

Oracle Foothills Neighborhood Association

P.O. Box 35783 • Tucson • AZ • 85740

September 25, 2014

Board of Supervisors
c/o Robin Brigode
Clerk of the Board
Pima County Board of Supervisors
130 W. Congress St., 5th Floor
Tucson, AZ 85701

Re: Catalina Foothills Center, CO7-14-03

Members of the Board,

The Board of Directors of the Oracle Foothills Neighborhood Association would like to provide comment on the proposed amendment to the Pima County Comprehensive Plan for a 50-acre property immediately abutting our neighborhood to the west.

Our neighborhood, Oracle Foothills Estates, was platted mostly in the 1940's and 1950's and consists of CR-1 zoning in LIU 1.2 land use category. The people who choose to live here do so in large part because of their love of the land and the natural open desert that provides privacy as well as surrounding us with nature. Many of our neighbors have lived here for 40 or 50 years. The neighbors are greatly concerned about the possibility of a large project next door.

The proposed development is broken into three specific zones.

Zone 1 - This is the area currently developed with the original Catalina Foothills Lodge, which has evolved from a high-end resort in the late 1940's to today's rather dilapidated rental housing. Traffic from these units flows almost exclusively to Oracle Road via West Yvon Drive. The impact to Oracle Foothills from redevelopment on this portion is mitigated by the intervening land. The OFNA Board does NOT object to the change in land use for this portion of the plan from MIU to NAC.

Zone 2 - This is the portion of the plan with which we have the most concern. The Planning and Zoning Commission voted to compromise on their approval of this portion of the plan, voting to allow only LIU 3.0 for Zone 2, instead of the requested MIU. **The OFNA Board of Directors is strongly in favor of retaining the current land use designation for the 27 acres of Zone 2, which is LIU 1.2.** Currently, this 27-acre parcel is undeveloped, zoned primarily CR-1 within the LIU 1.2 land use designation. The developer proposes to amend the land use to MIU, allowing for a much higher residential density. Due to the extreme contours of the land, any building would have to be clustered on the ridges, most of which are directly abutting Oracle Foothills properties. With the change to MIU, the developer could conceivably be allowed to build up to 10 homes per acre. Even with the LIU 3.0 designation, the cluster options would allow for greater density and less open land than LIU 1.2. Gross residential density would

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR
CC: Development Services

DATE 9/29/14 (KW)

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be 270 residences under MIU and 108 residences with LIU 3.0 if the developer manages to set aside 30% open space. There is also the possibility that the 10 acres of RT land could also be used in making their calculations, further adding to the housing density. The increased density would have a very great negative impact on the Oracle Foothills neighbors immediately to the east in terms of views, noise, lights, traffic and the degradation of the environment. The land contained within Zone 2 is visually and, for all practical purposes, an extension of the Oracle Foothills properties. There is no barrier, either natural or artificial, between these properties. It is the position of the OFNA Board that the request to amend the Comprehensive Plan from LIU to MIU be **DENIED**. We believe there is sufficient latitude within the current land use and zoning to develop the property in a sensitive and appropriate manner and density level. Allowing the upgrade to MIU is like writing a blank check to someone you don't know, someone to whose motives and plans you are not privileged, and giving the developer free rein to fill the land with condos, townhouses or zero-lot line houses.

Zone 3 - This 10-acre portion of the property is currently designated Resource Transition and would remain so under this proposal. It is very important that this sensitive land be preserved in an open and undisturbed manner.

The OFNA Board and the residents of Oracle Foothills Estates have the following concerns regarding any development on this property:

- Traffic - the project as proposed has the potential for greatly impacting traffic not only on Oracle Road via (what is currently) W. Yvon Dr. but also onto Genematas Drive, one of our principle neighborhood entrances. We are strongly opposed to allowing the use of Genematas Drive as ingress/egress for the project, except perhaps for emergency only.
- Environment - we request that any and all development on this property take a sensitive approach to the environmental impact, including hillsides, washes, native flora and fauna, lighting, and noise abatement. Cutting and filling of ridges and washes to accommodate more expeditious building should not be allowed under any circumstances.
- Density - Given the close proximity of our neighbors to the proposed development, the allowable residential density levels and height limitations should be compatible with and appropriate to the neighboring properties.
- We are not opposed to infill, but infill can and should be done in a manner that is sensitive to the surrounding neighbors.

