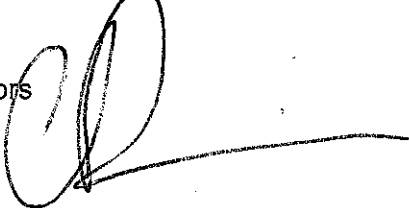




MEMORANDUM

DATE: October 15, 2018

TO: Honorable Board of Supervisors

FROM: Chris Poirier, Deputy Director 

SUBJECT: Additional Information for the Board of Supervisors Meeting of November 16, 2018, Agenda Item #29 (P18CA00003, Harbour Trust) and #30 (P18CA00004, Quest Land Group/Northwest Bible Church)

Attached are the correspondence received in response to this application as of October 15, 2018. Three items are attached, one from the representative, and two are from one property owner adjacent to this project.

Thomas Coyle

From: JIM PORTNER <jportner@projectsintl.com>
Sent: Friday, October 12, 2018 9:52 AM
To: Sandy Russell; District4; Supervisor Ally Miller (Home)
Cc: Thomas Coyle; Thomas Drzazgowski; Chris Poirier
Subject: Fwd: Comp Plan Amendments -- NWC La Cholla @ Overton Road

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

Hi Sandy, Supervisor Miller:

I just wanted to pass along the email exchange below between myself and Mr. Lakey regarding our comp plan amendments being heard by the Board next Tuesday. Sandy, you may recall John appearing at P&Z and being one of the more vocal opponents.

I reached out to him once more, just to again offer to meet or chat with him and to make sure he had the info on the Board of Sups meeting. After a few days, I received his email below. While he declined my offer, he gave a thoughtful response, indicating that he just prefers to see lower density development in this area.

He may still appear at BOS, but my guess is that he'll be a bit more reserved this time around.

I'm copying staff on this just to keep them in the loop as they prepare for next Tuesday.

Other than this response from Mr. Lakey, all has been quiet on my end. In my other neighbor interactions since P&Z, I sense a certain resignation having set in over the course of this process. They also understand that, even if we're approved at this stage, there's still the rezoning process ahead, where they'll be included again and given the opportunity for feedback on a detailed design.

Have a nice weekend.

jp

Jim Portner, Principal
Projects International Inc.
Street/Mail/Delivery Address:
10836 E. Armada Lane
Tucson, AZ 85749-9460
Cell Phone 520.850.0917
Office Fax 520.760.1950
Website www.projectsintl.com

Begin forwarded message:

From: John Lakey <jpj_plano@hotmail.com>
Subject: Re: Comp Plan Amendments -- NWC La Cholla @ Overton Road

Date: October 10, 2018 at 11:45:07 PM MST
To: JIM PORTNER <jportner@projectsintl.com>

Thanks for reaching out to me, Jim. I appreciate it.

This time around, unlike in August, I did receive the notice from the county about the BOS meeting next week. I also got a phone call and email from Planning and Zoning to make sure I wasn't overlooked this time.

I appreciate your offer to meet, but I really don't believe we have much to discuss. While the MLIU category for the southern property is a step in the right direction, I still believe it is too dense for this area. Things have certainly changed in the past 16 years since my wife and I built our home. At that time, the county specified grading limits on our 1.2 acre lot to preserve natural vegetation. Now subdivisions in this part of the county start with a complete elimination of all vegetation before building starts.

I know there is a push towards smaller lot sizes and increased density, but I simply disagree with the proponents who claim that it will make things better than they are currently.

John Lakey

From: JIM PORTNER <jportner@projectsintl.com>
Sent: Monday, October 8, 2018 11:09 AM
To: John Lakey
Subject: Comp Plan Amendments -- NWC La Cholla @ Overton Road

Good morning, John:

I'm just writing you because I know there were issues back in August with you not receiving prior mailings from me and the County on the comp plan amendment applications (P18CA00003 & 00004) at La Cholla/Overton. I wanted to make sure you got the information for next week's Board of Supervisors hearing in case you didn't receive the County's notice. Here's the meeting details:

Tuesday, October 16

130 W. Congress (Board of Supervisors chambers are on the first floor lobby level).

Meeting begins at 9:00 AM.

They always have other business at the start of the meeting. It is unlikely that our items will come up before 10:00 AM and could be as late as noon, depending on how much time they take on prior business.

You need to fill out a speaker card if you would like to speak. They're on the table as soon as you walk into the chambers.

I am happy to meet with you at your home this week or chat via phone/email if you would like to. Cell phone 520.850.0917.

This is a difficult process, I know. A growing community like ours is always having to deal with the placement of new and denser growth next to established, lower-density residential.

I've worked on many such projects. It's been my experience that things can work out satisfactorily for all concerned if all involved deal with each other in a good-faith and reasonable fashion. I promise to do that if we're allowed to get to the rezoning stage, where we can look at specific ways (such as setbacks, height limitations, etc.) by which we can respect your interests.

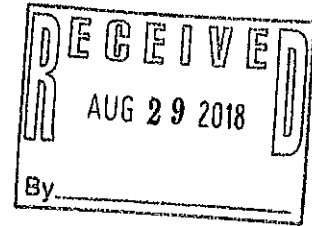
As far as next Tuesday's hearing, County staff will present the Planning & Zoning Commission's recommendation for a lesser density category (*Medium-Low Intensity Urban; MLIU*) on the southern property. I will express my acceptance and support of that modification.

jp

Jim Portner, Principal
Projects International Inc.
Street/Mail/Delivery Address:
10836 E. Armada Lane
Tucson, AZ 85749-9460
Cell Phone 520.850.0917
Office Fax 520.760.1950
Website www.projectsintl.com

26 August 2018

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



and;

The Clerk of the Board of Supervisors

ATTENTION: Planning and Zoning Commission
The Board of Supervisors

RE: P18CA00003 Harbour Trust, ET AL - N. La Cholla Boulevard Plan Amendment
(and secondary P18CA00004 Quest Land Group N La Cholla Plan Amendment)

Dear Planning Division and Supervisors,

As the owners of the property (Parcel #225-04-003E) immediately adjacent to the subject 22.5 acre Harbour parcel which is being requested for change s an Amendment to the Pima County Comprehensive Plan, and for subsequent Rezoning (by proxy), please find that we are STRONGLY OPPOSED to the proposed change from;

Low Intensity Urban (LIU 0.3) and 0.3 Residences/Acre (R/AC) with SR (Suburban Ranch) Zoning, to;

Medium Intensity Urban (MIU) and 5 to 13 R/AC density and CR-2 or 3 Zoning or possibly for garden apartments, or non-residential use such as offices, medical offices and hotels.

