




MEMORANDUM

DATE: September 13, 2018

TO: Honorable Board of Supervisors

FROM: Chris Poirier, Deputy Director 

SUBJECT: Additional Information for the Board of Supervisors Meeting of September 18, 2018, Agenda Item #24, P18SP00001 Foothills Mall Specific Plan

Super Majority Calculations:

The attached maps demonstrate the calculation for a super majority vote before the Board of Supervisors. As of September 13, 2018, staff has received 27 written comments, 13 written comments in support, 11 written comments from individuals that support the redevelopment of the mall, but do not support the proposed 10-story height, and three written comments in opposition to the request. Written opposition within 300 feet represents 0% by number of owners and 0% by area of ownership which does not require a super majority vote by the Board of Supervisors. The attached maps also indicate the locations and proximity to the proposed Specific Plan for all letters containing sufficient information for mapping. The written comments are located between 1,000 feet to 2 ½ miles away. **There is no super majority vote requirement for action by the Board of Supervisors.**

Proposed Connectivity to the Chuck Huckelberry Loop:

The proposed Specific Plan is in close proximity to the Chuck Huckelberry Loop; as such, the connection from the Foothills Mall to the loop is essential. Connecting the Foothills Mall to the loop will provide additional pedestrian and bicycle access to the planned entertainment and retail destination. Several options were explored to determine the best route from the mall to the loop. The acceptable route begins on the west side of the Foothills Mall through the Carmack Wash traveling west. The route will then go north along Mona Lisa Road and travel west through the Northwest Community Park and connect to the loop at the Canada Del Oro Wash. Staff requests that the following condition be included should the Board of Supervisors decide to approve the request;

“Owner shall enter into a Development Agreement with Pima County within 6 months of the Board of Supervisors approval of the Specific Plan that will establish the Owner and County working collaboratively to construct a connection between the Loop and the Property (the “Loop Connection”). The Development Agreement shall establish the location of the Loop Connection, which is currently contemplated along the Carmack Wash

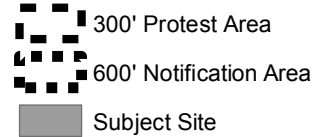
west of the Property, southwest to Mona Lisa, then north to the Northwest Community Park entrance and via a new pathway to the corner of Magee and Shannon. Owners shall work with the County to coordinate the plan, design and construction of the Loop Connection to establish a Loop Connection in the most cost-efficient manner. Owner shall contribute a proportional fair share to construct the Loop Connection, which fair share shall be contributed at the time that 100 residential or hospitality units, or a minimum of 125,000 square feet of office space are developed.”