Please feel free to contact us for any questions you may have, or to visit the subject properties. Thank you for your consideration in this matter.

Sincerely,

Robert Bolton

Robert Bolton
President
Oracle Foothills Neighborhood Association
520-887-7919
babs7919@comcast.net

October 3, 2014

Pima County 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,

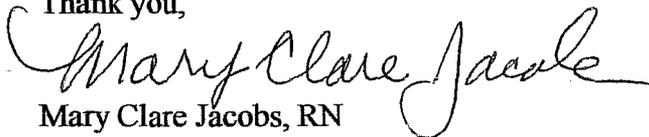
I am a home-owner and resident of Oracle Foothills Estates. As an OFNA resident I live adjacent to the Catalina Foothills Lodge, which is requesting an amendment to the Comprehensive Plan.

I DO NOT support the request of the property owner to change Zone 2 from LIU 1.2 to MIU, and ask that this change be DENIED. This change introduces unacceptably high density housing adjacent to OFNA zoned CR-1. The change to MIU will forever degrade the pristine nature of our neighborhood and quality of life that long-time neighbors have embraced for over 40 years.

I DO NOT support the change in Zone 1 to NAC.

I DO NOT support access or any changes to Genematas Road. Please deny any proposed development of turn-lanes, traffic signals, pedestrian access or design upgrades. Please deny all road connection requests to access Genematas Road per Catalina Foothills Lodge CO7-14-03.

Thank you,



Mary Clare Jacobs, RN
5250 North Maria Drive
Tucson, AZ 85704

cc: Ally Miller, District 1
Pima County Board of Supervisors
130 West Congress Street, 5th Floor
Tucson, AZ 85701

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

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 10/6/14 (KW)
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OCT 06 14 PM 01 27 PC CLK OF BD

(KW)

October 3, 2014

Pima County 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 a 31 year Tucson resident who resides in Oracle Foothills Estates. As an OFNA resident I live adjacent to the Catalina Foothills Lodge, which is requesting an amendment to the Comprehensive Plan.

I DO NOT support the request of the property owner to change Zone 2 from LIU 1.2 to MIU, and ask that this change be DENIED. This change introduces unacceptably high density housing adjacent to OFNA zoned CR-1. The change to MIU will forever degrade the pristine nature of our neighborhood and quality of life that long-time neighbors have embraced for over 40 years.

I DO NOT support the change in Zone 1 to NAC.

I DO NOT support access or any changes to Genematas Road. Please deny any proposed development of turn-lanes, traffic signals, pedestrian access or design upgrades. Please deny all road connection requests to access Genematas Road per Catalina Foothills Lodge CO7-14-03.

Thank you,


Jeff D. Wiese, MSW, LCSW
5250 North Maria Drive
Tucson, AZ 85704

cc: Ally Miller, District 1
Pima County Board of Supervisors
130 West Congress Street, 5th Floor
Tucson, AZ 85701

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

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 10/10/14 
Cc: Development Service

OCT 06 14 PM 01:27 PC CLK DF RD



From: COB_mail
Subject: Catalina Foothills Center, CO7-14-03

From: Joe Jacobson [mailto:joe.jacobson@apexanalog.com]
Sent: Saturday, October 11, 2014 10:19 AM
To: Robin Brigode
Subject: Catalina Foothills Center, CO7-14-03

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 recently I received a letter from your office on the proposal to change the zoning designation for the 50 acre parcel abutting the Oracle Foothills neighborhood. Upon review of the information provided I have serious concerns given the requested changes, especially the requested change of the 27 acre Zone 2 parcel to MIU which will allow a significantly higher density of homes per acre than what is currently allowed in the Oracle Foothills neighborhood. One of the primary reasons for purchasing a home in the Oracle Foothills neighborhood was the open spaces between the homes and the respect of the natural desert vegetation and contour of the land. Changing the zoning of this 27 acre parcel will only negatively impact the positive aspects of our neighborhood and ultimately result in lower property values. Thus, I do not support the request of the property owner to change Zone 2 from LIU 1.2 to MIU. Although I am not opposed to the requested change in Zone 1 to NAC, I ask that you DENY the requested change for Zone 2.

As an officer and board member of a local Tucson business, I fully support economic development, however, any development has to address the overall impact to all those affected. I appreciate your consideration of my concerns and the concerns of all my neighbors.