Amongst many, we are opposed to the requested change for the following reasons;

1.0 The Pima County Comprehensive Plan (Pima Prospers) including the subject area was very recently completed and did not include the land use designation for the proposed change for a variety of reasons, nor was it actively pursued by the proponent(s). To propose such a change at this juncture negates the planning process, the public involvement and input which occurred, and the finalized plan which was developed.

2.0 An amendment or change to the plan for this area is effectively rezoning by proxy, from SR with a minimum lot size of 3.31 acre, to CR-2 or 3 with a minimum lot size of 0.37 or 0.19 acre. If an amendment to the plan is approved, rezoning will subsequently be approved at some point in the future.

3.0 In the case of Harbour Trust, the change is being proposed by an out of state resident who has no interest in the property, the community or environment other than from the standpoint of a real estate transaction.

4.0 We contend that a change and related subsequent *MIU* based density/development would reduce our property value and marketability, as well as that of other property owners in the affected area.

5.0 Such a change and the development which would occur subsequently, will negatively effect our view shed, greatly increase noise, emissions, vehicle traffic and congestion in the area, particularly during construction.

6.0 Such a change would almost certainly require re-establishment of La Cresta Road in front of our home, which currently dead ends and was created by Pima County's abandonment of the portion of La Cresta Road on the proponent's property, thereby greatly increasing both traffic and noise.

7.0 With respect to P18CA00003, such a change appears to have grossly insufficient N.O.S. as proposed, and the small area that exists is arranged in such a manner that it is ineffectual. The N.O.S. in this request appears to exist as a fractional part of a larger, combined development in conjunction with P18CA00004 Quest Land Group N La Cholla Plan Amendment application (to which we are also opposed), and would not stand on its own. The cumulative impact of the two applications should be considered together (please see attached mailings from Projects International Inc, which are misleading).

8.0 Such a change would significantly affect the drainage in the area itself due to its density, as well as alter the course of drainage waters from outlying catchment area, which would likely result in the inundation of a significant portion of the 2 acre length of our property on the east which borders the Harbour property.

9.0 Such a change would substantially eliminate the habitat of the many raptors in the immediate area, including various hawks, large owls, burrowing owls, screech owls and Gila monsters, all of which inhabit our property on a regular basis additional to quail, roadrunner, doves, woodpecker, hummingbirds and songbirds, as well as a number of larger animals such as deer, javelina and coyote, affecting their travel corridor.

10.0 Such a change would substantially eliminate the abundant flora which exists on the property including the many cacti and some large Saguaro, Ironwood, Palo Verde and mesquite.

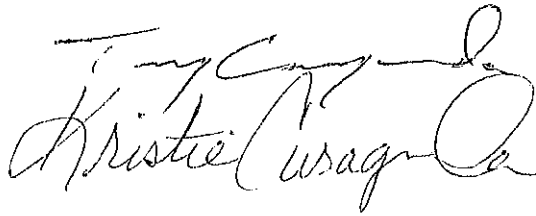
We purchased our home near the height of the market boom in 2005, and did so because of the general planning and zoning which existed at the time, in couple with the lot size, views, N.O.S., fauna and flora which are found on our property and in the area. We have been loyal tax payers, and the requested change would create substantial impact to us and the environment. We might pose the question as to how the Planning Commission Members or Supervisors would view such a change if this were to occur next door to them?

The Pima Prospers plan was recently completed and is very well done. Many factors including land use and urban density were considered during its completion, and there is no compelling reason to change. Going forward we plan to speak with affected property owners in the area as we're certain many of them will agree that we need to "STICK WITH THE PLAN".

Again, please find that we are STRONGLY OPPOSED to the requested change to Pima Prospers, along with the subsequent rezoning which will occur, and respectfully request that you deny this application. Thank you for your consideration.

Best regards,

Tony and Kristie Casagrande
2222 W La Cresta Road
Tucson, AZ 85742

Handwritten signatures of Tony and Kristie Casagrande. The signature for Tony is written above the signature for Kristie. Both signatures are in cursive and appear to be in black ink.

21 August 2018

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

and;

The Clerk of the Board of Supervisors

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The Board of Supervisors

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Medium Intensity Urban (MIU) with a density of 3.5 RAC / and CR-2 or 3 Zoning or possibly for garden apartments, or non-residential use such as offices, medical offices and hotels.

Amongst other reasons, we are opposed to the proposed change for the following;

1.0 The Pima County Comprehensive Plan (Pima Prospers) including the subject area was very recently completed and did not include the proposed change, nor was it actively pursued by the proponent. To propose such a change at this juncture negates the planning process, the public involvement and input which occurred, and the finalized plan which was developed.

2.0 An amendment or change to the plan for this area is effectively rezoning by proxy, from SR with a minimum lot size of 3.31 acre to CR-2 or 3 with a minimum lot size of 0.37 or 0.19 acre. If an amendment to the plan is approved, rezoning will subsequently be approved.

3.0 The change is being proposed by an out of state resident who has no real interest in the property, the community or county other than from a commercial standpoint.

4.0 Such a change and related *MIU* based development will substantially reduce our property value, as well as that of other adjacent property owners and those in the affected area.

5.0 Such a change and the development which will occur subsequently, will negatively effect our view shed, greatly increase noise, emissions, vehicle traffic and congestion in the area, particularly during construction.

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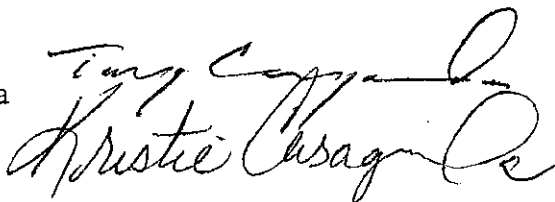
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Best regards,

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PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

10836 E. Armada Lane
Tucson, Arizona 85749-9460
520-850-0917
jportner@projectsintl.com
www.projectsintl.com

July 27, 2018

Tony & Kristie Casagrande
2222 W. La Cresta Road
Tucson, AZ 85742

**RE: Proposed Amendments to the Pima County Comprehensive Plan
52 Acres at the Northwest Corner of La Cholla Boulevard @ Overton Road**

Dear Mr. & Ms. Casagrande:

I'm sending you this letter because you own property nearby or adjacent to requests we have filed with Pima County to amend its Comprehensive Plan (now known formally as "Pima Prospers"). These requests pertain to fifty-two total acres of vacant property located at the northwest corner of La Cholla Boulevard and Overton Road. Enclosed you'll find an exhibit that provides more detail.

