

Ryan Cunningham

From: Harv Montgomery [REDACTED]
Sent: Tuesday, May 12, 2015 2:03 PM
To: District1
Subject: IR-21

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

Dear Supervisor Miller

I am writing to you concerning [IR-21](#) in opposition to the land use designation that has been recommended to the Pima County Board of Supervisors by the Planning and Zoning Commission.

My wife and I are homeowners in a neighborhood that is adjacent to the subject property in Request IR-21. We have lived in this home for over 20 years. We made our decision to purchase this home based on what was being developed at that time (1993) and what had been developed 20 or more years prior. The Casas Adobe area has a quaintness to it, some old and some new. Close to the city, and closer to small retail development, yet larger 1 acre lots. From Orange Grove north to Ina you will find mostly homes with close to one acre of property. Some built I would guess in the 1970's and 1980's and quite a few built in the late 1990's up to the present time. I would say all of the development in the most recent years has been a continuation of the theme of acre lots and single family homes with a recent emphasis of larger and more expensive homes. So I think this area has been a welcome change to the norm of the fill in development where small parcels of land are developed residential by stuffing many homes per acre. Commercial development has been limited to the property running right along Oracle and Orange Grove. So far the higher density residential development has been concentrated on the south side of Orange Grove. The planning staff for Pima Prospects recommendation to make the subject property LUI 1.2 is totally consistent in maintaining that theme. LUI 1.2 is commensurate with present zoning (called CR-1); MUI is not. IR -21 request should be denied, and the Planning recommendation should be upheld making the property LUI 1.2.

Here are some other points to consider.

Lower density development has less demand on the infrastructure than high density. Roads, schools, parks, etc.

Zoning or Planned development of higher density in what is already a low density area will have a negative impact on the assessed value of the current homes. Therefore a reduction in taxes.

It seems that most of the development that has happened in the last couple of years has been high density, to the point of making you wonder if there is going to be a glut on the market.

Even though the subject property had a planning designation of MUI before, it was subdivided into 9 nearly one acre properties. One of the properties has a home currently lived in and recently modernized.

We request assignment of of the appropriate LIU-1.2 plan designation to the entire IR-21 land parcel and urge y(to take the appropriate action needed to do so.

Sincerely

Harvey & Patricia Montgomery

910 W. Eucalyptus Place

Tucson, AZ 85704

930 W. Los Altos Rd
Tucson, AZ 85704
May 11, 2015

Honorable Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress Street
Tucson, AZ 85701

RE: Parcel I-21 Rezoning

Dear Supervisor Miller,

Our family has been disappointed and disheartened to learn of the proposed land use designation changes that have been recommended to the Pima County Board of Supervisors by the Planning and Zoning Commission. We have been residents of this area for over 20 years. We were one of the early residents of Casas Adobe Pomelo Estates and purchased our home with the knowledge of apartments on the south side of Orange Grove opposite Pomelo, but were told that the rest of the area would keep the look and feel of the desert on the north side of Orange Grove.

We selected Casas Adobes Pomelo Estates to raise our family because of the beautiful desert landscape, the quiet neighborhood tucked from major roadways, the school system, and the overall look and feel of the community. When our children were young we often spent many evenings taking walks and bike rides with our children in this quiet, serene and peaceful area. Now that our children are grown, many of us continue early morning walks, bike rides and jogging through the area. We are out there taking photos of the beautiful sunsets, the rainbows, and the occasional heavy rain clouds.

While we continue to enjoy our lovely peaceful neighborhood, we have noticed that over the years our main roads of Los Altos and Pomelo are in need repairs. The roads are narrow with some blind spots, there are numerous pot holes and we can often spot nonresidents using these roads to speed through to avoid the intersection of Orange Grove and Oracle. (one of the busier intersections in Tucson with high accident rates.) Increasing the population density in this area would only add to the noise, physical street problems, and make it less safe for pedestrians and cyclists who live in the area to appreciate and enjoy their current environment.