Joe Jacobson
VP Secretary & Treasurer and Chief Financial Officer



Phone 520-690-8650
Joe.Jacobson@apexanalog.com
Home Address:
5707 N. Lady Lane
Tucson, AZ 85704

OCT 13 14 10:08 AM 43 PCC CLK OF BD

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
CC: Development Services
DATE 10/13/14

From: COB_mail
Subject: Catalina Lodge Center request

From: V Johns [REDACTED]
Sent: Sunday, October 12, 2014 9:48 AM
To: Robin Brigode; Mark Holden
Subject: Catalina Lodge Center request

From: Virginia and Matthew Johns

101 West Yvon Drive

Tucson, AZ 85704

Concerning: Public Hearing: Catalina Foothills Center Co7-14-03

Submitted to Pima County Board of Supervisors

Our parcel borders one of the 17 parcels, and our house was originally constructed as part of the Lodge property. Thus, we are more closely linked to the Catalina Foothills Lodge than possibly any other neighbor. While the plan does have many positive features, we cannot support the proposed amendment, given the disparate conditions that exist among the separate parcels.

We believe that the "owner's desire to proceed with the complete master planning and redevelopment of the property" (Section IV of the plan amendment application), would be appropriate and possibly desirable for these parcels which will be newly designated NAC and RT.

However, we object to the plan's proposed designation for the northeast quadrant which is currently zoned CR-1. The proposed MIU designation for this section would be inappropriate. First, the surrounding neighborhoods are primarily LIU with many CR-1 residences. Any development in this area, requiring a change to MIU, would be detrimental to the lifestyles of these homeowners given the increased land use allowed. Second, in order to develop this area, significant structural changes/improvements would be required to address the environmental, transportation, and access issues that would arise. Many of these carte blanche "improvements" required or allowed under a MIU designation would not be necessary under the current CR-1 zoning status. A designation change to MIU for the northeast quadrant would be detrimental to the ENTIRE extended neighborhood.

While there are numerous positive aspects to the amendment as enhanced buffering, controlled traffic, thoughtful design, discussions with residents, we fear the negative consequences of allowing the northeast quadrant to become MIU far outweigh any positive aspects. We cannot support the amendment as it now stands.

CLERK'S NOTE:
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COUNTY ADMINISTRATOR
Cc: Development Services
DATE 10/13/14 [Signature]

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[Signature]

10/12/2014

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:

Please allow me to express my concerns pertaining to the request that has been submitted to you requesting an amendment to the Comprehensive Plan. I built my home in Oracle Foothill Estates in 2006; it is currently the newest home in the area. I choose this property not only because of its location but more importantly for its low density, natural unspoiled desert, abundant wildlife, serenity and views. I am very fortunate to having just over four acres of property to enjoy. Quite frankly looking at the adjacent ridge from my back yard and viewing high density housing does not appeal to me.

This being said I am not anti-growth as long as it is consistent with the surrounding area. There are three "zones" making up this master plan:

Zone 1 – I am in agreement with the change in land use being proposed for this zone. It will have minimal effect on our neighborhood.

Zone 2 - I adamantly do NOT support a change in land use for the 27 acres that make up one two. Higher density housing will have a negative impact on Oracle Foothills Estates. A higher density is not consistent with our neighborhood. All the reasons I selected this neighborhood will be compromised.

Zone 3 – There are no proposed changes to this zone. It is currently "Resource Transition" and will remain so.

I thank you in advance for making the right decision pertaining to our neighborhood.

Sincerely,

Philip R. Williams
5705 N Lady La

cc.

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

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
cc: Development Service
DATE 10/13/14 *(Signature)*

OCT 13 14 AM 02:43 PM CLK OF BO
(Signature)

Joan E. Scott
5501 N Maria Dr.
Tucson, AZ 85704

October 11, 2014

Board of Supervisors
c/o Robin Brigode
Clerk of the Board
Pima County Board of Supervisors
130 W. Congress St., 5th Floor
Tucson, AZ 85701

Re: Catalina Foothills Center, CO7-14-03

Members of the Board,

I am providing comments here on a proposed amendment to the Pima County Comprehensive Plan. This amendment is proposed for a 50-acre holding east of N. Oracle Road and north of Genematas Drive. The property owner is proposing a change from RT, LIU, and MIU to RT, MIU & NAC.