I'm writing to ask to meet with you personally, at your convenience, to discuss this application and answer whatever questions you might have. I am doing so because you are one of the neighbors in closest proximity to our property. I am happy to meet wherever you'd like or come to your home. I do not have your phone number or email address, so I would ask that you please contact me to arrange a meeting. My personal cell phone number is 850.0917 and my email is jportner@projectsintl.com. If you are unable or not interested in meeting, feel free to call or email me and I will respond promptly.

Please recognize that a request to amend the Comprehensive Plan is NOT a rezoning application. It will not change the property's underlying zoning, which would remain its current SR (Suburban Ranch). Any request to actually change the zoning of the property would occur via a wholly separate public process, one wherein a detailed development proposal is brought forth by the applicant and where you would be fully notified, invited to a formal neighborhood meeting, and be given the opportunity to express your input at public hearings before the Planning & Zoning Commission and the Board of Supervisors.

The comprehensive plan amendment process, on the other hand, is a conceptual exercise that examines overall land-use trends in an area and takes into account changing conditions, such as emerging transportation corridors. To that point, the segment of La Cholla Boulevard north of Overton Road will soon be reconstructed to a major four-lane divided arterial street by the Town of Oro Valley. It will have concrete curbs, sidewalks, a landscaped median, and striped bike lanes from Overton Road all the way northward to Tangerine Road. Upon completion, the new street will be identical to the roadway already in place south of Overton Road.

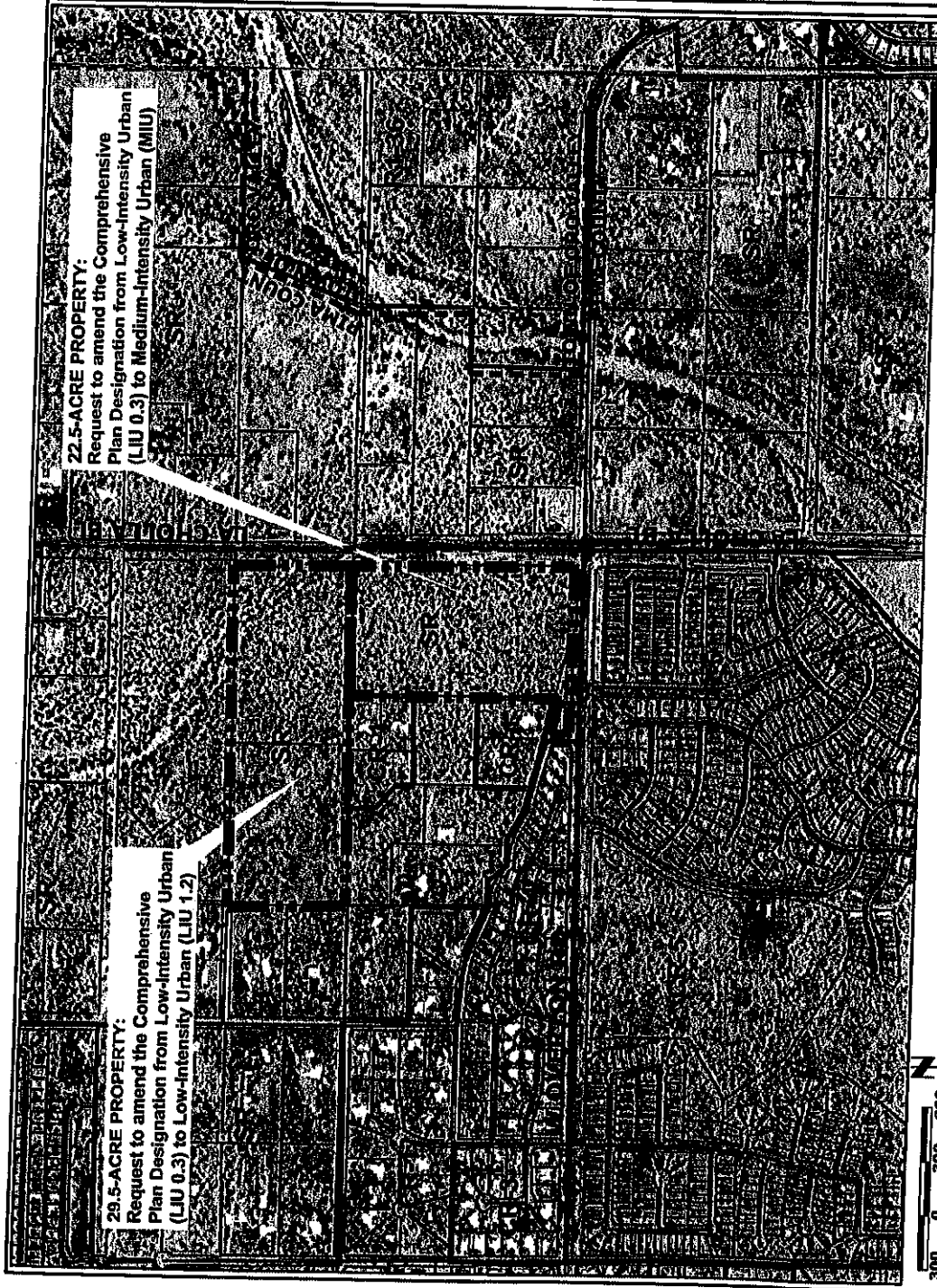
With this imminent La Cholla Boulevard expansion in mind, we believe it is appropriate that the properties in question be redesignated by Pima Prospers from their current *Low Intensity Urban (LIU 0.3)* category to a combination of *Low Intensity Urban (LIU 1.2)* and *Medium Intensity Urban (MIU)*.

In terms of process, you will be receiving formal notices from Pima County sometime in the middle of August, providing you with information about a public hearing that will occur on August 29 before the County's Planning & Zoning Commission. I'll also be doing a second informational mailing, which you will receive just prior to receiving the County's notice. My second mailing will also include individuals living farther away from our property. This initial mailing was only for those, like yourselves, who reside in closer proximity.

I look forward to meeting with or hearing from you.

Sincerely,
PROJECTS INTERNATIONAL, INC.

Jim Portner, Principal



LEGEND

Boundary of Subject Comprehensive Plan Amendment Request

Town/County Limits

Existing Zoning, typ.

