

October 5, 2014

Board of Supervisors
Robin Brigode, Clerk of the Board
Administration Division
130 W Congress St., 5th Floor
Tucson, AZ 85701

Re: Catalina Foothills Lodge CO7-14-03

Board of Supervisors:

I live in Oracle Foothills Estates, which is adjacent to the Catalina Foothills Lodge. The Foothills Lodge is requesting an amendment to the Comprehensive Plan. In presenting their request, they have divided the property into three zones.

I support their request to change Zone 1 to NAC since this seems consistent with its present use and is far enough away from Oracle Foothills Estates to not affect the community. I also agree with their desire to maintain Zone 3's designation as RT.

I DO NOT AGREE WITH THEIR DESIRE TO CHANGE ZONE 2 TO MIU, NOR DO I AGREE WITH THE PLANNING AND ZONING COMMISSION'S COMPROMISE OF CHANGING THE CURRENT LIU 1.2 DESIGNATION TO LIU 3.0.

I understand and agree with the property owner's desire and right to develop this property. However, I believe that what is being proposed is simply a case of overkill, and, perhaps, the owner's desire to see how much he can get. I use the pronoun "he" although we don't know who or how many people own the property. We do know that the owner is represented by a consulting firm in Beverly Hills, who, in turn, is represented by a consultant in Tucson.

This property is adjacent to our existing 40-year-old development, which is LIU 1.2. By "adjacent" I mean that there is no natural separation between the applicant's Zone 2. In fact some of the houses on Genematas that are set at the rear of their properties are only feet away from Zone 2. Under the current designation, the owner would be able to build one house per acre (27 houses) or, with cluster development, 4 houses per acre (108 houses!). To suggest anything more congestive than that shows lack of consideration for both the environment and the current residents. Not only would more congestion destroy the life style of the residents of Oracle Foothills Estates, it would cause untold congestion and problems on Oracle, the logical entrance to the development.

I urge you to deny the request to increase the density of this 27-acre parcel and to retain the current LIU 1.2 designation.

Sincerely,



Susan Berger, 60 E. Yoch Drive, Tucson, AZ
Cc: Ally Miller, Mark Holden

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 10-7-14 MM

CC: Dev. Services-
Planning Division

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October 13, 2014

Board of Supervisors
Robin Brigode, Clerk of the Board
Administration Division
130 West Congress St., 5th Floor
Tucson, AZ 85701

Re: Catalina Foothills Lodge CO7-14-03

Board of Supervisors:

I am writing regarding the proposed amendment to the Pima County Comprehensive Plan. The proposal addresses approximately 50 acres on North Oracle Road, north and east of Genematas Drive. This property includes the Catalina Foothills Lodge. As a long time resident of Oracle Foothills Estates, I am very concerned about how this proposed change in zoning will impact the entire neighborhood.

I believe the current zoning is appropriate and necessary given the proximity to an established neighborhood, Oracle Foothills Estates. I support upgrading the Catalina Foothills Lodge and surrounding apartments and casitas.

The proposal to increase the density, especially on the Zone 2 property, is not compatible with the land, the neighborhood or the Pima County Comprehensive Plan that designated a large block of this property for one residence per acre. The proposal allows far greater density than was originally permitted. Residents of Oracle Foothills Estates purchased their properties with the expectation that the current zoning would be respected. This property is not adjacent to Oracle Road but runs next to a number of homes on 1+ acres. This land should be developed as zoned; one single family residence per acre.

To build 28 homes on this parcel would be appropriate but to be allowed up to 10 times that amount is not only insensitive to the land use agreement but would create significant traffic issues that would negatively impact the entire neighborhood not just the homes that border this parcel. In addition to significant traffic problems, the proposal also includes new roads that would spill out onto Genematas. This would create significant egress and ingress problems with the Genematas and Yvon Drive and Oracle access points. It is fully expected that many new customers and residents would simply cut across the residential streets to access First Avenue; negatively impacting the entire neighborhood.

The proposal includes a significant section of the Pima Canyon wash with undevelopable acres in and adjacent to the wash. This reduces the actual land available for development. Even with one home per acre, the lots will likely be stripped to include restricted land and the density of the remaining land will hold more homes. Allowed to increase the density, the developers maximize their profits while seriously and negatively impacting the entire neighborhood.

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The Pima Canyon Wash is home to many species, including Harris hawks, bats, Gila monsters, desert tortoises, and bobcats. This is a spectacular stretch of land that holds numerous saguaros, including pups, other cacti and mature mesquite trees. This wash allows for a greater density of native wildlife and serves as a natural corridor that greatly enhances our neighborhood.

The development of more than one home per acre will greatly diminish this area. The property has very steep hillsides that border the wash. To develop along the ridges will require massive changes to the topography. Protections were put in place years ago to comply with the Hillside Development Zone ordinance and the Riparian Habitat Protection ordinance. The current proposal shows no sensitivity to the current ecosystem that exists in this corridor.

I do not support this proposed amendment to the Comprehensive Plan. The owners surely knew what the zoning and topography limitations were when they purchased this property. I do not believe that developers should be able to simply propose new density/zoning because it will increase their profits with no consideration of the effect it will have on all its neighbors. I am strongly opposed to this amendment proposal to the Pima County Comprehensive Plan.

Sincerely,

Reggie Smith
5445 N Genematas Drive
Tucson, AZ 85704

(see copies next page, and email addresses)

send copies to:

Ally Miller, District 1,
Pima County Board of Supervisors,
130 West Congress St., 5th Floor,
Tucson, AZ 85701

Mark Holden
Senior Planner
Planning Division
201 N. Stone Ave., 2nd Floor
Tucson, AZ 85701

You can **email** these letters directly to the offices of all the Supervisors and Mark Holden, if that is easier for you:

- District1@pima.gov

- District2@pima.gov
- District3@pima.gov
- District4@pima.gov
- District5@pima.gov
- mark.holden@pima.gov

Please make sure your letters reach the Supervisors by Oct 13.