Many of us who purchased our homes back in the early 90's are now retired or close to retiring. Some of us have counted on our homes to appreciate in value over the years so that we may use them as part of our retirement plans or pass them to future generations as our legacy. If the land use designation is changed the value of these properties will decrease substantially, resulting in major financial ramifications for those that have relied on their homes as investments.

Because of the potential for less safe neighborhoods, falling property values, increased roadway traffic, and an overall change to our peaceful quiet neighborhood, we respectfully request that Pima County Board of Supervisors **oppose** the recommendation by the Pima County Planning and Zoning Commission to maintain the land use designation MIU (med intensity urban) and **support** the original recommendation by the Planning Services Department to change it to **LIU1.2** (low intensity urban @ 1.2 residence/acre).

Thank you for your consideration.

Sincerely,

Sherri & Herman Dreier

911 W. White Acacia Dr.
Tucson, AZ 85704
May 14, 2015

Hon. Ally Miller
130 W. Congress, Floor 11
Tucson, AZ 85701

RE: land use designation of "IR-21" property,
(abutting Pomelo & W. Los Altos)

Dear Supervisor Miller:

We wish to register our support for the original LIU-1.2 land use designation of the 8⁺ acre land tract "IR-21," as in original draft of the 2015 Pima Prospers Comprehensive Plan. We oppose the amendment made to this Plan by the Pima County Planning Services Department (PSD) to maintain the medium intensity (MIU) designation.

The "IR-21" property is a mainly undeveloped group of contiguous 8 single-acre lots located just to the east of Pomelo Dr. It lies between Orange Grove and W. Los Altos. The MIU designation was put into place on this area in 1992. Because an MIU land use designation permits up to 13 residences per acre, it is incongruent with the CR-1 zoning that was codified in 1953. In drafting the initial draft of the Comprehensive Plan earlier this year, the PSD recognized this inconsistency and attempted to correct it.

We have two primary concerns about the medium density designation. The first is the expectation of a depreciation of the value of our property. The second is the safety of the residents. Whatever the owner's immediate intentions, there can be no other purpose but to keep options open to develop or sell the property in order to realize a maximum financial gain. Typical property values of at least 100 neighboring properties are more than \$400,000. These values will suffer with development of medium density residences/offices. This would lower tax revenue to the County. While we cannot know whether this revenue loss would offset the]revenue gain to the County from new high-density residences. However, we do recognize the reality that an economic downgrade of the neighborhood would hurt its quality of life for many present and future generation residents. This would be damaging and unfair, particularly to those who have bought property and who have lived in an area of entirely CR-1 zoning, in some cases since 1972.

Medium density rezoning and development of the IR-21 tract are also perceived as a threat to the residents of the Rancho Los Amigos mobile home park, located just to the

east of the IR-21 land. Six of the updated list of 66 household signatories of our May 4th addressed to the PSD are residents of this park. These folks have told me that these are their long-term homes, no matter that they are renters. They have their own concerns about maintaining their neighborhood quality and road safety as they exit onto Orange Grove Rd. In addition to this mobile home park, two large lots are located just to the west of the IR-21. One is owned by the County and may well be used eventually for rain drainage; the other is a former dude ranch, now occupied by three houses, and is located just to the south of our own home. A higher density land use designation and zoning threatens to devalue these areas and our own property as well.

The safety issue concerns the condition of the adjoining roads Pomelo and W. Los Altos roads. These roads are narrow, have sharp edges without shoulders, and often have unfilled potholes. Residents living on all four sides of the IR-21 perimeter walk or cycle these roads for exercise. Those who need to drive out of Schuman onto Pomelo run the risk of collision with traffic because the contour of Pomelo blocks the visibility of vehicles entering the Pomelo/W. Los Altos intersection. Moreover, these roads are used not only by residents but also by nonlocal traffic in order to avoid the busy Oracle-Orange Grove intersection. Operators of nonlocal vehicles don't seem aware that these are residential roads with a 25 mph speed limit. As a result the roads are already more dangerous to walkers and cyclists than they ought to be.