Approximately two-thirds of this 50-acre property is currently open undeveloped desert, including a portion of Pima Canyon wash. The balance of the property is within the current MIU (Medium Intensity Urban) Plan designation, zoned at CB-1, CR-4, and CR-5, and consists of Catalina Foothills Lodge, an older cluster development of apartment buildings and casitas.

I live in Oracle Foothills Estates, the older, established community of single family homes directly to the east of the proposed development. I have lived here for 25 years, and plan to spend the rest of my life here. Many of my neighbors likewise have lived here for decades. Whatever development occurs on this property will impact the community of Oracle Foothills Estates.

I believe that any landowner should have the right to develop his land in a manner that is consistent with the land use designations and zoning of that property. Additionally, I believe that neighboring property owners should have the right to expect that neighboring land will be developed in a manner that is consistent with the land use designations and zoning of that neighboring property. I do not believe that a landowner should have the right to develop his land at a higher use than it is designated, especially when neighboring property owners will be adversely impacted by changes in land use designations and zoning.

I will discuss this development based on the zones identified on the Framework Plan map in the Plan Amendment application, Zones 1, 2, and 3.

Zone 1: Zone 1 borders Oracle Road and largely encompasses the area of the current Catalina Foothills Lodge. The property owner wants to change Zone 1 to Neighborhood Activity Center (NAC) from

CLERK'S NOTE:

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COUNTY ADMINISTRATOR

CC: Development Services

DATE 10/13/14 (KJ)

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(KJ)

Medium Intensity Urban (MIU). This would allow for some businesses, maybe a hotel, maybe some retail stores, maybe a restaurant. The impact to our neighborhood from redevelopment of this zone is mitigated by the intervening land in Zone 2. Therefore, I do not object to the change in land use for Zone 1 from MIU to NAC.

Zone 2: Zone 2 is largely undeveloped desert between Zone 1 and my neighborhood. Under the Pima County Comprehensive Plan, Zone 2 is currently designated as LIU-1.2 (Low Intensity Urban), and the area is zoned as CR-1. Under current Comprehensive Plan designation and zoning, the property owner could build 27 single family homes on this 27 acre parcel. There are also options for cluster developments that could increase the density up to 4 residences per acre. Even under this current designation the landowner could build to a density that is not compatible with our adjacent, existing, older, single-family residential neighborhood. The proposed change to MIU (Medium Intensity Urban) would allow for density increases up to 10 residences per acre, which is completely incompatible to our neighboring property. Note that Zone 2 is not adjacent to Oracle Road, but is exactly adjacent to our neighborhood single family residences. Also, Zone 2 is elevated above Oracle, and is physically much more a part of our neighborhood than being part of the Oracle Road corridor. Thus, there is no argument that these properties are not suitable for development as single family homes. Furthermore, the increased density allowed by changing the Comprehensive Plan Amendment in Zone 2 will increase ingress and egress problems in the area, as discussed below.

I believe that the landowner has ample opportunity to develop Zone 2 into a profitable project without increasing the density above that currently allowed by the Comprehensive Plan designation. **I ask you to DENY the proposed amendment to the Pima County Comprehensive Plan for Zone 2.**

Zone 3: This 10-acre portion of the property is currently designated Resource Transition and would remain so under this proposal. It is very important that this sensitive land be preserved in an open and undisturbed manner.

As stated in the amendment application, a goal of this amendment is to increase the density of land use on the property. The proposed amendment application suggests this property could be developed into a boutique hotel, with spa, retail shopping, restaurant, and an entertainment district, as well as patio homes and town homes. I argue that increasing the density here is entirely inappropriate. All traffic to and from this property will funnel out to Oracle in an area that already has heavy vehicle traffic. Whether the entrances to the property will be from Yvon or from Genematas, eventually it will all go onto Oracle. Even development of the site at the currently allowed densities will have adverse impacts on Oracle traffic here. Allowing these increased densities will exaggerate the problem. I contend that this property is not the site to increase density in Pima County.

I list below some of the specific concerns for our neighborhood that will need to be addressed for any development of this property. If this property is developed at any higher density than is allowed under

current Pima County Comprehensive Plan designation and current zoning, the impacts of these issues will be magnified.

