



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ally Miller, Supervisor, District # 1

FROM: Arlan M. Colton, Planning Director *AMC*

DATE: September 4, 2013

SUBJECT: Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 17, 2013** hearing.

REQUEST: To amend the Pima County Comprehensive Plan from Low Intensity Urban 3.0 (maximum 3 residences per acre) to Medium-High Intensity Urban (maximum 24 residences per acre) for approximately 15 undeveloped acres located at the northeast corner of Sabino Canyon Road and Cloud Road.

OWNER: Sabino Canyon Road Properties, LLC
Attn: Robert Gugino
4564 E. Camp Lowell Drive
Tucson, AZ 85712-1282

AGENT: Star Consulting of Arizona, Inc.
Attn: Erin Harris
5405 E. Placita Hayuco
Tucson, AZ 85718

DISTRICT: 1

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: Staff has received 28 written comments in opposition to the proposed plan amendment in addition to a petition with 48 signatures in opposition from owners in the Riverbend Sabino Canyon neighborhood at the southwest corner of Sabino Canyon Road and Cloud Road.

PLANNING AND ZONING COMMISSION RECOMMENDATION: **MODIFIED APPROVAL for Medium Intensity Urban (MIU),** (6 – 3; Commissioners Neeley, Richey, and Johns voted **NAY**, Commissioner Bain was absent).

STAFF RECOMMENDATION: **MODIFIED APPROVAL for Medium Intensity Urban (MIU).**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property lies outside of the Maeveen Marie Behan Conservation Lands System (MMBCLS).

CP/DP/ar
Attachments



Board of Supervisors Memorandum

Subject: Co7-13-01

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FOR SEPTEMBER 17, 2013 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director *[Signature]*
Public Works-Development Services Department-Planning Division

DATE: September 4, 2013

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT

Request of Sabino Canyon Road Properties, LLC, represented by Erin Harris, Star Consulting of Arizona, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 3.0 (LIU-3.0)** to **Medium-High Intensity Urban (MHIU)** for approximately **15.14 acres** located at the northeast corner of N. Sabino Canyon Road and E. Cloud Road, in Section 29, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. On motion, the Planning and Zoning Commission voted 6-3 to recommend **MODIFIED APPROVAL**, (Commissioners Neeley, Richey, and Johns voted **NAY**, Commissioner Bain was absent). Staff recommends **MODIFIED APPROVAL**. (District 1)

Planning and Zoning Commission Public Hearing Summary (July 31, 2013)

Staff presented based on information in the staff report (attached):

Staff recommends modified approval for Medium Intensity Urban (MIU) which allows a maximum density of 10 residences per acre. The reasons for the staff recommendation are also noted in the attached report to the Commission. The applicant desires to develop a residential project with a density of 13 residences per acre for which Medium-High Intensity Urban (MHIU) would be necessary.

Staff noted that the applicant estimates the capacity of Sabino Canyon Road at 37,000 vehicle trips per day compared to staff's estimate of 33,000.

The current zoning of the site is SR, which conforms to the current Low Intensity Urban 3.0 (LIU 3.0) plan designation.

Staff has received 20 [now 28 at the time of compilation of this transmittal] written comments in opposition to the proposed plan amendment in addition to a petition with 48 signatures in opposition from owners in the Riverbend Sabino Canyon neighborhood at the southwest corner of Sabino Canyon Road and Cloud Road.

The applicant then spoke, indicating that the site is ideal for development. It has access from three roads which will spread traffic impacts. It has a 20-foot alley separating the site from residences to the east. The project meets Growing Smarter provisions including compact development, rational use of existing infrastructure, and multi-modal transportation opportunity. There is a variety of commercial services nearby and Udall Park is within one mile. The applicant quoted from the website of the Environmental Protection Agency indicating that compact development is more efficient and less polluting than other forms of development.

The applicant noted that information obtained after the Planning and Zoning Commission hearing for the rezoning (Co9-12-05) to the west across Sabino Canyon Road, which was presented to the Board of Supervisors, found that Metro Water has five active wells serving the hub area. About 1,600 homes are served, most east of Sabino Canyon Road. Four of the wells have a draw-down of less than one inch per year. The other well has seen an increase. So the wells are almost in balance. The long-term trend is for a small decline, less than other wells in the Tucson basin. He noted that homes with swimming pools east of the subject site use approximately 500 gallons of water per day. This is five times the water that will be used by a home in the proposed development. The development will be water efficient, with low water use fixtures and xero-landscaping. Metro Water indicated that the 200 additional residential units could be easily accommodated. There was also a traffic solution after the commission hearing for the rezoning that requires a left-turn lane northbound and a deceleration lane southbound on Sabino Canyon Road.

The applicant also indicated that regarding points of opposition for the rezoning pertaining to increased crime and decreased property value, statistics show these arguments have no merit.

The applicant's traffic engineer spoke. He indicated that he was registered in Arizona. He said that a traffic study is in process. He noted that site access is excellent for this size and type of proposed development. There are transit and bike facilities nearby. He noted that current traffic volume on Sabino Canyon Road south of Cloud Road is 35,000 trips per day and 25,000 north of River Road. Based on updated standards, traffic capacity is 37,000 trips per day compared to the County's estimate of 33,000. He indicated that the County uses an earlier version of the same traffic estimation source. He stated that traffic

estimated to be generated by both the rezoning on the west side of Sabino Canyon Road and by the subject project will not put the road over capacity. He noted that roads are designed to operate at capacity.

A commissioner confirmed that the traffic estimates are daily counts. Another commissioner confirmed that 55% of traffic to be generated by the project will travel north on Sabino Canyon Road to Tanque Verde Road, while 35% will travel to River Road heading west. The transit terminus is east on Cloud Road to Pantano Road with a bus stop on the south side of the site along Cloud Road. The number of bus trips per day was not known.

The applicant spoke again addressing the appropriateness of MHIU compared to MIU. He indicated that the requested MHIU designation could be capped at the 13 residences per acre sought. He noted that adequate buffering would be shown as part of the rezoning plan. A major complaint has been the 1,500 vehicles per day that use Cloud Road as the only way out of the neighborhood to the east. He indicated that the higher density allowed by MHIU, rather than the 10 residences per acre allowed by MIU, would allow the flexibility to buy four lots to deed to the County for extending Knollwood Drive to provide the neighborhood a means of a second access to Sabino Canyon Road, thereby relieving Cloud Road. He indicated that he is working with the County Transportation Department towards a design solution that could include a round-about on Knollwood Drive east of Sabino Canyon Road.

A commissioner asked about the property history. The applicant indicated that one of the owners has been an owner since the 1970's. The property was originally platted in the 1950's, pre-dating county zoning. The subdivision has 65 lots known as Riverbend. A County condemnation action for Sabino Canyon Road took acreage; and there was a resubdivision of the eastern portion of the original subdivision which rendered the lots on the property unusable. The dedicated streets within the property went back to the owner.

A commissioner confirmed that the individual residences within the project would not have pools.

A commissioner asked staff to comment on the information pertaining to water service. Staff indicated that Metro Water has area wells. The water table decline has been about one-foot per year. The area is adjacent to the Tanque Verde shallow groundwater area that the County has sought to protect. There has been discussion pertaining to a wheeling agreement between Metro Water and Tucson Water to supply a blend of CAP water to the area. The interconnection is in place for emergencies and no new infrastructure would be required, but there are economic considerations with an agreement. The Tanque Verde Wash allows for quick recovery of groundwater, but declines are rapid in shallow groundwater areas. There can be 20-foot fluctuations over a one-to-two-year period. The aquifer is deeper to the southwest. Staff has not reviewed the particular well data described.

The commissioner confirmed that new individual residential development consumes about 0.2 to 0.3 acre feet per year compared to about 1.0 acre feet per year for older residences.

The commissioner also confirmed that staff is reviewing a traffic study for the proposed round-about and that it would help move traffic at the intersection. Another commissioner confirmed that there are no present plans for expanding the capacity of Sabino Canyon Road or River Road.

A commissioner confirmed from the applicant that the number of residential units under the requested MHIU designation would be 196 compared to 151 allowed under the staff recommended MIU designation.

A commissioner confirmed that the "flexibility" allowed by MHIU is financial, allowing the capacity to acquire four lots for the road cut-through to Knollwood Drive as a second access point to relieve Cloud Road. That and about a million dollars in transportation impact fees for both residential projects would provide the County the capacity to do the road construction improvement. The applicant indicated that the Cloud Road situation is a current problem and that the proposed project would add little traffic to Cloud Road.

The first speaker from the audience indicated that he was a president of a homeowners' association about a mile east of the subject property. He noted concerns that Cloud Road serves as their only access. He has reviewed the round-about possibility with the applicant. He said that the problem with the average daily traffic numbers is that they do not reveal peak hour problems. He noted that any traffic study done in the summer would not reveal the traffic generated by the elementary school along Cloud Road. He also had concern with an additional access drive to Cloud Road from the subject property which will have to cross a pedestrian and bike lane. He would like lower density and limited access to Cloud Road.

Speaker #2 noted that he spoke in opposition to the rezoning across Sabino Canyon Road. He also spoke in opposition to the current request. He stated desire for a subdivision development pattern of 60 to 100 single detached residences. He stated concern with traffic congestion, air pollution, water availability, rental property upkeep, and increased crime.

Speaker #3 stated that he is a homeowner in Sabino Vista. He indicated that he has a pool but that he does not use 500 gallons of water per day. He said that his neighborhood is stable and is concerned about less upkeep of rental property. He is also concerned about more traffic on Cloud Road, indicating that the infrastructure is poor and cannot handle more traffic.

Speaker #4 said she lives near the subject property and opposed the amendment density allowance and potential for non-residential uses as inconsistent with the neighborhood. She does not want Knollwood Drive used as a traffic solution.

Speaker #5 indicated living in the area and opposed the request. The speaker agreed with the previous speaker, being concerned about traffic and maintaining a quiet neighborhood.

Speaker #6 opposed the request agreeing with the other speakers. She did not trust that the development will be as stated. The speaker said that the amendment could allow many more homes than proposed and that the transportation impact fees could be used for other roads, so the public will pay. Area roads are congested.

Speaker #7 opposed the request and indicated that all issues were addressed in choosing not to speak.

Speaker #8 opposed the request and was against the Knollwood Drive traffic solution because he lives where the cut through is proposed. He did not want to be impacted by traffic passing his house. He is opposed to additional residential density.

Speaker #9 opposed the request and as a former developer, indicated that the water study is based on statistics and random probability. The water table fluctuates. He said that such a small drop in the water table cannot be predicted with global warming and other variables. He also noted high density development would reduce property values and increase crime. He disputed an assertion that school quality ratings are always high in high density neighborhoods. He also disputed the amount of water used by existing homes in the area. He noted concerns with additional traffic on Cloud Road.

Speaker #10 opposed the request. He wondered how many community pools would be installed. He noted concern with traffic and mentioned accidents that have occurred. He stated concern with kids crossing streets.

Speaker #11 opposed the request indicating that it would be a significant change to a neighborhood that currently "works" well. She noted that Cloud Road is congested when school is in session.

Speaker #12 opposed the request and cited new developments along Orange Grove Road and other places as examples of what high density looks like. He noted support for transportation impact fees. He cited the policy stated on page 2 of the staff report as intended to protect existing neighborhoods. He also stated that a 39-lot subdivision on 20 acres in the area was making a profit constructing high efficiency detached homes.

Speaker #13 opposed the request indicating concerns with existing traffic on Sabino Canyon Road and additional traffic to be expected from new developments that are likely to occur in the near future. She noted that 30 minute intervals for bus service are a disincentive for bus use as is the long walk to the bus stop. She noted that the left-turn traffic lane planned for the rezoning across Sabino Canyon Road will further slow traffic, as has the impact of the Basis School on River Road. She said that eventually the whole area would be served by Tucson Water.

Speaker #14 opposed the request for high density rental property. He would not be opposed to development similar to the existing neighborhood.

Speaker #15 noted that he lived in Sabino Vista Village and opposed the request. He said that the recently approved rezoning for 50 units will reduce property values and quality of life. He would not have bought his home if he knew high density developments would occur at these locations. He noted that despite lower average water usage for the new homes, total water usage would increase in the area. He said that the road improvement proposed with impact fees would not be necessary if a lesser number of homes were built.

Speaker #16 noted that he lived in the area and was not against well-planned development. He stated concern for the larger infrastructure picture serving the area given that Cloud Road and River Road are clogged. He noted that improvements are needed to move traffic north out of the neighborhood, whether that is via Knollwood Drive or another solution. He also noted that Cloud Road should be extended to the east. He did not want piecemeal traffic solutions pertaining only to the proposed development. He indicated that he would like to take the bus if it was more convenient which he also views as part of the larger traffic solution. Only one bus currently serves the area with two stops.

Speaker #17 also noted that traffic improvements are needed on River Road.

Speaker #18 opposed the request stating concern with a change to the character of the area and with wildlife on the site. She was also concerned with additional traffic and desired single-story development.

The applicant spoke again. He clarified that there would be one pool for 196 residences in the proposed development. He also indicated that his past comments pertaining to schools at the time of the rezoning were meant to dispel the idea that schools in areas with lots of rental units performed poorly, citing highly-rated Canyon View Elementary School as an example. He said that only seven percent of families in their developments had children. He indicated that the proposal for 196 units has not changed. Pertaining to property rights, he noted that all the homeowners at the meeting live on property that was rezoned at some time. He alluded to a crime report from the Pima County Sheriff that showed no correlation between crime and rental units. Pertaining to property values, he cited an MIT study that found property values of single-family neighborhoods were not affected by the existence of large-scale mixed-income high-density multi-family developments.

The public hearing was closed.

In response to a question, staff stated that there are a few private wells that are grandfathered in the area.

A commissioner confirmed with staff that MHIU would allow up to 24 residences per acre without the policy cap of 13 residences per acre recommended by staff should MHIU be approved. A second commissioner confirmed with staff that a policy could be approved capping density lower than 13 residences per acre.

A commissioner confirmed that the lesser density of MIU compared to MHIU could allow space for enhanced buffering along the east side of the subject property near existing residences. The buffer would be in addition to a dedicated alley existing along the eastern boundary. Higher density development that occurs next to lower density development requires a bufferyard of which options exist. The bufferyard could include a wall and dense vegetation.

A commissioner confirmed that transportation impact fees vary based on the development and are required to be used in the contribution subarea and not necessarily for the development project itself. Off-site improvements can be credited against impact fees however. Sewer connection fees and in-lieu fees for parks provisions are not impact fees. Per unit school contributions are sometimes negotiated by developers and school districts stemming from rezoning requests.

Commissioner Poulos stated that MHIU would be tantamount to a "spot zoning" for the site that would not be appropriate based on expected traffic generation and water usage. She indicated that the proposed use of Knollwood Drive is a bad access solution that uses a residential street to solve an arterial problem. She stated concern for water depletion in this sensitive area and that despite water efficient units, so many proposed will not benefit the water table. She said that the proposal would alter the quality of life, whether it is the perception of increased crime or the additional traffic generated. She noted that the rezoning approved across Sabino Canyon Road has a fourth of the units proposed for the plan amendment. She stated support for MIU as consistent with the area and the major intersection; but she will not necessarily support the subsequent rezoning request. She noted that MIU allows the option for a transitional non-residential use that could benefit area residents, and that residents should think about what should be developed on the site.

Commissioner Poulos moved to approve a plan amendment to MIU. Commission Holdridge seconded the motion.

Commissioner Holdridge stated that this was an infill site and even if badly served, was still served by public transit along an arterial road. He noted that the site will be developed but that the development should preserve the quality of the neighborhood. He said that MIU is more appropriate than MHIU.

A commissioner clarified that LIU does exist in the area and that up-planning to either MHIU or MIU is inappropriate. She noted that there is no entitlement to up-zoning.

A commissioner stated that he was persuaded by the neighbors' concerns. He noted that apartments on the site will not improve it and that he would support single-family residential development.

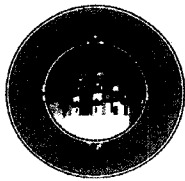
A commissioner stated that MIU with a commercial component would be a benefit to the area. He said that the area is an “elite suburb” that will likely survive as a suburb in the future. This residential project could provide housing diversity that would allow residents in the area to migrate to a smaller home in the same neighborhood as they age.

A commissioner noted that area residents could band together and purchase the subject property to ensure that it is developed as they desire.

Upon a vote, the motion passed (6 – 3, Commissioners Neeley, Richey, and Johns voted **NAY**, Commissioner Bain was absent).

CP/DP/ar
Attachments

c: Sabino Canyon Road Properties, LLC, Attn: Robert Gugino
4564 E. Camp Lowell Drive, Tucson, AZ 85712-1282
Star Consulting of Arizona, Inc., Attn: Erin Harris
5405 E. Placita Hayuco, Tucson, AZ 85718
Chris Poirier, Assistant Planning Director
Co7-13-01 File



2013 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	July 31, 2013
CASE	Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT
SUBREGION	Catalina Foothills
DISTRICT	1
LOCATION	Northeast corner of N. Sabino Canyon Road and E. Cloud Road
REQUEST	Low Intensity Urban 3.0 (LIU 3.0) to Medium-High Intensity Urban (MHIU) 15.14 acres
OWNERS	Sabino Canyon Road Properties, LLC
AGENT	Star Consulting of Arizona, Inc.

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN

The following summarizes the applicant's justification of the proposed plan amendment based upon the attached narrative (Section IV of the plan amendment application Reasons for Proposed Amendment):

- "The proposed plan amendment would promote the Growing Smarter Act, follow other policies and is compatible with the Maeveen Marie Behan Conservation Lands System. The request for MHIU is to allow for a 13 RAC (residences per acre) density of casita style, 1 story, luxury rental homes. The proposed use is multifamily residential."
- The proposed community contributes to smart growth with 13 RAC density located along two existing major routes that are well-maintained and operating under capacity. No major off-site transportation improvements will be required.
- The proposed residential cluster design includes an active central recreation area and promotes walking and socializing along shared paths within defensible open space.
- The innovative community design is a response to market demand for luxury rental homes with amenities.

EXISTING ZONING/LAND USE
SR (Suburban Ranch) / Undeveloped

SURROUNDING LAND USE DESIGNATIONS	
North	Low Intensity Urban 3.0 (LIU 3.0) & Medium Intensity Urban (MIU)
South	MIU

East	LIU 3.0
West	MIU

SURROUNDING ZONING/EXISTING LAND USE	
North	CR-2 (Single Residence) / Knollwood Drive, Residential (Detached)
South	CR-5 (Multiple Residence) / Cloud Road, Residential (Attached)
East	CR-2 (Single Residence) / Residential (Detached)
West	CR-4 (Mixed-dwelling Type) / Sabino Canyon Road, Undeveloped On July 2, 2013, a rezoning (Co9-12-05) from SR to CR-4 was approved for similar residential use as proposed for the subject site. The applicants are the same.

STAFF REPORT:

Staff recommends **MODIFIED APPROVAL** for a comprehensive plan amendment to **Medium Intensity Urban**. The applicant requests a plan amendment from Low Intensity Urban 3.0 (LIU 3.0) to Medium-High Intensity Urban (MHIU).

The applicant would need MHIU to allow a rezoning for the proposed 13-RAC residential development. MHIU allows a maximum density of 24 RAC. The current LIU 3.0 plan designation allows a maximum density of 3 RAC (4 RAC with 30 percent cluster open space). MIU would allow a maximum density of 10 RAC. Staff recommends MIU rather than MHIU to allow for a project design that provides for greater density toward the three abutting roads, thereby providing for buffering and reduced density along the eastern boundary of the site adjacent to existing lower density detached residences. The Comprehensive Plan policies for Site Design and Housing under Land Use Element Regional Plan Policies (1.C.1. b.) promote protection for existing neighborhoods (as do Growth Area policies). The policy states: *Ensure that new or redeveloped mixed use or infill rezonings assess the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project.*

An MIU designation would also be consistent with the existing MIU designations south, southwest, and west of the site where townhome development exists. MIU also exists to the northwest of the site where detached residences exist. The density of the townhome developments ranges from 2.06 RAC to 4.39 RAC. The density of the applicant's above-noted approved rezoning to TR located directly to the west of the subject site across Sabino Canyon Road is 8.97 RAC. The detached residential use at the northeast and northwest corners notwithstanding, raising density at this intersection of two major roads is appropriate, providing a transitional use to lower densities beyond the intersection. Given the mass of residential uses in the area, a mix of office and residential use for the site would be ideal.

A plan amendment to MIU is justified per elements of the Growing Smarter Acts (potential for mixed use, compact development, rational use of existing infrastructure, and multimodal transportation opportunity). Also, while technically not in a Growth Area, the subject site is an infill site within approximately a quarter mile of the City of Tucson, a designated Comprehensive Plan Growth Area. Efficient compact, mixed-use infill development is encouraged within Growth Areas to take advantage of existing and planned infrastructure and services and to promote multimodal transportation opportunities, while avoiding encroachment into natural areas.

The site is served by paved roads, sewer, utilities, and Sun Tran immediately adjacent to the site. The nearest commercial services and potential employers are located approximately one mile to the south at the intersection of Sabino Canyon Road and Tanque Verde Road. A public elementary

school is located approximately a quarter mile to the east on the south side of Cloud Road. Sabino Canyon Road, improved to a divided four-lane cross-section in 1996, is operating slightly over capacity. River Road is operating at capacity. This raises a concurrency of infrastructure concern, but it is of a secondary nature because the site is in an infill location that is served by Sun Tran. The density allowance of MIU will further promote transit service. *However, the staff recommendation for MIU rather than MHIU will serve to reduce average daily traffic volume due to lower density allowance.* Although Metropolitan Water has not responded to a request for comments, information exchanged between the applicant and Metro Water indicates that Metro Water will serve the site once improvements to lines are made. The site is relatively flat and consists of natural vegetation, but it is surrounded by development and is not located within the Maeveen Marie Behan Conservation Lands System.

Staff recognizes that there may be the possibility of additional off-site features that the applicant could discuss with the adjacent neighbors that could address their existing traffic pattern issues and perhaps other matters as well; however, these would require the requested MHIU designation. The Commission could certainly consider this option at public hearing. It may prove to be an appropriate tradeoff for slightly more density than MIU would allow and staff would not object; however, staff would strongly recommend that the Commission place a density limitation as a special rezoning policy of residential uses only and no more than the applicant's request of 13 RAC to preclude greater density that could, per the MHIU designation allowance, be up to 24 RAC. While such density might be supported by the existing Sun Tran route, it would be completely out of keeping with the surrounding primarily one-story development pattern.

The current SR zoning conforms to the LIU 3.0 plan designation. LIU 3.0 designates areas for low density residential and other compatible uses at a maximum density of 3 RAC (or 4 RAC under the cluster subdivision option with 30 percent cluster open space), provides incentives for clustering residential development with natural open space, and provides opportunities for a mix of housing types throughout the region.

The requested MHIU designates areas for a mix of medium to high density housing types and other compatible uses. The maximum residential density is 24 RAC.

The recommended MIU designates areas for a mix of medium density housing types and other compatible uses. The maximum residential density is 10 RAC.