Development of higher density residences in IR-21, with attendant new access road(s), would greatly increase the physical danger to vehicles and walkers on these roads. While polling households who signed the May 4th petition, we found that the safety concern was just as important as the expected loss of property value.

Thank you for your consideration of this request.

Sincerely yours,

Dr. Myron Smith
Donde Smith

From: notification@pima.gov
To: [Janet Emel](#)
Subject: Pima Prospers Feedback Form 2015-05-14 02:00 PM Submission Notification
Date: Thursday, May 14, 2015 2:01:03 PM

Pima Prospers Feedback Form 2015-05-14 02:00 PM was submitted by Guest on 5/14/2015 2:00:56 PM (GMT-07:00) US/Arizona

Name	Value
First Name	scott
Last Name	madden
Email	
Address	4509 e. lutz rd.
City	sahuarita
State	AZ
Zipcode	85629
Message Subject	ST-19
Comment	<p>In regards to ST-19,Co7-13-10,staff recommended change to the planned land use of 15,000 acres +/- from resource transition to planned development community, there are several conceptual flaws and oversights that shall serve to rebuke the legitimacy of this recommendation ,and ,to provide denial of its passage. First and foremost; The General Plan of the Town of Sahuarita Pg.5 Plan Administration states, "The Town of Sahuarita defines the criteria for a major plan amendment to be; -A change to any land use as depicted on the General Plan Land Use map from a residential designation to a non-residential designation, and vise versa. -Any change involving over 40 acres in size. -A change from one residential designation to another residential designation resulting in an increase or decrease in density more than 30% from the existing designation. State law also requires that the Town's adopted Public Participation Plan be followed for all major amendments to the general plan, and that such amendment may be heard once a year. Major amendments must be approved by an affirmative vote of at least two-thirds of the Town Council." It further states that; "Minor amendments to the General Plan are considered to be technical or non-substantive. After application and recommendation from the Planning and Zoning Commission, minor amendments require a simple majority of the Town Council for approval"..etc. It continues to list what minor amendments are. In light of the above passage of this proposed change would strip the right from all of the affected people already living in the proposed land use change area, and all of the people already living in the Town of Sahuarita, of democratic process, and, removes ANY public involvement in their own lives. If the Town of Sahuarita is or were a</p>

corporation, this would be/is a breach of the 14th amendment of the Constitution of The United States of America, The highest law of the land. Article 1; Equal protection under the law Discrimination This should at least be considered as an ethical example. Second; in a conversation I had with Arlan Colton on May 4th 2015, He told me that there were other land use options that would also serve to the same effect of protecting the land such as some sort of rural designation. pointing out that this has not been completely thought out. Within that same conversation Mr. Colton told me that as of May 4th 2015 he hadn't even read Sahuaritas General Plan. Again not completely thought out, extremely haphazard even. Third; As of last April the Town of Sahuarita was 1/3 built out, its population is growing at 2.5%(and has been), and it has Sahuarita Farms to grow into. It is absurd to assume that the population of Sahuarita or IT'S future generations would need this land to inhabit. Everyone I have spoken with, Pima County officials(including and especially Mr. Colton),Town of Sahuarita officials and the Planning Center have told me that the implementation of The annexation of said land by the Town of Sahuarita and successive development will take between thirty and fifty years. All of this is far outside of the scope of Pima Prospers, which is the only reason this land use change was proposed. This proposal is illegitimate. The proposed land use change ST-19 Co7-13-10 is; Against all of our rights Ill-conceived to the point of recklessness and, Completely Illegitimate to It's own need. I say it should not and shall not pass

Response requested Yes

Referred_Page http://webcms.pima.gov/government/pima_prospers/

Thank you, Pima County, Arizona

Cortaro Crossing Homeowners Association
1870 W. Prince Road, Suite #47 * Tucson, AZ 85705
Telephone: (520) 297-0797 * Fax: (520) 742-2618

RECEIVED
MAY 14 2015

Date: May 7, 2015

Pima County Development Services
Planning Division
201 N Stone AV
2nd Floor
Tucson AZ 85701

RE: Pima Prospers-Request to Change Land Use Designation # ST-11

The Board of Directors of Cortaro Crossing HOA wish to voice its objection to the proposed change of use designation to **CAC** regarding the subject property. Cortaro Crossing is a community of 119 homes and the association owns property within the affected area.

