



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: April 17, 2018

Title: **P17CA00004 CAMPBELL FOOTHILLS INVESTORS LP-NORTH CAMPBELL AVENUE PLAN AMENDMENT**

**Introduction/Background:**

This Comprehensive Plan Amendment reflect a desire to increase the density of a parcel of 7.19 acres from a mix of Low Intensity Urban 1.2, Low Intensity Urban 3.0 and Medium Density Urban to Medium Intensity Urban. Approval of this request would result in a density of between 5 to 13 units per acre.

**Discussion:**

The applicant asserts that the existing density for this site does not support the infrastructure improvements that are required for this property. Additionally, the applicant asserts that updated goals and policies of the comprehensive plan support higher density in infill circumstances. Of note, this comprehensive plan amendment does not resolve site development issues as a rezoning application does not accompany this request. Rather, the applicant has been encouraged to work with local interests in resolving site issues as part of a rezone action.

**Conclusion:**

Consistency with the existing development pattern has been weighted against benefits associated with infill opportunities. Both compelling viewpoints were extensively discussed at the Planning Commission and a thoughtful recommendation was forwarded by that committee. Of particular interest, is that this project would require a subsequent rezoning approval would be needed for a project to proceed.

**Recommendation:**

Staff and Planning and Zoning Commission recommend approval of the Comprehensive Plan Amendment.

**Fiscal Impact:**


N/A

**Board of Supervisor District:**

1       2       3       4       5       All

Department: Development Services, Planning Division      Telephone: 724-8800

Contact: Tom Coyle      Telephone: 724-6792

Department Director Signature/Date:  3/28/18

Deputy County Administrator Signature/Date:  3/29/18

County Administrator Signature/Date:  3/29/18



**PIMA COUNTY**

DEVELOPMENT SERVICES

**TO:** Honorable Ally Miller, Supervisor, District 1

**FROM:** Chris Poirier, Planning Official  
Public Works-Development Services Department-Planning Division

*Bob Tom Ara Zgouster*

**DATE:** March 26, 2018

**SUBJECT:** P17CA00004 CAMPBELL FOOTHILLS INVESTORS LP-N. CAMPBELL AVENUE PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, APRIL 17, 2018** hearing.

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**REQUEST:** To amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU-1.2) 0.5 Acres, Low Intensity Urban 3.0 (LIU-3.0) 5.5 Acres, Medium Intensity Urban (MIU) 1.0 Acres, and Higher Intensity Urban (HIU) 0.2 acres to Medium Intensity Urban (MIU) 7.2 Acres and, to rescind Rezoning Policy RP-50 North Campbell Avenue (max. residential density = 16 dwellings)** located at the east side of North Campbell Road approximately .5 miles north of East. River Road.

**OWNERS:** Campbell Foothills Investors LP  
Attn: The Schomac Group Inc.  
6418 E Tanque Verde Rd., Ste. 105  
Tucson AZ 85715-3846

**AGENT:** The Planning Center  
Attn: Linda Morales  
2 E Congress Street, Suite 600  
Tucson, AZ 85701

**DISTRICT:** 1

**STAFF CONTACT:** Tom Coyle

**PUBLIC COMMENT TO DATE:** As of March 26, 2018, staff has three e-mails were received in response to this application and were opposed to the request. Review and comment was solicited from various county departments (Development Services, Transportation, Environmental Quality, Office of Sustainability and Conservation, Wastewater Reclamation, and Flood Control). Supplemental information has been received from Flood Control since the initial comment period and is attached. An additional communication from the Foothills Ridge Property Owners association was received on February 12, 2018 and is included.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (6 – 0, Commissioners Bain, Becker, Gungl and Matter were absent).

**STAFF RECOMMENDATION:** APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject property is located outside of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/TC/ar  
Attachments



**PIMA COUNTY**

DEVELOPMENT SERVICES

**BOARD OF SUPERVISORS MEMORANDUM**

Subject: P17CA00004

Page 1 of 2

**FOR APRIL 17, 2018 MEETING OF THE BOARD OF SUPERVISORS**

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Planning Official  
Public Works-Development Services Department-Planning Division

DATE: March 26, 2018

**ADVERTISED ITEM FOR PUBLIC HEARING**

**COMPREHENSIVE PLAN AMENDMENT**

**P17CA00004 CAMPBELL FOOTHILLS INVESTORS LP - N. CAMPBELL AVENUE PLAN AMENDMENT**

Request of Campbell Foothills Investors LP, represented by The Planning Center, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU-1.2) 0.5 Acres, Low Intensity Urban 3.0 (LIU-3.0) 5.5 Acres, Medium Intensity Urban (MIU) 1.0 Acres, and Higher Intensity Urban (HIU) 0.2 acres to Medium Intensity Urban (MIU) 7.2 Acres and, to rescind Rezoning Policy RP-50 North Campbell Avenue (max. residential density = 16 dwellings)** located at the east side of North Campbell Road approximately .5 miles north of East. River Road in Section 20, Township 13 South, Range 14 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted 4-3 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Matter, Cook and Gungle voted Nay; Commissioners Bain and Tronsdal were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.  
(District 1)

**Planning and Zoning Commission Public Hearing Summary (February 28, 2018)**

Staff presented the Comprehensive Plan Amendment request and detailed the specifics relative to a change of density to 5 to 13 units per acre. The legislative history of the property was presented and the condition limiting 16 single family residential lots on this property was highlighted. Staff detailed the elements of the staff report and the relevant Pima Prospers policies. The presentation concluded with the staff recommendation of approval.

The Planning and Zoning Commission opened the public hearing and received a presentation from Linda Morales of The Planning Center, who represented the owners of the property. Ms. Morales described the interest to revisit the existing land use designations on the parcels. Of note, the owners communicated that the limitation of 16 units on the development would not support the cost of construction of a bridge on the east side of Campbell.

