

AGENDA MATERIAL

From: suncrestref@comcast.net [mailto:suncrestref@comcast.net]

Sent: Monday, October 14, 2019 9:03 PM

To: DSD Planning <DSDPlanning@pima.gov>

Cc: Suncrest <suncrestref@comcast.net>

Subject: P19CA00004 Higinio-N. Camino de Oeste Plan Amendment

DATE 10-15-19

ITEM NO. PA 29

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.

Re: P19CA00004 Higinio-N. Camino de Oeste Plan Amendment

We have lived in the area 30+ years and our neighbors have lived here 65+ years. The homes around us from Ina to Cortaro, I-10 to Camino de Oeste with very few exceptions are all on wells. We share a well and are blocks away from city water. We have never had a problem with our water level until the city came out and sunk huge wells in and around us and more new housing developments came in. If our water drops any more we will be forced to drill deeper in hopes of securing water. Our neighbors on two sides of us had to re-drill and others in the area have had to re-drill already. Most cannot afford to drill another well or extend blocks to city water.

The property in question is currently zoned SH and SR. This is a rural area they do not need to go from acre plus lots to 5 or more homes on an acre.

The traffic is already a problem. Massingale, on the south side of this property and Mars a few blocks south are not crossable by a car after a monsoon rain.

The property has heavy flooding on it and has archeological Native American sites on it.

OCT 15 19:08:13 PCD/KCF/EP

29

Thank you for your consideration.

Very concerned Neighbor

Ralph Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741

AGENDA MATERIAL

DATE 10-15-19 ITEM NO. 29

From: Cindy Montenegro [mailto:merodias_montenegro@comcast.net]
Sent: Monday, October 14, 2019 7:09 PM
To: DSD Planning <DSDPlanning@pima.gov>
Cc: Cynthia Merodias <merodias_montenegro@comcast.net>
Subject: to Pima County Re-Zoning Camino de Oeste & Massingale

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.

Re: Comprehensive Plan Amendment P19Ca00004 Higinio N. Camino de Oeste 9AM Tuesday October 15, 2019

Sorry for the late response just got the notice of the meeting Wednesday last week and was out of town for 3 days.

My concerns:

Water: What does all this construction do to our water/wells, will the water level drop or will we need to dig deeper or will we need to go City? Most of us are too far from the City. I am told that the City gets it's water from CAP not the wells. Not true it is a blend and we see the well behind the Circle K at Ina & Camino de Oeste running. My husband Ralph says when they put in the City well behind the Circle K maybe 10+ years ago our water in our well dropped considerably and has not come back up. Many of our neighbors have had to drill their wells deeper. There are 6 City wells (see map attached) between Ina, Pima Farms, Thornydale and Camino de Oeste. This property (Higinio) will not qualify for city water, it does not have city water on 3 sides. They plan to develop it with the 10 acres above it that just got rezoned for some 40 homes which should qualify it for city water. I count some 30 private, community or shared wells in the area (see map attached). All the properties to the west, south and north west of this property, yellow on the comprehensive plan are dependent on wells (see map).

Flood: After the start of the development of the Pima Farms subdivision just west of Camino de Oeste and on the south side of Pima Farm, the 10 acres above this property filled their property. The Pima Farms subdivision was not designed to handle that much water, which caused major flood issues along Pima Farms and to the properties to the west and south. This property/Higinio is partially High Flood Zone. The developer is suggesting running the water to Massingale. We already have too much water in Massingale it runs several feet high. People on Massingale cannot drive it or cross it when it runs after a heavy rain. The law requires developers to not change the water flow. They must let water in where it comes in and let it out where it comes out, and they cannot increase the flow.

OCT 15 19AM 08:13 PC CLK/FRD

Higher density zoning: I went to the rezoning hearing on the upper 10 acres. Many of the neighbors turned out with their concerns, but it was approved for the rezoning. One of the staff members agreed that it was denser than it should be for the area but it met the Comprehensive plan. The upper 10 acres is also on a section corner. This 10 acres is in a Low intensity Urban area, zoned SR 3.3+ acre sites and SH acre+ sites it is not master planned for higher density. The MIU zoning he is asking for is higher than anything around it (see attached zoning map), SH on the south and west, CR3 to the east and I do not know what the property to the north was re-zoned to but it was SR.