P18SP00001 FHM PARTNERS LLC - FOOTHILLS MALL SPECIFIC PLAN

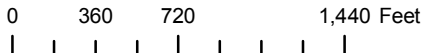
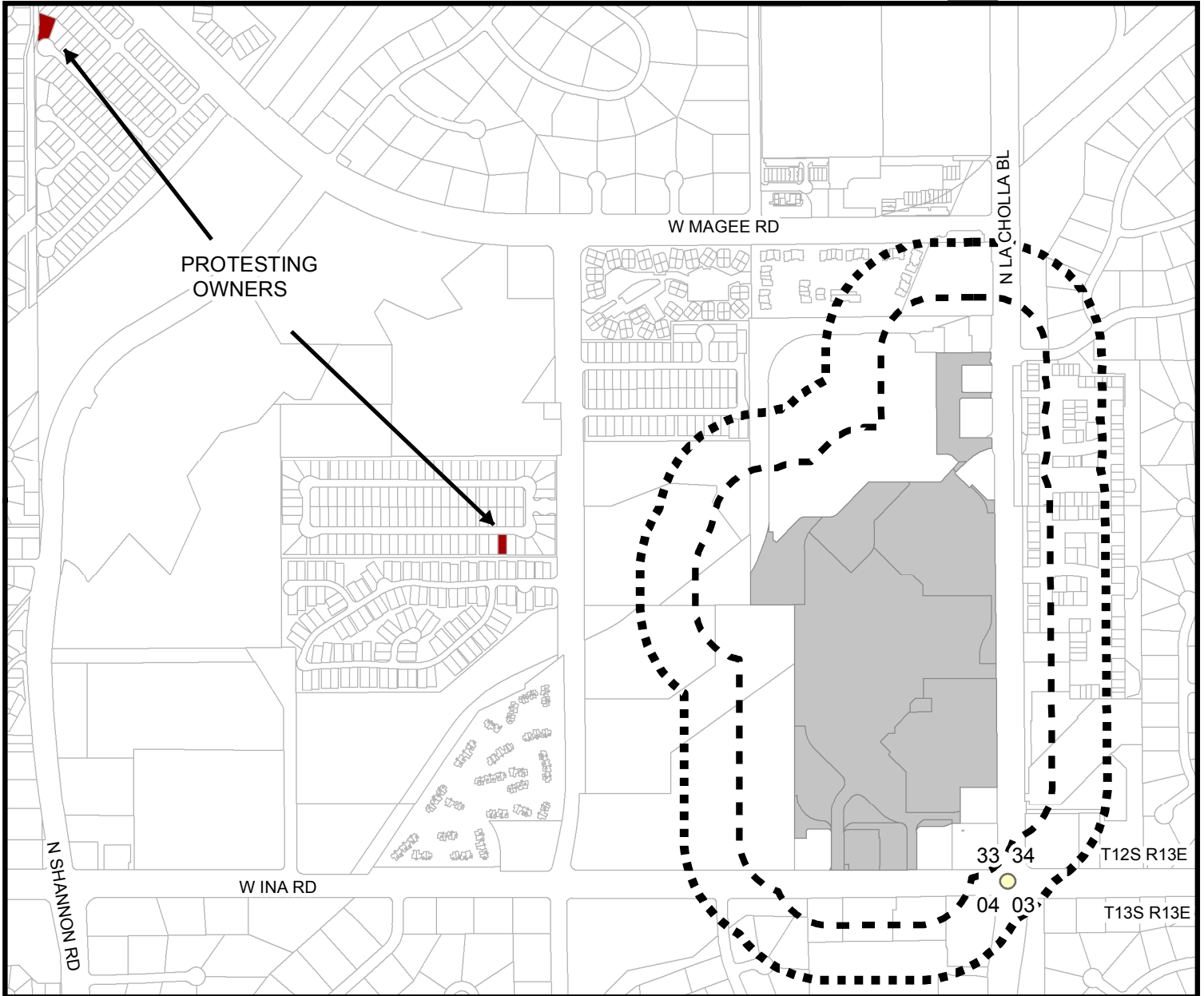
Protest Calcs within 300'

Protest by Area: 0% or 0.0 acres

Protest by Owner: 0% or 0



(2 Protests not within 300' protest area or 600' notification area)