According to county records conditional use for construction of a vet hospital and parking lot was approved in 1997 on the subject property. This is prior to the last update in 2001. Designation remained **LIU-0.3**.

The owner did not initiate this request for the proposed change in designation. This is a staff initiated proposal.

Since the last update, major road improvements occurred on Cortaro Farms Road and the adjacent parcel (225-29-17) was developed. The current designation for the adjacent parcel is also **LIU-0.3** however no proposed designation change has been requested, at this time.

Land use revisions are to "reflect changes that have occurred" or changes that "reflect changes in land use needs."

The proposed change is the beginning of a process that can result in actual zoning changes. Two adjacent properties with the same designation. Both have been developed. Both meet the criteria set forth in the CAC designation. Both have the same current zoning SR-1. Both properties have Cortaro Farms Road frontage and are adjacent parcels. The subject property has a proposed change to current use. The adjacent parcel has no proposed change to reflect current use.

Our neighborhood is adversely impacted by traffic and illegal parking associated with the development across the street. The sheriff's department does not respond to these low priority calls. A large pot hole remains unrepaired for more a year at the intersection where the stop light and crosswalk are. Increasing densities and/or

commercial uses to the already strained condition on the ground would be counterproductive.

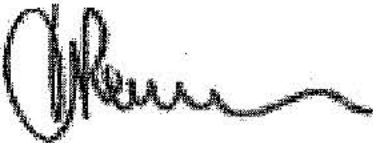
The Board is **opposed** to proposed designation change for the previously stated reasons:

- The property is already developed. There is no need.
- The proposed change is the beginning of the process that could change zoning to further negatively impact the community.
- The owner did request this change. This is staff initiated.
- Staff failed to propose change in designation to a similar and adjacent parcel.
- Residents have consistently spoken against the development across the street in our regularly scheduled board meetings and in correspondence to the community's board.
- The recent infrastructure improvements have not alleviated problems with existing development. Increasing density or increasing commercial usages will not improve the condition on the ground and almost certainly will aggravate the situation.

Lastly, this is the first notice we have received regarding this matter. We received notice of the referenced hearing of the **BOARD**. We did not receive notice of either of the Planning and Zoning Commission's two previous hearings scheduled on the 25th of March and the 8th of April both 2015.

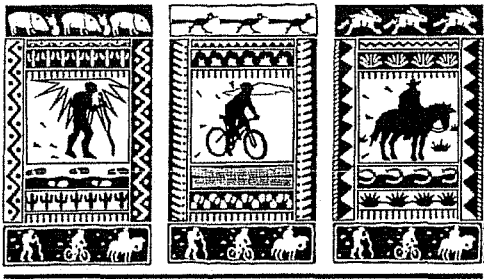
Please include our letter in the **Board of Supervisors** packet for the referenced **PUBLIC HEARING** on May 19th 2015.

On Behalf of the Cortaro Crossing HOA Board of Directors,



Pierre Renault, AACM
Community Association Manager
Arizona Association Community Manager
Cadden Community Management

cc. Ally Miller Supervisor District 1
130 W Congress 11th Floor
Tucson, AZ 85701



PIMA TRAILS ASSOCIATION

Post Office Box 35007
Tucson, AZ 85740
(520) 577-7919
<http://www.pimatrails.org>

May 10, 2015

Pima County Board of Supervisors
130 W Congress, 11th Floor
Tucson AZ 85701

Re: Comprehensive Plan

Pima Trails has reviewed the trails section of the Comprehensive Plan. We find it to be thorough and well developed.