I and other neighbors plan to attend the meeting.

Cindy
Cynthia Merodias-Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741
Merodias_montenegro@comcast.net
520-744-9503
Cell & text 520-400-3600

MONTENEGRO RALPH B & CYNTHIA JT/RS -P19CA00004
7445 N CAMINO DE OESTE TRLR 1
TUCSON AZ
85741-1822



Scheduled Meeting of the
Pima County Board of Supervisors

This is a notice to inform you that a public hearing (meeting) will be held on **Tuesday, October 15, 2019 at 9:00 AM**, at the Pima County Administration Building - East, Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ 85701, regarding the following case(s):

COMPREHENSIVE PLAN AMENDMENTS

P19CA00004 HIGINIO – N. CAMINO DE OESTE PLAN AMENDMENT

Avilez Higinio, represented by Projects International, Inc., requests a **comprehensive plan amendment** of approximately 9.77 acres from Low Intensity Urban 3.0 (LIU-3.0) to Medium Intensity Urban (MIU), located north of W. Massingale Road and addressed as 7701 N. Camino de Oeste, in Section 36, Township 12 South, Range 12 East, in the Tortolita Planning Area. (District 1)

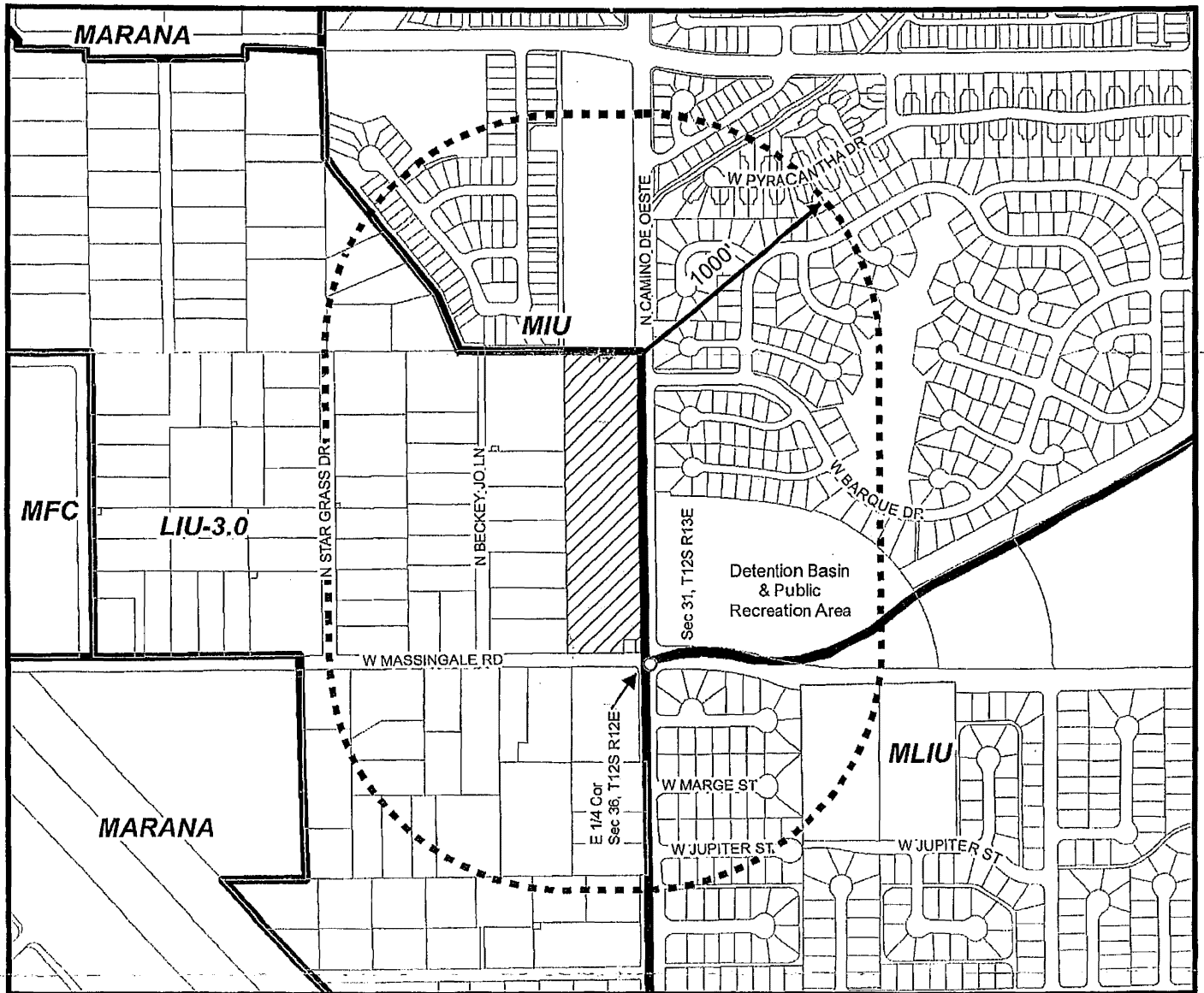
If you are interested in this case, information and an agenda listing all cases may be found on our website at: <http://pima.gov/DSDBCC/> or by contacting the Planning Division at (520) 724-9000. During the meeting, a case may be approved, denied, or continued to a future date. If an item is continued, the new hearing date will be announced at the meeting. Written support or protest to the request may be submitted to DSDPlanning@pima.gov or to the Development Services Department, Planning Division, 201 N. Stone Avenue, 2nd Floor, Tucson, AZ 85701, or with the Clerk of the Board of Supervisors. Majority voting of the Planning and Zoning Commission does not apply, but if twenty percent of the property owners by area and number protest the rezoning, a three-fourths majority vote applies at the Board of Supervisors hearing.