In 1952, the site was subdivided as part of Riverview Estates (Bk. 9, Pg. 117). Portions of Riverview Estates were resubdivided, but the portion covering the site was not; however, it does not constitute a viable subdivision and will need to be abandoned. In 1964, the site was conditionally rezoned to CR-2 as part of a larger rezoning (Co9-64-35). Portions of the rezoning were ordinances under new plats, but the site was not. The rezoning case is closed; and the site remains zoned SR.

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, (iii) multi-modal 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 set forth in the Regional Plan Policies, Special Area Policies and Rezoning Policies.
 - c. Compatibility with the ***Maeveen 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 the recommended higher intensity MIU plan designation at this location can promote Growing Smarter principles of compact development, multi-modal transportation opportunities, and rational infrastructure use.

Although not the applicant's intended use, mixed use development is possible with MIU, but limited to TR zone office, health, or lodging-related uses, in addition to residential. Compared to LIU 3.0, MIU allows the potential for efficient compact residential development that could be in the form of multi-family dwellings. Development of office or health services could serve residents in the area, as well as provide employment opportunities in an area dominated by single use residential development.

The use of the site, or a portion of it, as a non-residential destination could spur healthy and environmentally friendly transportation options of walking or biking from nearby neighborhoods or from within the site itself. As noted above, the site also has bus service. A Sun Tran bus stop is located at its south boundary along Cloud Road. This is the northern extent of Sun Tran's route in this area. Generally, greater land use intensity attracts and promotes better transit service.

The site is served by existing infrastructure including paved roads, sewer, and utilities. The slight capacity issues with Sabino Canyon Road and River Road raise only secondary concurrency concerns because the site development will be infill served by Sun Tran.

A sewer service agreement will be required along with adequate sewage conveyance and treatment capacity (or arrangement for such capacity by the owner/developer or other affected parties) to be determined at the time of development.

Staff understands that Metropolitan Water will serve that site once improvements to lines are made. The subsequent rezoning application will require a letter of intent to serve from a water service provider along with documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service should that occur.

Regional Plan Policies, Special Area Policies and Rezoning Policies

There are no Special Area or Rezoning policies applicable to the site. However, given the site's proximity to the City of Tucson located approximately a quarter mile to the south, Growth Area Element regional plan policies (attached) may be advanced with this plan amendment. With a plan amendment to MIU, applicable provisions in these policies include the potential for mixed uses and higher residential densities (minimum 8 RAC) that support multimodal transportation options for infill development. Provision of a variety of housing types, costs, and ownership concepts is also stated policy. The applicant is not proposing mixed use, but is offering infill residential development with a density in excess of 8 RAC. The proposal responds to apparent post-recession market demand for upscale residential rental units that are not designed as vertical apartments.

Similarly, Land Use Element regional plan policies under Site Design and Housing call for increases housing density and compatible residential infill in a range of prices and housing products to accommodate changing family arrangements, market conditions, and demographics, ideally nearer to service and employment centers than this site is, but also along or at the intersections of major streets.

Conservation Lands System

The site is not located within the Maeveen Marie Behan Conservation Lands System. The site has mostly undisturbed natural vegetation, but it is surrounded by development

Fulfillment of the Purpose of the Annual Plan Amendment Program

Staff does not find a primary oversight, inconsistency, or land use related inequity with the existing LIU 3.0 land use designation. LIU 3.0 exists to the north and east of the site. However, MIU is designated at three corners of the intersection of Sabino Canyon Road and Cloud Road adjacent to or near detached residential neighborhoods. If approved per staff's recommendation, this fourth corner of the intersection will be similarly designated MIU.

Regarding significant changes to the area since the 2001 Comprehensive Plan Update, the most significant may be the applicant's recently approved CR-4 rezoning (Co9-12-05) across Sabino Canyon Road from the site. The rezoning is a notable change in density for the area, similar to that proposed for the subject site. In addition, there have been two plan amendments for higher land use intensity a quarter mile to the north on both sides of Sabino Canyon Road (Co7-08-03 for MIU on 43 acres and Co7-09-06 for LIU 3.0 on 16.7 acres). A rezoning (Co9-10-01) for CR-4 on the site of the latter case provided for a platted 39-lot subdivision that has yet to be developed. The former case was to lead to a rezoning for a continuing care retirement facility which has yet to be sought. A residential subdivision has been developed on existing CR-2 and CR-3 zoning north of the site across Knollwood Drive.

AGENCY/DEPARTMENT COMMENTS

Regional Flood Control District (Planning and Development):

Staff has reviewed the request and has the following comments:

1. The site does not include FEMA or local floodplains.
2. No Pima County Regulated Riparian Habitat is located within the site. However examination of aerial photography and topographic contours indicates that there are two drainages with riparian habitat characteristics, including relatively large non-obligate species (species that will not grow without a surface or groundwater source) as found in xero-riparian classification system used by the County.
3. One drainage complaint was logged in 1998 against this parcel by the adjacent HOA President. No action was required.

In conclusion, PCRFCFCD has **no objection** to this request or policies to recommend.

Regional Flood Control District (Water Resources):

A Water Supply Impact Analysis has been conducted on the site of the proposed comprehensive plan amendment (CPA). Pima County conducts a Water Supply Impact Analysis on CPAs regarding how the proposal would affect five critical issues.

PIMA COUNTY'S WATER SUPPLY IMPACT ANALYSIS		
	CRITICAL ISSUE	RESPONSE
1.	Water Service and Renewable Water Supply Options	Although immediately west of the Tucson Water (TW) obligated service area, TW may not serve the applicant due to policies against extending service beyond their service area. Metropolitan Domestic Water Improvement District (MDWID) may provide water to the site once improvements to lines are made. MDWID does not have access to renewable and potable water supply in this portion of its service area unless it uses it's interconnect with TW. Presently, TW does have access to a renewable and potable water supply (CAP in the Avra Valley). In this area, TW may pump from local ground-water wells due to system limitations in boosting a

		blend of CAP and groundwater from the Avra Valley (Clearwater Renewable Resource Facility). However, a blend of Clearwater and local groundwater could be provided.
2.	Current and Projected Depth to Groundwater and Groundwater Trend Data	The average depth to groundwater in this area is approximately 50 feet. Groundwater at this depth is likely to support vegetation or aquatic ecosystems. Groundwater levels have declined in the area between 1960 and 2013 as much as 1 foot/year. Groundwater levels are projected to stay the same or decrease slightly over the next 15 years, based on the revised ADWR-TAMA groundwater model.
3.	Proximity to Areas of Known or Potential Ground Subsidence	The proposed CPA is in an area of low subsidence.
4.	Proximity to known Groundwater-Dependent Ecosystems	The proposed CPA area is immediately adjacent to the Tanque Verde shallow groundwater area. The provider wells (MDWID) are within a groundwater dependent ecosystem.
5.	Location within a Hydrogeologic Basin, including Depth to Bedrock	The proposed CPA is located in the Tucson Hydrogeologic Basin area. This sub-basin has been identified as being sensitive to groundwater removal. Depth to bedrock in this area is estimated at greater than 1,000 feet.

Pima County's Water Supply Impact Analysis finds that, under existing conditions, the proposed CPA property does not have access to renewable and potable water unless MDWID uses its interconnect with Tucson Water in this area. Tucson Water may in the future provide more water that is from a renewable source when infrastructure can boost the Avra Valley groundwater–CAP blend (Clearwater) to the area. For now, groundwater and the Clearwater blend could be provided for the area, if the interconnect is utilized. MDWID currently has wells in a shallow groundwater area **and additional demand on these wells will impact this groundwater dependent ecosystem.**

This amendment site will likely end up increasing water demand. As such, the applicant will need to provide a Preliminary Integrated Water Management Plan (PIWMP) at the rezoning stage emphasizing on-site low intensity development (LID) and other water conservation methods to reduce overall water use for the site and capture on-site runoff for landscaping use. The applicant is encouraged to review the LEED Certification section for Water Efficiency or begin certification under Pima County's LEED for Homes Program. Based on this analysis, we recommend **the following as a Rezoning policy** should the Board of Supervisors approve this plan amendment:

- A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service.

Department of Transportation:

The site is approximately 15 acres on the east side of Sabino Canyon Road and is bounded on the north by Knollwood Drive and on the south by Cloud Road. On the east side is an existing CR-2 subdivision, Sabino Vista No. 1. The parcel has access to all three of the streets on which it has frontage. There are no proposed improvements to any of the roads adjacent to this parcel.

Sabino Canyon Road is a paved, county-maintained, four-lane, divided, scenic major route between Kolb Road to the north and Tanque Verde Road to the south. Adjacent to the site there is 150 feet existing and planned right-of-way designated by the Major Streets and Scenic Routes Plan. There is a Major Streets and Scenic Routes Plan building setback of 105 feet along the Sabino Canyon Road frontage (measured from the road centerline). The most recent traffic count on Sabino

Canyon Road is 25,000 average daily trips (ADT) (from 2013) between Kolb Road and River Road, 31,000 ADT between River Road and Cloud Road (from 2013) and 35,300 ADT between Cloud Road and Tanque Verde Road (from 2013). The traffic capacity is 33,000 ADT; therefore, the segment between Cloud Road and Tanque Verde Road is operating over capacity. The posted speed limit for Sabino Canyon Road is 40 mph which allows the minimum distance between driveways to be 185 feet from centerline to centerline. There is an existing curbed median the entire length of the property on Sabino Canyon Road; and the intersections at River Road/Knollwood Drive and at Cloud Road are signalized. There are no northbound U-turns allowed at the River/Sabino intersection and there are dual northbound left turn lanes.

The parcel has approximately 350 feet of frontage along Knollwood Drive east of Sabino Canyon Road. Knollwood Drive is a paved, county-maintained two-lane residential street that has been widened to three lanes at the Sabino Canyon Road intersection for turning movements. The most recent traffic count for Knollwood Drive shows approximately 1,000 vehicles per day. West of Sabino Canyon Road, River Road is a paved, county-maintained, two-lane (widened at Sabino/River intersection), undivided, scenic major route per the Major Streets and Scenic Routes Plan. The most recent traffic count from 2013 is 15,600 ADT; and the traffic capacity is 15,000 to 16,000 ADT so this section of River Road is operating at capacity. There are dual eastbound right turn lanes at the Sabino Canyon Road intersection.

Cloud Road is a paved, county-maintained, scenic major route per the Major Streets and Scenic Routes Plan. The road is two lanes for most of its length but widens to five lanes at the Sabino Canyon intersection to provide for right and left turn lanes. The existing and planned right-of-way width adjacent to the parcel is 120 feet per the Major Streets and Scenic Routes Plan, although the existing right-of-way narrows to 90 feet east of the parcel. The most recent traffic count from 2010 is 7,600 ADT and the traffic capacity is 10,000 ADT.

Regional Wastewater Reclamation Department:

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced submittal and offers the following comments for your use:

The subject property is within the PCRWRD service area and tributary to the Ina Road Wastewater Reclamation Facility via the North Rillito Interceptor (NRI).

The Plan Amendment would allow approximately 15.4 acres to be developed as a multi-family residential project. The applicant is requesting the Medium-High Intensity Urban (MHIU) designation to support the proposed use, over the current designation of Low Intensity Urban 3.0 (LIU3.0).

The PCRWRD has no objection to the proposed comprehensive plan amendment but recommends the following policy be adopted for this area:

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

Environmental Quality Department:

On behalf of Pima County Department of Environmental Quality, the Plan Amendment request has been reviewed for compliance with Pima County Department of Environmental Quality requirements for on-site sewage disposal and air quality.

The department has no objection to the proposed Plan Amendment request provided the property is served by public or private sewer. On-site wastewater disposal shall not be allowed.

The Department's Air Quality Control District requires that air quality activity permits be secured by the developer or prime contractor before constructing, operating or engaging in an activity, which may cause or contribute to air pollution.

Cultural Resources & Historic Preservation:

The materials submitted for a Comprehensive Plan Amendment were reviewed for cultural resources. The subject property, parcel no. 114-33-002G, addressed 3500 N. Sabino Canyon Road and located north of Cloud Road in T13S, R15E, Section 29.

Comments:

It is assumed that the applicant will apply for a rezoning. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

On page 14 in the submittal package, under Protection of Known Cultural Resources, the applicant stated that an Arizona Records Check exists (Exhibit I-L). This Arizona Records Check is not available for review in the submitted materials. In any event, the applicant also stated that the Records Check reported that no known sites exist on the property and that the property has not been surveyed. Both of these statements are incorrect. The property has been surveyed twice for cultural resources (Westland Resources, Inc. 2006 and P.A.S.T. 2013). One Hohokam archaeological site, AZ BB:9:43(ASM), recommended as eligible for listing in the National Register of Historic Places (NRHP), is known to exist on the subject property.

Under Mitigation Measures of Potential Resources, the applicant included the standard condition that the property will require survey. The property has already been surveyed twice.

Under Cultural Resources Mitigation Plan, the applicant states the standard burial laws. This burial statement always applies; however, in this case, the archaeological site will also require mitigation in the form of archaeological data recovery.

Although the cultural resources language reported in the materials submitted in the application is outdated, it is our understanding that the applicant is aware of the cultural resources requirements and is currently contracting an archaeological consultant to prepare an adequate Data Recovery Treatment Plan that will be reviewed and approved by the County's Office of Sustainability & Conservation (OSC) and the State Historic Preservation Office (SHPO).

Natural Resources, Parks and Recreation Department:

NRPR has no comment on the above-mentioned comprehensive plan amendment.

United States Fish and Wildlife Service:

To date, staff has not received a response to a request for comments.

City of Tucson:

To date, staff has not received a response to a request for comments.

Metro Water:

To date, staff has not received a response to a request for comments.

Tucson Unified School District:

To date, staff has not received a response to a request for comments.

Rural/Metro Fire Department:

The Rural/Metro Fire Department has reviewed the submittal for the above referenced case and has the following comments to the amendment:

As the development continues into the plan stage, the applicant will need to submit plans to our fire prevention department for review of fire code compliance. This review will cover fire flow and fire hydrant requirements, fire department access, fire sprinklers, fire alarm systems and all other applicable fire code requirements. As of April 7, 2007 the 2003 edition of the International Fire Code shall be the applicable fire code for this project. This proposed project falls within the boundaries of the Sabino Vista Fire District which contracts with Rural/Metro for their services.

Sun Tran:

A Sun Tran bus stop is located on the north side of Cloud Road, between Sabino Canyon Road and Sabino Vista Drive. If improvements are being made at the street, they will need to include ADA compliance at the bus stop.

Tucson Electric Power:

This project is located within the Tucson Electric Power service territory and will require a new service application from the owner/developer to extend service to the location.

PUBLIC COMMENTS:

As of the writing of this report, staff has received 15 written comments in opposition to the proposed plan amendment. Staff has also received an opposition petition with 48 signatures from described owners in the Riverbend Sabino Canyon neighborhood at the southwest corner of Sabino Canyon Road. The concerns expressed include increased traffic congestion and pollution and decreased safety, reduced water supply, decreased property values, negative educational consequence of increased school class size, increased crime, increased noise, inconsistent density with existing neighborhoods, and aesthetics.

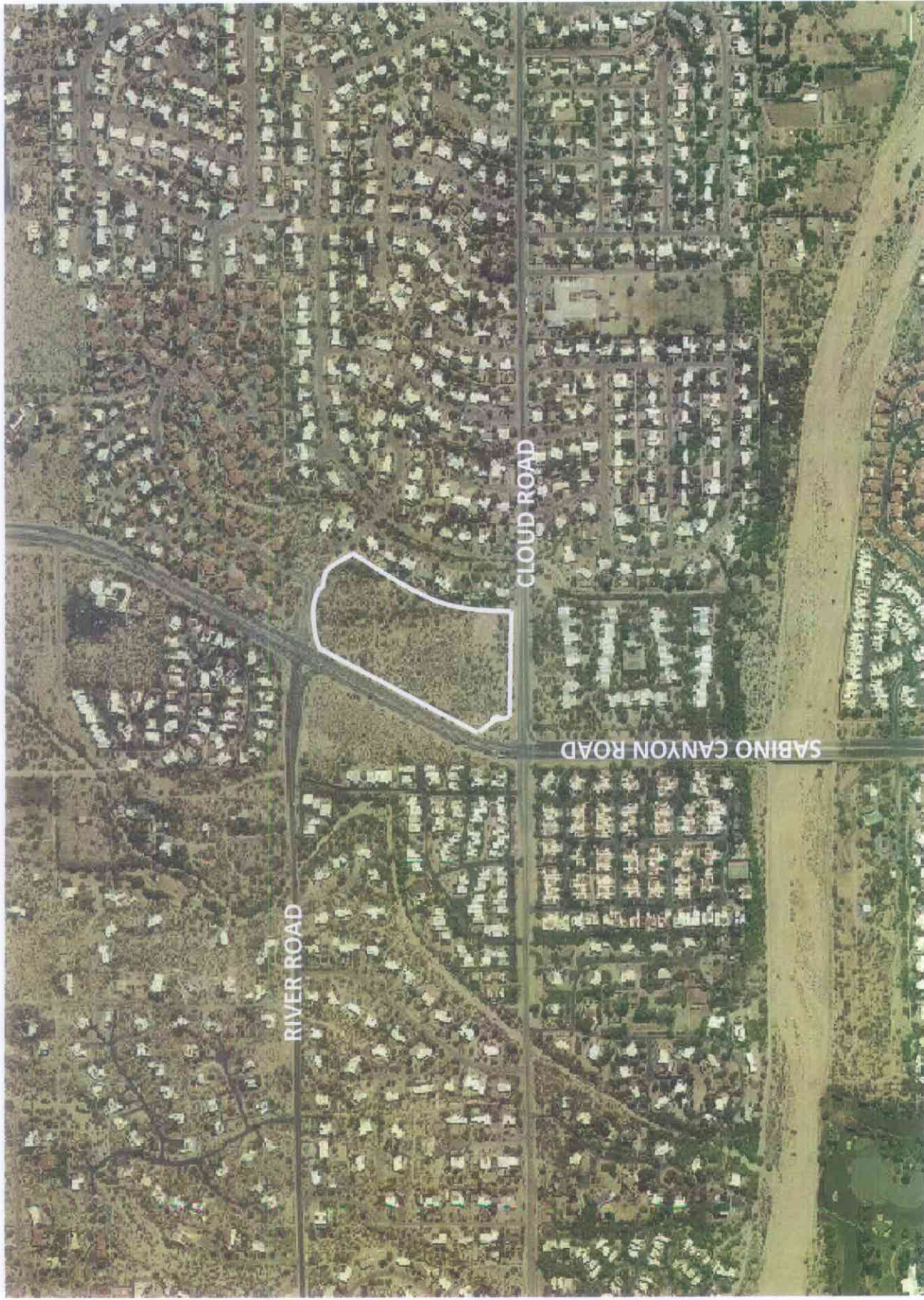
There was a substantial number of written comments received pertaining to the recent CR-4 rezoning (Co9-12-05) across Sabino Canyon Road from the site. Although those comments are a part of that rezoning file, a number of the comments either specifically referenced or alluded to the subject plan amendment request. Of course, these were received prior to any public notice or discussion on the subject property.

Respectfully Submitted,



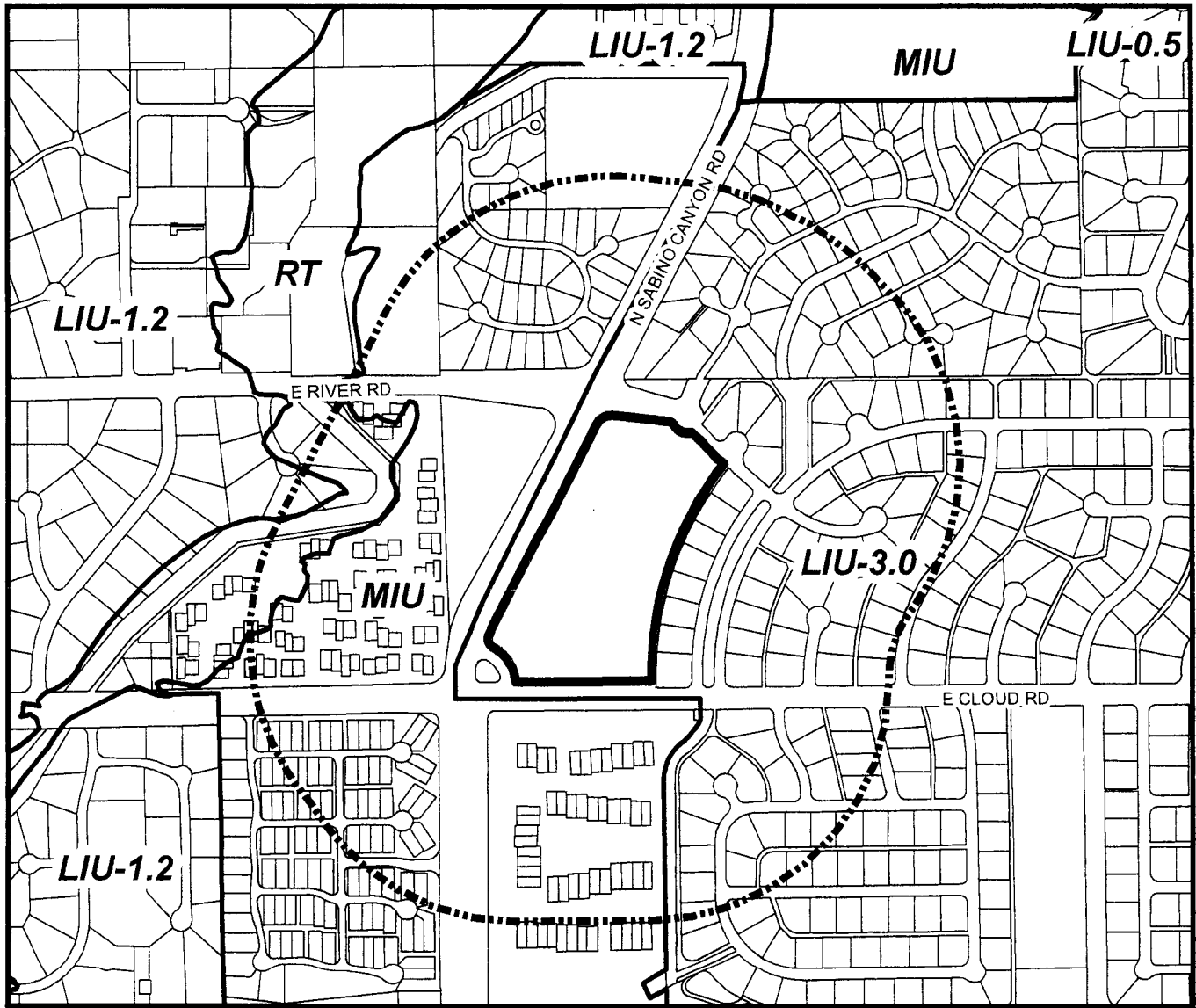
David Petersen, AICP
Senior Planner

c: Sabino Canyon Road Properties, LLC, Attn: Robert Gugino, 4564 E. Camp Lowell Drive, Tucson, AZ 85712-1282
Star Consulting of Arizona, Inc., Attn: Erin Harris, 5405 E. Placita Hayuco, Tucson, AZ 85718



COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



0 287.5 575 1,150 Feet



Amendment Area



1,000' Notice Area



Planned Land Use

Taxcode:
114-33-002G

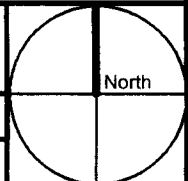
Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT

Location:
Northeast corner of
N. Sabino Canyon Road
and E. Cloud Road

Request: Low Intensity Urban 3.0 (LIU-3.0) to
Medium-High Intensity Urban (MHIU)
15.14 Acres +/-



Catalina Foothills Subregion
Section 29, Township 13 South, Range 15 East



Planning and Zoning Commission Hearing: July 31, 2013

Map Scale: 1:8,000

Board of Supervisors Hearing: September 17, 2013

Map Date: July 8, 2013

Low Intensity Urban

(Low Intensity Urban 3.0, 1.2, 0.5, and 0.3)

- a. Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:

1) Low Intensity Urban 3.0

'LIU-3.0' or 'C-3.0' on the Land Use Plan Maps

- (a) Minimum - none
- (b) Maximum - 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:
 - (i) Gross density of 4.0 RAC with 30 percent cluster open space.
- (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - (i) Minimum density 1.5 RAC
 - (ii) Maximum density 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 4.0 RAC with 30 percent cluster open space.