We agree with the contents and support the Plan.

Sincerely,

Sue Clark
President

Cc: Arlan Colton, Pima County Development Services

MAY 13 15 PM 01:10 PCD CLK OF PD



May 12, 2015

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

Dear Supervisor Miller,

My husband, Frank Discorfano and myself, Jean Discorfano have lived at 925 W Eucalyptus Place, Tucson, AZ 85704 for 22 years. We were from the metro area of New Jersey (15 minutes from New York City), and chose this section of Tucson for the quiet and peaceful living. In the past 22 years we have seen the area become more populated. The nice thing is that the new developments that have been built around us fits into the Casa Adobes Pomelo Estates land plans, which is one home per acre lot.

Pomelo Drive has been a walker's paradise. Many of us walk dogs, have children waiting for school buses or just walk together with friends and neighbors.

If the land in question (IR-21 Neffeson-Pomelo Drive) remains MIU and sells as so, the properties surrounding the area will surely decline in value.

We would like to see the land changed to LIU-1.2.

Speaking for my husband and myself, we are in our 70's, retired and living on a fixed income and do not want to have our home/property lose value from having multifamily dwellings built on the above said property.

Because of safety concerns we definitely do not need any increase of traffic on Pomelo Drive.

Thank you so much for your consideration.

Very truly yours,

Frank Discorfano and Jean Rombough Discorfano

From: [Arlan Colton](#)
To: [Janet Emel](#)
Subject: FW: land use designation-Pomelo 8 acres
Date: Thursday, May 14, 2015 1:53:04 PM

From: Philips, Susan U - (sphilips) [REDACTED]
Sent: Thursday, May 14, 2015 7:02 AM
To: District1
Cc: Arlan Colton; [REDACTED]
Subject: land use designation-Pomelo 8 acres

May 13, 2015

Honorable Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress St.
Tucson, AZ 85701

Dear Supervisor Miller:

We are writing as two of your constituents to support our neighborhood's request for a "low urban density" land classification on an eight acre property on Pomelo between Orange Grove and Los Altos. This property is being referred to as "the IR-21 property".

Our neighbors leading the opposition to medium density housing in our area argue that the quality of life and property values in the area would be affected if medium density housing were to go into the eight acre parcel we are focusing on. To this we want to add that the quality of such developments also matters greatly, and some medium density housing built in the general area recently has been poor in the quality of life it offered. This is another reason it is difficult to welcome medium density housing. In addition, the small lower density developments in our immediate area have been done in a careful and appealing manner, and this kind of development should be encouraged and supported. Unfortunately it is also difficult to believe that the owner of this property cares about the quality of life in the area, given that an abandoned house and car on the property have faced Los Altos for decades.

For these reasons we urge you to support a lower urban density classification for the eight acre parcel at issue.

Sincerely,

Susan U. Philips and Wes Addison
6650 N. Los Arboles Circle
Tucson, AZ 85704

Dear Debbie

At a recent meeting the Board considered your request for support of a change in the comprehensive plan for your 17 acre property on the Northwest corner of Sweetwater Dr. and Silverbell Rd. As you know, that area is located near the last major wildlife corridor from the Tucson Mountains to the Santa Cruz River. For this reason, we want to proceed cautiously. I am sure you will agree that this area is very important, and a large part of its significance is in fact due to your own efforts in the establishment of the Sweetwater Preserve, which now provides outstanding connectivity between the lower Sweetwater Wash and preserved areas of the Tucson Mountains. We are concerned that a change in the comprehensive plan for your property might provide a precedent in the area, leading to difficulty in keeping undesirable development at bay in the critical areas of the existing broad wildlife corridor. We are also concerned that the hilly areas on your site might need to be leveled for a co-housing development, creating excessive damage. Given these various issues, the Board felt that support for a change in the comprehensive plan at this time is premature. We would like to study the issue further, and perhaps see a more detailed proposal for how your site might be developed before we could provide our support. We do understand that the last thing that you would want is a development that would be damaging, but we do feel that given the critical nature of this area, a variety of factors need to be considered before we could make a decision. We do hope you understand our caution.