All persons are welcome to attend. Anyone with special needs may request auxiliary aids or services for participation in the wheelchair accessible meeting by contacting the Planning Division at (520) 724-9000 or emailing DSDPlanning@pima.gov for assistance.

SRP/AC
13R/AC
WOM
LIMIT to
MIU

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 285 570 1,140 Feet

1000' Notification Area Subject Property

Taxcode: 221-35-0640	P19CA00004 HIGINIO - N. CAMINO DE OESTE PLAN AMENDMENT		Districts 1 Location: Northwest corner of W Massingale Road and N Camino de Oeste
	Request: Low Intensity Urban 3.0 (LIU-3.0) to Medium Intensity Urban (MIU) 9.77 Acres +/-		
	Tortolita Planning Area under Pima Prospers Section 36, Township 12 South, Range 12 East		
	Planning and Zoning Commission Hearing: August 28, 2019	Map Scale: 1:8,000	
	Board of Supervisors Hearing: October 15, 2019	Map Date: August 5, 2019 / dms	

PIMA COUNTY COMPREHENSIVE PLAN – PIMA PROSPERS LAND USE INTENSITY LEGEND SUMMARY

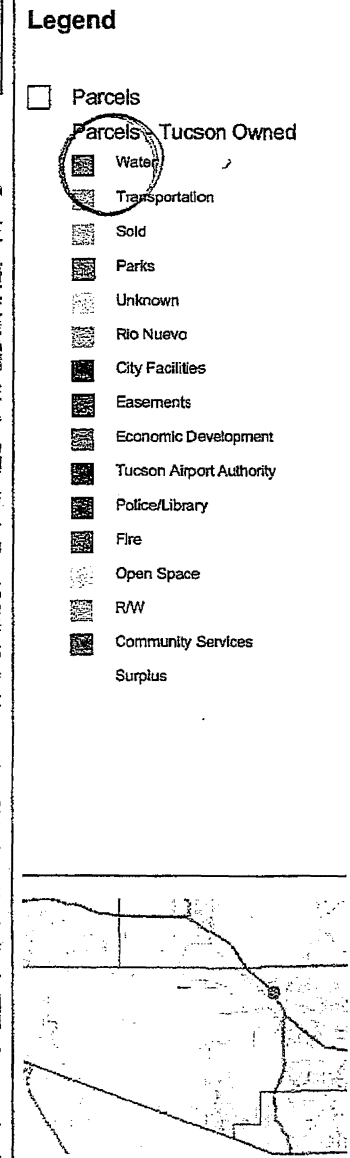
This summary lists what residential densities and zoning classifications are allowed under the different land use intensities for areas governed by the Pima County Comprehensive Plan, Pima Prospers. Further information relative to the planned land use designations and their purposes can be obtained from the publication [Pima County Comprehensive Plan Update](#) available from the Planning Division. Information relative to individual zoning districts can be obtained from the appropriate section of the [Pima County Zoning Code \(Title 18\)](#). The Zoning Code is available on the *MuniCode* website at the following address: https://www.municode.com/library/az/pima_county/codes/code_of_ordinances.