Representatives from St. Phillips Church presented testimony with regard to access and easements involving this development. A representative of Foothills Ridge Homeowners Association presented concerns about traffic and sight lines on Campbell. In total, 6 neighbors, expressed concerns with the proposal. The Planning Commission directed questions to staff regarding the history of the comprehensive plan designation, as well as site design queries. Staff clarified that this application was solely for the Comprehensive Plan land use amendment, and that a subsequent rezoning application would address specific potential issues relating to final unit count, placement, and aesthetics.

The Planning and Zoning Commission closed the public hearing.

The Commission discussed the desire for the applicant to work with the local stakeholders on specific design and site planning issues to address potential concerns received. There were Commission comments made responsive to the concerns expressed at the hearing, and reflected lack compelling commentary to increase density.

In response to failure of a motion to deny, Chair Johns made a motion to recommend **APPROVAL** of the comprehensive plan amendment; Commissioner Membrila seconded.

The motion PASSED (4 – 3; Commissioners Matter, Cook and Gungle voted Nay; Commissioners Bain and Tronsdal were absent).

TD/TT/ar  
Attachments

cc: Campbell Foothills Investors LP, Attn: The Schomac Group Inc.,  
6418 E Tanque Verde Rd., Ste. 105, Tucson AZ 85715-3846  
The Planning Center, Attn: Linda Morales, 2 E Congress Street, Suite 600  
Tucson, AZ 85701  
Tom Drzazgowski, Chief Zoning Inspector  
P17CA00004 File



# 2017 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION  
STAFF REPORT



<b>HEARING DATE</b>	Wednesday, January 31, 2018
<b>CASE</b>	P17CA00004 Campbell Foothills Investors LP - North Campbell Avenue Plan Amendment
<b>PLANNING AREA</b>	Catalina Foothills
<b>DISTRICT</b>	1
<b>LOCATION</b>	East side of North Campbell Avenue ½ mile north of East River Road
<b>REQUEST</b>	Low Intensity Urban 1.2, Low Intensity Urban 3.0, Medium Intensity Urban, and Higher Intensity Urban to Medium Intensity Urban
<b>OWNERS</b>	Campbell Foothills Investors LP
<b>AGENT</b>	The Planning Center

## APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN

Note attached letter (Morales to Holden, September 29, 2017).

<b>EXISTING ZONING/LAND USE</b>
CR-4 Mixed Dwelling Type / vacant land and previously developed and cleared

<b>SURROUNDING LAND USE DESIGNATIONS</b>	
<b>North</b>	LIU 1.2 Low Intensity Urban
<b>South</b>	LIU 1.2 Low Intensity Urban
<b>East</b>	LIU 1.2 Low Intensity Urban
<b>West</b>	Medium Intensity Urban, Higher Intensity Urban

<b>SURROUNDING ZONING/EXISTING LAND USE</b>	
<b>North</b>	CR-1 Single Family Residential
<b>South</b>	CR-1 Single Family Residential
<b>East</b>	CR-1 Single Family Residential
<b>West</b>	TR, CR-1 Multi-Family Residential

## STAFF REPORT

Staff recommends **APPROVAL** of this request to designate the parcel to Medium Intensity Urban (MIU).

Staff recommends approval for the following reasons:

### Setting:

The subject site is one parcel (108-23-0890) of approximately 7.19 acres. It is currently vacant and fronts a low volume arterial, Campbell Avenue. The parcel is generally surrounded by vacant property and residential uses, which is consistent with zoning and land use designations. An exception to this generalization is the land use designations of Medium and Higher Intensity Urban which occur to the south and west of this parcel. Retail and office services are within a half mile to the south.

The Campbell Wash runs through the western portion of the lot. A bridge is necessary to access the property, which the applicant indicates is cost prohibitive given the current lot yield of 16 dwelling units.

Staff's recommendation is partially based on promotion of principles associated with integrated land use planning, which supports infill and access to urban services, rather than to promote traditional development patterns.

### Surrounding conditions:

North Campbell Avenue is a major local road traversing the City of Tucson in a northerly direction through Pima County terminating at East Ina Road. The area is a mix of residential uses, predominately single family detached, with local retail to the south at River Road and regional retail to the north at East Skyline Drive. The subject site is within the Catalina Foothills Planning Area, which defines planned land use for this region of the County.

### History:

The property was the subject of a Comprehensive Plan amendment in 2001 (Co7-01-015), to change the then-existing Low Intensity Urban-1.2 Land Use Designation to Medium High Intensity Urban (MHIU). The MHIU designation would have allowed densities of up to 24 residences per acre (R/AC). In consideration of that application, the Board of Supervisors approved a compromise amendment that changed the land use designation on the property to Low Intensity Urban-3.0 (LIU-3.0) and enacted a rezoning policy (RP-50 North Campbell Avenue) limiting number of units to a total of 16.

The historical use of this property was as a guest ranch with 10 casitas. Those casitas were demolished around 2004.

Since the 2001 Comprehensive Plan amendment, several rezoning actions have occurred. The property was rezoned from CR-1 Single Residence to CR-4 Mixed-Dwelling Type zone in 2004 (Co9-04-016) and more recently in 2015, a second five-year time extension was granted for the rezoning of the property. No substantive changes to the initial rezoning approval have occurred through those extensions. Therefore, an existing entitlement of 16 single family residential lots is approved for this property and can be use inaugurated through the time of the last extension, January 4, 2020. Should this Comprehensive Plan amendment be approved, the applicant could propose development at residential densities of between 5 R/AC (minimum) and 13 R/AC (maximum) and Rezoning Policy RP-50 would be deleted in conjunction with this action.