Access. Our neighborhood will be impacted by increased access along Genematas Drive. Genematas Drive is one of only four entrances to our neighborhood of something like 300 homes. Already, our neighborhood is adversely impacted by the development a few years ago of the tea room at the corner of Genematas and Oracle. Here, there is business-related street parking on Genematas Drive and ingress to and egress from the tea room. Even if 27 single family homes are built in this area, even that low density could have some impact on our neighborhood access. Access to or egress from a higher density development off of Genematas is certainly not compatible with our neighborhood character. Access to and from the proposed development should be minimal on Genematas. Possibly, access from the subject property to Genematas should be for emergency egress only, limited by hardscape construction to right hand turn only.

There should be absolutely no access into our neighborhood from a development of higher density in the area of Yvon Drive at Genematas Drive.

Attention needs to be paid to traffic concerns on Oracle. Will there need to be a stoplight at Yvon or Genematas to regulate traffic? Is this access point too close to River Road for a stoplight? Will traffic be limited to turning north only from the subject property?

Noise. In the past, our neighborhood has had problems of noise from businesses along Oracle Road. Specifically, there was a bar/lounge on Oracle that played loud music at night and disturbed our neighborhood. Also, businesses often have trash dumpsters emptied at night, and that noise would have adverse impacts on our neighborhood.

Lights. Our neighborhood has almost a rural character, with no street lights and no curbs. Bright lights from the proposed development will not fit the character of our older neighborhood.

Hillside and Wash Protection. Because Pima Canyon wash flows through this property, and because there are significant canyons and hillsides on this property, the County must ensure that any proposal to develop this property conforms with the Hillside Development Zone ordinance and with the Watercourse and Riparian Habitat Protection and Mitigation Requirements ordinance.

Please DENY the proposed amendment to the Pima County Comprehensive Plan for Zone 2. Thank you for consideration of this matter.

Sincerely,

Joan E. Scott

Steve and Marge Pellegrino
341 E. Yvon Drive
Tucson, AZ 85704

October 13, 2014

Board of Supervisors
c/o Robin Brigode
Clerk of the Board
Pima County Board of Supervisors
130 W. Congress St., 5th Floor
Tucson, AZ 85701

RE: Catalina Foothills Center, C07-14-03

Dear Board of Supervisors,

These comments refer to the proposed amendment to Pima County's Comprehensive Plan for the 50-acre parcel east of Oracle Road and north of Genematas Road. The property is now RT, LIU, and MIU.

We are long-time residents of Oracle Foothills Estates that runs east of the proposed changes. We understand the wisdom of infill that respects the established communities it will impact.

We believe allowing Zone 1 to move to NAC allows the property owners some of what they hope for. **We support the NAC change for Zone 1.**

After walking Zone 2 – we also understand why the property hasn't already been developed. **We do not support the change from LIU 1.2 to MIU for Zone 2.** The lay of the land and the impact of the kind of development those changes would allow are not in harmony with the established neighborhood nor would the density this would allow be good for traffic off of Oracle or on Genematas.

We believe any development that takes place should not allow Zone 3 to be included as open space toward the density of Zone 2.

Thanks for your consideration.

Sincerely,
Steve and Marge Pellegrino

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
cc: Development Services
DATE 10/13/14 (KA)

OCT 13 14 AM 10:52 PC CLK OF BD

(M)

Board of Supervisors
c/o Robin Brigode
Clerk of the Board
Pima County Board of Supervisors
Tucson, AZ

October 13, 2014

RE: CO7-14-03, Catalina Foothills Center

Members of the Board:

We would like to express our concerns regarding a proposed amendment to the Pima County Comprehensive Plan on a 50-acre parcel of land that abuts our neighborhood of Oracle Foothills Estates. The property owner is proposing changes to the zoning of this land that would negatively impact virtually ALL aspects of living in our neighborhood.

You will have received a letter from Joan Scott, who is a fellow resident of Oracle Foothills Estates, that details with great clarity the current zoning of the subject property as well as the proposed changes to that zoning, so we feel no need to elaborate on that aspect. We agree with Joan in every aspect of her letter to you!

We would, however, like to add our personal thoughts and concerns. When my husband and I moved to Tucson from Seattle over 20 years ago, we purposefully sought out a residential area such as Oracle Foothills Estates because we wanted to enjoy the thrill of living in the desert. We particularly liked the fact that the zoning of our entire neighborhood, including the undeveloped land currently under consideration (Zone 2), allowed only one home per acre. We felt that the zoning of this rolling terrain, loaded with desert vegetation and abundant wildlife, would ensure that we could enjoy this dramatic lifestyle change in perpetuity!