	<u>Land Use Plan Designation</u>	<u>Allowed Residential Densities / Zoning Districts</u>
CAC	COMMUNITY ACTIVITY CENTER	Minimum density: 6 R/AC. Maximum density: as allowed by requested conforming zoning district.
NAC	NEIGHBORHOOD ACTIVITY CENTER	Minimum density: 5 R/AC. Maximum density: 12 R/AC.
MFC	MULTI FUNCTIONAL CORRIDOR	Minimum density: 6 R/AC. Maximum density: as allowed by requested conforming zoning district.
MU	MULTIPLE USE	Minimum density: 6 R/AC. Maximum density: as allowed by requested conforming zoning district.
PDC	PLANNED DEVELOPMENT COMMUNITY	Minimum density / Maximum density: as requested.
HIU	HIGHER INTENSITY URBAN	Minimum density: 8 R/AC. Maximum density: as allowed by requested conforming zoning district.
MIU	MEDIUM INTENSITY URBAN	Minimum density: 5 R/AC. Maximum density: 13 R/AC. <i>Adding For</i>
MLIU	MEDIUM LOW INTENSITY URBAN	Minimum density: 2.5 R/AC. Maximum density: 5 R/AC.
LIU-3.0	LOW INTENSITY URBAN 3.0	Maximum density: 3.0 R/AC.
LIU-1.2	LOW INTENSITY URBAN 1.2	Maximum density: 1.2 R/AC; or 2.5 R/AC with 45 percent open space; or 4 R/AC with 60 percent open space.
LIU-0.5	LOW INTENSITY URBAN 0.5	Maximum density: 0.5 R/AC; or 1.2 R/AC with 50 percent open space; or 2.5 R/AC with 65 percent open space.
LIU-0.3	LOW INTENSITY URBAN 0.3	Maximum density: 0.3 R/AC; or 0.7 R/AC with 50 percent open space; or 1.2 R/AC with 65 percent open space.
RX	RURAL CROSSROADS	Minimum density: 1.2 R/AC. Maximum density: 10 R/AC.
RFV	RURAL FOREST VILLAGE	Maximum density: 1.2 R/AC.
MIR	MEDIUM INTENSITY RURAL	Maximum density: 1.2 R/AC.
LIR	LOW INTENSITY RURAL	Maximum density: 0.3 R/AC.
I	INDUSTRIAL	Allowed zones : CB-1, CB-2, CPI, CI-1, CI-2, SP.
HI	HEAVY INDUSTRIAL	Allowed zones : CI-1, CI-2, CI-3, SP.
RS	RESOURCE SENSITIVE	Maximum density: 0.3 R/AC.
RC	RESOURCE CONSERVATION	Maximum density: None. Residential uses in specific situations only.
RE	RESOURCE EXTRACTION	Maximum density: 0.3 R/AC.
MA	MILITARY AIRPORT	Allowed zones: CB-1, CB-2, CPI, CI-1, CI-2, SP. New residential development is not a compatible use.

SPECIAL AREA POLICY (SAP) and REZONING POLICY (RP) AREAS:

Please visit webcms.pima.gov/government/pima_prospers under Land Planning and Regulation > Long Range Planning > Comprehensive Plan Update -- Pima Prospers links for further information.

CH₄ wells



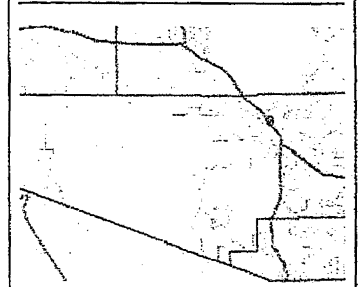
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

10/14/2019

PimaMaps Print

Legend

- ☐ Parcels
- ☒ Parcels - Tucson Owned
 - Water
 - Transportation
 - Sold
 - Parks
 - Unknown
 - Rio Nuevo
 - City Facilities
 - Easements
 - Economic Development
 - Tucson Airport Authority
 - Police/Library
 - Fire
 - Open Space
 - RW
 - Community Services
 - Surplus