### **Plan Amendment Criteria**

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1. The plan amendment would promote:
  - a. Implementation of the ***Growing Smarter Acts***, with particular emphasis given to the principles of smart growth, such as: (i) mixed use planning, (ii) compact development, transportation opportunities, (iv) rational infrastructure expansion/improvements, (v) conservation of natural resources, and (vi) the growth area element (where applicable);
  - b. The implementation of other Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies.
  - c. Compatibility with the ***Maaveen Marie Behan Conservation Lands System***;
2. Fulfillment of the purpose of the Annual Plan Amendment Program as stated in the Pima County Zoning Code, 18.89.040(A) (2) & (3):

The annual plan amendment program provides an opportunity to address oversights, inconsistencies, or land use related inequities in the plan, or to acknowledge significant changes in a particular area since the adoption of the plan or plan updates. Annual amendments are reviewed concurrently in order to analyze potential cumulative impacts.

### **Growing Smarter Acts**

The plan amendment to MIU is compatible with the land use designations of the properties to the south. Those parcels are designated MIU along North Campbell Avenue, and Higher Intensity Urban (HIU), which extends southerly to East River Road. Promoting connectivity to the River Road/Campbell node is in alignment with mixed use development concepts, and should serve to promote economic vitality in an area of the community that is largely developed. Additionally, by incorporating an adjacent property into one project, efficiency of land utilization will be promoted. All necessary infrastructure and utilities are established for development.

The MIU designation is for a mix of medium density housing types (attached dwelling, garden apartment, single family residence) and non-residential uses (office, medical office, hotel) and would provide for a residential density of between 5 to 13 R/AC. Ultimate site design would be determined at time of rezoning. For reference, the zero lot line development west of the subject site (Foothills Ridge) is at approximately 6 R/AC. The Planning and Zoning Commission would subsequently review and make recommendation on that rezoning action.

The applicant asserts implementation of the Growing Smarter Acts on Page 2 of the correspondence form the Planning Center, dated September 29, 2017. Staff concurs with that commentary.

### **Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies**

The proposed amendment supports a number of the Goals and policies under the Use of Land Chapter in Pima Prospers 2015 Comprehensive Plan Update as follows:

- 1.1 Land Use Element, Goal 1, applicable policies:
  - Policy 2a: Supports a balance of housing, employment, and shopping;
  - Policy 2b: Furthers expansion of economic development goals;
  - Policy 2d: Promotes the integrated and efficient use of infrastructure and services;
  - Policy 6: Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place and the market is receptive;
  - Policy 9: Consider in all land use decisions access to work, school, services, infrastructure, and healthy foods to create healthy communities, including pedestrian and bicycle infrastructure and amenities;



The applicant identifies complementary policies relating to land use, housing, and economic development which are in support of this request. Staff agrees.

The site is outside the **Maeveen Marie Behan Conservation Lands System (MMBCLS)**.

**Fulfillment of the Purpose of the Annual Plan Amendment Program**

The applicant asserts compatibility with land use densities adjoining the subject site to the south. While site plan and design review are not an element of this Comprehensive Plan amendment, it is reasonable to expect that flexibility in aesthetic and environmental opportunities will be enhanced by consolidating adjacent parcels into an integrated development plan

The subject site is located less than ½ mile from River Road, which is noteworthy as that arterial road represents a mix of retail, office, and entertainment uses. Many planning concepts advance mixed-use practices for walking opportunities within ¼ to ½ mile. Of note, adequate shoulder width is available for pedestrian and bike use. Regional recreational trails are also accessible near River Road. Providing a mix of housing options on a site that represents an infill opportunity for Pima County and the City of Tucson.

As noted earlier, site plan review does not occur in conjunction with this proposal – that element of the review will occur with the rezoning of the property. This Comprehensive Plan amendment, however, will enable future rezoning to a density of between 5 to 13 units per acre. At the time that the rezoning is considered, site analysis will condition the project in a manner compliant with Pima County policies relating to traffic, hydrology, and environmental impact. Specific to the issue of circulation, the applicant desires to retain the ability to provide access to Campbell, or through the parcels to the south of the subject site.

**AGENCY/DEPARTMENT COMMENTS:**

**Pima County Department of Environmental (PDEQ):** Response is no comment.

**Pima County Department of Transportation:** The proposed Comprehensive Plan amendment is for a 7.19 acre site on the east side of Campbell Road north of River Road. The property was rezoned to CR-4 for a 16 lot single family residential subdivision. The applicant is requesting a change to Medium Intensity Urban (MIU) for a proposed high-density multifamily residential development. Access and layout of the site are not provided at this time, but the application stated that access would be off of Campbell Road via an adjacent parcel to the south. Because the site includes portions of a large wash, the development would need to build a bridge. The parcels to the south of this site are better suited for building a bridge and costs would be shared between multiple parcels.

The River Road and Campbell Road area experiences high volumes of traffic. The segment of River Road between 1st Ave and Camino Luz has over 43,000 ADT. These volumes are difficult to accommodate due to the topography in the area and because the area is mostly developed. At this preliminary stage, the number of units has not been determined, thus trip generation cannot be determined. It is also too early in the process to determine what offsite improvements will be necessary to accommodate a high-density residential development on this site.

Campbell Road adjacent to this site is a two-lane low volume arterial road as designated on the Pima County Major Streets Plan. It is also designated as a scenic route on the Scenic Routes Plan. A 45-foot right-of-way dedication for Campbell Rd was a condition of the previous rezoning and will be a condition on any future rezoning of this site. The current traffic volume is 12,510 ADT and the capacity is 13,122 ADT.

River Road is a four-lane median-separated medium volume arterial as designated on the Pima County Major Street Plan. It is also designated as a scenic route on the Scenic Routes Plan. The

segment of River Road including the intersection with Campbell is owned and maintained by the City of Tucson. The segment between 1st Ave and Camino Luz has a current traffic volume of 43,713 ADT, and the segment between Campbell and Hacienda del Sol has a volume of 38,214 ADT. The capacity is 35,820 ADT.