Zone 1 - We feel that the proposed zoning change of this area currently encompassing the Lodge/rental apartments from MIU to NAC would be appropriate and consistent with its current use, and we do not oppose it.

Zone 2 - We believe that the zoning change request of this 27-acre undeveloped property from LIU to MIU should be DENIED! The higher housing density that is possible under the MIU zoning would be very incongruous with what is currently in place in Oracle Foothills Estates, which this 27 acres directly abuts. There would be enormous impacts in the forms of noise, traffic, lighting, blowing dirt and especially esthetics. We have witnessed exponential growth in Tucson in the last 20 years and have seen far too many of the bland, soulless developments that have blighted the pristine desert landscape. It would be a travesty to see that happen in our historic

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

CC: Development Services

DATE 10/14/14 *(initials)*

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neighborhood of mostly mid-Century Modern homes from the 1950's and '60's (on 1+acre parcels!) with beautiful vistas of desert and mountains. We also feel that under no circumstances should there be any access to any part of this 50 acre parcel from Genematas Dr.

We trust that the Board will weigh our concerns carefully, and we thank you for your consideration and time.

Sincerely,

Denise and David Coburn
5251 N. Nina Dr.
Tucson, AZ 85704
[REDACTED]

[REDACTED]

From: COB_mail
Subject: FW: co7-14-03

From: jackmcghie [REDACTED]
Sent: Monday, October 13, 2014 6:27 PM
To: Robin Brigode
Subject: co7-14-03

Robin,
I am a home owner in the Catalina Foothills neighborhood. I wish to join my neighbors and express my opposition to the increased density being sought by the Lodge property owners. ITEM Co7-14-03. Zone 1 change is ok. I think the Zone 2 designation should remain @ 1.2. Zone 2 is adjacent to the existing homes in the area. Higher densities will impact the quality of life in this neighborhood. It will be very hard to keep increased traffic off Genematis and our other roads. Also our one house per acre wild animal habitat will be effected. Please pass this on to the Supervisors, as I am not very good with computer communication.

Thank you,
Jack McGhie
5452 N Maria Dr.

OCT 14 14 07 51 PC CLK OF BD
MNF

[REDACTED]

From: Rebecca Bushner [REDACTED]
Sent: Monday, October 13, 2014 8:14 PM
To: COB_mail
Subject: Rezoning Catalina Foothills Lodge development plan

October 13, 2014

Board of Supervisors, c/o Robin Brigode, Clerk of the Board

Pima County Board of Supervisors

130 W. Congress St., 5th Floor

Tucson, AZ 85701

Re: Catalina Foothills Center, CO7-14-03

Dear Members of the Board,

My letter concerns the proposed amendment to the Pima County Comprehensive plan, the rezoning of the Catalina Foothills Center adjacent to the Oracle Foothills Estates neighborhood.

NAC Zone 1, I do not oppose the plan to changes, with some caveats about egress.

Catalina Foothills Lodge is mainly in this zone and comprises a couple of old apartment buildings and rental cottages in disrepair and probably the reason it attracts low-income and fixed income residents. I would love to see a developer create a new rental community here, something more up-scale and in keeping with the rest of our neighborhood.

There has also been talk of a "boutique" hotel and "village shopping area" being built in this area and there is a real concern is that Yvon Drive is the only main access to Oracle for this area and is a very poorly maintained road. The developer's representative has indicated a secondary road would be created coming off Genematas near the Chantilly Tea House and going to the southeast side of this new development in Zone 1. Genematas is already narrow and has no sidewalks. I'm not sure how this will be envisioned but it will make it more congested at that turn onto Oracle; this will likely create more traffic from 1st Avenue cutting across the neighborhood via Agave and Yvon Drive. These streets are even narrower than Genematas and have many steep hills.

While I support a nicer apartment building or condos in Zone 1, I'm not sure if the neighborhood roads can support such an increase in traffic.

NAC Zone 2, I am *opposed* to all changes to the land use for this zone. Keep zoning as is. The terrain cannot support higher-density housing.

RT Zone 3 apparently will have no changes since it is a Riparian area.

DUPLICATE
OCT 14 4 44 PM '14
MST

Finally, while I support wise development in our neighborhood in Zone 1, I do not support changes to Zone 2.

Thank you very much for your time and consideration.