CR-4

Imminent 4-lane divided roadway improvements with median, sidewalks and multi-use lanes by Town of Oro Valley. See Note #3, below.

ZONING NOTE:

THE UNDERLYING ZONING (SR) WILL NOT CHANGE WITH ANY AMENDMENT TO THE COMPREHENSIVE PLAN. ANY REQUEST TO CHANGE THE ZONING OF THESE PROPERTIES WOULD REQUIRE A SEPARATE APPLICATION AND PUBLIC PROCESS, OF WHICH YOU WOULD BE INFORMED AND NOTIFIED TO PARTICIPATE.

SUPPLEMENTAL NOTES:

1. The Subject Property is vacant, undeveloped property located at the northern reach of an urbanizing residential corridor.
2. Existing 4-lane divided roadway improvements are in place on La Cholla Boulevard up to Overton Road.
3. Town of Oro Valley to construct continuation of 4-lane divided roadway cross-section, from Overton Road to Tangerine Road, per Project No. OV-30-04/05-26. Completion of construction Year 2020.

SURROUNDING LAND-USE AND EXISTING URBANIZATION

COMPREHENSIVE PLAN AMENDMENT REQUEST: Low Intensity Urban 0.3 to Low Intensity Urban 1.2 and Medium Intensity Urban

GRS
LANDSCAPE ARCHITECTS, LLC

PROJECTS INTERNATIONAL, Inc.
STRATEGIC GUIDANCE
ENVIRONMENTAL PROCESSING
LOCAL ADVOCACY & COUNSEL





PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

10830 - Avenida Linea
Scottsdale, Arizona 85242-4200
520-850-0917
jportner@projectsintl.com
www.projectsintl.com

TO: Nearby Property Owners
FROM: Jim Portner, Projects International, Inc.
DATE: August 6, 2018
RE: Requests to Amend the Pima County Comprehensive Plan
52 Acres at the Northwest Corner of La Cholla Boulevard @ Overton Road

I'm sending you this packet of information because the Pima County Assessor lists you as the owner of property that is located within 500' of requests we have filed to amend the Pima County Comprehensive Plan (now known formally as "Pima Prospers"). These requests pertain to a total of fifty-two acres of vacant property located at the northwest corner of La Cholla Boulevard @ Overton Road. I am the project manager for these applications, which have been submitted on behalf of the property owners.

Please recognize that a request to amend the Comprehensive Plan is NOT a rezoning application. It will not change the property's underlying zoning, which would remain its current SR (Suburban Ranch). Any request to actually change the zoning of the property would occur via a wholly separate public process, one wherein a detailed development proposal is brought forth by the applicant and where you would be fully notified, invited to a formal neighborhood meeting, and be given the opportunity to express your input at public hearings before the Planning & Zoning Commission and the Board of Supervisors.

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With this imminent La Cholla Boulevard expansion in mind, we believe it is appropriate that the properties in question be redesignated by Pima Prospers from their current *Low Intensity Urban (LIU 0.3)* category to a combination of *Low Intensity Urban (LIU 1.2)* and *Medium Intensity Urban (MIU)*.

The purpose of this mailing is to simply provide you with an information packet on these plan amendment requests and to offer you my name and contact information for any questions or comments you may have. Enclosed you will find the following informational materials:

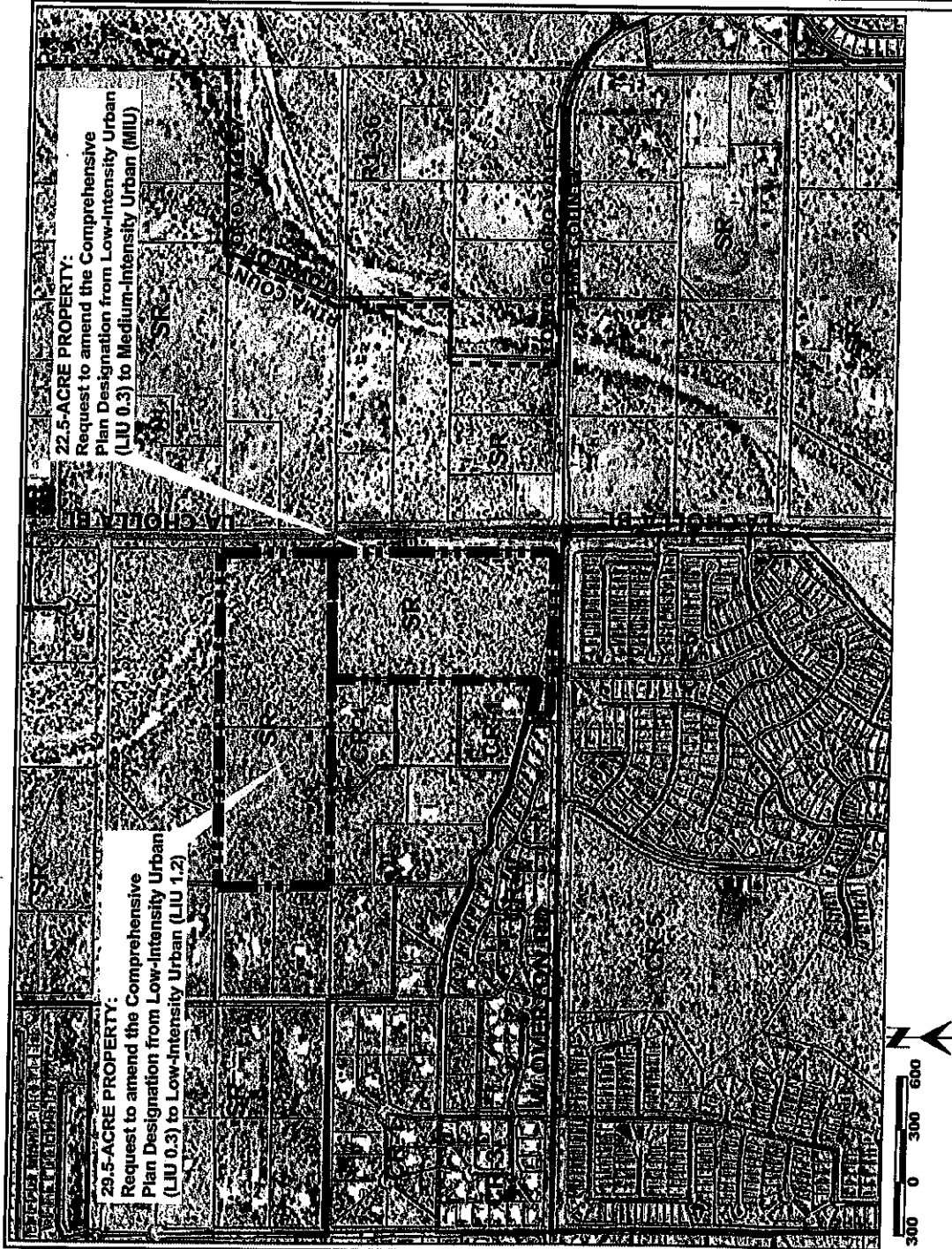
- An exhibit showing both of the plan amendment applications (a 29.5-acre site and a 22.5-acre site) and the surrounding context of the properties.
- A Fact & Information Sheet describing the major points of the amendment requests
- A conceptual Framework Plan for each application, describing the generalized land-use components as we envision them on each property. Please note that an actual detailed development plan would not be provided until the time of a future rezoning application.