**Pima County Environmental Planning/Office of Sustainability:** Response is not reviewed because it is not in the Conservation Land System (CLS).

**Pima County Natural Resources, Parks, and Recreation Department (NRPR):** Response is No comment.

**Pima County Regional Flood Control District:** The site does not include floodplains or habitat regulated by the District. No Water Resource Impacts Review is required as the site is less than for acres. The District has no objection or recommended policies.

**Pima County Regional Wastewater Reclamation Department:** The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has received and reviewed the proposed plan amendment and offers the following comments for your use. The plan amendment would allow the subject property to be developed as a multi-family residential development subject to obtaining the proper zoning. The applicant is requesting the Medium Intensity Urban (MIU) designation to support the proposed use, over the current designation of Low Intensity Urban 1.2 (LIU-1.2), Low Intensity Urban 3.0 (LIU-3.0), and High Intensity Urban (HIU). The plan amendment area is located on the east side of Campbell Avenue approximately 2,000 feet north from the River Road intersection

The plan amendment area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. The existing public sewer system in the vicinity of the plan amendment area consists of a 12-inch sewer line along the west side of Campbell Avenue. A preliminary investigation by PCRWRD identified no capacity issues for this development in the downstream public sewer system at this time. The applicant will have to go through the sewer capacity request process to determine the available capacity for the proposed development at time of rezoning review.

The PCRWRD has no objection to the proposed comprehensive plan amendment. A no objection shall not construe any action by Pima County as a commitment to provide sewer to any new development within the plan amendment area, and does not ensure that there is adequate treatment and conveyance capacity to accommodate this plan amendment area in the downstream public sewerage system.

#### **PUBLIC COMMENTS:**

A notice of the hearings for this amendment request has been sent to property owners of record within 1000 feet of the amendment site. As of the writing of this report, staff has received no comments.

Respectfully Submitted,

Tom Coyle, Program Manager

cc: Linda Morales, The Planning Center  
Via email: [lmorales@azplanningcenter.com](mailto:lmorales@azplanningcenter.com)



December 22, 2017

Dear Neighbor:

The Schomac Group, Inc. and The Planning Center would like to invite you to attend a neighborhood meeting regarding a plan amendment proposal for a 7.19-acre property located along the east side of Campbell Avenue, approximately one-quarter mile north of the River Road intersection (See property location map below).

In 2003, the subject property was amended and subsequently rezoned to accommodate sixteen (16) subdivided single-family residences in an exelling housing market dominated by local homebuilders. Since that time, the property has been on the market, but due to the economic recession, the exodus of local homebuilders in the homebuilding market, and high infrastructure costs, the property owner has not been successful in attracting a developer to this site. As the land use trend of the general area continues to shift, the owner has been exploring different housing options that would be both feasible for the site as well as an asset to the surrounding community.

*Pima Prospers* was approved by the Board of Supervisors in 2016 to comprehensively guide land use and policy decisions for unincorporated Pima County. However, the subject property has an odd configuration of multiple land use designations that further complicate how the property can utilized. This comprehensive plan amendment proposal is to change the *Pima Prospers* land use designations for the project site from the current mix of "Low Intensity Urban-1.2 (LIU-1.2), Low Intensity Urban-3.0 (LIU-3.0), Medium Intensity Urban (MIU) and Higher Intensity Urban (HIU)" designations to one uniform "Medium Intensity Urban (MIU)" designation across the entire property. This request is consistent with the designation of the adjacent properties to the west and south, which are currently designated as "Medium Intensity Urban (MIU) and Higher Intensity Urban (HIU)". This comprehensive plan amendment would allow a future rezoning request to allow for high-end apartments, townhomes or single-family residences.

Please join us on:

**Monday, January 15th at 6:00 PM  
at the Homewood Suites by Hilton in  
the Catalina Room.**

Representatives of the property owner will be present to discuss the plan amendment process and address any questions or comments that you may have. If you cannot attend the meeting or have questions prior to the meeting, please contact Linda Morales or Brian Underwood at The Planning Center at (520)623-6146  
or  
[lmorales@azplanningcenter.com](mailto:lmorales@azplanningcenter.com)  
or  
[bunderwood@azplanningcenter.com](mailto:bunderwood@azplanningcenter.com).



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**PIMA COUNTY COMPREHENSIVE PLAN**  
**FALL 2017 PLAN AMENDMENT PROGRAM**  
Application

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**OWNER/APPLICANT INFORMATION**

PROPERTY OWNER(S): Campbell Foothills Investors LP  
DAYTIME PHONE: 520-577-9898 FAX: 520-887-4594  
ADDRESS: 6418 E Tanque Verde Road, Suite 105  
E-MAIL: [dwinans@schomacgroup.com](mailto:dwinans@schomacgroup.com)

APPLICANT (if other than owner): The Planning Center  
DAYTIME PHONE: 520-623-6146 FAX: 520-622-1950  
ADDRESS: 2 East Congress Street, Suite 600  
E-MAIL: [lmorales@azplanningcenter.com](mailto:lmorales@azplanningcenter.com)

**AMENDMENT REQUEST INFORMATION**

TAX CODE NO(S): 108-23-0890  
TOTAL ACRES: approximately 7.19 acres  
GENERAL PROPERTY LOCATION: East side of Campbell Avenue approximately 2,000 feet from the intersection of Campbell and River Road  
CURRENT/CONDITIONAL ZONING: CR-4  
EXISTING LAND USE: Vacant  
CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): LIU-1.2 (0.5 acres), LIU-3.0 (5.5 acres), MIU (1.0 acres) and HIU (0.2 acres)  
REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): MIU

**SPECIAL AREA OR REZONING POLICIES BY POLICY #, WHICH CURRENTLY APPLY TO THE PROPERTY:**

S-2 Catalina Foothills (CF)  
RP-50 North Campbell Avenue (CF)

**SPECIAL AREA OR REZONING POLICIES PROPOSED AS PART OF THE AMENDMENT REQUEST:**

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**REASONS FOR PROPOSED AMENDMENT**

Please refer to Section 6(A&B) of the Application Introduction document (p.2 above). Explain how one or more of the reasons described in Section 6 support your Plan Amendment request. Attach additional page(s), if necessary.