Notes:

400.0 0 200.00

Feet



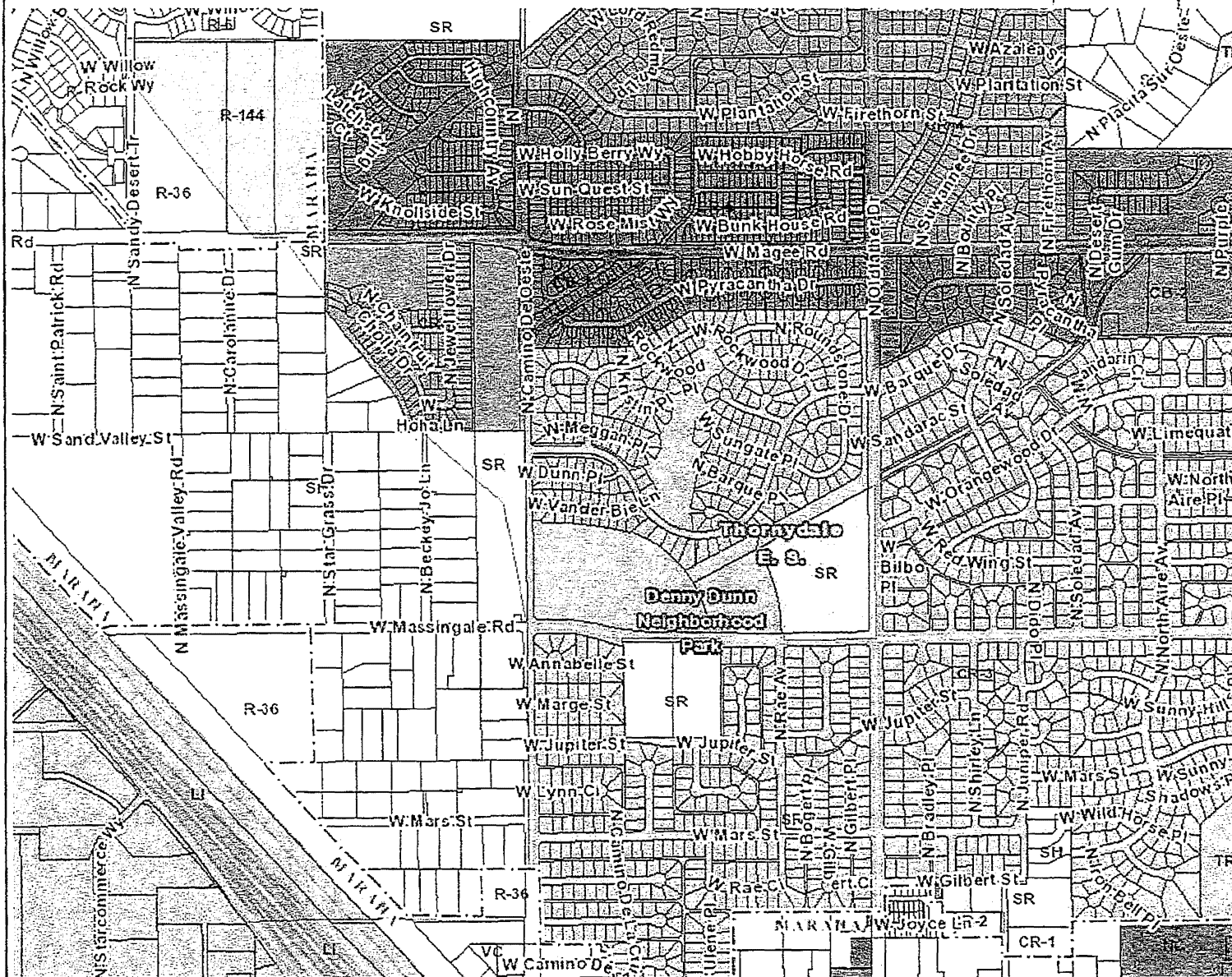
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10/14/2019

