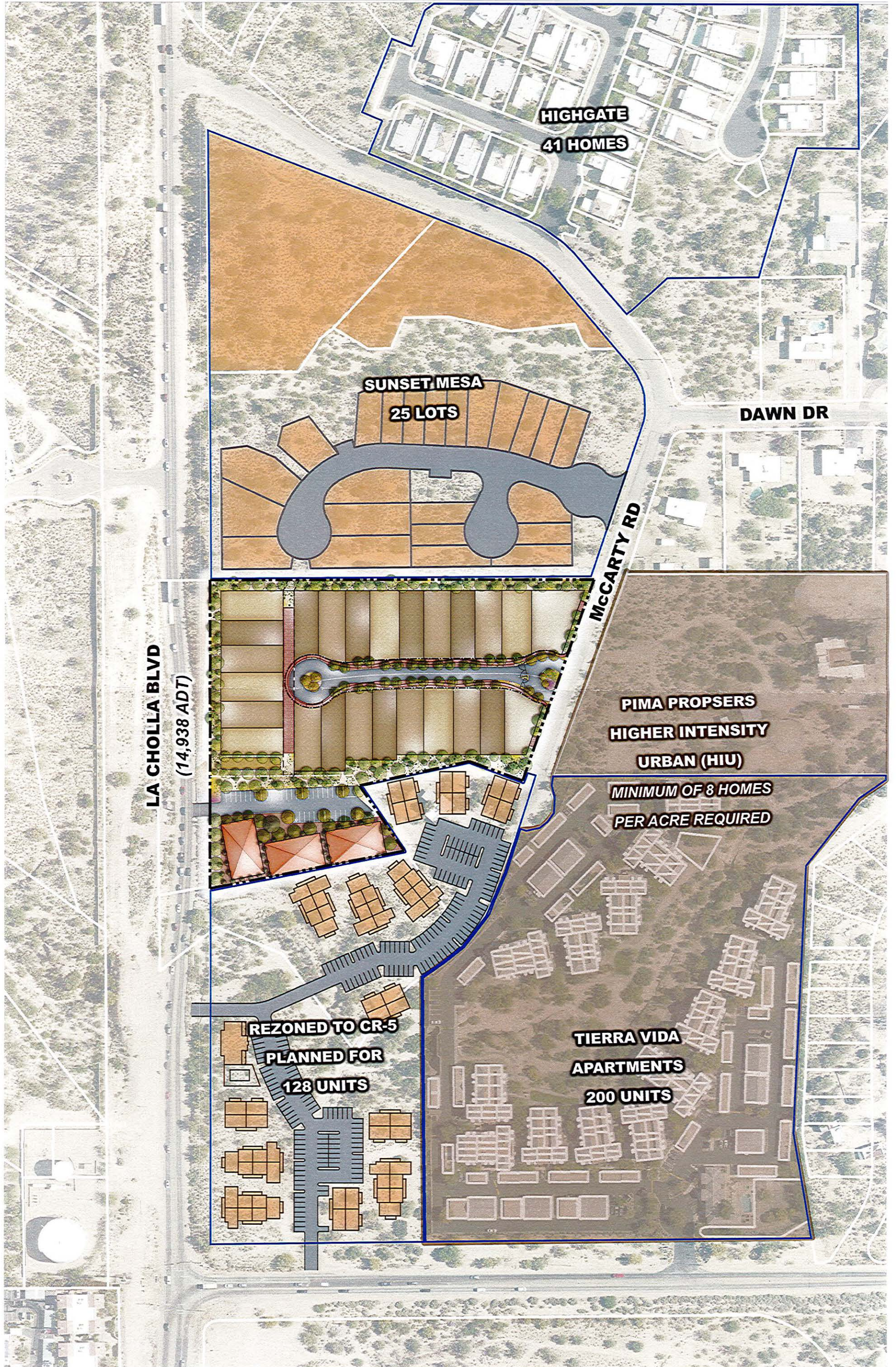
Sincerely,
THE PLANNING CENTER



Brian Underwood
Director of Planning

cc: Supervisor Ally Miller, District 1
Supervisor Ramón Valadez, District 2
Supervisor Sharon Bronson, District 3
Supervisor Steve Christy, District 4
Supervisor Richard Elías, District 5
Thomas Drzazgowski, Deputy Chief Zoning Inspector

DEVELOPMENT CONTEXT



KACHINA HOMES