Please see attached letter.

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**SIGNATURES**

This complete application is true and correct to the best of my knowledge. I am the owner of the above-described property or have been authorized by the owner to make this application.

  
\_\_\_\_\_  
SIGNATURE OF APPLICANT

9/29/17  
\_\_\_\_\_  
DATE

Linda S. Morales, AICP  
\_\_\_\_\_  
NAME OF APPLICANT - PRINTED

**BIOLOGICAL RESOURCES & COMPATIBILITY WITH THE  
MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM**

Please answer the following questions as they relate to the amendment site. Most of the requested information can be found by accessing the on-line Sonoran Desert Conservation Plan (SDCP) MapGuide Map at <http://gis.pima.gov/maps>.

1. Landscape Resources

- A. Identify whether the proposed project site occurs wholly or partially within any Maeveen Marie Behan Conservation Lands System (CLS) Category including Important Riparian Areas and Special Species Management Areas.

No    Yes    Designation(s) \_\_\_\_\_

- B. Identify whether the proposed project occurs in the vicinity of any of the six general areas identified as Critical Landscape Linkages Identified on the CLS map (p.10, below).

No    Yes    Area \_\_\_\_\_

- C. If the property is a Habitat Protection or Community Open Space priority acquisition property, as displayed on SDCP MapGuide, identify which designation applies to the site and comment on the status of communications, if any, between the owner and Pima County regarding the County's potential acquisition of the property.

No    Yes    Designation(s) \_\_\_\_\_

2. Species Specific Resources – Federally Listed Threatened/Endangered Species and Pima County SDCP Species

- A. Cactus Ferruginous Pygmy-Owl:

- 1) Does the proposed amendment site occur within Survey Zone 1 or a Priority Conservation Area for the cactus ferruginous pygmy-owl? If so, please specify which designation applies to the site.

No     Yes    Designation(s) Priority Conservation Area - Priority 1

- 2) Has the proposed amendment site been surveyed for the pygmy-owl? If yes, provide survey date(s) and a summary of the results.

No    Yes    Survey date(s) \_\_\_\_\_

- B. Pima Pineapple Cactus:

- 1) Does the proposed amendment site occur within the Priority Conservation Area for the Pima pineapple cactus? This information is viewable on the SDCP MapGuide.

No    Yes

- 2) Have Pima pineapple cactus been found on the proposed amendment site?

No    Yes     Unknown

3) Has the proposed amendment site been surveyed for Pima pineapple cactus? If yes, provide survey date(s) and a summary of the results.

No      Yes      Survey date(s) \_\_\_\_\_

C. Needle-Spined Pineapple Cactus:

1) Does the proposed amendment site occur within the Priority Conservation Area for the Needle-spined pineapple cactus? This information is viewable on the SDCP MapGuide.

No      Yes

2) Have Needle-spined pineapple cactus been found on the proposed amendment site?

No      Yes       Unknown

3) Has the proposed amendment site been surveyed for Needle-spined pineapple cactus? If yes, provide survey date(s) and a summary of the results.

No      Yes      Survey date(s) \_\_\_\_\_

D. Western Burrowing Owl:

1) Does the proposed amendment site occur within a Priority Conservation Area for the western burrowing owl? This information is viewable on SDCP MapGuide.

No      Yes

2) Have western burrowing owl been found on the proposed amendment site?

No      Yes       Unknown

3) Has the proposed amendment site been surveyed for western burrowing owl? If yes, provide survey date(s) and summary of the results.

No      Yes      Survey date(s) \_\_\_\_\_



September 29, 2017

Mark Holden  
Pima County Comprehensive Plan Amendment Program  
Planning Division  
Pima County Development Services Department,  
201 N. Stone Avenue, 2<sup>nd</sup> Floor  
Tucson, Arizona 85701

*Subject: Reasons for Proposed Amendment for Parcel Along Campbell Ave., North of River Road, Tax Code No.: 108-23-0890*

Dear Mr. Holden,

This letter provides substantial rationale for amending Pima Prospers: Pima County Comprehensive Plan (The Plan) as per Section 6 of the Application for Plan Amendment.

The subject property has been owned and marketed for several years by Schomac Properties. As you know, a Comprehensive Plan amendment and rezoning was processed for the property in 2003-2005. At that time, the housing market was prospering, home prices were rapidly rising and more local, smaller homebuilding companies were in the Tucson market. The site was developed with rental casitas that were becoming dilapidated and not worth renovating, so they were demolished shortly after the rezoning was completed, and the site has been vacant ever since.

The site plan approved with the rezoning was for a single-family subdivision of 16 lots to be built by a small local homebuilder that became a victim of the recession. Schomac then bought the property and has been actively seeking another homebuilder since that time. They have not been successful, primarily due to high construction costs associated with building the bridge over the Campbell Wash in relation to the lot yield.

Currently, Schomac is in communication with the owner of the parcel directly south, which is designated as MIU and HIU in Pima Prospers, and is zoned TR (Transitional). A bridge over the Campbell Wash is planned as part of the future development of that parcel, which is currently envisioned for multi-family residential. The wash adjacent to this parcel is bank protected, making the bridge easier to build at a lower cost and with no disturbance of riparian habitat.