Within **Low Intensity Urban 3.0** and **Low Intensity Urban 1.2**, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:

- (a) GC Golf Course Zone
- (b) SR Suburban Ranch Zone
- (c) SR-2 Suburban Ranch Estate Zone
- (d) SH Suburban Homestead Zone
- (e) CR-1 Single Residence Zone
- (f) CR-2 Single Residence Zone
- (g) CR-3 Single Residence Zone
- (h) CR-4 Mixed-Dwelling Type Zone
- (i) CR-5 Multiple Residence Zone
- (j) CMH-1 County Manufactured And Mobile Home-1 Zone
- (k) MR Major Resort Zone

**Medium/High Intensity Urban
'MHIU' or 'E' on the Land Use Plan Maps**

- a. Purpose: To designate areas for a mix of medium to high density housing types and other compatible uses.
- b. Objective: These areas provide opportunities for a variety of residential housing types, including cluster option developments, single family attached dwellings, and apartment complexes. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 24 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 3 RAC
 - 2) Maximum – 6 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) GC Golf Course Zone
 - 2) CR-1 Single Residence Zone
 - 3) CR-2 Single Residence Zone
 - 4) CR-3 Single Residence Zone
 - 5) CR-4 Mixed-Dwelling Type Zone
 - 6) CR-5 Multiple Residence Zone
 - 7) TR Transitional Zone
 - 8) CMH-1 County Manufactured And Mobile Home-1 Zone
 - 9) CMH-2 County Manufactured And Mobile Home-2 Zone
 - 10) MR Major Resort Zone
 - 11) CPI Campus Park Industrial Zone

**Medium Intensity Urban
'MIU' or 'D' on the Land Use Plan Maps**

- a. Purpose: To designate areas for a mix of medium density housing types and other compatible uses.
- b. Objective: These areas provide an opportunity for a variety of residential types, including cluster option developments, and single family attached dwellings. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 3 RAC
 - 2) Maximum – 5 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) GC Golf Course Zone
 - 2) CR-1 Single Residence Zone
 - 3) CR-2 Single Residence Zone
 - 4) CR-3 Single Residence Zone
 - 5) SH Suburban Homestead Zone
 - 6) CR-4 Mixed-Dwelling Type Zone
 - 7) CR-5 Multiple Residence Zone
 - 8) CMH-1 County Manufactured and Mobile Home-1 Zone
 - 9) CMH-2 County Manufactured and Mobile Home-2 Zone
 - 10) MR Major Resort Zone
 - 11) TR Transitional Zone

Land Use Element Regional Plan Policies

C. Site Design and Housing

1. Site Planning

- a. **Bufferyards.** Promote adequate buffering in rezonings with greater Intensity uses. The bufferyards shall be used to protect the privacy and character of an adjoining neighborhood. Bufferyards shall be designed to ensure efficient site design and mitigate adverse impacts of noise, odors, views, and traffic as applicable. The bufferyards may contain landscaping, opaque screening, and natural areas.
- b. **Existing neighborhoods.** Ensure that new or redeveloped mixed use or infill rezonings assess the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project.
- c. **Scale of development.** Ensure, where possible, new development shall be designed at a human-scale, i.e. development with multimodal opportunities and mixed uses, rather than solely a car-oriented land use pattern.
- d. **Sense of place.** Encourage development where there are natural resources to create opportunities for natural area linkage or create in more urbanized areas a sense of place in the Sonoran Desert.

2. Compact Development

Rezoning activity shall be promoted which increases housing density and compatible residential infill or refill in a range of prices and housing products to accommodate changing family arrangements, market conditions, and demographics adjacent to multifunctional corridors, neighborhood, community, and regional activity centers; and provides for mixed use and higher density residential development along or at the intersections of major streets or adjacent to commercial or employment sites; and provides for transit-oriented development along major streets and in or adjacent to activity centers and other similar functional or high density areas.

3. Affordable Housing

New rezonings and specific plans which have a residential component shall be subject to the Affordable Housing Policy and Strategies as adopted by the Board of Supervisors.

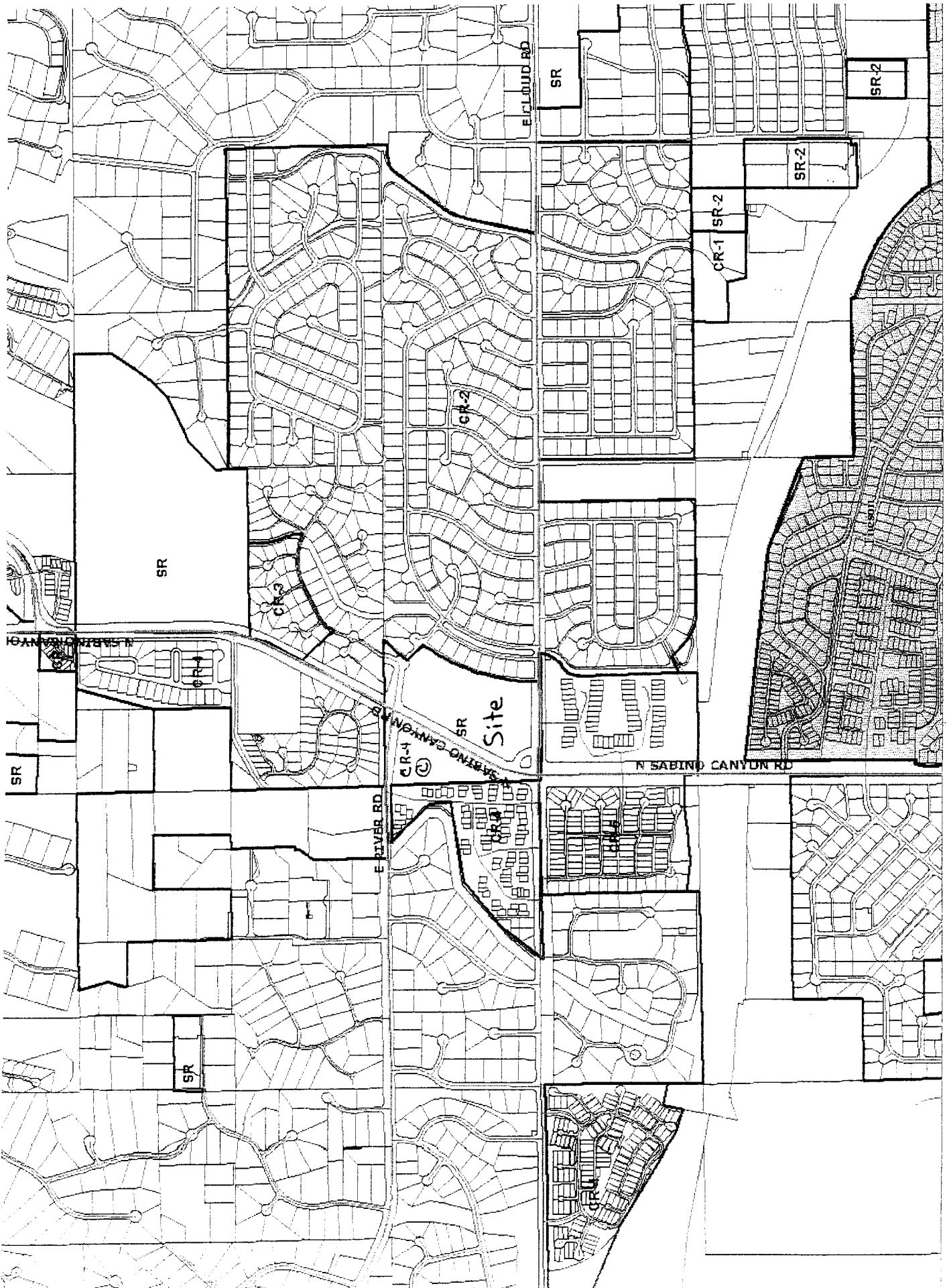
4. Low Density Residential Areas

Low density development (one acre or greater in size) shall integrate natural areas and a residential setting within environmentally sensitive lands. Adjacent to public preserves and sensitive natural resource areas, only very low density development (lots of three acres or greater in size) shall occur. The conservation subdivision process is the most appropriate development option for subdivision development in low density areas.

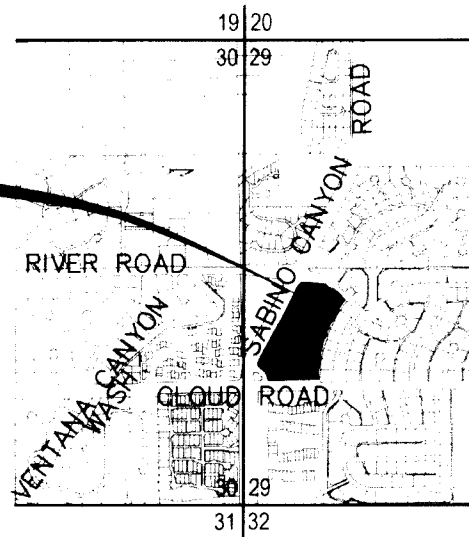
5. GROWTH AREA ELEMENT REGIONAL PLAN POLICIES

- A. Mixed use planning shall be encouraged in designated growth areas and areas with community-wide commercial activity that have opportunities for multimodal transportation.
- B. The current growth area profile shall be reviewed during the review of a development proposal. Infill and redevelopment proposals within a growth area shall attempt to create a mix of uses most beneficial to encourage multimodal transportation opportunities and be coordinated with any current or planned transit stop locations.
- C. Development proposals shall be evaluated for their potential to increase the mix of uses within the growth area and create a demand for residential density and a commercial base that supports a multimodal transportation option.
- D. Development proposals shall be reviewed for potential pedestrian and bicycle access opportunities among surrounding land uses.
- E. Development proposals shall be designed to add architectural attractiveness to the area and to protect the character and privacy of adjoining existing residential areas.
- F. A residential proposal shall attempt to increase densities to not less than eight residences per acre within an evolving mixed use area and provide a variety of housing types, costs, and ownership concepts.
- G. A commercial proposal's design may support a local and community customer base and shall create multimodal transportation options within the growth area.
- H. The City of Tucson shall be designated as a growth area of Pima County.

ZONING MAP



THIS PROJECT:



SCALE: 3" = 1 MILE

LOCATION MAP

SECTION 29, T13S, R15E, G&SRM
PIMA COUNTY, ARIZONA

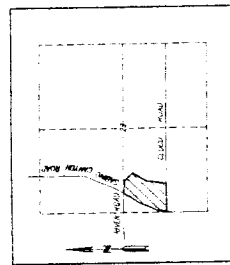
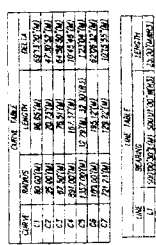


5405 E. PLACITA HAYUCO
TUCSON, AZ 85718
(520) 529-1240
PROJECT NO. 12039

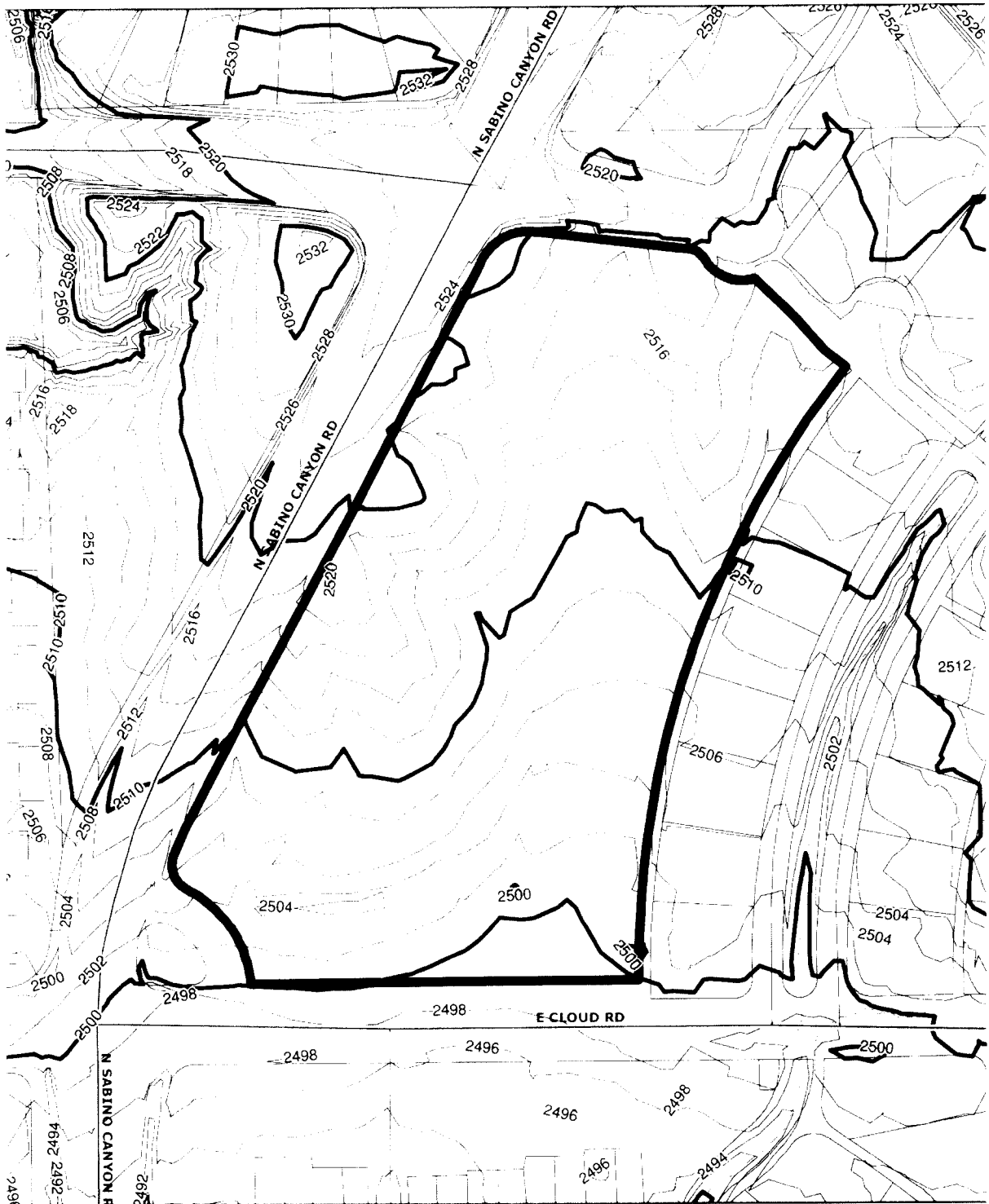




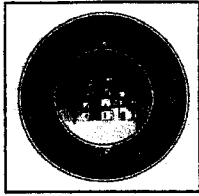
Source: Pima County MapGuide

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BOUNDARY SHEET



Source: Pima County MapGuide



PIMA COUNTY COMPREHENSIVE PLAN
2012 PLAN AMENDMENT PROGRAM
Application Form



SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): Sabino Canyon Rd Properties, LLC
DAYTIME PHONE: 577-7171 FAX: 529-0085
ADDRESS: 4564 E Camp Lowell Dr
Tucson AZ 85712 E-MAIL: bob@gmktwaz.com
APPLICANT (if other than owner): STAR Consulting of AZ, Inc (Erin Harris)
DAYTIME PHONE: 529-1240 FAX: 529-1240
ADDRESS: 5405 E Placita Hayuco
Tucson AZ 85718 E-MAIL erin@starconsultingaz.com

SECTION II. AMENDMENT REQUEST INFORMATION

TAX CODE NO(S): 114-33-0026
TOTAL ACRES: 15.14 AC
GENERAL PROPERTY LOCATION: Northeast corner of Sabino Canyon Road and Clad Road (immediately south of River Road)
COMPREHENSIVE PLAN SUBREGION(S): Catalina Foothills
ZONING BASEMAP(S): Z6 BOARD OF SUPERVISORS DISTRICT: 1
CURRENT/CONDITIONAL ZONING: SR
EXISTING LAND USE: vacant
CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): LIU-3.0 (Low Intensity Urban - 3.0) - total parcel 15.14 AC
REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): MHIU (Medium High Intensity Urban) - total parcel 15.14 AC

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

none

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

none

SECTION III. SURROUNDING PROPERTIES INFORMATION

CURRENT PLANNED LAND USE DESIGNATIONS OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: MIU & LIU 3.0 SOUTH: MIU
EAST: LIU 3.0 WEST: MIU & ~~LIU 3.0~~ RT & LIU 1.2

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: residential
SOUTH: residential
EAST: residential
WEST: residential + vacant

EXISTING AND CONDITIONAL ZONING OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: CB-2 & CB-3 SOUTH: CB-5
EAST: CB-2 WEST: CB-4

SECTION IV. REASONS FOR PROPOSED AMENDMENT

Please refer to Section I(F) of the Application Process Requirements document. Explain why you think one or more of the reasons described in Section I(F) support your Plan Amendment request. Attach additional page(s), if necessary.

Please see attached

SECTION VII.

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.

Erin Harris
SIGNATURE OF APPLICANT

02/13/13
DATE

Erin Harris
NAME OF APPLICANT - PRINTED



The proposed plan amendment would promote the Growing Smarter Act, follow other policies and is compatible with the Maeveen Marie Behan Conservation Lands System. The request for MHU is to allow for a 13 RAC density of casita style, 1 story, luxury rental homes. The proposed use is multi-family residential.

1. Growing Smarter Act:

Growth is "smart" when it gives us great communities, with more choices and personal freedom, good return on public investment, greater opportunity across the community, a thriving natural environment, and a legacy we can be proud to leave our children and grandchildren.

When communities choose smart growth strategies, they can create new neighborhoods and maintain existing ones that are attractive, convenient, safe, and healthy. They can foster design that encourages social, civic, and physical activity. They can protect the environment while stimulating economic growth. Most of all, we can create more choices for residents, workers, visitors, children, families, single people, and older adults-choices in where to live, how to get around, and how to interact with the people around them. When communities do this kind of planning, they preserve the best of their past while creating a bright future for generations to come.

This community contributes to the very heart of smart growth. It is a dense (13 RAC) development located along two well maintained and under capacity major routes. No major offsite transportation improvements or extensions are required to reach this development. These major routes can be used to direct the future residents directly to and from their places of work and commercial or retail centers. This type of development promotes an active recreational area at the center of the development with circulation within the development to encourage the resident to "get out" and walk to the mail box, pool, picnic area or dumpster. The cluster arrangement of units allows for a courtyard feel at the entrances to private residences. Each cluster becomes its own little neighborhood within the neighborhood with the defensible space and social recognition occurring along the shared path from the common areas to each doorstep. The unique and innovative design of the community is in response to the ever-changing needs of future families, couples, and individuals by providing luxurious living with ample amenities without a mortgage payment.

2. Comprehensive Plan Policies:

The proposed amendment site is located within the Comprehensive Plan Subregion of Catalina Foothills (CF). The site is NOT part of any Rezoning and Special Area Policy regions.

In addition this site is NOT affected by the following zones:

- Buffer Overlay Zone
- Gateway Overlay Zone
- Cluster Development Option
- Historic Zone

Airport Environs and Facilities The site is affected by the Native Plan Preservation code and will be developed in accordance with Chapter 18.72 of the Pima County Zoning Code. This project will substantially conform with this code through the study, preparation and execution of a Native Plant Preservation Plan as prepared by an Arizona registered Landscape Architect and approved by Pima County. Additional mitigation vegetation will be provided throughout the site per the Landscape Plan as prepared by an Arizona registered Landscape Architect and approved by Pima County.



3. Maeveen Marie Behan Conservation Lands System:

The proposed amendment site is compatible with all aspects of the Maeveen Marie Behan Conservation Lands System plan.



The proposed project consists of luxurious residences with three distinct building types that are arranged in a variety of different groups and combinations to provide a distinct feel for residents. The architectural theme is a "desert modern" style that consists of different sized and layered volumes, materials, and strategically placed linear horizontal elements. Please see the Preliminary Building Elevations. Varied roof heights of the buildings enhance the visual depth of the community and increase the amount of shade provided to each elevation with all buildings being only 1-story. In addition, most of the main entrances to the residences are recessed to enhance the depth of the elevations and provide additional shading. Awnings are provided along portions of those buildings that are visible to the vehicles and passers-by, increasing the amount of shade while adding decor to the elevations. The various elements of the development harmoniously blend a desert contemporary architectural style with color, form and texture.

Mechanical equipment throughout the development will be screened through the use of parapet walls on the building elevations.

Unique to the Site are depressed trash enclosures. The trash enclosures will be partially located below grade. The depressed trash enclosures will be screened with landscaping and be painted to match the colors from the buildings. The location of the enclosures will provide residents with easier access to dispose of their trash, eliminating the need to throw trash over an enclosure or placing it outside the refuse container because the lid cannot be opened. Connections to the trash enclosures are provided via sidewalks or by convenient access from the drive aisles. Designing the trash enclosures in this fashion provides a more aesthetic solution and better security.

Lighting for Aerie will comply with the County's Lighting Code. External lighting will be appropriately located and designed to prevent light from spilling onto adjacent properties.

Protection of Known Cultural Resources

The Arizona State Museum has identified that no previously recorded archeological or historic resources are known to exist on the site and no cultural resource surveys have been conducted on the site (see the Pima County Archeological Records Check Form, Exhibit I-L).

Mitigation Measures of Potential Resources

Prior to ground modifying activities, an on-the-ground archeological and historic sites survey shall be conducted on the subject property, and submitted to Pima County for review. A cultural resources mitigation plan for any identified archeological and historic sites on the subject property shall be submitted to Pima County at the time of, or prior to, the submittal of any tentative plat or development plan. All work shall be conducted by an archeologist permitted by the Arizona State Museum, or a registered archeologist, as appropriate. Following rezoning approval, any subsequent development requiring a Type 2 grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

Cultural Resources Mitigation Plan

In the event that cultural resources are revealed during ground-disturbing activities, all construction shall cease, and consultation shall be initiated with Arizona State Museum (ASM) to assess the potential significance of any unearthed materials (ARS §41-841). If human skeletal remains or funerary objects are discovered, ASM will be contacted immediately (ARS §41-865 and ARS §41-844).