A public hearing on this item will be held before the Planning & Zoning Commission on August 29, 2018. A few days from now, you will receive a separate notice about that hearing directly from Pima County.

I encourage you to call or email me with any questions or comments you might have. My cell phone number is 520.850.0917 and my email is jportner@projectsintl.com. I will respond promptly. I am also happy to meet with you in person at your request and would be glad to come to your home, if you are in Tucson.

I look forward to hearing from you.

P.S. - This mailing has been sent to a list of surrounding property owners that was generated by Pima County using property-ownership information on file with the Pima County Assessor's Office. I apologize if the name or address information on your envelope is incorrect in any way.



LEGEND

Boundary of Subject Comprehensive Plan Amendment Request

Town/County Limits

Existing Zoning, typ.

CR-4

Imminent 4-lane divided roadway improvements with median, sidewalks and multi-use lanes by Town of Oro Valley. See Note #3, below.

ZONING NOTE:

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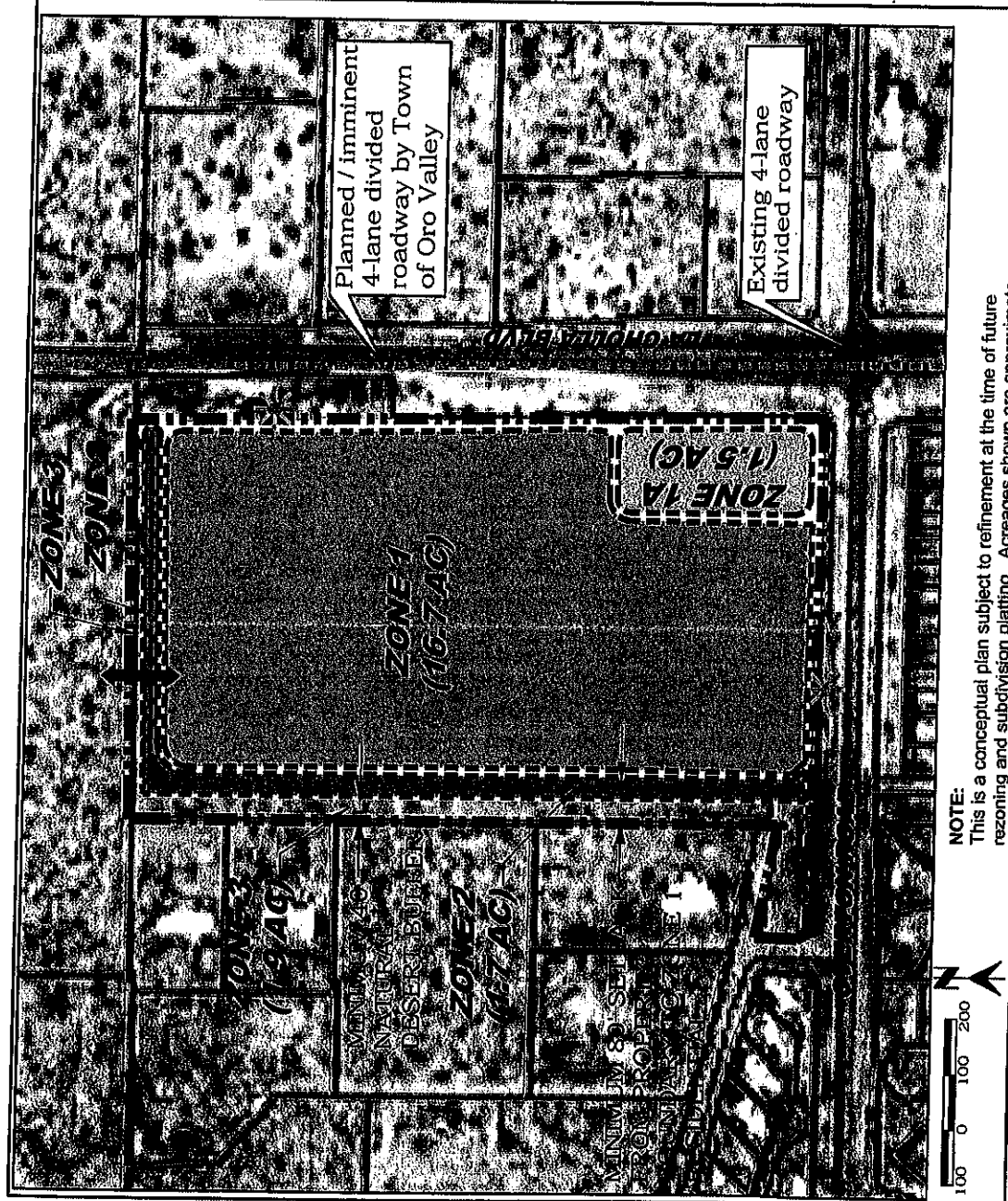
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SURROUNDING LAND-USE AND EXISTING URBANIZATION

COMPREHENSIVE PLAN AMENDMENT REQUEST: Low Intensity Urban 0.3 to Low Intensity Urban 1.2 and Medium Intensity Urban



PROJECTS INTERNATIONAL, Inc.
STRATEGIC PLANNING
ENVIRONMENTAL PROCESSING
LOCAL ADVISORY & COUNSEL



PROJECTS INTERNATIONAL, Inc.
STRATEGIC GUIDANCE
ENTITLEMENT PROPOSALS
LOCAL ADVICE & COUNSEL



COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU

Ownership Entity: Robert & Michelle Harbour Family Living Trust, et al.