This plan amendment, a two-step increase from Low Intensity Urban (LIU) 3.0 to Medium Intensity Urban (MIU), is proposed with the intent to pursue a future rezoning for continuation of the multi-family development into this property. The southwest portion of the site is already designated as MIU, and a small triangle at the southern portion of the site is designated as Higher Intensity

o 2 e. congress ste 600 tucson az 85701  
o 520.623.6146  
f 520.622.1950  
w azplanningcenter.com



Urban (HIU). The adjoining property to the south has this same pattern of MIU along Campbell Ave. and HIU on the remainder of the parcel. The proposed MIU provides an appropriate transition from this HIU designation to the LIU 3.0 to the north and east of the site.

The proposed multi-family use is consistent not only with the proposed TR development to the south, but also with the existing townhome project that was built across Campbell Avenue many years ago. Also, the physical configuration of the site provides natural buffering from lower density residential uses, with the Campbell Wash on the west and north of the site (which will remain natural), and a dramatic change in elevation along the east boundary, with existing adjacent homes sitting at a considerably higher elevation than the subject property.

A. The proposed MIU designation will promote the following:

1. Implementation of **Arizona Growing Smarter Acts** by supporting: a) mixed use planning that includes access to the mixed-use activity center proposed south of the property; b) compact development by allowing higher density residential development; c) multimodal transportation opportunities by providing access to pedestrian, bicycle and vehicular modes along an arterial/scenic road; d) rational infrastructure expansion and improvements by using a compact building footprint; and e) infrastructure improvements to existing drainage conditions along Campbell Ave and downstream properties.

2. Implements other policies of the plan:

- a. Supports land uses, densities and intensities appropriate for the urban and suburban areas of the County - Policy 4 (Goal 1), Use of Land
- b. Ensures a safe, diverse, and quality housing supply for all income ranges for existing and future populations – Policy 1 (Goal 1), Housing
- c. Support efforts to return the Construction Industry to sustainable levels of employment and construction activity – Section 6.7 (Goal 1) Economic Development Element/Constructions as a stimulus of our economy.

3. Subject property is outside the **Maeveen Marie Behan Conservation Lands System**.

B. The proposed MIU designation provides an opportunity to fulfill the Annual Plan Amendment Program's "Purpose" as stated in the Pima County Zoning Code, 18.89.040 (B) (1) and (2), as it provides an opportunity to address inconsistencies. As per Pima County MapGuide, the parcel includes four (4) different land use designations (LIU 1.2, LIU-3.0, MIU, and HIU). The MIU designation is a more appropriate designation for this parcel for the following reasons:

1. Properties to the south and southwest of the property are designated MIU and HIU in Pima Prospers. The proposed Medium Intensity Urban (MIU) designation, is compatible with those adjacent planned and existing uses. This amendment will also consolidate the four existing designations on the property into one cohesive designation.
2. The proposed MIU designation supports the healthy community principles stated in Pima Prospers by encouraging a mix of medium density housing types, such as attached dwellings, garden apartments, and single family while encouraging a site design compatible with adjacent lower density residential uses, as well as those higher density and/or intensity uses while providing pedestrian and bicycle access to commercial areas, institutional uses, and employment. Campbell Road, an arterial corridor, provides access to the Community Activity Center at the intersection of Campbell and River Road located approximately 0.36 miles, or 1,900 feet, south of the subject property, and to activity centers in neighboring areas.

**Special Area Impacting the Subject Property:**

***S-2 Catalina Foothills (CF)***

General location:

North of E. River Road, west of Sabino Creek, south of Coronado National Forest, and east of N. Oracle Road and N. Northern Avenue.

**Policy:** No construction of buildings exceeding 24 feet in height shall be permitted without specific authorization from the Board of Supervisors. The Board of Supervisors reserves the right to limit construction to one story.

This policy is currently under review by the County as it discourages compact development and mixed-use. Properties to the south and east of the subject property, designated HIU and MIU in the Plan, are inconsistent with this policy, as are the existing apartments across the street from the property.

***Rezoning Policies Impacting the Subject Property:***

**Policy RP- 50 - North Campbell Avenue (CF)** The 4.16-acre site located north of E. River Road and east of N. Campbell Avenue, in Section 20 of Township 13 South, Range 14 East (Ref. Co7-01-15) referenced in this policy limits overall density to a maximum of sixteen residential units total. We are requesting removal of this policy.

September 29, 2017  
M. Holden  
Campbell Plan Amendment  
Page 4

Thank you for evaluating the application based on the information provided in this letter.  
Please do not hesitate to contact me if you have any questions.

Sincerely,  
THE PLANNING CENTER



Linda Morales, AICP  
CEO/Owner



Planning  
Landscape Architecture  
Information Technology  
Real Estate Economics



M E M O R A N D U M

**Date:** October 3, 2017                      **Job No:** SCH-19  
**To:** Mark Holden  
**From:** Linda Morales  
**Project:** Schomac Group Comprehensive Plan Amendment

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This memorandum serves as a formal request to amend Pima Prosper for the property identified by APN 108-23-0890 from LIU-1.2 (Low Density Urban), LIU-3.0 (Low Density Residential) and HIU (High Intensity Urban) to MIU (Medium Intensity Urban).

Should you have any questions, feel free to contact us.

Thank you,

Linda S. Morales  
Owner/CEO



September 18, 2017

Pima County Development Services Department  
Planning Division  
201 North Stone Avenue  
Tucson, AZ 85701


Subject: 4720 North Campbell Avenue Plan Amendment and Rezone  
Tax Parcel 108-23-0890

To Whom It May Concern:

As representative of Campbell Foothills Investors LP, owners of the above referenced tax parcel, we hereby authorize The Planning Center to act as our agent throughout the comprehensive plan amendment and rezoning application process.