A. Landscape Resources

1. The proposed project site does NOT occur within any Maeveen Marie Behan Conservation Lands System Category including Important Riparian Areas and Special Management Areas. As shown on the following exhibit, Important Riparian Area is located approximately 650' west of the project site in the Vetana Canyon Wash.
2. The proposed project site does NOT occur with any of the six general areas identified as Critical Landscape Linkages.
3. The property is NOT a Habitat Protection or Community Open Space priority acquisition property.

B. Species Specific Resources

1. Cactus Ferruginous Pygmy-owl:
 - a. The proposed amendment site does NOT occur within Survey Zone 1 or a Priority Conservation Area for the cactus ferruginous pygmy-owl. The site is located in Survey Zone 2.
 - b. The Arizona Game and Fish Department's Heritage Data Management System DOES document a known location of the cactus ferruginous pygmy-owl within a three mile radius of the proposed amendment site.
 - c. The proposed amendment site has NOT been surveyed for the pygmy-owl.
2. Pima Pineapple Cactus
 - a. The proposed amendment site does NOT occur within the Priority Conservation Area for the Pima pineapple cactus.
 - b. The Arizona Game and Fish Department's Heritage Data Management System does NOT document a known location of the Pima pineapple cactus within a three mile radius of the proposed amendment site.
 - c. A Pima pineapple cactus has NOT been found on the proposed amendment site.
 - d. The proposed amendment site has NOT been surveyed for the Pima pineapple cactus.
3. Needle-spined Pineapple Cactus
 - a. The proposed amendment site does NOT occur within the Priority Conservation Area for the needle-spined pineapple cactus.
 - b. The Arizona Game and Fish Department's Heritage Data Management System does NOT document a known location of the needle-spined pineapple cactus within a three mile radius of the proposed amendment site.
 - c. A needle-spined pineapple cactus has NOT been found on the proposed amendment site.
 - d. The proposed amendment site has NOT been surveyed for the Needle-spined pineapple cactus.
4. Western Burrowing Owl
 - a. The proposed amendment site does NOT occur within the Priority Conservation Area for the western burrowing owl.
 - b. The Arizona Game and Fish Department's Heritage Data Management System does NOT document a known location of the western burrowing owl within a three mile radius of the proposed amendment site.
 - c. Western burrowing owls have NOT been found on the proposed amendment site.
 - d. The proposed amendment site has NOT been surveyed for the western burrowing owl.

The Developer and Owner have worked with the surrounding neighborhoods at length to develop a reasonable and sensitive project for this area. The project team has attended several project meetings with the neighbors to discuss the rezoning case west of Sabino Canyon Road as well as the Comprehensive Plan Amendment for this parcel.

Future Meetings are planned as well to specifically address concerns regarding the proposed amendment site.

The discussions with the adjacent neighborhoods regarding the proposed amendment site have focused primarily around the proposed use, access and traffic.

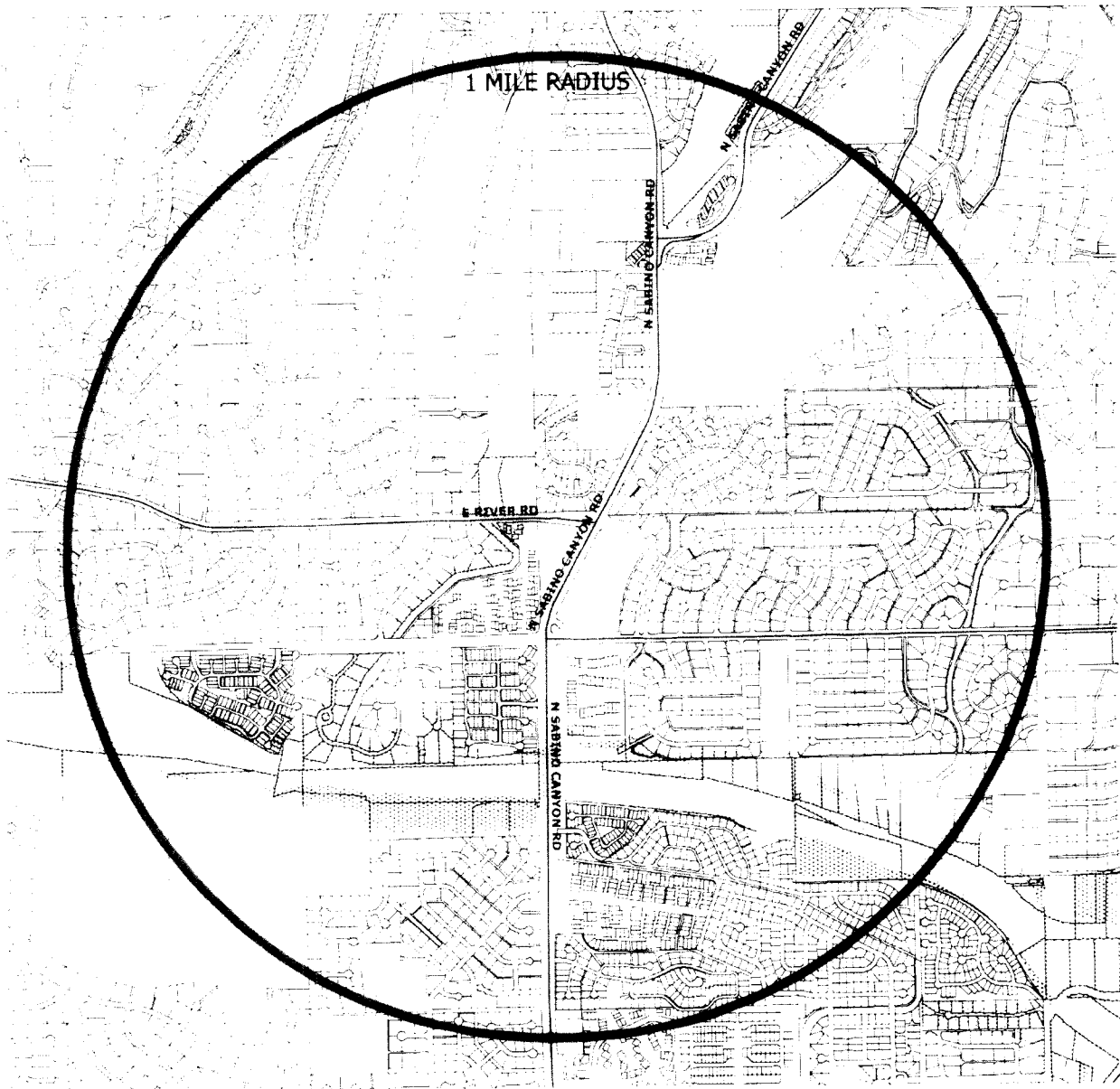
The following design elements have been offered by the Owner and Developer and received by the neighbors as acceptable answers to their questions and concerns:

Affirmation of Stated Project Design Objectives:

- Luxury, rental community
- Single story development
- Multiple entrances to the development - entrance from Sabino Canyon Road and Cloud Road along the possibility of a limited access point along River Road. Special design consideration will be made to try to reduce or eliminate the current problem with "cut-through" traffic.
- One, Two and Three bedroom rental homes
- Each rental home will have a private rear yard

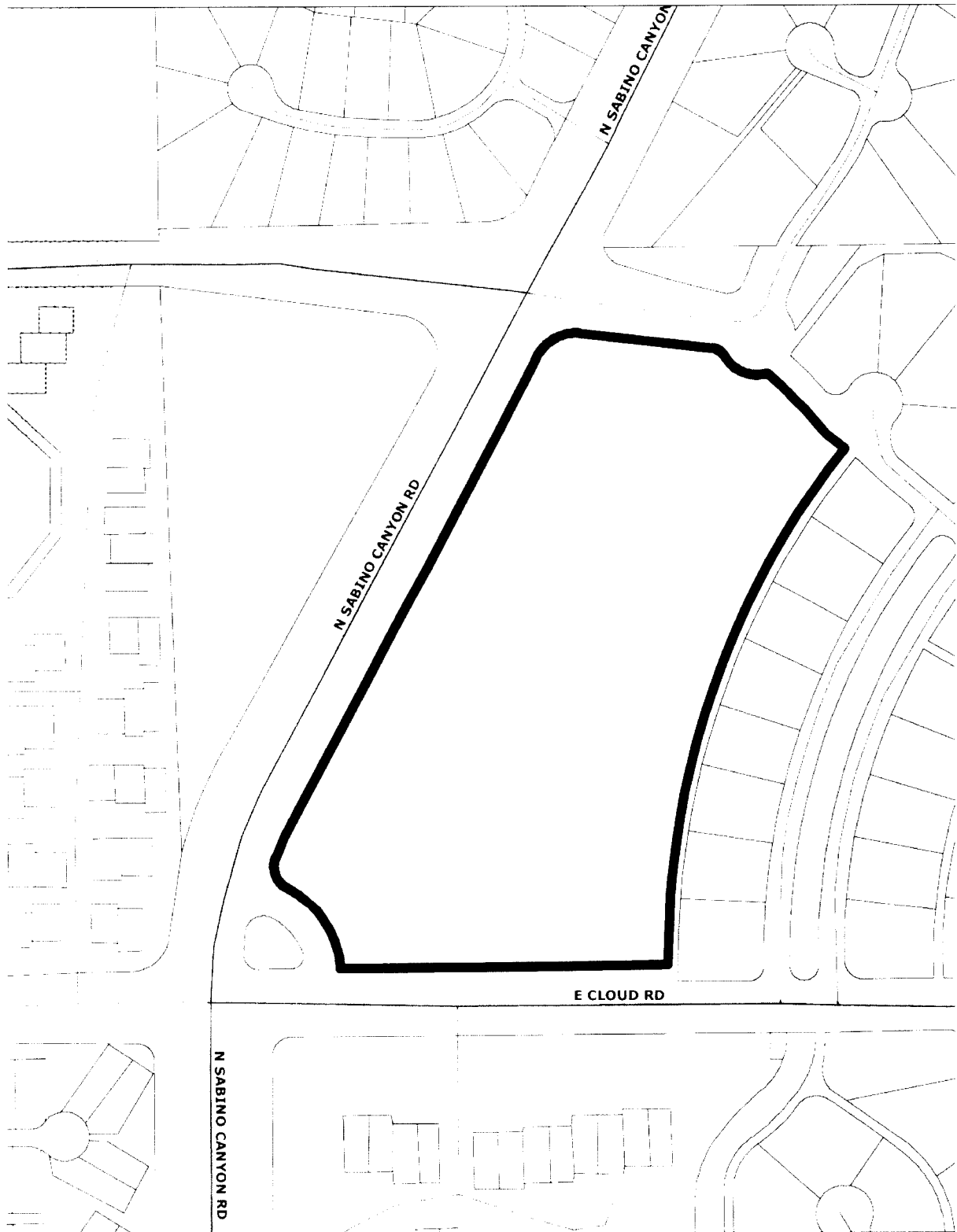
Ownership Disclosure

Garrett Holdings, LLC is a manager-managed LLC and the sole member is Russell D. Garrett. Gugino & Mortimer PLC Profit Sharing Plan is a profit sharing plan that does not have members like an LLC would but is for the benefit of the members and certain employees of Gugino & Mortimer PLC. It is managed by two trustees who are Robert L. Gugino and Jeannine Mortimer.



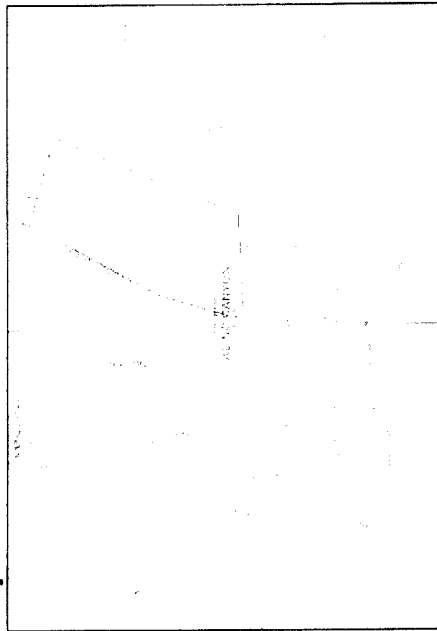
The areas of blue hatch indicate areas of Important Riparian Area.
The areas of green hatch indicate areas of Biological Core Management Areas.

Source: Pima County GIS



Arizona's On-line Environmental Review Tool
Search ID: 20130315019926
Project Name: Aerie @ River and Sabino East
Date: 3/15/2013 8:20:27 AM

Project Location



Project Name: Aerie @ River and Sabino East
Submitted By: Geoff Harris
On behalf of: PRIVATE

Project Search ID: 20130315019926

Date: 3/15/2013 8:20:23 AM

Project Category: Development Outside Municipalities (Rural Development), Residential subdivision and associated infrastructure, New construction

Project Coordinates (UTM Zone 12-NAD 83): 515131.335, 3570448.451 meter

Project Area: 15.826 acres

Project Perimeter: 1094.275 meter

County: PIMA

USGS 7.5 Minute Quadrangle ID: 1726

Quadrangle Name: SABINO CANYON

Project locality is not anticipated to change

Location Accuracy Disclaimer

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.



The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Argia sabino	Sabino Canyon Dancer	SC	S		
Bat Colony					
CH for Gila intermedia	Designated Critical Habitat for Gila chub				
Choeronycteris mexicana	Mexican Long-tongued Bat	SC	S	S	WSC
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
Gopherus morafkai	Sonoran Desert Tortoise	C	S		WSC
Lasiurus blossevillii	Western Red Bat		S		WSC
Lasiurus xanthinus	Western Yellow Bat		S		WSC
Notholaena lemmingii	Lemmon Cloak Fern	SC			
Nyctinomops femorosaccus	Pocketed Free-tailed Bat		S		
Nyctinomops macrotis	Big Free-tailed Bat	SC			
Opuntia versicolor	Stag-horn Cholla				SR

APPLICATION INITIALS: 22/27

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Arizona's On-line Environmental Review Tool

Search ID: 20130315019926

Project Name: Acric (a River and Sabino East

Date: 3/15/2013 8:20:27 AM

Please review the entire receipt for project type recommendations and/or species or location information and retain a copy for future reference. If any of the information you provided did not accurately reflect this project, or if project plans change, another review should be conducted, as this determination may not be valid.

Arizona's On-line Environmental Review Tool:

1. This On-line Environmental Review Tool inquiry has generated recommendations regarding the potential impacts of your project on Special Status Species (SSS) and other wildlife of Arizona. SSS include all U.S. Fish and Wildlife Service federally listed, U.S. Bureau of Land Management sensitive, U.S. Forest Service sensitive, and Arizona Game and Fish Department (Department) recognized species of concern.

2. These recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation). These recommendations are preliminary in scope, designed to provide early considerations for all species of wildlife, pertinent to the project type you entered.

3. This receipt, generated by the automated On-line Environmental Review Tool does not constitute an official project review by Department biologists and planners. Further coordination may be necessary as appropriate under the National Environmental Policy Act (NEPA) and/or the Endangered Species Act (ESA).

The U.S. Fish and Wildlife Service (USFWS) has regulatory authority over all federally listed species under the ESA. Contact USFWS Ecological Services Offices: <http://arizonaes.fws.gov/>.

Phoenix Main Office
2321 W. Royal Palm Road, Suite 103
Phoenix, AZ 85021
Phone 602-242-0210
Fax 602-242-2513

Tucson Sub-Office
201 North Bonita, Suite 141
Tucson, AZ 85745
Phone 520-670-6144
Fax 520-670-6154

Flagstaff Sub-Office
323 N. Leroux Street, Suite 101
Flagstaff, AZ 86001
Phone 928-226-0614
Fax 928-226-1099

Disclaimer:

1. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area.
2. The Department's Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there.
3. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HDMS data contains information about species occurrences that have actually been reported to the Department.

Arizona Game and Fish Department Mission

To conserve, enhance, and restore Arizona's diverse wildlife resources and habitats through aggressive protection and

Arizona's On-line Environmental Review Tool
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management programs, and to provide wildlife resources and safe watercraft and off-highway vehicle recreation for the enjoyment, appreciation, and use by present and future generations.

Project Category: Development Outside Municipalities (Rural Development), Residential subdivision and associated infrastructure, New construction

Project Type Recommendations:

All degraded and disturbed lands should be restored to their natural state. Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

Based on the project type entered: coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered: coordination with Arizona Department of Water Resources may be required (<http://www.water.az.gov/adwr/>).

Based on the project type entered: coordination with County Flood

Control districts may be required.

Based on the project type entered: coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>)

Based on the project type entered: coordination with U.S. Army Corps of Engineers may be required (<http://www.spl.usace.army.mil/regulatory/phonedir.html>)

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found at:

<http://www.azgfd.gov/hgis/guidelines.aspx>

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.

During planning and construction, minimize potential introduction or spread of exotic invasive species. Invasive species can be plants.

SWA

Arizona's On-line Environmental Review Tool

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animals (exotic snails), and other organisms (e.g. microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g. livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before and after project activities to reduce the spread of invasive species. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants.

<http://www.azda.gov/PSD/quarantine5.htm>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control.

<http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/hunting_rules.shtml.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.

Hydrological considerations: design culverts to minimize impacts to

channel geometry or design channel geometry (low flow, overbank floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Aquatic wildlife considerations: reduce/minimize barriers to migration of amphibians or fish (e.g. eliminate falls). Terrestrial wildlife: washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (including spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

Planning: consider impacts of lighting intensity on mammals and birds and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use.

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The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g. bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Project Location and/or Species recommendations:

Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact:

Ecological Services Office
US Fish and Wildlife Service
2321 W. Royal Palm Rd.
Phoenix, AZ 85021-4951
Phone: 602-242-0210
Fax: 602-242-2513

Heritage Data Management System records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area (refer to page 1 of the receipt). Please contact:
Arizona Department of Agriculture
1688 W Adams
Phoenix, AZ 85007
Phone: 602-542-4373

Heritage Data Management System records indicate that Sonoran desert tortoise have been documented within the vicinity of your project area (refer to the species list on page 1 of the receipt). Please review the Tortoise Handling Guidelines found on the Environmental Review Home Page: <http://www.azgfd.gov/hgis/guidelines.aspx>.

Recommendations Disclaimer:

1. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project.
2. These recommendations are proposed actions or guidelines to be considered during **preliminary project development**.
3. Additional site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. The Department is interested in the conservation of all fish and wildlife resources, including those Special Status Species listed on this receipt, and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.



SNR

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6. Further coordination requires the submittal of this initialed and signed Environmental Review Receipt with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map).

7. Upon receiving information by AZGFD, please allow 30 days for completion of project reviews. Mail requests to:

**Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366**

Terms of Use

By using this site, you acknowledge that you have read and understand the terms of use. Department staff may revise these terms periodically. If you continue to use our website after we post changes to these terms, it will mean that you accept such changes. If at any time you do not wish to accept the Terms, you may choose not to use the website.

1. This Environmental Review and project planning website was developed and intended for the purpose of screening projects for potential impacts on resources of special concern. By indicating your agreement to the terms of use for this website, you warrant that you will not use this website for any other purpose.
2. Unauthorized attempts to upload information or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. The Department reserves the right at any time, without notice, to enhance, modify, alter, or suspend the website and to terminate or

restrict your access to the website.

4. This Environmental Review is based on the project study area that was entered. The review must be redone if the project study area, location, or the type of project changes. If additional information becomes available, this review may need to be reconsidered.

5. A signed and initialed copy of the Environmental Review Receipt indicates that the entire receipt has been read by the signer of the Environmental Review Receipt.

Security:

The Environmental Review and project planning web application operates on a complex State computer system. This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system expressly consents to such monitoring and is advised that if such monitoring reveals possible evidence of criminal activity, system personnel may provide the evidence of such monitoring to law enforcement officials. Unauthorized attempts to upload or change information; to defeat or circumvent security measures; or to utilize this system for other than its intended purposes are prohibited.

This website maintains a record of each environmental review search result as well as all contact information. This information is maintained for internal tracking purposes. Information collected in this application will not be shared outside of the purposes of the Department.

If the Environmental Review Receipt and supporting material are not mailed to the Department or other appropriate agencies within six (6) months of the Project Review Receipt date, the receipt is considered to be null and void, and a new review must be initiated.

Arizona's On-line Environmental Review Tool
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Print this Environmental Review Receipt using your Internet browser's
print function and keep it for your records. Signature of this receipt
indicates the signer has read and understands the information
provided.

Signature: Geoff W Harris
Date: 3/15/13

Proposed Date of Implementation: June 2014

Please provide point of contact information regarding this
Environmental Review.