Area of proposed rezoning from CB-1 & CB-2 to SP



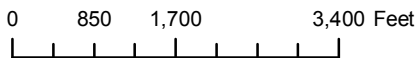
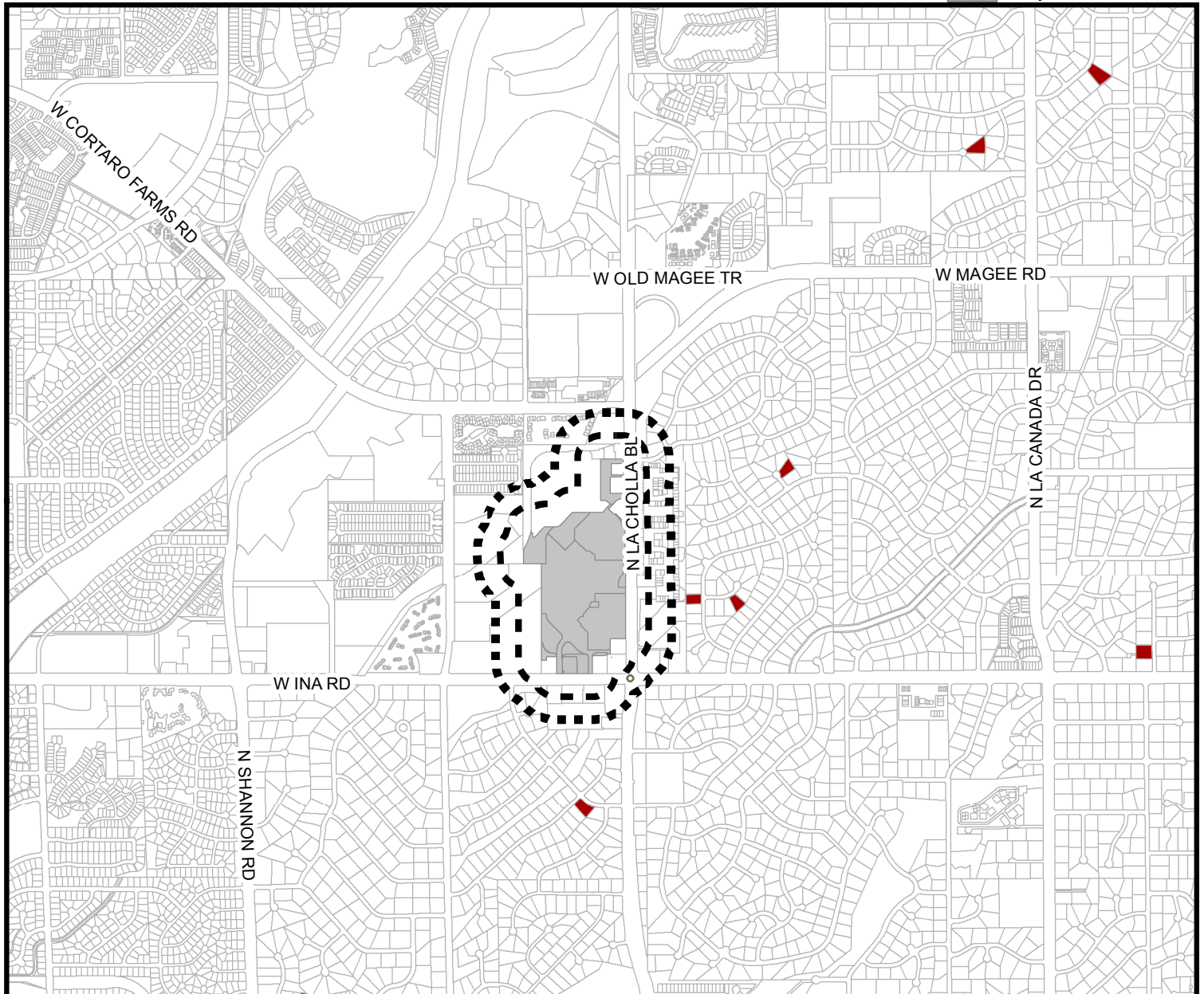
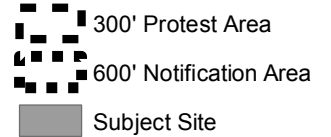
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

	Tax Code(s): 225-43-018Q, 225-44-315A, 316B, 316C, 317D, 318B, 319A, 319D, 320A, 320B, 320C, 321D, 321E, 321F, 321G, 321H, 321J, 322B, 323B, 324A, 324C, 324D		
	PIMA COUNTY COMPREHENSIVE PLAN C07-13-10		
	Planning & Zoning Hearing: 08/8/18	Board of Supervisors Hearing: 9/18/18	
	Base Map(s): 76, 115	Map Scale: 1:10,000	

P18SP0001 FHM PARTNERS LLC - FOOTHILLS MALL SPECIFIC PLAN

Letter of Concern or Height Restriction Concern

7 of 10 letters nearest to the site



Area of proposed rezoning from CB-1 & CB-2 to SP

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION



Tax Code(s): 225-43-018Q, 225-44-315A, 316B, 316C, 317D, 318B, 319A, 319D, 320A, 320B, 320C, 321D, 321E, 321F, 321G, 321H, 321J, 322B, 323B, 324A, 324C, 324D

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 08/8/18

Board of Supervisors Hearing: 9/18/18

Base Map(s): 76, 115

Map Scale: 1:24,000

Map Date: 09/11/2018