Rebecca Bushner, home owner

5450 N. Genematas drive

Tucson, AZ 85704

cc Ally Miller

--

Rebecca Bushner, BA, MBA



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Barbara Schuessler
440 E. Yvon Dr Tucson, AZ 85704 Tel: [REDACTED] [REDACTED]

October 13, 2014

Board of Supervisors
c/o Robin Brigode
Clerk of the Board
Pima County Board of Supervisors
130 W Congress St., 5th Floor
Tucson, Az. 85701

Re: Catalina Foothills Center, CO7-14-03

Dear Members of the Board:

I live in the Oracle Foothills Estate Neighborhood and moved to this beautiful piece of the Sonoran Desert in 2000 and plan to live here a very long time. My home, which I love, was chosen primarily because of the surrounding desert and the low lying homes that afford the views of the surrounding mountains, glorious sunsets and the topography of the native desert. This is a special neighborhood and is a true treasure of native vegetation, an abundance of wildlife, and natural water-course ways that environmentally work. I have seen these washes run and the swiftness of flow and how quickly it can happen is astounding....it all works with the lay of the land and the homes.

My concern for writing this letter is in regards to CO7-14-03 - Catalina Foothills Center GP - N Oracle Rd - Plan amendment. To get a better understanding of the land in this proposal, I have walked some of the land in question and again, yesterday, did an extensive tour, of the land, with many other neighbors joining in (at one point, I counted 17). There are many neighbors that have lived in this neighborhood for years on end. One neighbor I spoke to, recently, has been here 50 years, another one I spoke to yesterday has been here 30 years and I could go on and on.

We walked the land that is currently undeveloped and is adjacent to the Pima Wash. I observed that this land is subject to run-off. With the deep ravines and steep drop-offs, it is hard for me to imagine the use of infill and its sustainability, as well as, subsidence. It contains a riparian area and much native vegetation that has been undisturbed...Which in my mind, means much wildlife that will be threatened with encroachment, as well as, the watershed and integrity of the desert topography. I feel this area should be studied very carefully and analyzed for endangered species and the bio diversity that we are becoming so crucially aware that we need for our survival, as well...

Tucson is such a beautiful and auspicious place because of the preservation of the native landscape. The Saguaros and their majestic presence are particular and

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COUNTY ADMINISTRATOR
CC: Development Services
[Handwritten initials]

unique to the Sonoran Desert. These environs draw people and bring such inspiration because we feel a connection that can never be duplicated on human terms.

I am opposed to the proposed change for Zone 2 in the Plan Amendment. The area in Zone 2 sustains the co-existence of a waterway, native flora and fauna and a wildlife corridor. The subsequent interrelationship with our earth and supporting its ecosystem is important to preserve and needs to be integrated into this planning process. I strongly believe that changing this area to MIU is not sustainable and not wise for the long term. *My personal dream* would be to preserve the 27 acres as much as possible.

The proposed change is, also, not compatible with our adjacent neighborhood. Zone 2 adjoins our neighborhood and logistically could potentially be a natural buffer between the proposed development and the Oracle Foothills Estate Neighborhood. Other neighbors have written about their concerns. I have read some of those letters and concur with them, as well as, with the recommendations of the Board of the Oracle Foothills Neighborhood Association. They have all pointed out various factions that are not congruent with our established neighborhood and the knowledge speaks for itself. There are many people in this neighborhood that feel similarly and I strongly urge you to consider our voice.

Zone 3 is to remain a Resource Transition area under the proposal. I support this and am grateful for the understanding that determined this designation.

Zone 1 is developed and the Plan Amendment calls for a change from MIU to Neighborhood Activity Center. While I think impact will affect our neighborhood and needs to be studied with smart remedies, as well as, understanding of our neighborhood and our quality of life....The density and the related traffic are true concerns. It is my hope that it can be designed with the integrity of the desert in mind, as well as, be a welcome new addition that is harmonious with our neighborhood and the environment. Therefore, **I don't oppose this change.**

Thank-you for your consideration and understanding of these concerns. Please deny the proposed amendment to the Pima County Comprehensive Plan for Zone 2.

Sincerely,

Barbara Schuessler

cc: Mark Holden, Senior Planner

Carolyn Campbell

October 14, 2014

Pima County 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 live in Oracle Foothills Estates, adjacent to the Catalina Foothills Lodge, which is requesting an amendment to the Comprehensive Plan. I have lived here for 23 years. I am not opposed to Development but request you stay true to your Comprehensive Plan.