Application or organization responsible for project implementation

Agency/organization: ALTA VISTA COMMUNITIES
SAGUPO-RIVER EAST, LLC

Contact Name: ROGER KARBER

Address: 1785 E. SKYLINE DR, SUITE 131

City, State, Zip: TUCSON, AZ 85718

Phone: (520) 977-5456

E-mail: aptcreator@hotmail.com

Person Conducting Search (if not applicant)

Agency/organization: STAR CONSULTING

Contact Name: GEORGE HARRIS

Address: 5405 E. PLACITA MAYUCO

City, State, Zip: TUCSON, AZ 85718

Phone: (520) 529-1240

E-mail: geoff@starconsultingaz.com



PRELIMINARY BUILDING ELEVATIONS



PRELIMINARY FRONT ELEVATION

BUILDING TYPE 1

SCALE: 1/4" = 1'-0"



PRELIMINARY REAR ELEVATION

BUILDING TYPE 1

SCALE: 1/4" = 1'-0"

Preliminary Type 1 Building (Duplex 1-bedroom unit) Building Elevation
Height: 15'6" parapet height

Source: Whitneybell Perry, Inc
575 West Chandler Boulevard
Chandler, AZ 85225



PRELIMINARY FRONT ELEVATION

BUILDING TYPE 2

SCALE: 1/4" = 1'-0"



PRELIMINARY REAR ELEVATION

BUILDING TYPE 2

SCALE: 1/4" = 1'-0"

Preliminary Type 2 Building (2-bedroom unit) Building Elevation
Height: 15'6" parapet height

Source: Whitneybell Perry, Inc
575 West Chandler Boulevard
Chandler, AZ 85225





PRELIMINARY FRONT ELEVATION

BUILDING TYPE 1

SCALE: 1/4" = 1'-0"



PRELIMINARY REAR ELEVATION

BUILDING TYPE 3

SCALE: 1/4" = 1'-0"

Preliminary Type 3 Building (3-bedroom unit) Building Elevation
Height: 15'6" parapet height

Source: Whitneybell Perry, Inc
575 West Chandler Boulevard
Chandler, AZ 85225

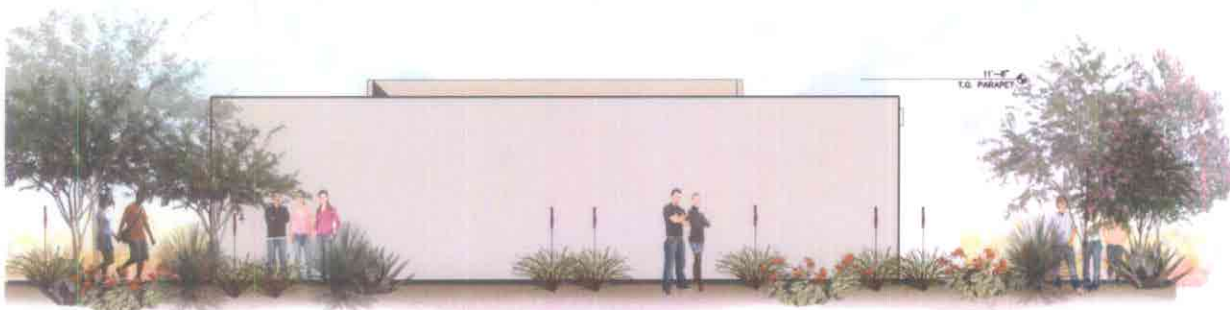




PRELIMINARY FRONT ELEVATION

BUILDING TYPE: GARAGE

SCALE: 1/4" = 1'-0"



PRELIMINARY REAR ELEVATION

BUILDING TYPE: GARAGE

SCALE: 1/4" = 1'-0"



Preliminary 4-car Garage Building Elevation
Height: 11'8" parapet height

Source: Whitneybell Perry, Inc
575 West Chandler Boulevard
Chandler, AZ 85225





PRELIMINARY FRONT ELEVATION

BUILDING TYPE: RAMADA

SCALE: 1/4" = 1'-0"



PRELIMINARY REAR ELEVATION

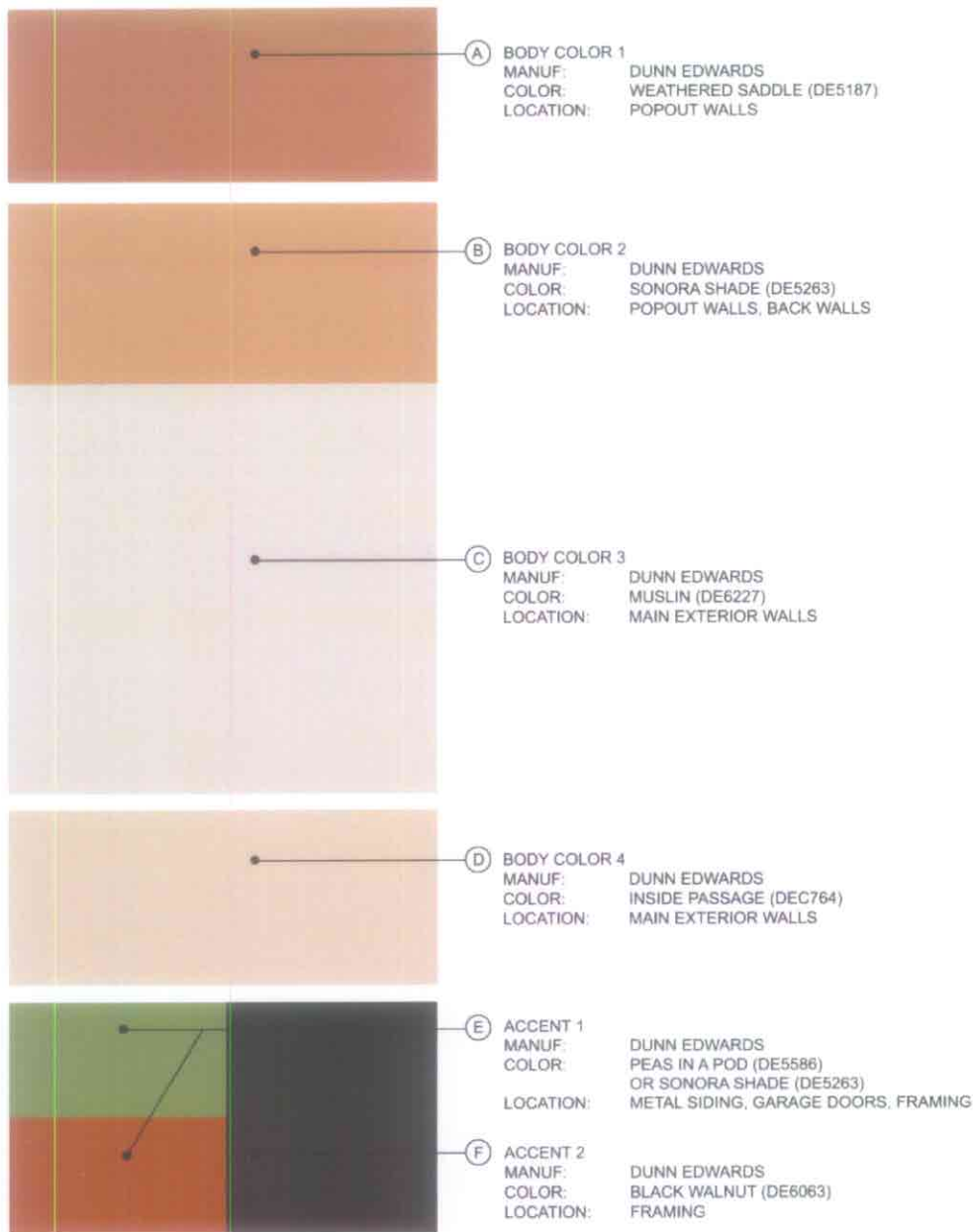
BUILDING TYPE: RAMADA

SCALE: 1/4" = 1'-0"

Preliminary Ramada Building Elevation
Height: 13'3" parapet height

Source: Whitneybell Perry, Inc
575 West Chandler Boulevard
Chandler, AZ 85225





Preliminary Exterior Paint Color Scheme

Source: Whitneybell Perry, Inc
575 West Chandler Boulevard
Chandler, AZ 85225

Weathered Saddle DE5187 – LRV 22
Sonora Shade DE5263 – LRV 33
Muslin DE6227 – LRV 49
Inside Passage DEC764 – LRV 59
Peas in a Pod DE5586 – LRV 25
Black Walnut DE6063 - LRV 8





MEMORANDUM

Planning & Development
Regional Flood Control District



DATE: June 14, 2013

TO: Janet Emel, DSD
Senior Planner


FROM: Greg Saxe, M.R.P. Ph.D.
Environmental Planning Manager

SUBJECT: Co7-13-01 Sabino Canyon Road Properties, LLC – Comprehensive Plan
Amendment

I have reviewed the request and have the following comments:

1. The site does not include FEMA or local floodplains.
2. No Pima County Regulated Riparian Habitat is located within the site. However examination of aerial photography and topographic contours indicates that there are two drainages with riparian habitat characteristics, including relatively large non-obligate species as found in xero-riparian classification system used by the County.
3. One drainage complaint was logged in 1998 against this parcel by the adjacent HOA President. No action was required.

In conclusion, PCRFCFCD has **no objection** to this request or policies to recommend.

Please feel free to contact me with any questions or concerns on these comments.

GS/sm

cc: File

David Petersen

From: Chris Poirier
Sent: Wednesday, July 17, 2013 10:14 AM
To: David Petersen
Subject: FW: Sabino Canyon Road Rezoning

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

From: Shirley Lamonna
Sent: Wednesday, July 03, 2013 1:20 PM
To: Chris Poirier
Subject: FW: Sabino Canyon Road Rezoning

Continued emails that include the NE corner 15 acre property.

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

From: Lauri Forte [mailto:ljforte@comcast.net]
Sent: Tuesday, July 02, 2013 8:38 AM
To: District1
Subject: Sabino Canyon Road Rezoning

Dear Ms. Miller,

I was out of town until yesterday and did not get the notice about today's meeting until last night. While I realize this may come too late, I am writing to express my **STRONG OPPOSITION** to the proposed rezoning along Sabino Canyon Road, specifically Co9-12-05 and Co7-13-01. The area is already congested with traffic and there is no good logistical way to accommodate more. I am also very concerned about water since I know that Metro Water has had to drill additional wells to meet the existing needs of the residents in the area.

PLEASE DO NOT REZONE THESE TWO PARCELS OF LAND ALONG SABINO CANYON ROAD. It will cause many problems with traffic and water supply, in addition to decreasing the value of all homes in the area.

Thank you.

Lauri Forte
3600 N Camino De La Familia
Tucson, AZ 85750

David Petersen

From: Chris Poirier
Sent: Wednesday, July 17, 2013 10:14 AM
To: David Petersen
Subject: FW: rezoning of Sabino Canyon and River area

From: Shirley Lamonna
Sent: Wednesday, July 03, 2013 1:21 PM
To: Chris Poirier
Subject: FW: rezoning of Sabino Canyon and River area

From: mmhdoc@comcast.net [mailto:mmhdoc@comcast.net]
Sent: Monday, July 01, 2013 8:55 PM
To: District1; DIST2; District3; District4; District5
Subject: rezoning of Sabino Canyon and River area

To Whom It May Concern:

RE: Co9-12-05 and Co7-13-01

I am writing to ask you to please not allow the re-zoning of the 2 properties at the southeast and southwest corners of Sabino Canyon and River. If the re-zoning is approved it will negatively impact our neighborhood. The traffic alone would make it very difficult and unsafe as it is so close to Fruchthendler Elementary School where our children attend school. The impact on the school with increased class sizes would be devastating to our children's education and the future of the school itself. Our children ride their bikes through these neighborhoods and with the increased traffic that would be impossible due to safety.

We moved into the neighborhood of Sabino Vista Heights for the very reasons of having large homes, large lot sizes and an excellent school. Please keep the zoning so that it is like next to like for all the surrounding neighborhoods.

Please DO NOT allow this re-zoning to go through.

Sincerely,

Melissa Rasmussen

David Petersen

From: Chris Poirier
Sent: Wednesday, July 17, 2013 10:14 AM
To: David Petersen
Subject: FW: re-zoning of Sabino Canyon/River Rd

From: Shirley Lamonna
Sent: Wednesday, July 03, 2013 1:21 PM
To: Chris Poirier
Subject: FW: re-zoning of Sabino Canyon/River Rd

From: davidcras@comcast.net [mailto:davidcras@comcast.net]
Sent: Monday, July 01, 2013 8:58 PM
To: District1; DIST2; District3; District4; District5
Subject: re-zoning of Sabino Canyon/River Rd

To Whom It May Concern:

RE: Co9-12-05 and Co7-13-01

I am writing to ask you to please not allow the re-zoning of the 2 properties at the southeast and southwest corners of Sabino Canyon and River. If the re-zoning is approved it will negatively impact our neighborhood. The traffic alone would make it very difficult and unsafe as it is so close to Fruchthendler Elementary School where our children attend school. The impact on the school with increased class sizes would be devastating to our children's education and the future of the school itself.

We moved into the neighborhood of Sabino Vista Heights for the very reasons of having large homes, large lot sizes and an excellent school. Please keep the zoning so that it is like next to like for all the surrounding neighborhoods.

Please DO NOT allow this re-zoning to go through.

Sincerely,

David Rasmussen

David Petersen

From: Chris Poirier
Sent: Wednesday, July 17, 2013 10:13 AM
To: David Petersen
Subject: FW: Opposition to Rezoning of property off Sabino Canyon and River & Sabino Canyon and Cloud

From: Shirley Lamonna
Sent: Wednesday, July 03, 2013 1:24 PM
To: Chris Poirier
Subject: FW: Opposition to Rezoning of property off Sabino Canyon and River & Sabino Canyon and Cloud

I believe he spoke also.

From: Dale Webb [mailto:desertdweller58@yahoo.com]
Sent: Monday, July 01, 2013 8:19 PM
To: District1
Cc: DIST2; District3; District4; District5; Dale Webb; Judith Webb
Subject: Opposition to Rezoning of property off Sabino Canyon and River & Sabino Canyon and Cloud

Hello Ally Miller & Other District Supervisors: My name is Dale Webb and My wife is Judith Webb. We live at 7700 E. Calle Los Arboles and we have lived at this address since 1974, 39 years. We moved here from the eastside because it was all zoned as single family homes on large lots and it had a very good elementary school to which our three children, two grandchildren and now our great granddaughter went and now goes. My neighbor who was a TPD officer for many years often told me that 70 to 80 percent of his calls were to rental housing areas and I have no reason to disbelieve that. I greatly fear the introduction of rental housing into our living area as the crime will certainly increase dramatically.

Our great Elementary School will become overcrowded with lower income, less motivated children and the standards will decrease as a result. I have a new next door neighbor who moved here this

week and he told me that the main reason he moved into the neighborhood is because of the elementary school and the nice single family homes in the area.

Another major concern of mine is that the traffic will increase exponentially as many of these 54 rental units will soon have two families living in them so that means 200 or more cars parking by the school and going into the Sabino Canyon roadway which is already very crowded. And worse, if rezoning is approved for this parcel the next one on Cloud and Sabino will be targeted and that will mean another 150 (now 200 rental homes) with 400 new children, 800 additional cars per day on a road that is, again, already very overcrowded and I think dangerous. It will mean 15 minute waits to get off Cloud Road on to Sabino Canyon and massive road jams twice a day near the school. To say nothing of the pollution caused by massive amounts of slow moving or stopped traffic.

In addition, I have been told that our water table is decreasing rapidly and with so many additional rental homes it will go even faster. Even if they get approved for CAP water, that water is not as good or as soft as what we get from our local well, so the less people we add the better.

And my last concern is for the plunging property values we are certain to experience as soon as crowded, rental property is introduced to the already zoned single family home area. I have seen the similar homes on Tanque Verde and it is an eyesore to say the least, and a crowded living area soon to be crime infested as soon as the property starts to get run down. I think we need to do everything we can to stop this infringement on our lives. We bought homes here with the expectation of suburban ranch zoning and it should not be rezoned. The people who own the land bought it knowing the zoning and they should be made to live with that! I

understand the developers desire to get rich, but that does not mean they should do so at my (and my neighbor's) expense!!!!

Thank you for looking out for the best interests of those people who have a lot to lose if this (these) property(s) is (are) rezoned for high density RENTAL buildings. I hope you are unanimous in your vote to reject any rezoning!!!

Sincerely,

Dale A. Webb
520-298-0924

David Petersen

From: Chris Poirier
Sent: Wednesday, July 17, 2013 10:13 AM
To: David Petersen
Subject: FW: Sabino Road developments

From: Shirley Lamonna
Sent: Wednesday, July 03, 2013 1:25 PM
To: Chris Poirier
Subject: FW: Sabino Road developments

From: Ruth Tresvik [mailto:ruthtrez@hotmail.com]
Sent: Monday, July 01, 2013 6:49 PM
To: District1
Subject: Sabino Road developments

Dear Ms. Ally Miller,

We are asking that you vote no on the two proposals to change the zoning to allow rental units to be built in the Sabino Canyon/River Road/Cloud Road area. (Co9-12-05 Sabino Canyon Road Rezoning and Co7-13-01 N Sabino Canyon Road Plan Amendment). The rezoning would allow 200 rental units to be built on currently undeveloped land. Please don't change the zoning in this way. People purchased their homes here because they wanted to have fewer neighbors and more space around their homes. Most of the homes in this neighborhood are older homes and their chief appeal is the neighborhood--the space around the homes, the quietness, the low crime rate. Allowing 200 rental units will have a serious negative impact on the value of our homes. Like most areas of Tucson, our property values have fallen greatly already. Please do not allow this to happen. If this land stays with its current zoning, single family homes could be built that would preserve the character, quality and property values of the neighborhood. Thank you for your attention to this request.

Sincerely,

David and Ruth Tresvik
7921 E Garland Road

Ruthtrez@hotmail.com

David Petersen

From: Chris Poirier
Sent: Wednesday, July 17, 2013 10:13 AM
To: David Petersen
Subject: FW: No to Re-zoning

From: Shirley Lamonna
Sent: Wednesday, July 03, 2013 1:26 PM
To: Chris Poirier
Subject: FW: No to Re-zoning

From: Jennifer C. Coyle **On Behalf Of** District1
Sent: Tuesday, July 02, 2013 11:47 AM
To: Shirley Lamonna
Subject: FW: No to Re-zoning

From: Yahoo Member [mailto:rickmister@msn.com]
Sent: Monday, July 01, 2013 5:18 PM
To: District1
Subject: No to Re-zoning

Dear Ms. Miller:

Please vote "NO" and inspire the other county supervisors to also vote "NO" to the re-zoning of the Sabino Canyon Road/River Road/Cloud Road area.

I retired and moved to Tucson in January 2007 for the open space from the congested east coast. At the time I was looking at properties in Tucson, I specifically asked my realtor to find me a quiet, safe neighborhood with SPACE. He showed me properties in this neighborhood and I like all of them. There was a specific reason why I chose to live where I am living--no apartments, no multi-family housing, no commercial development, other retirees and mountain views.

When I visit family and friends in the mid-Atlantic area, I am reminded why I moved here.

The area under review for re-zoning should be used for SINGLE-FAMILY homes, consistent with the properties in the Sabino Canyon Road/River Road/Knollwood Road/Cloud Road area.

Sincerely,

N. R. (Rick) Balthrop
7330 E. Sabino Vista Drive
Tucson, AZ 85750

David Petersen

From: Chris Poirier
Sent: Wednesday, July 17, 2013 10:12 AM
To: David Petersen
Subject: FW: Constituent Concerns

From: Shirley Lamonna
Sent: Friday, July 05, 2013 8:04 AM
To: Chris Poirier
Subject: FW: Constituent Concerns

From: <feedback@pima.gov>
Date: July 4, 2013, 3:28:26 PM MST
To: <district1@pima.gov>
Subject: Constituent Concerns

Constituent Concerns

name - Joe Lewis

email - jlew8041@comcast.net

nature of concern - I am opposed to the proposed development of 2 properties East and West of Sabino Canyon Rd between Cloud and River

address - 8041 E Presidio Rd

zip code - 85750

phone number - 296-8672

District of Concern: - Richard Elias

Pima County Department: - Planning and Zoning

Submit - Submit

End of form information

David Petersen

From: Chris Poirier
Sent: Wednesday, July 17, 2013 10:12 AM
To: David Petersen
Subject: FW: rezoning

From: Shirley Lamonna
Sent: Wednesday, July 10, 2013 1:09 PM
To: Chris Poirier
Subject: FW: rezoning

From: District1
Sent: Tuesday, July 09, 2013 6:01 AM
To: Shirley Lamonna
Subject: Fwd: rezoning

Sent from my iPad

Begin forwarded message:

From: Robert Crone <rcrone2@yahoo.com>
Date: July 8, 2013, 6:20:46 PM MST
To: "district1@pima.gov" <district1@pima.gov>
Subject: rezoning
Reply-To: Robert Crone <rcrone2@yahoo.com>

Dear Ally Miller,
I have been a homeowner in Sabino Vista for 44 years. I am very much against the rezoning of the land parcels at River -Sabino Canyon and Cloud- Sabino Canyon. Medium-High density zoning would have very negative effect on home values. It does not esthetically blend into this very desirable area. Traffic also is a major concern. I hope you support the concerns of most homeowners in the area and vote against the rezoning.
Robert Crone M.D.

David Petersen

From: Chris Poirier
Sent: Wednesday, July 17, 2013 10:11 AM
To: David Petersen
Subject: FW: N Sabino Canyon road plan amendment Co7-13-01

From: Shirley Lamonna
Sent: Wednesday, July 10, 2013 2:12 PM
To: Chris Poirier
Subject: FW: N Sabino Canyon road plan amendment Co7-13-01

From: Robert Bell [mailto:karenboblinc@yahoo.com]
Sent: Wednesday, July 10, 2013 1:55 PM
To: District1
Subject: N Sabino Canyon road plan amendment Co7-13-01

Dear Ally Miller: I would like to voice my objection to the above amendment to the Comprehensive plan which would allow a much higher density of construction on the 15 acres in question. The combination of this amendment and the one already approved by the board (Co9-12-05) would increase traffic on an already congested roadway and result in a more dangerous intersection for both Sabino and River and Sabino and Cloud. As my district representative I urge you to vote no on the amendment to the zoning. PS we did vote for you.

Robert & Karen Bell
8141 E. Placita del Oso
Tucson, AZ 85750
520/546-6834
karenboblinc@yahoo.com

David Petersen

From: Chris Poirier
Sent: Wednesday, July 17, 2013 10:11 AM
To: David Petersen
Subject: FW: Co7-13-01 Sabino Canyon Road

From: Shirley Lamonna
Sent: Thursday, July 11, 2013 7:59 AM
To: Chris Poirier
Subject: FW: Co7-13-01 Sabino Canyon Road

This is a 2nd eml from Karen. I forwarded the other 1 when it arrived yesterday.

8141 E Placita del Oso

Begin forwarded message:

From: Karen Bell <khbell128@gmail.com>
Date: July 10, 2013, 7:26:02 PM MST
To: <district1@pima.gov>
Subject: Co7-13-01 Sabino Canyon Road

Dear Ms. Miller,

I am asking you to consider not supporting the above referenced amendment, to be heard July 31 by the Planning & Zoning Commission. Having just approved a rezoning request in the same area on July 2, the Board of Supervisors is paving the way for excessive expansion of non-single family housing in this area. This second change to medium-high intensity housing will further exacerbate the traffic in this area.

Thank you.
Karen Bell

David Petersen

From: Chris Poirier
Sent: Wednesday, July 17, 2013 10:10 AM
To: David Petersen
Subject: FW: Sabino & Cloud

From: Shirley Lamonna
Sent: Monday, July 15, 2013 8:17 AM
To: Chris Poirier
Subject: Sabino & Cloud

Hi Chris,

Our ofc rcd a call on Fri in opposition to the proposed Comp Plan amendment for Sabino & Cloud.

David Wright
7461 E Calle Brisas
Tucson, 85750

520-722-6903

No email address

Shirl Lamonna
Research Analyst

Supervisor Ally Miller, District 1
Pima County Board of Supervisors
130 W Congress St 11th Floor
Tucson, AZ 85701

P: (520) 724-8599
F: (520) 724-8489
www.pima.gov/bcs/dist1

Sign Up for the District 1 Newsletter!

David Petersen

From: Chris Poirier
Sent: Monday, July 22, 2013 8:39 AM
To: David Petersen
Subject: FW: Co7-13-01-N.Sabino Canyon Road Plan Amendment
Attachments: Rezoning Map.pdf

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

From: Shirley Lamonna
Sent: Friday, July 19, 2013 11:58 AM
To: Chris Poirier
Subject: FW: Co7-13-01-N.Sabino Canyon Road Plan Amendment

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

From: william@williamnelsonlaw.com [mailto:william@williamnelsonlaw.com]
Sent: Thursday, July 18, 2013 4:29 PM
To: District5; DIST2; District3; District4; District1
Subject: Co7-13-01-N.Sabino Canyon Road Plan Amendment

Dear Pima County Board of Supervisors:

I live on the biggest cul-de-sac in Pima County. If 200 apartments are built at the north east corner of Sabino Canyon Road and Cloud Road, I, along with 5,000 other people who live on the cul-de-sac will be trapped like rats. Let me explain.