Very Truly Yours,

Campbell Foothills Investors LP  
By: Schomac Development, Inc., General Partner

By:   
Dennis L. Winans  
Chief Financial Officer

CAMPBELL FOOTHILLS INVESTORS LP  
ATTN: THE SCHOMAC GROUP INC  
6418 E TANQUE VERDE RD STE 105  
TUCSON AZ 85715-3846

**Campbell Foothills Investors LP – List of Officers:**

Schomac Development, Inc. – General Partner  
Ryan M. Schoff, President  
Dennis L. Winans, Chief Financial Officer

**FOOTHILLS RIDGE PROPERTY OWNERS ASSOCIATION  
P.O. BOX 13402  
TUCSON, AZ 85732**

February 6, 2018

Pima County Development Services  
Department Planning Division  
201 N. Stone Avenue  
2<sup>nd</sup> Floor  
Tucson, AZ 85701

**PETITION OPPOSING PROPOSED REZONING**

To: The Pima County Board of Supervisors

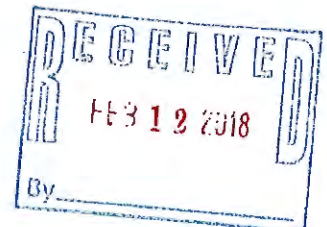
From: The Foothills Ridge Property Owner's Association

Petitioner is the duly constituted governing board of the Foothills Ridge townhouse complex located immediately across Campbell Avenue from the parcel of land for which rezoning is being sought. See the attached Comprehensive Plan Amendment.

The reasons why the rezoning request should be denied are many. The proposed change would allow up to 91 units on property currently permitting only 16 units. Campbell Avenue has been designated a Scenic Route and the purpose such a designation is to constrain development. The surrounding properties are single family residences or small businesses that make relatively small demands on the highway infrastructure and police and fire protection. Higher density uses would fundamentally alter the character of the area. It would dramatically increase the burdens on the highway infrastructure and police and fire protection. The rezoning would exacerbate the already problematic presence of a school bus stop that has resulted in dangerous parking by parents dropping off and picking up of students. It would lead to much higher traffic congestion on Sunday's when services are held at St. Phillips Church located immediately to the south of the property for which rezoning is being requested. Adjacent property owners uniformly oppose the rezoning. By contrast, the proponent of the rezoning has made no case for the change requested. It has not demonstrated a need for the rezoning, shown that there has been a change in circumstances necessitating the change or otherwise offered a reason for fundamentally altering the character of affected properties with the attendant traffic hazards and burdens on police and fire services.

For the reasons stated, the Foothills Ridge Property Owners Association respectfully asks that the proposed rezoning be denied.

William E Boyd, on behalf of the Foothills Ridge Property Owners Association.



## Thomas Coyle

---

**From:** Barry Kusman <barry.kusman@gmail.com>  
**Sent:** Monday, January 29, 2018 11:14 PM  
**To:** Thomas Coyle  
**Subject:** Case # P17CA00004

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Dear Sir,

I totally oppose this Plan Amendment for several reasons:

1. The traffic in this area is an absolute disaster, I live on Camino Escuela and to get onto River Road in the morning is absolutely impossible. The Campbell /River intersection is way too busy and to add more housing and more people would be catastrophic!
2. More of the natural desert will be destroyed.
3. Home values in this beautiful area would devalue.
4. Increased noise levels.
5. The already unsightly unpaved roads cannot handle the existing residents in the rainy season and now it is being proposed to make this situation worse.
6. The housing proposed does not blend with the existing houses already present.

If I can be of any further help please feel free to call me.

Sincerely,

Barry Kusman, MD, FACS

Cell: (520)390-1416

## Thomas Coyle

---

**From:** Julia Pernet <jmp85718@gmail.com>  
**Sent:** Tuesday, January 30, 2018 4:55 PM  
**To:** Thomas Coyle  
**Subject:** P17CA 0004 opposition  
**Attachments:** zoning ltr.docx

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

From: Julia Pernet  
4845 N Camino Escuela  
Tucson, AZ 85718

January 30, 2018

To: Pima County Planning and Zoning Commission

Re: p17CA00004 Campbell Avenue Plan Amendment Proposal

I wish to express my vehement opposition to the change in zoning to allow for this higher density development. Campbell Avenue is one of the most beautiful scenic routes in Tucson, second only to the Gate's Pass Drive. Increasing the traffic flow, an inevitable result of higher density, will dramatically change this treasure of a route.

From my home, I exit onto River Road and can attest to the absolutely disagreeable experience of backed up traffic, often for three or more blocks, both east and west of the intersection with Campbell both morning and evening. There are frequent accidents, many pretty severe. North bound traffic on Campbell to River is similarly congested in the afternoon. This proposal, in addition to the office buildings already being advertised just north of River will make this a four way nightmare. Inevitably we will next have requests to add a traffic light and straighten Campbell to make it safer, destroying exactly what makes it such a special, exhilarating visual experience. I would certainly hope that, as our representatives, you would protect this gem for posterity.

It is clear that with an adjacent office building, this plot of land will not be suitable for high-end single family homes. I would guess that you will hear from the developers about the financial "necessity" of much higher density housing to protect their margins. However, the current residents also have a financial interest in the community. You will have to consider that increasing the profits of a developer by altering the zoning is to some extent taking the assets of the existing owners. Finding a fair path is your responsibility. Why not consider smaller plots with detached single story "golf villas" that keep the aspect of the neighborhood at only a slightly increased density? Something similar to areas in La Paloma might be a model.

I respectfully request that you consider the wishes of the residents in this matter, but that you also consider the value of this beautiful stretch of road to the entire city. Once gone, we will never get it back.