Sincerely

Bob Gilby

President



May 14, 2015

Honorable Chair and Members

Pima County Board of Supervisors

130 W. Congress

Tucson, Arizona 85701

On behalf of Imagine Greater Tucson, I am writing in strong support of the adoption of Pima County's proposed Comprehensive Plan Update known as Pima Prospers. We find Pima Prospers substantially moves toward implementing the Regional Vision.

Imagine Greater Tucson (IGT) engaged the communities of metropolitan Tucson in a two year process to develop a regional vision for the area, to shape a future consistent with our shared values. Those shared values, 60 of them, addressed nine fundamental principles: accessibility, education excellence, environmental integrity, good governance, healthy communities, higher education, prosperity, quality neighborhoods and regional identity. The results in a nutshell showed people want change and people want choices, requirements to keep our next generations here and continuing to contribute to our economy, cultural diversity and vibrancy.

Bringing the vision to reality throughout the region focuses on five implementing components, and Pima Prospers to its credit addresses all of them, in some cases extensively:

- Decision Making and Regional Collaboration
- A Strong and Diverse Economy
- Quality Places and Neighborhood Choices
- Resource Conservation and the Natural Environment
- An Accessible Region

Pima Prospers recognizes and promotes the county's role in the region and in the Sun Corridor. It relies substantially on the regional vision and its principles, recognizing that due to the vastness of the unincorporated area of the County, the plan must also address the needs of rural and small town areas. A number of policies throughout the plan address regional collaboration or developing new concepts on a regional basis. This thought process is very definitely a step in the right direction, supportive of the regional vision.

The plan recognizes the coming changes in demographics of our communities noted in the IGT Regional Vision and elsewhere, and plans accordingly. This is not just a land use matter, but one that is addressed in a number of places in the plan, notably in the Health Element, Housing Element and Focused Development Investment Element. Aging in place and removing barriers to multi-generational communities are prime examples.

The plan promotes the concept of healthy communities to organize its goals, policies and implementation strategies. While creating healthy communities is also a core principle of Imagine Greater Tucson, Pima Prospers uses it to incorporate other IGT principles as well, such as economic prosperity, community design, accessibility and natural resource conservation.

The unincorporated county has the largest land mass invested in resource conservation and the natural environment, contributing to the environmental integrity of the county overall. The plan maintains and adds clarification on off-site mitigation to Pima County's Sonoran Desert Conservation Plan.

Lastly, we applaud the implementation program for Pima Prospers as county staff will work with citizen stakeholders and others to bring the plan to reality, as much as prudent budgeting will allow. IGT followed a three step process of "Talk, Think and Act"; with the adoption of Pima Prospers along with the region's adopted municipal plans and those plans currently in progress, we continue to move the Regional Vision forward toward implementation.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin Shambach". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.

Robin Shambach, AIA

Chair, Imagine Greater Tucson

Cc: C.H. Huckelberry, County Administrator

Robin Brigode, Clerk of the Board

Arlan Colton, Planning Director



**Southern Arizona
Home Builders
Association**

2840 N. Country Club Road
Tucson, Arizona 85716
Phone: (520) 795-5114
Fax: (520) 326-8665
Web: www.sahba.org

President
David M. Godlewski

2015 Executive Officers

Chairman
Josh Robinson
Mattamy Homes

1st Vice Chairman
Amy McReynolds
KB Home

Immediate Past Chairman
Mike Leung
Red Point Development

Affiliated With



May 14, 2015

The Honorable Sharon Bronson
Chair, Pima County Board of Supervisors
130 W. Congress St., 11th Floor
Tucson, AZ 85701

Dear Chairwoman Bronson,

SAHBA appreciates the time and effort put forth in crafting *Pima Prospers*. Furthermore, we appreciate the outreach of Mr. Colton, and staff, to the building industry as well as the opportunity to provide comments throughout the process.