I live in a subdivision off of Cloud Road east of Sabino Canyon. As the attached map shows, Cloud Road dead ends at the Sabino Creek Wash. Between Sabino Canyon Road and the dead end of Cloud Road at Sabino Creek, there are at least 1,267 residences. The 2010 Census shows 6,356 people live in tract 004025 which covers this area. The only practical way for the people living in this area to go to and from their residence is through the Sabino Canyon/ Cloud intersection. Pantano Road dead ends into the Tanque Verde Wash to the south and dead ends to the north before N. Boulder Canyon Place. At the east end of Cloud, Larrea Lane goes north into the Sabino Vista Hills subdivision with 224 homes. Larrea Lane dead ends at Canyon Ranch, a private gated community. The only other possible way out for the residents is to go up Pantano Rd. and snake through the residential area of Sabino Creek at 25 mph through a residential area with numerous speed bumps, to exit out at River Rd and Sabino Canyon Rd. This is not practical or safe. Thus, there is only one practical way in and out of this residential area.

Please note that this Board recently approved a rezoning of 5.91 acres at the north west corner of Sabino Canyon Road and River Road to allow 53 apartments, This will add 530 average daily trips according to the "Pima County Development Services Department-Planning Division Staff Report to the Planning and Zoning Commission" dated May 29, 2013. This report indicates that The ADT of 35,300 on Sabino Canyon Road from Cloud Road to Tanque Verde is already over the capacity of 33,000 ADT (page 4).

To add another 200 apartments (which is about the residence count of Sabino Vista Hills) with another 2,000 average daily trips is not 'Smart Growth'. This is choking growth.

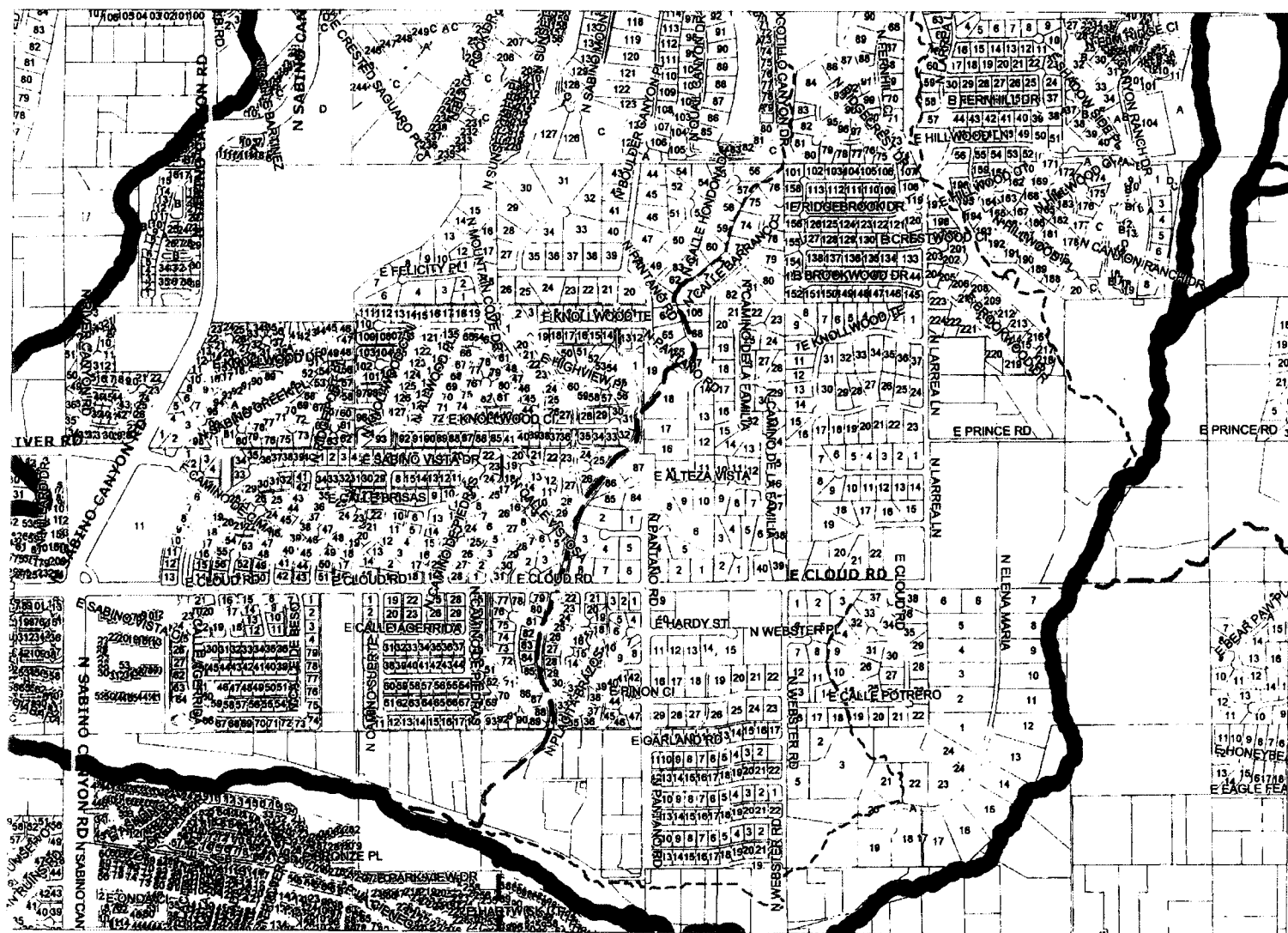
I would like to point out that this cul-de -sac has only private residences and a school. This is a unique quite peaceful community. Rental apartments will not be a good fit for the neighborhood. In the "Pima County Comprehensive Plan Update" Amended June, 2012 on page 15 it indicates , "b. Existing neighborhoods. Ensure that new or redeveloped mixed use or infill rezonings assess the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project."

The proposed rezoning would violate this tenant of the Regional Plan Policies .The density will create bottleneck traffic issues. The character of the project is also in issue. Rentals bring problems inherent with a transient population including issues of noise and crime. Other rental projects this developer has built, has included a separate wall between the apartments and the surrounding structures. This would be similar to a wall that is put around a waste treatment plant to shield it from the publics view. Again, not a good fit for the existing neighborhood

I believe that a better use for this property, and in keeping with this Board's Regional Plan Policies, would be an assisted living facility. The residents in such a facility don't drive much. They are quiet, they don't have loud parties (except for happy hour from 4 to 6 p.m. on Fridays) and they don't commit crimes. Then as I get older, I won't have to leave my beloved neighborhood and I can just move down the street to the assisted living facility.

Thank you for your consideration.

William Nelson
8040 E. Corte De La Familia
Tucson, AZ 85750
wnelson@dakotacom.net
520-327-5500



Tom Robertson
7201 E. Calle Agerrida
Tucson, Arizona 85750
July 18th, 2013

Pima County Board of Supervisors
130 West Congress Street
Tucson Arizona 85701

I am writing concerning the Sabino Canyon Road Plan Amendment at northeast corner of Cloud and Sabino Canyon Road. I am not against the development per se, but I am opposed to a development of this size without a workable solution to the existing traffic flow problems in the area. Developing this piece of property would take away any option to extend River Road east from the current intersection of River/Sabino Canyon Road.

Currently, the intersection of Sabino Canyon Road and River is backed up on most mornings from the River/Sabino intersection south through the intersection at Sabino/Cloud. This, combined with the high speed at which cars travel north on Sabino Canyon Road makes for a very dangerous stretch of road. From River/Sabino Canyon west to River/Craycroft is extremely dangerous all day long, especially during rush hour in the morning and afternoon. The combination of left turns into the neighborhoods from River and onto River from the neighborhoods, very limited left turn lanes, a rolling street with numerous blind spots, and high speed traffic is very dangerous. Also, Cloud Road has become one big cul de sac for the hundreds of homes in the neighborhoods east of the Cloud/Sabino road intersection. Once again, the combination of high speed and left turns off of Cloud into the neighborhoods and turns onto Cloud Road from the neighborhoods makes for dangerous travel. Also, we have the ongoing problem of no other way out for all the neighborhoods serviced by Cloud except through the intersection at Cloud and Sabino Canyon. Unfortunately, the addition of a high density development right at the Cloud/Sabino intersection will only make a bad situation worse.

Before any development is allowed here, we need to bolster the infrastructure of the existing streets to handle the additional and current traffic flow. The work done at the River/Sabino and the Kolb/Sabino intersections helped greatly, but is being overcome by traffic. Cloud Road should be widened and continued on both the East and West ends to tie into River and Tanque Verde. River needs to be continued through the proposed development to tie into Cloud Road. River also needs to be completely four laned between Sabino Canyon and Craycroft. Some sort of workable solution to get traffic across Sabino Creek to the north at either Snyder or Sunrise should be a part of this overall plan.

I recently saw the plan drawn up for the Aerospace and Defense Corridor. This is a brilliant piece of comprehensive planning. Why don't we apply this to the area around the Sabino Canyon and Cloud intersection? This affects a lot more people than the few hundred of us homeowners who live within the 1000' notice area. It affects everyone who lives and travels on

the northeast side. The proposed development plan would be an irrevocable decision that would not only add to an existing problem, it would prevent us from moving forward in the future.

Sincerely,

Tom Robertson

David Petersen

From: Chris Poirier
Sent: Monday, July 22, 2013 8:40 AM
To: David Petersen
Subject: FW: Please Oppose the N. Sabino Canyon Road Plan Amendment

From: Shirley Lamonna
Sent: Friday, July 19, 2013 12:00 PM
To: Chris Poirier
Subject: FW: Please Oppose the N. Sabino Canyon Road Plan Amendment

From: Art Rotstein [mailto:artrotstein@comcast.net]
Sent: Wednesday, July 17, 2013 8:36 PM
To: District1
Cc: Arthur Rotstein; Deborah Rotstein
Subject: Please Oppose the N. Sabino Canyon Road Plan Amendment

July 17, 2013

Pima County Supervisor Ally Miller
District 1

Dear Ms. Miller:

We are opposed to the North Sabino Canyon Road Plan Amendment, the plan to allow additional rental apartment unit homes to be developed on approximately 15.14 acres along the northeastern corner of Sabino Canyon Road and Cloud Road. That rezoning request is scheduled to come before the Pima County Planning and Zoning Commission for approval on July 31 before subsequently being brought before the Board of Supervisors for your approval.

There is only one entrance into and exit from the Sabino Vista subdivision – Cloud Road - and with plans for more than 200 new dwelling units, an additional 200 to 400 more cars, SUVs, vans or trucks will make vehicular movement through the intersection and the neighborhood environs extremely chaotic.

Morning and afternoon traffic on Cloud Road already is clogged because of numerous school buses and scores of cars and SUVs of parents delivering or picking up students at

Fruchthendler Elementary School, and those traffic patterns will only be exacerbated with the input of several hundred more vehicles from the planned new development.

In addition, bicycle riders who now frequent the bike lanes on both Cloud and Sabino Canyon roads are likely to be put in more jeopardy because of increased traffic.

Also, the Tucson Unified School District has closed Townsend Middle School, meaning that children in the Sabino Vista neighborhood who would have gone to Townsend now will be attending Magee Middle School. So instead of school buses running their routes across River Road west to Craycroft Road and then south to Townsend, the buses transporting those children each weekday morning now will be added into the southbound traffic mix on Sabino Canyon Road, once they can get past the traffic at Fruchthendler and the additional traffic that will be backed up waiting to turn left from Cloud onto southbound Sabino Canyon Road.

Of course, the afternoon traffic pattern will show some similar stacked-up traffic as school buses make the return trip into the Sabino Vista neighborhood.

Try going east along Tanque Verde Road from Kolb Road and turning north onto Sabino Canyon Road any time after 3:30 p.m. even on a summer weekday, during Tucson's supposedly "slow" season, and odds are great that you will be stacked up at least one to two stoplights before being able to get through the intersection.

If-and-when the Kolb Road extension is completed, there will be even more northbound afternoon and evening traffic impacting Sabino Canyon Road, likely several hundred more vehicles each day driving up into the Catalina Foothills, many of whom now traverse northbound Craycroft Road. And that congestion – and additional air pollution – will be above and beyond the traffic of some 50 to 100 more cars to be generated from the new rental units that you have just authorized to be built along the west side of Sabino Canyon Road south of River Road.

Unlike Riverbend Estates homeowners, those in Sabino Vista are overwhelmingly against building apartments on Cloud/Sabino Canyon. Home values, particularly of residents whose properties will abut portions of the 16 acres now awaiting development, will see their home values plunge – regardless of what the developer's "experts" will be telling the Planning and Zoning Commission and, later on, you board members, whenever you decide to take up the vote on the project

Another concern is the declining water table. This project will put a definite depleting strain on the precious water table that provides the bulk of the Metro Water supply into the Sabino Vista, Sabino Vista Knolls and Sabino Vista Hills neighborhoods.

We're not sure why the Planning and Zoning Commission is even meeting, since at the last meeting of the Pima County Board of Supervisors, you unanimously (with Supervisor Ray Carroll's absence) rejected the P&Z Commission's recommendation not to build the apartments on Sabino Canyon Road. Their title implies that its members have some level of expertise in that particular area. The board seemed to give short shrift to the committee's reasons for recommending against that apartment construction project, and there was precious little debate or comment from you, the commissioners, before your vote.

Given that decision, and the precedent that you set for deciding on how to vote for the bigger project at Sabino Canyon and Cloud, we can't help but feel cynical and believe it highly unlikely that you, the board members, will take the best interests of the Sabino Vista residents to heart and turn down this bigger project. But then, when is the last time that money didn't win in this town – or the county?

Sincerely,

Arthur and Deborah Rotstein
3421 N. Calle Largo
(Homeowners at this address since August
1981)
85750-2748

Tucson, AZ

David Petersen

From: Chris Poirier
Sent: Monday, July 22, 2013 8:40 AM
To: David Petersen
Subject: FW: Co7-13-01

From: Shirley Lamonna
Sent: Friday, July 19, 2013 12:00 PM
To: Chris Poirier
Subject: FW: Co7-13-01

From: Paul Siml [mailto:siml@theriver.com]
Sent: Tuesday, July 16, 2013 8:06 PM
To: District1
Subject: Co7-13-01

Dear Ally Miller,

Please do **NOT** ammend the Pima County Comprehensive Plan for Low Intensity Urban 3.0 to Medium-High Intensity Urban for 15.14 acres on the NE corner of Sabino Canyon and Cloud roads. I purchased my home 18 years ago for the rural life style in this area. Why should a builder be permitted to destroy my neighborhood when we purchase our homes with the understanding that it would remain Low Intensity Urban 3.0? Where are my rights as a tax payer? I am sure that almost everyone in this area feels the same way about this issue.

Thank you for your attention on this matter.

Best regards,

Paul E. Siml
8241 E Placita Del Oso

26 JUNE 2013

RECEIVED
JUL 11 2013

BY: *Monkiet*

Petition

To: **Pima County Planning and Zoning Commission & Board of Supervisors**

Subject: **Pima County New Comprehensive Plan Amendment (NCPA)
Co7-13-01 : density change for the approximately 15.14 acres located at
the northeast corner of North Sabino Canyon Road and Cloud Road from
Low Intensity Urban-3.0 to Medium-High Intensity Urban.**

The undersigned owners of property in the Riverbend Sabino Canyon ("Riverbend") neighborhood (Tucson, AZ 85750) located at the southwest corner of North Sabino Canyon Road and Cloud Road protest the subject proposed New Comprehensive Plan Amendment for the following reasons:

1. Increased traffic problems at the intersection of N. Sabino Canyon Rd. and Cloud Rd., "the intersection."
2. Increased noise in the vicinity of "the intersection" and along N. Sabino Canyon Rd.
3. Increased air pollution in the vicinity of "the intersection."
4. Increased delays in access to N. Sabino Canyon Rd. from the "Riverbend" neighborhood.
5. Potential devaluation of "Riverbend" property due to the "rental homes" proposed for the 15.14 acre property.

Owner

Address

John & Rosemary Adams

7070 E. Calle Morera ✓

Sara Alexander

6981 E. Calle Tolosa

Martha C. Allen

7041 E. Calle Morera

Bill & Susy Allen

7000 E. Calle Arandas

Terrance & Sharon Allen

Sharon Allen

7021 E. Calle Tolosa

William Allin

6981 E. Calle Arandas ✓

Dustin & Ramona Allred

Dustin Allred

7001 E. Calle Morera

Ashkelton Holdings, LLC

7080 E. Calle Tolosa

NANCY DAVIS
Nancy N. Davis

7001 Calle Arandas

Thomas & Barbara Bloom

7031 E. Calle Arandas

Leonard Bryan

Leonard Bryan

6991 E. Calle Tolosa

Stan & Kathy Buinicky

Kathy Buinicky

3241 N. Calle Tortosa

Dawson & Jean Burns

7020 E. Calle Tolosa

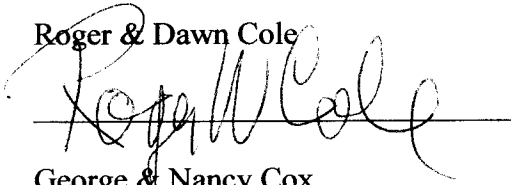
Robert & Ann Cardwell

7041 E. Calle Arendas

Mario & Bonnie Coelho

7011 E. Calle Tabara ✓

Roger & Dawn Cole



George & Nancy Cox

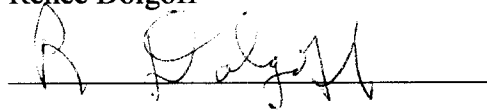
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6970 E. Calle Tabara

Raymond Desmond

7091 E. Calle Arandas

Renee Dolgoff



Emily Edsell

7090 E. Calle Tolosa

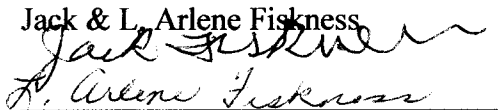
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George Fangmann



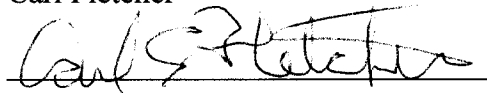
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Jack & L. Arlene Fiskness



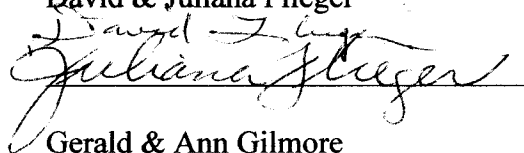
7041 E. Calle Tolosa

Carl Fletcher



6981 E. Calle Tabara

David & Juliana Flieger



Gerald & Ann Gilmore

7081 E. Calle Tolosa

6980 E. Calle Tolosa

Rita Golding

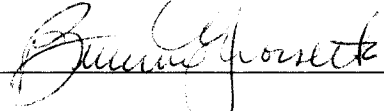
3337 N. Calle Tortosa ✓

Lazar & Sharon Greenfield

7011 E. Calle Arandas

Bruce & Gail Grossetta

3349 N. Calle Tortosa




Sally Hart & Robert Parks

7011 E. Calle Tolosa

Kathy Heverly

7060 E. Calle Morera

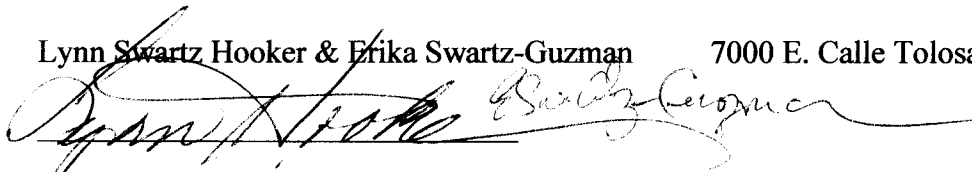


Jack & Carolyn Hoag

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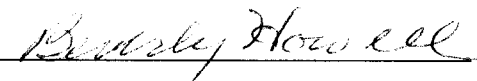
Lynn Swartz Hooker & Erika Swartz-Guzman

7000 E. Calle Tolosa



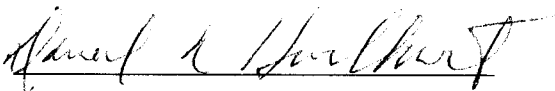
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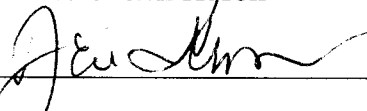
Daniel Hurlburt

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Neil & Cherill Hyson

7061 E. Calle Arandas



Mary Hutchison

6981 E. Calle Morera

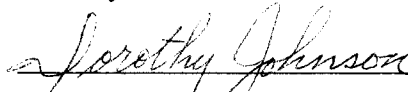


Estate of Bette Bell Ingwer

7050 E. Calle Morera ✓

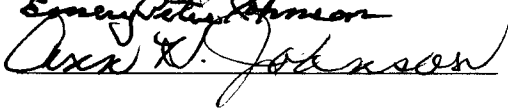
Dorothy Johnson

7011 E. Calle Morera



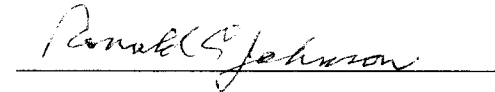
Emery Peter & Ann Johnson

3265 N. Calle Tortosa



Ronald & Evalyn Johnson

3325 N. Calle Tortosa



Jim Kittle

6991 E. Calle Tabara



Bob & Margie Kurtin

7050 E. Calle Arandas

Sharon Landeen

6990 E. Calle Arandas

Norbert & Dana Lawson

6970 E. Calle Morera

Ruth Leef

7071 E. Calle Tolosa

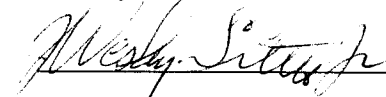


May Leonudakis

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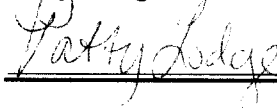
Wesley Little

3373 N. Calle Tortosa



Patty Lodge

7098 E. Calle Morera



James & Brigid Maloney

7080 E. Calle Morera ✓

Sue McCarthy

7061 E. Calle Morera

Sue McCarthy

James & Fay McDonald

7051 E. Calle Morera

James McDonald

Lawrence & Kathy McDonough

6990 E. Calle Tolosa

Kathy McDonough

John & Debarah McKee

6991 E. Calle Arandas

John McKee & Debarah McKee

John Meany

7060 E. Calle Tolosa

James & Gloria Monroe

3385 N. Calle Tortosa

Marie Mueller

7060 E. Calle Arandas

John & Roseann Munger

6960 E. Calle Tabara

James & Josephine Neihart

7041 E. Calle Tabara

James Neihart

Purvis Nettleton

7070 E. Calle Tolosa

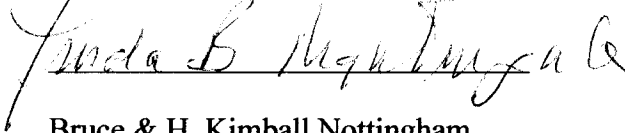
Herb & Marie Niehaus

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Linda Nightingale

3253 N. Calle Tortosa



Bruce & H. Kimball Nottingham

7081 E. Calle Arandas

Brigid O'Leary

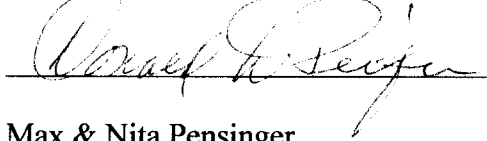
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Robert Parks & Sally Hart