FRAMEWORK PLAN

LEGEND

Boundary of Subject Comprehensive Plan Amendment Request



Vehicular Access to Public Street



Potential Vehicular/Pedestrian Connection to Adjacent Property

ZONE DESCRIPTIONS

Zone 1: Single-Family Residential Component. This area dedicated to detached single-family residential subdivision with a density range between 2.5 to 3.5 RAC. Final form, lot size and product type to be market-responsive at the time of future rezoning and development.

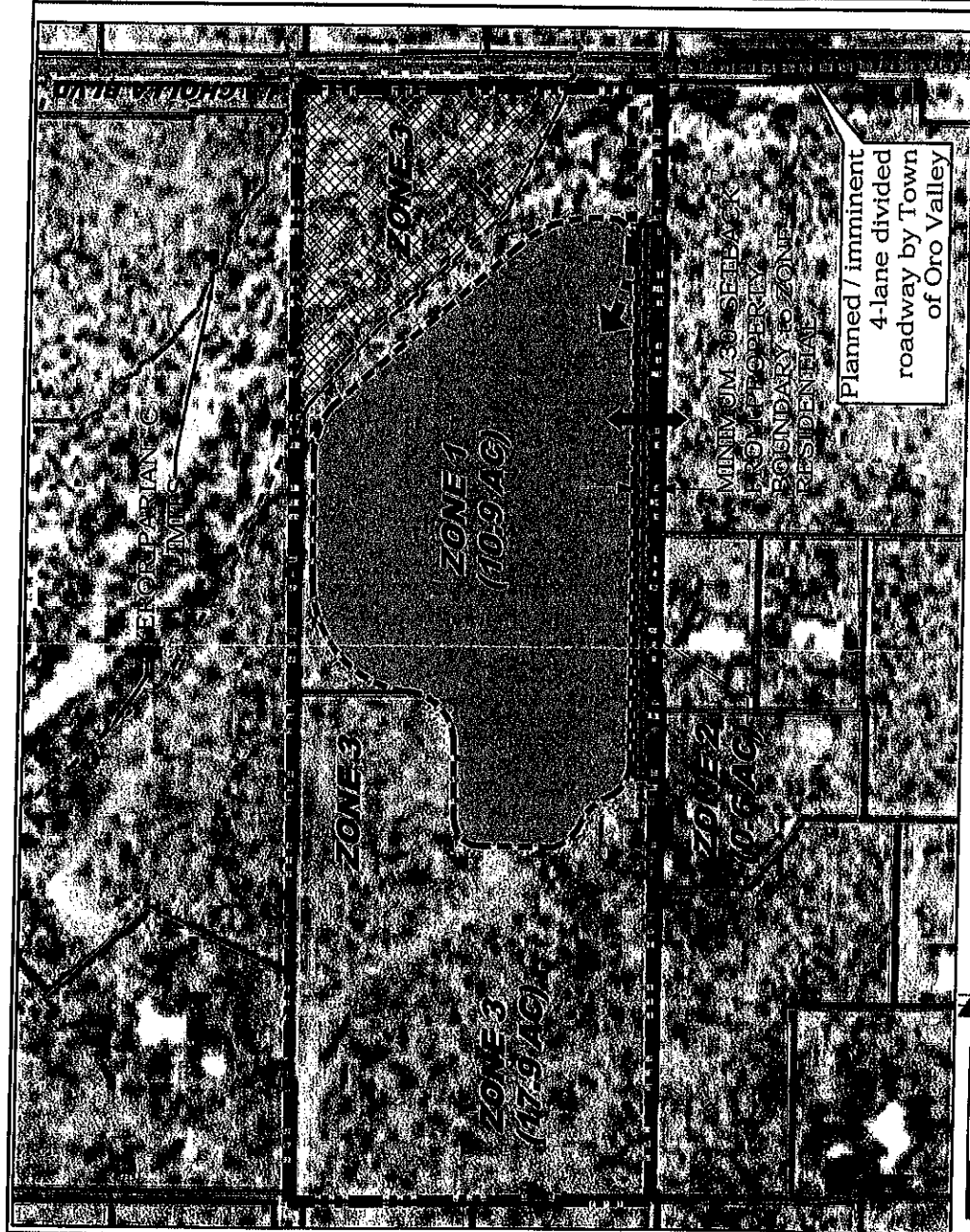
Zone 1A: Landscape Detention Basin. This area dedicated to a shallow earthen basin to collect and control stormwater run-off from the residential portion of Zone 1. The basin will be fully landscaped with salvaged plant specimens and new nursery stock so as to create an aesthetically pleasing and visually attractive statement at the immediate corner of the street intersection.

Zone 2: Landscaped and Natural Area to Buffer Adjacent Properties. This area will be a minimum of 40' in width and will be a combination of natural desert and graded/re-landscaped area for the purpose of providing additional separation and buffering (beyond Zone 3; see below) to protect adjacent properties. Particular emphasis is placed upon ensuring separation from those existing residences to the immediate west. The width of natural area versus graded & re-landscaped area within Zone 2 will vary depending upon site conditions and natural topography. The natural portion of Zone 2 will be part of the project's on-site contribution towards Conservation Lands System (CLS) compliance.

Zone 3: Natural Undisturbed Open Space to Buffer Adjacent Properties. This area will be a minimum of 40' in width and will be preserved as natural open space to protect and buffer adjacent properties. Particular emphasis is placed upon ensuring separation from those existing residences to the immediate west. This Zone 3, together with Zone 2 above, will provide for a minimum on-site buffer width of 80' from the property boundary to the edge of the Zone 1 residential area. All of Zone 3 will be part of the project's on-site mitigation towards overall CLS compliance.

GENERAL NOTES

1. Primary vehicular access to this site will occur via one street connection, respectively, to La Cholla Boulevard and Overton Road. Access points have been located in conjunction with the median openings provided on the four-lane roadway improvement plans for La Cholla Boulevard (Town of Oro Valley Project No. OV 30 0405 26). A secondary vehicular connection may be allowed between this property and the one to the immediate north.
2. Enhanced landscaped borders as provided herein will be provided wherever the proposed residential development abuts existing residential lots. Details of the buffering and mitigation measures adjacent to the existing residences will be determined at the time of final design and will be more fully described in the Site Analysis and Preliminary Development Plan (PDP) provided at the time of future rezoning.
3. Salvaged native desert tree and shrub specimens from the property will be transplanted into the project's perimeter landscaped buffer adjacent to the existing residences so as to achieve a mature character along the project edges as rapidly as possible.
4. Conservation Lands System (CLS) compliance to be accomplished with on-site set-aside areas; together with suitable off-site mitigation as approved by and in coordination with the Pima County Office of Sustainability & Conservation.