We share the County's interest in having a final product that potential employers, investors, and all residents can view and quickly determine that Pima County is committed to fostering an environment where businesses (including home builders) thrive and families succeed. Key to the success of Pima Prospers in achieving our community goals will require balanced, reasonable and realistic policies and implementation measures.

We are all very well aware that today in Pima County too many families struggle to make ends meet, too many businesses struggle to keep their doors open and owning a home is out of reach and undervalued. *Pima Prospers* should reflect that wealth creation, upward social mobility, and long-term prosperity begins with economic development, job creation and home ownership. It should also acknowledge the home building industry's role in achieving that and recognize the implications a document like *Pima Prospers* would have on making, or not making, it a reality.

While there have been many changes based on feedback from SAHBA and our members, we believe the document can be further enhanced prior to adoption. We believe by incorporating our suggestions found below, *Pima Prospers* would better align our collective goals and values while simultaneously providing the necessary framework to move Pima County forward towards a prosperous future for everyone.

Consider the Impacts: *Pima Prospers* consists of many policy objectives that, when implemented in the form of ordinances, guidelines, standards and/or conditions of rezoning for new development, will impose additional constraints on land development and home construction further diminishing housing affordability and prospects of owning a home. Therefore, in light of the current housing market, we ask that implementation measures of *Pima Prospers* which increase housing costs only be implemented once we reach a level of 3,500 single family residential permits per year in unincorporated Pima County.

While it may not be practical to require a cost benefit analysis for every goal, policy or implementation measure, we recommend the County do so where feasible and encourage staff to consider costs as new development is being asked to comply. It is imperative *Pima Prospers* recognizes that in our current (and foreseeable) economic climate, any additional costs must appropriately balance

against community desires and our resident's ability to pay. Further, we suggest where there may be additional costs imposed that incentives or flexibility are offered as an off-set.

Maximize the Utility of Land: We are concerned that Chapter 3 *Use of Land* in particular puts development projects at a substantial competitive disadvantage in the market, results in increased costs and leads to diminished land value. The goal of *Pima Prospers* should be to guide and facilitate and maximize the use of land for economic development and affordable housing. Chapter 3 should support and advance regional efforts to attract economic development by balancing land use objectives and conservation with promoting the use of land to achieve various other economic and social initiatives outlined in the Plan and in other county efforts.

- A) How Much Open Space is Enough?** While we assume this is simply a non-starter, it must be reiterated that the taking of on-site private land, which does not contribute to the economic vitality of the project and only indirectly to the overall community, continues to be problematic for the recovery of the building industry and a hindrance to our economy.

The sheer amount of acreage of open space requirements creates situations where it's not proportional to what's necessary for a viable project and questionable for environment protection. How much on-site open space is needed to support a premium value for the real estate? Is 66.6%, 80%, 95% really necessary?

At least one reasonable implementation measure we propose adding in Section 3.4 would be: *As threatened or endangered species are delisted, or candidate species are determined not to warrant protections, the CLS map and policies will be revised to remove the open-space requirements or land use restrictions that were put in place for the species and habitat in the formation of the map and policies.* In other words, if protections were put in place for species that no longer warrant that protection, the associated land use restrictions should be reduced.

- B) Allow for Flexibility:** SAHBA recommends allowing for adding flexibility into the policies will signal to the development community what the County's desires are without establishing mandates. For example:

1. Section 3.1 Goal #1 Policy 8-Change REQUIRE to ENCOURAGE
2. Section 3.1 Goal #1 Policy 2-Add WHERE FEASIBLE AND COST EFFECTIVE
3. Section 3.1 Goal #1 Policy 2 D. Add WHERE FEASIBLE AND COST EFFECTIVE
4. Section 3.1 Goal #1 Policy 11-Add AND FEASIBLE
5. Section 3.1 Goal #1 Policy 18-Add ENTITLED BUT NOT CONSTRUCTED and OR OTHER TURF INTENSIVE USES.
6. Section 3.2 Goal #1 Policy 3 A. Add UPON WHOM THE EXPECTATION AND COST OF IMPLEMENTATION MAY BE PLACED.
7. Section 3.2 Goal #1 Policy 3 A.2-Add WHERE FEASIBLE AND COST EFFECTIVE
8. Section 3.2 Goal #2 Policy 2-Add WHEN FEASIBLE AND COST EFFECTIVE IN ACCORDANCE WITH AZ REVISED STATUTE.