7011 E. Calle Tolosa

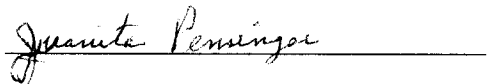
Don & June Peifer

7040 E. Calle Morera



Max & Nita Pensinger

6971 E. Calle Morera



Don & Sarah Persellin

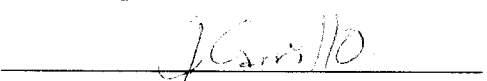
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Blanca Podesta

3277 N. Calle Tortosa

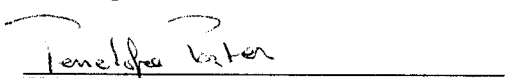
Jamie Lopez Podesta & Carillo Garca Lisbeth

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Penelope Porter

7081 E. Calle Tabara



Brian & Marilyn Prentice

7070 E. Calle Arandas

Norma Provencio

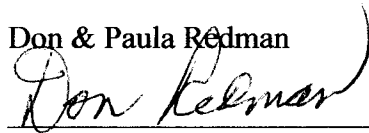
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Ginger Rappaport

7090 E. Calle Arandas

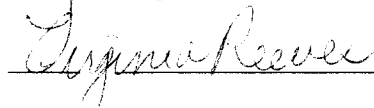
Don & Paula Redman

7002 E. Calle Morera



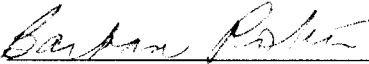
Donald & Virginia Reeves

3361 N. Calle Tortosa



Barbara Roberts

6990 E. Calle Morera



Alan & Phyllis Rosen

6971 E. Calle Tabara

Anthony Roubound

6980 E. Calle Morera



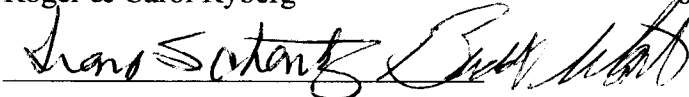
Larry & Carol Rust

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Roger & Carol Ryberg

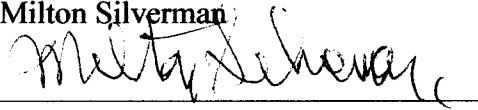
6971 E. Calle Tolosa



Buddy & Frana Schantz

7020 E. Calle Arandas

Milton Silverman



7010 E. Calle Tolosa

Lee Anna Simons

7081 E. Calle Morera

George Steele

3301 N. Calle Tortosa

Michael Tavel

7001 E. Calle Tolosa

Terry Tellez

7071 E. Calle Arandas

Jack & Maria Thompson

7091 E. Calle Tolosa

Albert & Rita Touche

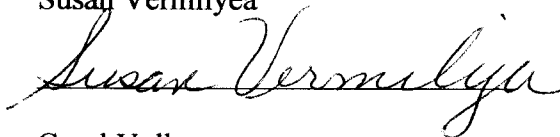
7040 E. Calle Tolosa

Carol Van Der Meid



7061 E. Calle Tolosa

Susan Vermilyea



7051 E. Calle Arandas

Carol Volk

6971 E. Calle Arandas

Loren & Denise Waddell

7021 E. Calle Tabara

Eugene & Frances Wertman

7091 E. Calle Tabara



Cole Wilson

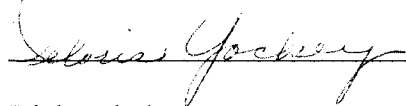
7051 E. Calle Tolosa

Kent & Brenda Wilson

7040 E. Calle Arandas

Deloris Yockey

7071 E. Calle Morera



Dick Zahniser

6980 E. Calle Arandas

**COMMENTS RECEIVED AFTER THE JULY 31, 2013
PLANNING AND ZONING COMMISSION HEARING
FOR Co7-13-01**

David Jacobson
10722 Wallace Lane
Dublin, CA 94568
925-364-7448

August 12, 2013

Ms. Ally Miller
Pima County Supervisor-District 1
130 W. Congress Street, 11th Floor
Tucson, AZ 85701

RE: Co7-13-01

Dear Ms. Miller:

An injustice is threatening the posterity of the Sabino Canyon area that must be averted. The applicant Sabino Canyon Road Properties, LLC is proposing to increase land use intensity of the 15+ acre parcel at the northeast corner of Sabino Canyon Road and Cloud Road, from LIU to MHIU. This could eventually allow a project of up to 24 d.u. per acre, which would be a 3 to 4 story apartment complex with minimal landscaped area. The applicant claims to be preparing plans for a project of "casitas" at 13 d.u. per acre, but even at that density, the dwellings would have to be 2-story attached units also with minimal landscaped areas, in order to provide for parking, circulation, and common amenities typical of apartment complexes.

The problem is none of the surrounding land uses comes close to even 13 d.u. per acre. To the north, east, and southeast are older single family houses on large lots. To the south is my townhouse community, which is very low density (61 units on about 18 acres or 3.3 d.u./ac). Across the street to the west is a vacant parcel; behind that are low density townhouses. To the southeast is a slightly-higher density townhouse community, whose visual impact viewed from Sabino Canyon Road has been significantly mitigated by single story units and extensive landscaping. This proposed project will destroy the pastoral character of the area and harm the homeowners who have paid premium prices to enjoy that pastoral character and who work hard to preserve it.

And there is a bigger issue: Sabino Canyon Road is the gateway to Sabino Canyon, one of Tucson's finest tourist attractions. Once one travels northward past Tanque Verde, the road takes on a more rural ambiance; tourists can anticipate the natural beauty of Sabino Canyon as they approach it. Is this project worth risking that?

Also, the project introduces other harmful environmental impacts. The additional 200 to 350 dwelling units will add considerable traffic to Sabino Canyon Road which is already heavily congested during commute hours. The intensity of the land use means that stormwater runoff will be significantly increased, and my townhouse community is downstream. Finally, the parcel has been undisturbed for many years, and may therefore provide habitat to sensitive plant and animal species (a lower density project could set aside areas onsite to preserve habitat).

No-one should be precluded from developing his land. It would be great to see this parcel developed as single story townhouses, clustered towards the center of the parcel, with significant landscape buffers along Sabino Canyon Road and Cloud Road, just as my community is. This would be fair to all parties, the landowner, the surrounding residents, and those citizens who depend on tourism as a noteworthy component of Tucson's economic vitality.

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AUG 16 2013

BY:

The applicant might argue that his project is compatible with the townhouse communities to the west and southwest. It is not. Those are zoned MIU and their densities do not come close to the maximum allowed. Furthermore, one could argue that those communities should not have been allowed to be developed as dense as they are, since they are also bordered mostly by low density single family neighborhoods, rather than argue this new project is consistent. Why perpetuate an error?

In conclusion, to protect the natural beauty of lower Sabino Canyon, the Pima County Board of Supervisors should deny this application and encourage staff to work with the applicant to come up with an alternative plan that conforms to the parcel's existing zoning and intended land use.

Respectfully,



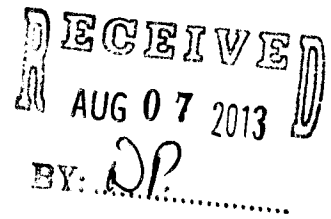
David Jacobson

Cc: David Peterson, AICP
Senior County Planner
201 N. Stone Ave.
Tucson, AZ 85701

Charles Huckleberry
County Administrator
130 W. Congress Street, 11th Floor
Tucson, AZ 85701

Robin Brigode
Clerk of the Board
130 W. Congress Street, 11th Floor
Tucson, AZ 85701

Pima County Development Services Department Planning Division
Attn: Mr. David Peterson, AICP, Senior Planner
201 N. Stone Avenue
Tucson, AZ 85701



To: The Board of Supervisors
Copy to: The Planning and Zoning Commission

**RE: Co7-13-01 Sabino Canyon Road Properties. LLC - N Sabino Canyon Road Plan
Amendment**

July 31st, 2013

Dear Sirs,

We are a family of four and have been living in the Sabino Creek subdivision since 2003. Our lot, 3605 N Sabino Creek Place, is bordered by two washes which again lead to the lots north of the land in discussion for rezoning. These desert areas including the lot for rezoning are some of the few remaining desert landscapes in this mostly urbanized area. They serve as a corridor for animals to pass through. They are home to coyotes, bobcats, javelinas, foxes, raccoons, owls and so many more desert animals. Some of the migration paths lead all the way to Sabino Canyon. The reason we have so much wildlife in our subdivision is also because of low intensity zoning. The houses have room between each other allowing animals to pass through. Increasing the density would therefore significantly impact the habitat of those animals. Our living room window faces one of the two washes. We see those animals on a regular basis roam this habitat. Our daughter even put up a camera trap next to the wash (behind our house) and captured them in photos and on video. It would be a shame to destroy the last pieces of land left to those animals in this area.

May we therefore kindly ask you to consider leaving this wildlife habitat as intact as possible to allow for desert animals to stay. If you made E Knollwood drive a main entrance way or even used the lots north of it for road construction, the habitat of our desert wildlife would be significantly impacted. Also, regarding the building plans on the lot in question for rezoning, may we kindly ask you to consider our wildlife and keep the density low. In my mind, single story family homes would not only fit the character of this area the best, but would also be the best solution with regards to wildlife conservation.

Please find attached just a few of the pictures of desert animals we captured behind our house.

Thank you so much for your consideration.

Respectfully,

Sonja Slovikosky

These are our pictures. The animals were captured behind our house (Sabino Creek Subdivision)



Bobcat



A pair of golden eagles (or Harris Hawk?)

Gila monster

successfully raised two young in this area last year



Coyote

Javelinas

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AUG 07 2013

BY:

(2)



Blackwell

11-09-2012 03:50:13

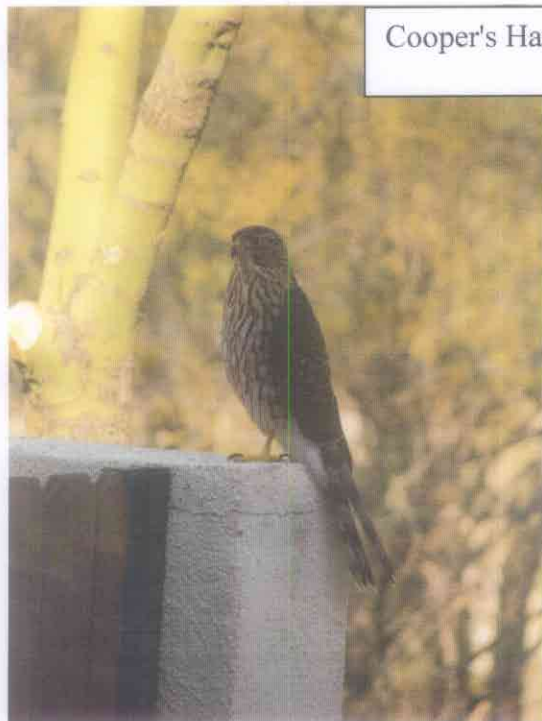
Raccoon



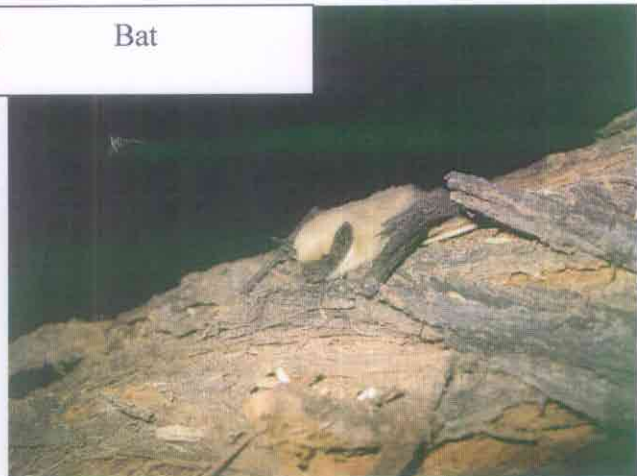
Blackwell

11-17-2012 06:09:23

Fox



Cooper's Hawk



Bat



Desert Spiny Lizard

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AUG 07 2013
BY:
3

Other points of consideration regarding:

**Co7-13-01 Sabino Canyon Road Properties. LLC - N Sabino Canyon Road Plan
Amendment**

Water consumption:

The argument by the builder that smaller homes with no swimming pools will lead to less water consumption in this area is really short-sighted. If the living density is higher, there are also more households (even though on average smaller) which will still lead to a high overall water consumption.

Private swimming pools:

We do have a private swimming pool. We open our pool up to others. We have pool parties for school events, so our pool is not just an "egoistic luxury", but rather serves the community as well. If everybody in our area had to go to the public pools (Udall, Fort Lowell) to cool off in the hot Arizona summer, we would not find a place to stand in the water...

Character of the area:

Without only having my own backyard in mind, I have to say that the picturesque beauty and neighborhood feel of this whole area surrounding the lot in discussion would be worthwhile maintaining by leaving the zoning at low intensity for single family homes in similar styles as already existent. A slightly higher density would be acceptable as long as the general feel of the neighborhood were preserved, such as with single family single story detached homes.

Sabino Canyon:

For the last 10 years, my kids and I have been going up to Sabino Canyon to bicycle, hike and swim. In the summer, we often went up there really early in the morning. It used to be so peaceful and we totally felt connected with nature. Unfortunately, this feel has already changed dramatically over the last couple of years. One main reason is the increased number of people living in the area. Just recently I went up again, with my bike. I was surprised to see how full the parking lot was already - at 5 am during a week day. When bicycling up I almost had to "loop" around all the people walking and bicycling there. It felt more like a "tourist rush" (at 5 am in the morning!) and no longer like a quiet spot where you can get away and be connected with nature. This is also not favorable to the wildlife and vegetation in this protected area. Increasing the residential density would take away even more from the attraction Sabino Canyon has to offer and compromise the protection of nature and wildlife including endangered species.

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AUG 07 2013

BY: (4)

Vegetation:

Please take also into consideration the percentage of desert vegetation destroyed through building projects compared to the percentage of housing covering the area. We hope to maintain as many naturally (not planted or relocated) growing plants in this area as possible. Their variety is amazing and they add to the beauty of this area as well as to the biological balance.

Traffic:

Traffic, safety and noise are also a concern.

Mountain views:

We hope that with any building project, you will always keep in mind the beautiful mountain views that people enjoy while driving up Sabino Canyon Road, as well as from their homes, with the goal of minimizing their obstruction.

Quality of life:

Increasing the population density would, in the end, lower the quality of life for everybody in that area.

My email of July 22nd:

I am also attaching an email which I had sent to the Arizona Ecological Services on July 22nd to address our concerns about wildlife protection. I sent that email right after we had received your letter and hope the matter got addressed to you in time.

Kind regards,



Sonja Slovikosky

3605 N Sabino Creek Place

Tucson, AZ 85750

Subject: Environmental protection - lot Aerie@River and Sabino East (Tucson, AZ)

ID:20130315019926

From: Gary & Sonja Slovikosky <Slovikosky@yahoo.com>

Date: 7/22/2013 11:43 PM

To: RDTuggle@fws.gov

CC: Gary & Sonja Slovikosky <slovikosky@yahoo.com>

Dear Mr. Tuggle,

The environmental review on the property above at River and Sabino East caught our attention. We would like to give our input with the common goal of protecting wildlife in this area.

We moved to the Sabino Creek subdivision in 2003. Our lot borders two small washes. Since our move, we have seen amazingly abundant wildlife here. Many of the animals our daughter captured on film with a camera trap. Some of those animals we have never seen during the day, and did not even know they were roaming our subdivision. Some that were captured on camera were foxes, raccoons, javelina, coyotes, bobcats, rabbits, and others. Last year, we had a Golden Eagle pair in our subdivision. Their nest was in one big tree right next to the lot that is requested to be rezoned. The Eagles successfully raised two young. We also see many kinds of bats, birds, falcons, owls, frogs, toads, lizards, snakes, Gila monsters, ground squirrels, antelope squirrels, and even once saw a mountain lion (the year when we had the fire in the Catalina Mountains).

Our concern is with the request to rezone the open lot from Low Intensity Urban to Medium-High Intensity Urban. If the area were more densely populated, more desert land would be destroyed, more people would walk through the washes, and more people might even walk their dogs there on a daily basis; there would be more traffic. This disturbance could very likely lead to a decline of the abundant wildlife we currently have.

Please let us know if we can be of any help. We would be glad to provide animal pictures/videos for proof if that is needed.
Thank you for your kind consideration.

Best regards,

Sonja Slovikosky and Family

RECEIVED
AUG 07 2013
BY:

6

David Petersen

From: Chris Poirier
Sent: Wednesday, July 31, 2013 2:56 PM
To: David Petersen
Subject: FW: Rezoning of River Rd and Sabno Canyon Property

From: Shirley Lamonna
Sent: Wednesday, July 31, 2013 2:52 PM
To: Chris Poirier
Subject: FW: Rezoning of River Rd and Sabno Canyon Property

From: susan fosdick <susan_fosdick@hotmail.com>
Date: July 30, 2013, 10:47:37 PM MST
To: "district1@pima.gov" <district1@pima.gov>
Subject: Rezoning of River Rd and Sabno Canyon Property

July 27,
2013

Dear Ms. Miller,

I am writing this letter to the Pima County Planning and Zoning Commission to request that the Planning Commission maintain "like next to like" density for the 5.91 acre parcel and the 9 acre parcel between River Road and Cloud Road. This rezoning will significantly increase the traffic congestion in the area which includes Fruchthendler Elementary School. If the rezoning application is approved and the proposed projects are completed, the number of houses per acre would be 2 to 3 times denser than the neighboring properties. We saved money for a long time to buy in a modest neighborhood where the houses were not on top of each other and do not discourage building of homes on similar parceled lots.

Thank you for your consideration,
Susan Fosdick and Scott Uselton

David Petersen

From: Chris Poirier
Sent: Wednesday, July 31, 2013 2:56 PM
To: David Petersen
Subject: FW: Co7-13-01 N Sabino Canyon Road Plan Amendment

From: Shirley Lamonna
Sent: Wednesday, July 31, 2013 2:54 PM
To: Chris Poirier
Subject: FW: Co7-13-01 N Sabino Canyon Road Plan Amendment

From: Paul Sharbo [mailto:sharbodds@gmail.com]
Sent: Tuesday, July 30, 2013 5:10 PM
To: District1
Subject: Co7-13-01 N Sabino Canyon Road Plan Amendment

Supervisor Miller

Please don't allow any high density housing to go onto this plot. The area is becoming too crowded already.

Paul W. Sharbo
8245 E. Knollwood Terrace
Tucson, AZ 85750

David Petersen

From: Chris Poirier
Sent: Wednesday, July 31, 2013 2:04 PM
To: David Petersen
Subject: FW: Co7-13-01 - N. Sabino Canyon Road Plan Amendment - NO

From: Shirley Lamonna
Sent: Wednesday, July 31, 2013 1:14 PM
To: Chris Poirier
Subject: FW: Co7-13-01 - N. Sabino Canyon Road Plan Amendment - NO

From: WALTER SIPES <waltsipes@me.com>
Date: July 30, 2013, 8:11:48 AM MST
To: <district1@pima.gov>
Subject: Co7-13-01 - N. Sabino Canyon Road Plan Amendment - NO

I and my spouse, who live in District 1, DO NOT SUPPORT this request to amend the Pima County Comprehensive Plan from Low Intensity Urban 3.0 to Medium-High Intensity Urban for the northeast corner of N. Sabino Canyon road and E. Cloud Road.

Cities and Counties need to keep a percentage of low intensity areas to maintain a balance. This area needs to remain low intensity.

Thank you

Walt Sipes

David Petersen

From: Chris Poirier
Sent: Wednesday, July 31, 2013 2:03 PM
To: David Petersen
Subject: FW: Rezoning of River and Sabino Canyon Rd Property

From: District3
Sent: Wednesday, July 31, 2013 9:32 AM
To: Chris Poirier
Subject: FW: Rezoning of River and Sabino Canyon Rd Property

Hey Chris, fyi.

Kiki Navarro
Supervisor Sharon Bronson's Office
District 3
(520) 724-8051

From: susan fosdick [mailto:susan_fosdick@hotmail.com]
Sent: Tuesday, July 30, 2013 10:54 PM
To: District3
Subject: Rezoning of River and Sabino Canyon Rd Property

July 27, 2013

Dear Ms. Bronson,

I am writing this letter to the Pima County Planning and Zoning Commission to request that the Planning Commission maintain "like next to like" density for the 5.91 acre parcel and the 9 acre parcel between River Road and Cloud Road. This rezoning will significantly increase the traffic congestion in the area which includes Fruchthendler Elementary School. If the rezoning application is approved and the proposed projects are completed, the number of houses per acre would be 2 to 3 times denser than the neighboring properties. We saved money for a long time to buy in a modest neighborhood where the houses were not on top of each other and do not discourage building of homes on similar parceled lots.

Thank you for your consideration,

David Petersen

From: Chris Poirier
Sent: Wednesday, July 31, 2013 2:56 PM
To: David Petersen
Subject: FW: Co7-13-01-N. Sabino Canyon Road Plan Amendment

From: Shirley Lamonna
Sent: Wednesday, July 31, 2013 2:51 PM
To: Chris Poirier
Subject: FW: Co7-13-01-N. Sabino Canyon Road Plan Amendment

From: Maribel Hernandez <Mari@priceandpricelaw.com>
Date: July 31, 2013, 9:15:08 AM MST
To: "district1@pima.gov" <district1@pima.gov>, "district2@pima.gov" <district2@pima.gov>, "district3@pima.gov" <district3@pima.gov>, "district4@pima.gov" <district4@pima.gov>, "district5@pima.gov" <district5@pima.gov>
Subject: Co7-13-01-N. Sabino Canyon Road Plan Amendment

Dear Pima County Board of Supervisors:

Our family lives at 7845 East Calle Rosa. Our home is one block north of the intersection of Cloud and Pantano.

We have a copy of an e-mail dated July 18, 2013 sent to you by William Nelson. We agree with Mr. Nelson's e-mail, and request that you deny rezoning the property in question, which will have multiple negative consequences if approved.

Thank you.

Sincerely yours,
J. Timothy Price
Deborah J. Price

7845 East Calle Rosa
Tucson, Arizona 85750

Maribel Magallanes
Legal Assistant to J. Timothy Price
Price and Price
4400 East Broadway, Suite 800
Tucson, Arizona 85711
(520) 795-6630
Mari@PriceandPricelaw.com

David Petersen

From: Chris Poirier
Sent: Wednesday, July 31, 2013 2:57 PM
To: David Petersen
Subject: FW: N. Sabino Canyon Road Plan Amendment
Attachments: Tucson Rezoning Issue.pdf

From: Shirley Lamonna
Sent: Wednesday, July 31, 2013 2:55 PM
To: Chris Poirier
Subject: FW: N. Sabino Canyon Road Plan Amendment

From: Jennifer C. Coyle **On Behalf Of** District1
Sent: Tuesday, July 30, 2013 5:14 PM
To: Shirley Lamonna
Subject: FW: N. Sabino Canyon Road Plan Amendment

From: Joseph Price [mailto:joseph.d.price@gmail.com]
Sent: Tuesday, July 30, 2013 2:57 PM
To: District1; DIST2; District3; District4; District5
Subject: N. Sabino Canyon Road Plan Amendment

Dear Pima County Board of Supervisors:

Please see attachment regarding the Sabino Canyon Road Rezoning Amendment. Let me know if any of you have any trouble opening or reading it.