Sincerely yours,



*Julia Pernet*

Julia Pernet

-----Original Message-----

From: Michelle Kusman [mailto:michellekusman@gmail.com]

Sent: Monday, January 29, 2018 3:25 PM

To: Thomas Coyle <Thomas.Coyle@pima.gov>

Subject: Ref. P17CA00004

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Dear Mr Coyle

My husband and I are strongly against this being approved We live at 4907 N Camino Escuela Firstly the developer building these homes are going to be listed at a much lower value than the homes on Escuela & will lower the property values of our houses Secondly , we will be able to see this development from outback yard Our neighborhood is very serene & peaceful & with the affordability of these homes our peace will be disturbed by younger children I love children. We have 4 grown sons and not everyone brings up children with respect to avoid loud noises There have been many mail box and front door thefts in Camino Escuela is being one of these We feel that allowing this development to be built would increase this activity I request respectfully to honor the people in the neighborhood already and not allow this to pass Thanking you & with utmost respect Michelle & Barry Kusman

Sent from my iPhone

-----Original Message-----

From: Barry Kusman [mailto:barry.kusman@gmail.com]

Sent: Monday, January 29, 2018 11:14 PM

To: Thomas Coyle <Thomas.Coyle@pima.gov>

Subject: Case # P17CA00004

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Dear Sir,

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6. The housing proposed does not blend with the existing houses already present.

If I can be of any further help please feel free to call me.

Sincerely,

Barry Kusman, MD, FACS

Cell: (520)390-1416

DATE: February 1, 2017



TO: Thomas Coyle, DSD  
Program Manager

FROM: Greg Saxe, Ph.D.  
Env. Plg. Mgr

**SUBJECT: P17CA00004 Campbell Foothills Investors LP**

I have reviewed the request and have the following comments:

1. The site includes regulated floodplains, erosion hazard setbacks, and riparian habitat associated with Campbell Wash as shown on the attached Flood Hazard Map. The existing concrete dip section accessing the site has recently washed out and is impassible. The approved regulatory discharge at this location is almost 3000 cubic feet per second (cfs). The wash is channelized immediately downstream of this location. The remainder of the site is within the geologic floodplain although not regulated. As stated in the application construction of a bridge to provide all weather access to the site is appropriate and rezoning policy is recommended below.
2. As required by Pima Prospers, staff has conducted the Water Supply Impact Review (WRIR) as follows:
  - a. The site is within the service area of a designated provider of renewable and potable water.
  - b. The site is within the Tucson Active Management Area modeled by the Safe Yield Task Force although on the edge. Due to the scale and accuracy of this analysis identifying the site location precisely is difficult but appears to be in an area with a projected water table decline of between 10 and 30 feet by 2025. There is an exempt well located on the site, drilled in 1982 there is no other information regarding groundwater depth. Two wells adjacent to the site had depths of 124 and 180 to groundwater when drilled in 1982.
  - c. The site is not located within a covered subsidence zone.
  - d. The site is not within a mile of a Groundwater Dependent Ecosystem.
  - e. Per the bedrock depth isopleth map used the range is from 1600 to 3200 feet.

Although demand projections are not required of plan amendments, staff preliminarily finds that the project is *not expected to have adverse impacts on groundwater dependent ecosystems*. A final determination will be made at the time of rezoning. In conclusion the District has no objection subject to the following rezoning policy:

- a) At the time of Rezoning the applicant shall identify the location of all-weather access to the site.

GS

Cc: File



## Flood Hazard Map

- Regional Parcels**
- Street Network**
- Floodway**
- FIRM Boundaries**
- Special Studies Floodplains**
- Jurisdictional Boundaries**
- Jurisdictional Boundaries**
- Sheet Flooding Areas**
- Elevate 1 ft**
- 0.5 ft**
- 1 ft**
- 2 ft**
- FEMA Floodplains**
- ZONE A**
- ZONE AE**
- ZONE AH**
- ZONE AO 1**
- ZONE AO 2**
- ZONE AO 3**
- ZONE AO 4**
- ZONE D**
- ZONE X**
- ZONE X - SHADED**
- Developer Mapped Floodplain**
- Local Floodplain Flow Corridors**
- Local Floodplain Flow Corridors**
- SPAN ANALYSIS RESULTS**
- Parcel: 108230890**
- Address: 4720 N CAMPBELL AV**
- Legal: IRR PCL IN E CNTRL PTN NW4 NW4 ADJ CAM**
- FIRM Boundaries: 04019C1687L**
- Fema Zone: ZONE X - SHADED**
- Fema Zone: ZONE A**
- Fema Zone: ZONE X**
- 2005 Riparian Habitat: C**
- Corporate Limits: UNINCORPORATED PIMA COUNTY**
- Special Study Area: 76**

- Known Regulatory Washes**
- Cubic Feet per Second (CFS)**
- Unknown Discharge**
- 100 - 500 CFS**
- 500 - 1,000 CFS**
- 1,000 - 2,000 CFS**
- 2,000 - 5,000 CFS**
- >5,000 - 10,000 CFS**
- > 10,000 CFS**
- Tortilla Soils**
- Requires Engineering**
- May Need Erosion Protection**
- Unknown**
- LOMA Property**
- LOMA Structure**
- LOMR Boundary**
- Riparian Classifications - effective 10/13/13**
- Xeroriparian A**
- Xeroriparian B**
- Xeroriparian C**
- Xeroriparian D**
- Hydoriparian or Mesoriparian**
- RA - Xeroriparian A**
- RA - Xeroriparian B**
- RA - Xeroriparian C**
- RA - Xeroriparian D**
- RA-H**
- Important Riparian Areas**

Information shown on this map represents the best available data for known flood hazards. Flood hazards may exist that are not shown on the map. These hazards may necessitate conditions on development on the subject property. Erosion hazards are not shown on this map. For more information on flood hazards please visit the Flood Control District. Locations and maps are available at <http://www.pima.gov/floodcontrol>

The information depicted on this map is the result of a digital elevation model (DEM) derived from a 30-meter resolution DEM. The accuracy of the data is dependent on the accuracy of the DEM. The data is not intended for use in any other application. The Department of Geographic Information Systems is not responsible for the accuracy of the information depicted on this map.

This product is subject to the GIS Data Accuracy and Use Restrictions.

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**FLOOD CONTROL**

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