NOTE:
This is a conceptual plan subject to refinement at the time of future rezoning and subdivision platting. Acreages shown are approximate.

LEGEND

- Boundary of Subject Comprehensive Plan Amendment Request
- Limits of Xeroriparian "C" Regulated Habitat
- Project Entry Drive
- Potential Vehicular and Pedestrian Connection to Adjacent Property

ZONE DESCRIPTIONS

- Zone 1:** Single-Family Residential Component. This area dedicated to a detached single-family residential subdivision that will result in an overall site-wide density of less than 2.5 RAC. Final form, lot size and product type to be market-responsive at the time of future rezoning and development.
- Zone 2:** Landscaped & Natural Area to Buffer Adjacent Properties. This area will be a minimum of 30' in width and will be a combination of natural desert and graded/re-landscaped area for the purpose of providing separation and buffering of adjacent properties to the south. Particular emphasis is placed upon that portion of Zone 2 where the nearest existing residence abuts to the immediate south. This portion will receive the most intensive planting of salvaged and transplanted specimens. The overall respective width of natural area in Zone 2, versus graded & re-landscaped area, will vary depending upon site conditions and natural topography. The natural portion of Zone 2 will be part of the project's on-site contribution towards Conservation Lands System (CLS) compliance.
- Zone 3:** Natural Undisturbed Open Space. This area will satisfy the project's minimum 45% on-site open space requirement as prescribed within the LIU 1.2 comprehensive plan category. Zone 3 will also be part of the project's on-site mitigation towards overall CLS compliance.

GENERAL NOTES

- Overall residential gross density to be no more than 2.5 RAC, as allowed for under the LIU 1.2 designation, subject to the provision of a minimum 45% of the site as open space.
- Primary vehicular access to this site will occur via one point of street connection to La Cholla Boulevard. This access point has been located to best coordinate with the four-lane roadway improvement plans La Cholla Boulevard (Town of Oro Valley Project No. OV 30 0405 20).
- Salvaged native desert tree and shrub specimens from the property will be transplanted into the project's Zone 2 perimeter landscape buffer adjacent to the existing residences so as to achieve a mature character along this project edge as rapidly as possible. Details of the buffering and mitigation measures adjacent to the existing residences will be more fully described at the time of final design and will be detailed in the Site Analysis and Preliminary Development Plan (PDP) provided at time of future rezoning.
- Conservation Lands System (CLS) compliance to be accomplished with on-site set-aside areas, together with suitable off-site mitigation as approved by and in coordination with the Pima County Office of Sustainability & Conservation.
- No disturbance of the Xeroriparian "C" Regulated Habitat is proposed with this project.



PROJECTS INTERNATIONAL, Inc.
STRATEGIC GUIDANCE
ENTIREMENT PROCESSES
LOCAL ADVISORY & COUNSEL

COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU-0.3 to LIU-1.2

Ownership Entity: Northwest Bible Church & Quest Land Group, LLC

FRAMEWORK PLAN

Fact & Information Sheet

Requests to Amend the Pima County Comprehensive Plan ("Pima Prospers") NWC La Cholla Boulevard @ Overton Road

- **Property Location:** at the immediate northwest corner of the intersection of La Cholla Boulevard and Overton Road
- **Property Size:** 52 acres total, comprised of a 29.5-acre site and a 22.5-acre site.
- **Existing Use of the Property:** the properties are vacant.
- **Existing Comprehensive Plan Designation:** *Low Intensity Urban (LIU) 0.3*
- **Proposed/Requested Comprehensive Plan Designation:** a mixture of *Low Intensity Urban (LIU) 1.2* and *Medium Intensity Urban (MIU)*.
- **Existing Comprehensive Plan Designation of Adjacent Properties:** *Medium Intensity Urban (MIU)* to the south and southwest (The La Cholla Bluffs and Alta Mira Village residential subdivisions); *Low-Intensity Urban (LIU)* to the west, north and east.
- **Rationale for the Amendment Request:** the requested *Medium Intensity Urban (MIU)* and *Low-Intensity Urban (LIU) 1.2* designations are consistent with adopted Pima Prospers policies to intensify and densify Pima County's designated major transportation corridors. La Cholla Boulevard is one such corridor. La Cholla was recently improved to a four-lane divided roadway from Magee Road to Overton Road. The Town of Oro Valley is now extending this same four-lane divided cross-section all the way northward to Tangerine Road. These improvements clearly establish La Cholla Boulevard as a major transportation corridor and justify more intensive adjacent development.
- **Impact on Traffic, Drainage:** the plan-amendment process involves no specific design or plan of development for the sites. Furthermore, no actual development can occur on the properties until a wholly separate and future *Rezoning* process is undertaken, at which time a specific development plan and detailed project design is provided, together with all of the detailed engineering, drainage, and traffic analyses necessary to fully identify and address all pertinent impacts.
- **Public Process:** some time in mid-August, you will receive separate notices in the mail from Pima County on these plan amendment requests. A public hearing will be held on them before the Planning & Zoning Commission on August 29, 2018.
- **Contact Information:** please contact Jim Portner of Projects International, Inc. with any questions or comments you might have at cell phone 520.850.0917 or by way of email at jportner@projectsintl.com. I am also glad to meet with you personally, at your convenience, to discuss this request if you reside in Tucson.

This is an information/fact sheet prepared by Jim Portner of Projects International, Inc. on behalf of the property owners. It is intended to communicate the major points of these requests to amend the Pima County Comprehensive Plan. Further detail is contained in other elements of this information packet.

Summary of Neighborhood Outreach

Comprehensive Plan Amendment Case Nos. P18CA00003 & P18CA00004 Harbour Trust, et. al. & Quest Land Group, LLC/Northwest Bible Church 52 Acres at the NWC of La Cholla Boulevard & Overton Road

Neighborhood outreach was initiated with a series of introductory informational mailings, then followed-up with neighborhood meetings and individual meetings & interactions.

Informational Mailings

Mailing #1: Sent via first-class mail on July 27, 2018. This was a limited, advanced mailing to the twenty-one (21) property owners who directly abut the subject property and, as such, were viewed as the most directly impacted. The mailing contained a detailed explanatory cover letter, a color aerial photo annotated exhibit of the amendment requests, and a request to meet with them personally to discuss the request. Digital files of the mailing contents and its list of recipients were provided to County staff.