Sincerely,
Joseph Price

July 30, 2013

District #1	Ally Miller	district1@pima.gov
District #2	Ramon Valadez	district2@pima.gov
District #3	Sharon Bronson	district3@pima.gov
District #4	Ray Carroll	district4@pima.gov
District #5	Richard Elias	district5@pima.gov

Re: Co7-13-01-N. Sabino Canyon Road Plan Amendment

Dear Pima County Board of Supervisors:

We are residents and registered voters of Pima County residing at 7332 East Calle los Arboles in Tucson. Our family home is located on the south side of Cloud Road, east of Sabino Canyon Road, less than one-half mile from the proposed rezoning site at the northeast corner of Cloud and Sabino Canyon. We have lived at this address since 1979, and have been active members of the local schools and community, as we raised our family in this neighborhood.

We recently returned from vacation and are grateful to have received a copy of the email dated 7/18/13 previously sent to you by William Nelson, 8040 East Corte De la Familia in Tucson. We believe that Mr. Nelson's attached Email Report to you is both thoughtful and persuasive.

We join Mr. Nelson in strongly urging you to deny the requested rezoning and Plan Amendment of this property (which seeks to amend the Pima County Comprehensive Plan for this property, "from Low Intensity Urban 3.0 to Medium - High Intensity Urban for approximately 15.14 acres," to dramatically and negatively impact this residential neighborhood with the construction of approximately 200 apartments).

Thank you for your consideration in listening to the enormous outpouring of input that has been furnished to you in opposition to this proposal.

Sincerely yours,

Daniel P. Price
Patricia M. Price
Peter M. Price

7332 E. Calle los Arboles
Tucson, AZ 85750

Filters Used:

1 Tagged Record

Email Report

Form Format

Date Printed: 7/18/2013

Time Printed: 4:43PM

Printed By: WDN

Date 7/18/2013 Time 3:26PM 3:26PM Duration 0.00 (hours) Code
 Subject Co7-13-01-N.Sabino Canyon Road Plan Amendment Staff
 Client Ally Miller MatRef MatNo
 From WDN
 To Richard Ellas <district5@pima.gov>; Ramon Valadez <district2@pima.gov>; Sharon Bronson <district3@pi
 CC To
 Bcc To
 Reminders (days before) Follow N Done N Notify N Hide N Trigger N Private N Status
 Contact User3
 Case User4

Dear Pima County Board of Supervisors:

I live on the biggest cul-de-sac in Pima County. If 200 apartments are built at the north east corner of Sabino Canyon Road and Cloud Road, I, along with 5,000 other people who live on the cul-de-sac will be trapped like rats. Let me explain.

I live in a subdivision off of Cloud Road east of Sabino Canyon. As the attached map shows, Cloud Road dead ends at the Sabino Creek Wash. Between Sabino Canyon Road and the dead end of Cloud Road at Sabino Creek, there are at least 1,267 residences. The 2010 Census shows 6,356 people live in tract 004028 which covers this area. The only practical way for the people living in this area to go to and from their residence is through the Sabino Canyon/ Cloud Intersection. Pantano Road dead ends into the Tanque Verde Wash to the south and dead ends to the north before N. Boulder Canyon Place. At the east end of Cloud, Larrea Lane goes north into the Sabino Vista Hills subdivision with 224 homes. Larrea Lane dead ends at Canyon Ranch, a private gated community. The only other possible way out for the residents is to go up Pantano Rd. and snake through the residential area of Sabino Creek at 25 mph through a residential area with numerous speed bumps, to exit out at River Rd and Sabino Canyon Rd. This is not practical or safe. Thus, there is only one practical way in and out of this residential area.

Please note that this Board recently approved a rezoning of 5.91 acres at the north west corner of Sabino Canyon Road and River Road to allow 53 apartments. This will add 530 average daily trips according to the "Pima County Development Services Department-Planning Division Staff Report to the Planning and Zoning Commission" dated May 29, 2013. This report indicates that The ADT of 35,300 on Sabino Canyon Road from Cloud Road to Tanque Verde is already over the capacity of 33,000 ADT (page 4).

To add another 200 apartments (which is about the residence count of Sabino Vista Hills) with another 2,000 average daily trips is not "Smart Growth". This is choking growth.

I would like to point out that this cul-de-sac has only private residences and a school. This is a unique quite peaceful community. Rental apartments will not be a good fit for the neighborhood. In the "Pima County Comprehensive Plan Update" Amended June, 2012 on page 15 it indicates, "b. Existing neighborhoods. Ensure that new or redeveloped mixed use or infill rezonings assess the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project."

The proposed rezoning would violate this tenant of the Regional Plan Policies. The density will create bottleneck traffic issues. The character of the project is also in issue. Rentals bring problems inherent with a transient population including issues of noise and crime. Other rental projects this developer has built, has included a separate wall between the apartments and the surrounding structures. This

Filters Used:

1 Tagged Record

Email Report

Form Format

Date Printed: 7/18/2013

Time Printed: 4:43PM

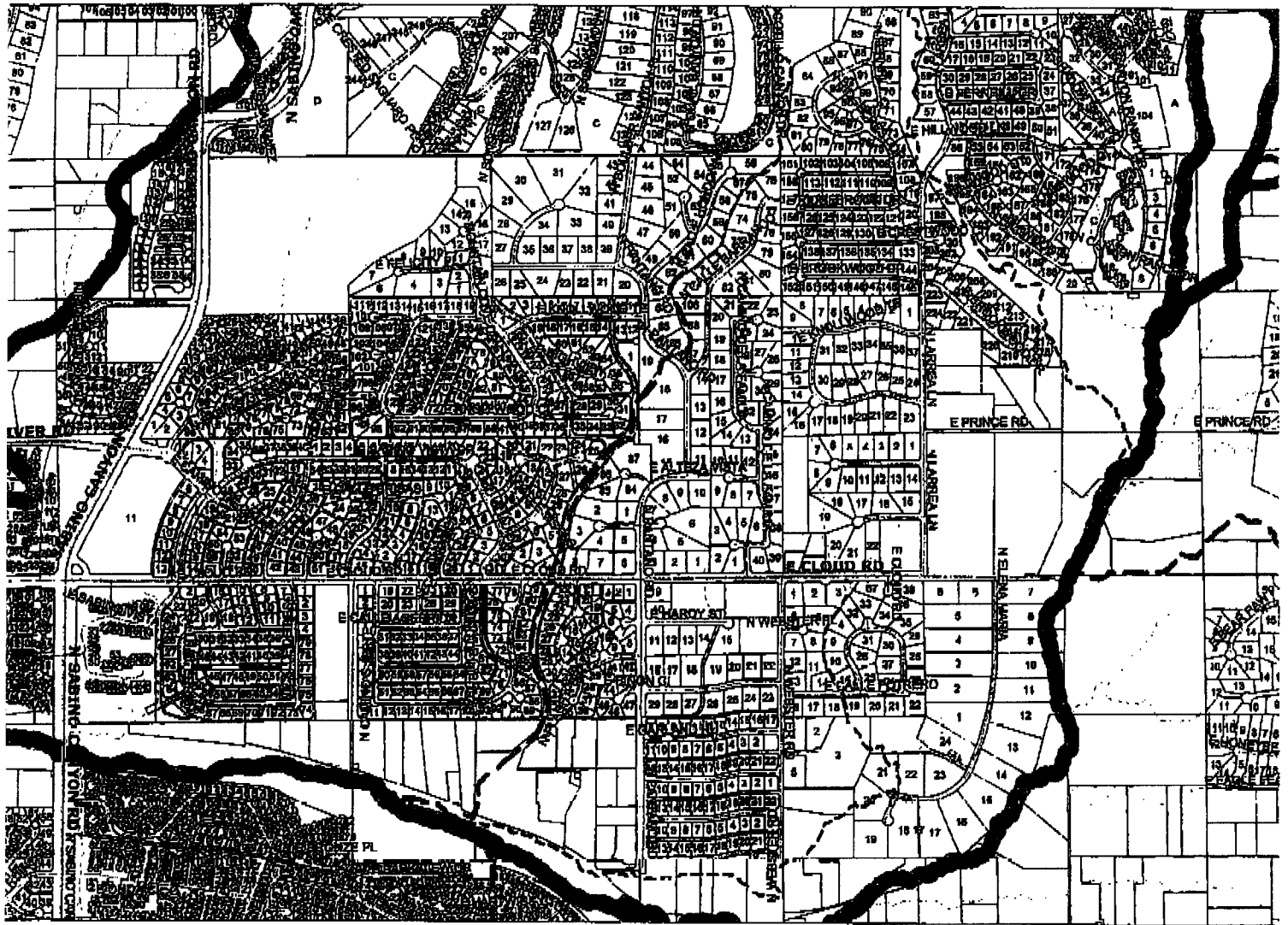
Printed By: WDN

would be similar to a wall that is put around a waste treatment plant to shield it from the public's view. Again, not a good fit for the existing neighborhood

I believe that a better use for this property, and in keeping with this Board's Regional Plan Policies, would be an assisted living facility. The residents in such a facility don't drive much. They are quiet, they don't have loud parties (except for happy hour from 4 to 6 p.m. on Fridays) and they don't commit crimes. Then as I get older, I won't have to leave my beloved neighborhood and I can just move down the street to the assisted living facility.

Thank you for your consideration.

William Nelson
8040 E. Corte De La Familia
Tucson, AZ 85750
wnelson@dakotacom.net
520-327-5500



David Petersen

From: Jim Veomett
Sent: Thursday, August 01, 2013 10:42 AM
To: David Petersen
Subject: FW: Rezoning of River and Sabino Canyon Rd. Property

Yours....

From: Jennifer Wong
Sent: Wednesday, July 31, 2013 8:50 AM
To: 'susan fosdick'
Cc: Jim Veomett
Subject: RE: Rezoning of River and Sabino Canyon Rd. Property

Ms. Fosdick and Mr. Uselton,

Thank you for your email concerning the River and Sabino Canyon Road Property. I will be sure Supervisor Carroll sees your message.

Jennifer Wong
Executive Assistant to Ray Carroll
Pima County Board of Supervisors, District 4
(520) 724-8094

From: susan fosdick [mailto:susan_fosdick@hotmail.com]
Sent: Tuesday, July 30, 2013 10:56 PM
To: District4
Subject: Rezoning of River and Sabino Canyon Rd. Property

July 27, 2013

Dear Mr. Carroll,

I am writing this letter to the Pima County Planning and Zoning Commission to request that the Planning Commission maintain "like next to like" density for the 5.91 acre parcel and the 9 acre parcel between River Road and Cloud Road. This rezoning will significantly increase the traffic congestion in the area which includes Fruchthendler Elementary School. If the rezoning application is approved and the proposed projects are completed, the number of houses per acre would be 2 to 3 times denser than the neighboring properties. We saved money for a long time to buy in a modest

neighborhood where the houses were not on top of each other and do not discourage building of homes on similar parceled lots.

Thank you for your consideration,
Susan Fosdick and Scott Uselton

Pima County Development Services Department Planning Division
Attn.: Mr. David Peterson, AICP, Senior Planner
To: The Board of Supervisors (5 copies included)
201 N. Stone Avenue
Tucson, AZ 85701

**RE: Co7-13-01 Sabino Canyon Road Properties. LLC - N Sabino Canyon Road Plan
Amendment**

August 30th, 2013

Dear Sirs,

I thought I should just bring to your attention that at the last hearing in front of "The Planning and Zoning Commission", I did not know what to expect at the meeting or what would be appropriate to address. Further, I only found out once I got there and the agenda was presented that at the end of the hearing the board would already vote for their recommendation. I personally have never been at such a meeting before and am disappointed that I did not have the time to research, think through and present my argument before the vote.

Maybe, I should also note that I have really nothing against the builder. I actually like the low structure and southwest style of their buildings as well as the suggested colors which match the desert landscape very well. Also, it's been a real pleasure talking to Mrs. Erin Harris who is willing to work with the neighbors and has given me helpful information; I believe that she would be a pleasure to work with. On the other hand, I am not sure if she realizes to which extent their plans fit into that existing neighborhood. A walled-in development as well as its much higher density would be totally out of character in this LIU area. I regret the fact that the development is walled in, mainly because it would keep wildlife out. Of course, a wall does also not look optically appealing, but I assume a wide landscaped strip in front could provide more access for wildlife.

Further, the owner who purchased the land for investment should acknowledge that he bought the land while it was zoned at low density (LIU 3.0). He cannot assume that the purchase guarantees him a rezoning of the land. The owner could, as an example, use the land to develop single family, single story detached homes which could then be sold to private home owners. I believe all the neighbors would be happy with this solution, and the owner of the land would still make a profit. A slightly higher density would be acceptable as long as the homes are single story and are compatible with the already existing neighborhoods.

RECEIVED
SEP 03 2013

BY:

May I also draw your attention to the fact that **ALL the developed subdivisions around the lot** in discussion for rezoning **have an actual density between 1.86 and 4.39**. So, even the ones that are zoned at MIU are border line right between LIU and MIU. (LIU cannot be higher than 3.0 and MIU cannot be higher than 10). None of those developments have a higher density than 4.39. I attached a map to this letter with the exact numbers (MAP 1). The information was kindly provided by Mr. David Peterson, Senior Planner.

Looking at this MAP 1, a big difference becomes apparent between the "triangular" shaped lot (undeveloped lot NW of Sabino Canyon and Cloud) and the "rectangular" shaped lot (undeveloped lot NE of Sabino Canyon and Cloud). While the triangular lot on the West side is surrounded by existing neighbors all zoned at MIU, the rectangular lot on the East side is only bordered by existing direct neighbors zoned at LIU. The LIU neighborhood East of Sabino Canyon has a totally different feel than the MIU neighborhood on the West side of Sabino Canyon. The lots are also separated from each other and from the developments in the south by main roads: Sabino Canyon and Cloud.

On the West side of Sabino Canyon, the existing subdivision directly bordering the triangular lot is zoned at MIU, even though the actual density is in the low MIU range at 4.39. Nevertheless, it made maybe more sense for them to have the lot next to them also rezoned to MIU since they are direct neighbors.

On the East side of Sabino Canyon, the existing **directly bordering** subdivisions next to the rectangular lot, however, are **ALL** zoned at **LIU 3.0**. The **actual density** of those subdivisions is even lower ranging from **1.86 to 2.24**. If you desire to be compatible with the existing neighborhoods, the new development on this lot should therefore also be zoned at LIU. Because of the way our neighborhood is laid out, we do have more wildlife in the area. Would you please refer to my last letter of July 31st. Keeping zoning down at low on the rectangular lot East of Sabino Canyon would be, by far, the more refined solution.

I attached pictures of a development at Tanque Verde Rd. and Wrightstown Rd. built by the same builder, which has a density of 13.5 (information kindly provided by Mrs. Erin Harris). This density is almost identical with the density the builder has in mind for the rectangular lot. It helps to see real pictures to visualize the actual density and possible crowding. I was also a little surprised to see those homes being advertised as "luxury" homes. I do not know how an upgraded and environmentally friendly home on a tiny lot with a tiny back yard and almost "squeezed" against the wall can be called a "luxury" home. It is also worth mentioning that the subdivision on Tanque Verde Rd./Wrightstown Rd. is surrounded by apartment complexes which are already zoned at high density. This is not the case for the rectangular lot. If you have not done so yet, I highly recommend you look at these homes on Tanque Verde Rd./Wrightstown Rd. to get an idea of how crowded they really are. Mrs. Erin Harris kindly gave me a list of other similar existing developments, all zoned between 11.5 and 13.5. The ones I looked at all had

existing neighborhoods with higher densities. One of them is on River and Hansen, close to Oracle Rd., with a density of 11.5. There, the setback from the road is better. Also the architecture and the colors are a nice improvement to the development on Tanque Verde Rd. However, the homes are still very close to each other and the backyards are still tiny - unfortunately, I did not see much difference there. I attached a few pictures.

Sometimes, I truly wonder how many more people can be squeezed into that Sabino Canyon area. I am in particular concerned about the frequently congested traffic zone at Tanque Verde Rd. and Sabino Canyon Rd. as well as the intersection Tanque Verde Rd. and Kolb/Grant Rd. Because of the increasing traffic in the area, the speed limit has already recently been reduced on Sabino Canyon Rd. from 45 to 40 mph, on Tanque Verde Rd. from 45 to 40 mph and on River Rd. from 40 to 35 mph. Sabino Canyon Rd. is a main feeder to the big intersections Tanque Verde Rd. and Sabino Canyon Rd. as well as Tanque Verde Rd. and Kolb/Grant.

Also, have you ever thought about how much more traffic backup there will be on Sabino Canyon Road during rush hours - because residents from the new developments will want to cross the main road to get to the bus stop?

Would you please also take into consideration the safety of our children. E. Knollwood Drive is not a continuation of River Road. River Road ends at Sabino Canyon Road. E. Knollwood Drive is a small entrance way to subdivisions (mainly Sabino Creek and Sabino Vista) with speed bumps. I like the fact that the road makes a sharp left turn as you enter. It slows the traffic down. Right now, it is still safe for our kids to play there and ride their bikes, even though I already have some safety concerns on E. Knollwood Drive as well as during rush hours. People also enjoy our quiet neighborhood to go for a walk or to go jogging. I therefore hope you will keep it safe and not change the flow of E. Knollwood Drive nor make it a main entrance or - worse - a road that would go all the way through. I also hope that the non developed desert area north of the rectangular lot will stay. It exhibits a nice buffer zone between the possible new development and the existing LIU developments. This land is also a corridor where we see many animals pass through. I hope everything will be done to preserve as much wildlife habitat and corridors as possible and to help maintain the community feel of our LIU neighborhoods as well as the safety of our children.

Thank you so much for your kind consideration.

Respectfully,



Sonja Slovikosky

3605 N Sabino Creek Place

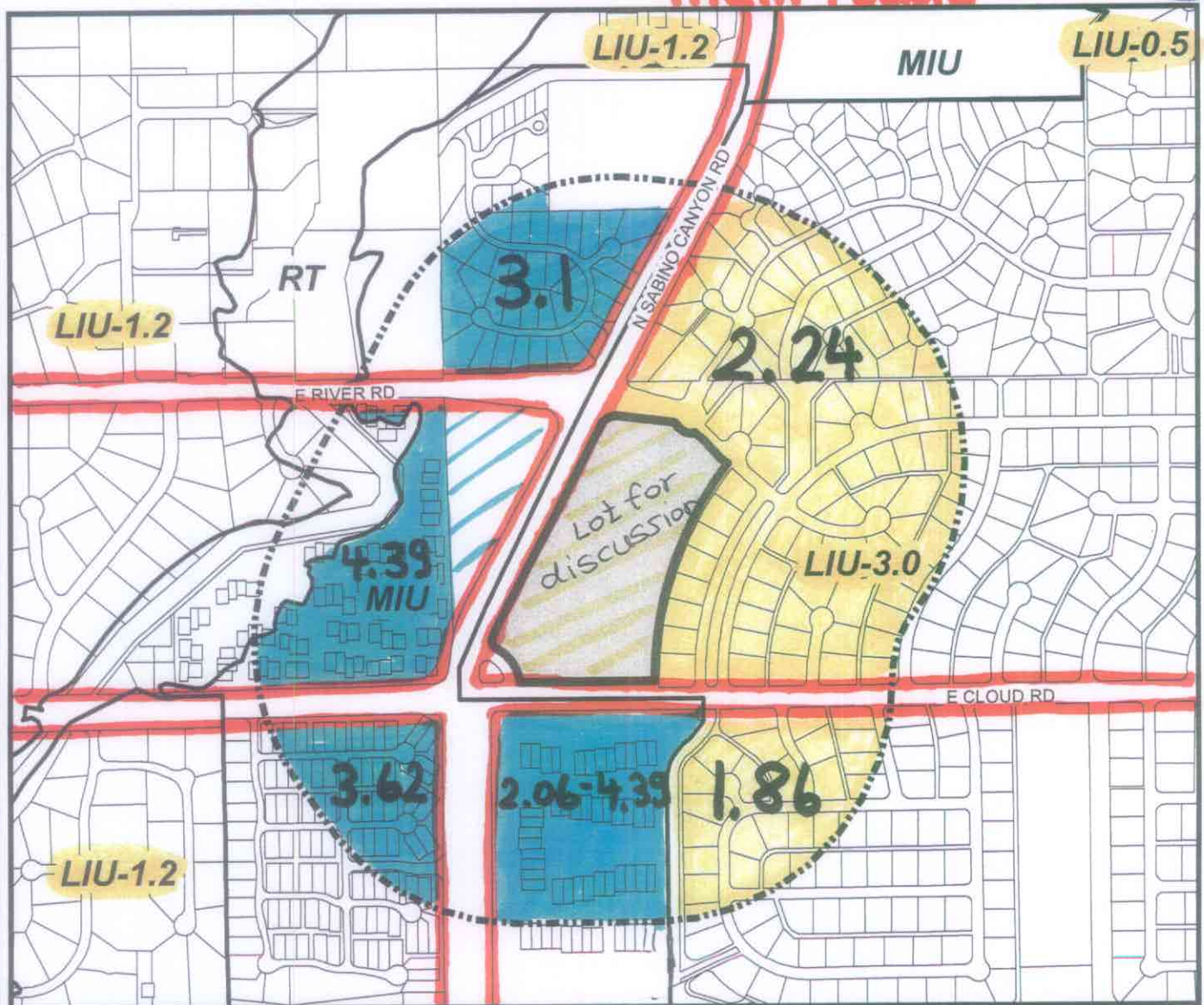
Tucson, AZ 85750

Email: slovikosky@yahoo.com **(please keep confidential)**

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Recommended Notice Area

map 1



0 285 570 1,140 Feet



Amendment Area



1,000' Notice Area



MIU Planned Land Use

Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT

Taxcode:
114-33-002G

Request: Low Intensity Urban 3.0 (LIU-3.0) to
Medium-High Intensity Urban (MHIU)
15.14 Acres +/-

Location:
Northeast corner of
N. Sabino Canyon Road
and E. Cloud Road



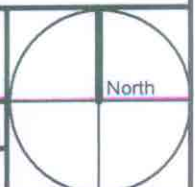
Catalina Foothills Subregion
Section 29, Township 13 South, Range 15 East

Planning and Zoning Commission Hearing: Pending

Map Scale: 1:8,000

Board of Supervisors Hearing: Pending

Map Date: May 14, 2013



ALL medium densities (MIU) are border line right between LIU 3.0 and the lower end of MIU.

I think this map makes it clear that the zoning LIU is the most fitting solution for the lot in discussion.

Development at Tanque Verde/Wrightstown; density: 13.5



Homes "squeezed" against wall



view from Tanque Verde Rd.



separation wall between two homes, tiny back yards



view of this lot with googlemaps.com

Development at River/Hansen; density: 11.5

backyards



entrance



wildlife in Sabino Creek Subdivision



Nature does not have a voice.