C) Reconsider Previously Rejected Comments:

1. Section 3.2, Goal #1: ADDITIONAL POLICY: *Encourage expanding the community and integrating population growth, job growth and expansion of the tax base to support our unique regional identity and provide the necessary funds for making investments with our community values.*
2. Section 3.2, Goal #1: ADDITIONAL POLICY #14 *Increase and maximize employment opportunities and growth of area median income as a component of quality of life.*
3. Section 3.2, Goal #5, Policy 2: ADDITIONAL IMPLEMENTATION MEASURE *Provide for conveniently located mix of residential housing and neighborhoods.*
4. Section 3.4, Goal #1, Policy 3 E): ADD *or with an in lieu agreement.*
5. Section 3.4, Goal #1, Policy #10 ADD *or corrections to the original map are supported by best available regional science.*

It is our hope the final version of *Pima Prospers* serves as the building block to foster the climate necessary to achieving Pima County's numerous social, economic and environmental goals. Ensuring current and future employees in Pima County are more easily able to obtain housing will only further enhance efforts to attract economic development and primary job employers.

Sincerely,



David Godlewski, President
Southern Arizona Home Builders Association

cc: Honorable Board of Supervisors, Mr. Chuck Huckelberry, Mr. Arlan Colton

May 3, 2015

Arlan Colton, FAICP
Planning Director
Pima County Planning Services Department
Tucson, AZ 85701

Dear Mr. Colton,

We write concerning IR-21 in opposition to the land use designation that has been recommended to the Pima County Board of Supervisors by the Planning and Zoning Commission.

Our Pomelo-Los Altos neighborhood is a custom home residential area near Casas Adobes that is located west of Oracle Road and north of Orange Grove Road with homes generally valued between \$400,000 and \$1 million. The zoning of our neighborhood, including the parcels referenced in IR-21, is CR-1, which dates from 1953 and requires single family residences on lots of .83 acres or more. All development since then has been consistent with that zoning, including some 30 custom homes built starting in 1999 to current construction, and several older homes that have undergone extensive expansion in very recent years.

In 1992 when land use designations were first instituted, eight acres of vacant neighborhood land on the northeast corner of Orange Grove Road and Pomelo Drive were inexplicably designated MIU (medium intensity urban). That incongruent plan designation, which allows up to 13 residences per acre, allowing apartment-type development, was unknown to residents of our neighborhood until the current Pima Prospers planning process brought that inconsistency to light. In September, 2014, The Pima Prospers staff, in order to bring the plan designation into harmony with the zoning, recommended the appropriate plan designation of LIU-1.2 (low intensity urban), consistent with the CR-1 zoning and in keeping with the surrounding neighborhood.

The property owner of this vacant land seeks to maintain the higher density designation for the majority of the land which abuts and, in one case, surrounds existing homes on large (acre +/-) lots. The desire for this higher density designation can only be for the purpose of facilitating a future change to higher density zoning allowing higher density development which would be devastating to residential owners, property values, neighborhood safety, and the quality of life that makes the existing neighborhood so desirable and the living here so enjoyable. The attendant negative impact on property values would also result in lower property tax revenue to Pima County from resident taxpayers.

For all these and many other reasons, we unanimously request assignment of the appropriate LIU-1.2 plan designation to the entire IR-21 land parcel and urge you to take the appropriate action needed to do so.

Sincerely yours,

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