Mailing #2: Sent via first-class mail on August 7, 2018. This was a full mailing to the one hundred twenty-one (121) property owners within the public-notice area. While the County had established a notice area of 500', we used a 550' distance to construct our address list so as to ensure that we didn't miss anyone who might be on the borderline. The mailing contained a detailed explanatory cover letter, a Fact Sheet on the particulars of the amendment requests, along with three color exhibits that included Framework Plans for both of the subject properties. Digital files of the mailing contents and its list of recipients were provided to County staff.

Neighborhood Meetings

There are no (0) formal Neighborhood Associations registered with Pima County in the general surrounding area. Two (2) HOA's exist within the public notice area: 1) the Alta Mira Village Estates HOA (47 lots) zoned CR-4; and 2) the La Cholla Bluffs HOA (655 lots) zoned CR-5.

La Cholla Bluffs HOA: Direct contact with Association leadership was made through Rita Faulstich of Stratford Management, which manages the HOA on behalf of its Board of Directors. Our comprehensive plan amendment requests were added as an agenda item to the Board's scheduled monthly meeting. The meeting took place on the evening of Wednesday, August 15 at Beautiful Saviour Church (7570 N. Thornydale Road). In addition to Ms. Faulstich, the following Board members were present: President K.C. Currin, Secretary Richard Irwin, Treasurer Grazya Jablonski, and Vice-president Robert Ewens. I made a full presentation to the assembled Board, after which they asked a series of informational questions and also allowed questions from some of the residents in attendance. While the Board chose not to take a formal vote on the matter, they informed me verbally that they had no objections to the comprehensive plan amendment requests as long as multi-family apartments are not a part of the proposal. The Board feels that a new single-family residential community on the subject property is an acceptable and appropriate land use. They promised to work with us throughout any future rezoning process.

Alta Mira Village HOA: Direct contact with Association leadership was made through Daniel Castillo of Cadden Management, which manages the HOA on behalf of its Board of Directors. Discussions with the Association President, David Humphrey, then ensued via phone to confer upon the particulars of the comp plan amendment requests, define the type and character of the planned residential community, and detail the timing and public process attendant to a future

rezoning. Mr. Humphrey subsequently informed me that he had re-circulated our mailing materials to the entire HOA membership and had also discussed the comp plan requests with all of the other HOA Board Members so as to schedule a group meeting. The Board members each advised him, however, that they had no objection to the proposed comprehensive plan amendment requests and felt that no special Board meeting was warranted. Nonetheless, Mr. Humphrey and I subsequently had a 90-minute in-person meeting the afternoon of Wednesday, August 15 simply to review the materials one last time and to confirm their understanding of all matters. At the conclusion of the meeting, he officially informed me, on behalf of the HOA Board, that it had no objection to the requests and that it looked forward to working with us during the future rezoning process.

Individual Meetings and Supplemental Interactions

The following interactions with individuals also took place in response to my open invitation, extended to all property owners, to meet with them personally. The following interactions were completed via in-person meetings or telephonic/email discussions as described below.

Traci Maddox: Ms. Maddox owns a residence on unsubdivided property approximately 300' west of the subject properties and which does not abut it. We chatted via email and then met in person on August 6 to discuss all of the particulars of the plan amendment requests and to review the various exhibits together. She understood that there was no detailed plan for the future residential subdivision at this point, but was encouraged to see that perimeter buffers and natural-area set-asides would be part of the proposal. She closed the discussion by saying that, now having a more detailed understanding of things, she at least had less apprehension than she had originally possessed, and was somewhat resigned to the fact that development of the property would occur. She simply wants to know that it will be done well.

David Ellis: Mr. Ellis owns a residence on unsubdivided property located approximately 400' northwest of the subject sites and which does not abut them. We spoke on the phone for approximately 45 minutes and went over every aspect of the proposal. I also offered to meet in person, but he indicated that was not necessary. His primary interests were in the historic flooding that has occurred throughout the area from the Canada del Oro Wash and other existing drainages in the vicinity. He wanted to ensure that any new development understood this flooding history. He also spoke at length about the Town of Oro Valley and wanted to know if we were coordinating with them on an annexation. I stressed that we had no interest in annexation. He also spoke about Pima County's activities in the area in terms of acquiring properties for flood control purposes. In the end, he indicated he had expected that the subject properties would eventually be developed someday; he advised that I recognize and respect the sophistication of the surrounding property owners in any future rezoning process.

Clarence Roman & Anthony Rendon: Msrs. Roman and Rendon are neighbors who both own residences on unsubdivided lots that abut the subject site. We met on the property on Tuesday, August 14 and walked the subject site for approximately one hour to review field conditions and discuss their questions regarding drainage, views, and proximity of the future proposed residential subdivision. Their primary concerns pertained to ensuring that the

future project incorporated appropriate perimeter buffers, setbacks, and single-story restrictions so as to respect the existing adjacent residences and demonstrate a good-faith effort to protect their existing lifestyle and views to the east. I said that such considerations were common with infill development and promised that we would work closely with them during any future rezoning to address their concerns in a fair and reasonable fashion.

Elen Zank: Ms. Zank owns two residences on unsubdivided lots, one of which abuts the subject property and one of which is located approximately 700' to the west and is not abutting. We spoke for approximately 30 minutes. Her questions were general in nature, wanting to understand what we eventually hoped to build on the property and how the future rezoning process worked. I offered to meet in person, but she said that was not necessary. She indicated that she had expected for some time that the property would ultimately be developed, and wanted to make sure it was "done right". She asked to be kept informed of all matters going forward, and I agreed to do so as things proceeded.

Anthony Kadous: Mr. Kadous owns vacant unsubdivided property which abuts the subject property to its immediate west. He indicated his plans to ultimately construction a custom home on his land. I offered to meet in person; he said he may want to do that and would let me know. He primarily wanted to make sure that any future adjacent development had sufficient perimeter buffers, setbacks, and single-story considerations to help preserve his views of the Santa Catalina Mountains to the east. He also asked that the future homebuilder work with him to perhaps provide a waterline stub-out to his lot. I said that such issues were not at all uncommon in situations like this where new development was occurring next to unsubdivided lots, and that we would coordinate with him during any future rezoning process to address his objectives in a good faith manner.

Closing Statement

With all of the above HOA's and individuals, I stressed my on-going willingness and availability to speak with, or meet with them in person, to discuss whatever new issues or questions might arise in their minds as things proceed.

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