I do not support the request of the property owner to change Zone 2 from LIU 1.2 to MIU. I am fine with the requested change in Zone 1 to NAC, however, I request that you deny the requested change for Zone 2.

Best Regards-

Jacki Elder
5210 N. Nina Drive, Tucson Az 85704

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CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 10/15/14 
CC: Development Services

From: Virginia and Matthew Johns
101 West Yvon Drive
Tucson, AZ 85704

Concerning: Public Hearing: Catalina Foothills Center Co7-14-03
Submitted to Pima County Board of Supervisors

Our parcel borders one of the 17 parcels, and our house was originally constructed as part of the Lodge property. Thus, we are more closely linked to the Catalina Foothills Lodge than possibly any other neighbor. While the plan does have many positive features, we cannot support the proposed amendment, given the disparate conditions that exist among the separate parcels.

We believe that the "owner's desire to proceed with the complete master planning and redevelopment of the property" (Section IV of the plan amendment application), would be appropriate and possibly desirable for these parcels which will be newly designated NAC and RT.

However, we object to the plan's proposed designation for the northeast quadrant which is currently zoned CR-1. The proposed MIU designation for this section would be inappropriate. First, the surrounding neighborhoods are primarily LIU with many CR-1 residences. Any development in this area, requiring a change to MIU, would be detrimental to the lifestyles of these homeowners given the increased land use allowed. Second, in order to develop this area, significant structural changes/improvements would be required to address the environmental, transportation, and access issues that would arise. Many of these carte blanche "improvements" required or allowed under a MIU designation would not be necessary under the current CR-1 zoning status. A designation change to MIU for the northeast quadrant would be detrimental to the ENTIRE extended neighborhood.

While there are numerous positive aspects to the amendment as enhanced buffering, controlled traffic, thoughtful design, discussions with residents, we fear the negative consequences of allowing the northeast quadrant to become MIU far outweigh any positive aspects. We cannot support the amendment as it now stands.

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CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
CC: Development Services
DATE 10/15/14 *(KW)*

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:

We live in the Oracle Foothills Estates, adjacent to the Catalina Foothills Lodge, which is requesting an amendment to the Comprehensive Plan.

We do not support the request of the property owner to change Zone 2 from LIU 1.2 to MIU. Although we are not opposed to the requested change in Zone 1 to NAC, we ask that you DENY the requested change for Zone 2.

Sincerely,

Robert Rabb
Gail Rabb

Robert and Gail Rabb
5200 N Genematas Drive
Tucson AZ 85704

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(Handwritten mark)

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
CC: Development Services
DATE 10/15/14 *(Handwritten initials)*

Board of Supervisors
c/o Robin Brigode
Clerk of the Board
Pima County Board of Supervisors
130 W. Congress St., 5th Floor
Tucson, AZ 85701
Re: Catalina Foothills Center, CO7-14-03

October 13, 2014

Members of the Board,

This letter concerns the proposed amendment to the Pima County Comprehensive plan. The plan has 3 zones (1 - 3).

Zone 1:

This zone presently has the Catalina Foothills Lodge, a low income housing development. The current zoning for apartments, housing, perhaps a restaurant is appropriate for the setting and neighborhood. The proposed zoning change would allow for hotels, retail stores, offices and other business enterprises such as a resort! This change doesn't suit the area and setting at all. It would be much better to keep it residential and hopefully have low income housing in addition to other housing. I do NOT support any zoning change.

Zone 2:

This zone is all desert. The part south of Yvon Drive is flat and suitable for housing. The part north of Yvon Drive is very hilly and is not at all suitable for any housing. The current zoning is already a stretch for much of this zone. Increasing the density of this zone as a whole is plain silly, you cannot build houses on much of the land, forcing the developer to cram the houses in tiny lots which then have "gardens" extending down steep hill sides and washes. I VERY STRONGLY oppose any zoning change here, and anybody looking at the land north of Yvon drive would instantly agree.

Zone 3:

This zone would not get any zoning change since you can't build upon it anyway.

In summary: the developer could easily make money off developing the land with the current zoning. Apparent greed seems to be the reason to ask for any rezoning. Please reject all zoning changes in the proposed amendment.

Sincerely,



Campegius Bronkhorst
5450 N Genematas Dr
Tucson, AZ 85704

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COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
cc: Development Services
DATE 10/15/14 (KW)

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