☐ Parcels
Zoning - County

- | | |
|--|----------|
| | CB-1 |
| | CB-1(H) |
| | CB-2 |
| | CB-2(H) |
| | CI-1 |
| | CI-2 |
| | CI-3 |
| | CMH-1 |
| | CMH-2 |
| | CPI |
| | CR-1 |
| | CR-2 |
| | CR-2(H) |
| | CR-3 |
| | CR-4 |
| | CR-4(H) |
| | CR-5 |
| | CR-5(GC) |
| | CR-5(H) |
| | GR-1 |
| | GR-1(H) |

Notes:



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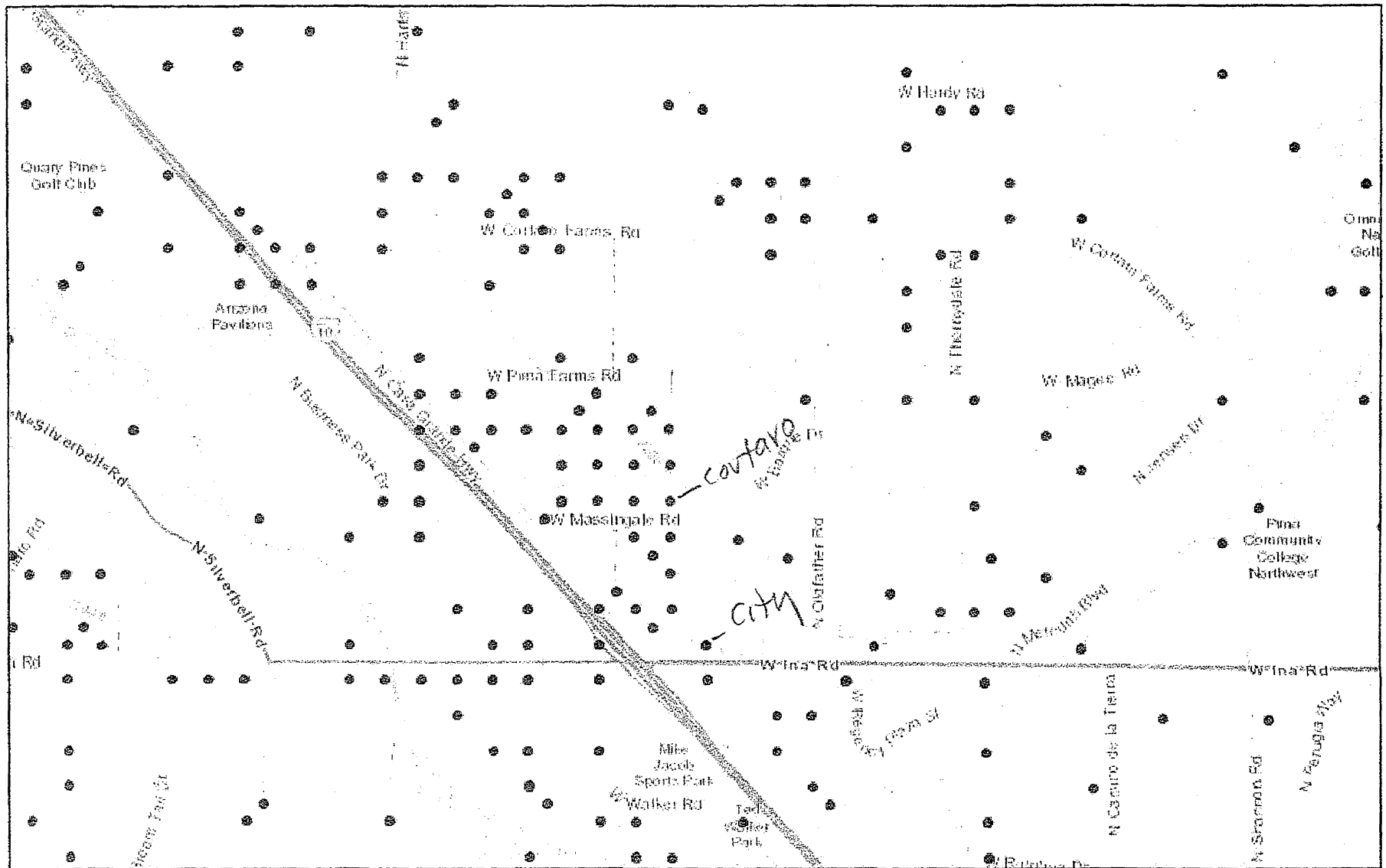
Feet



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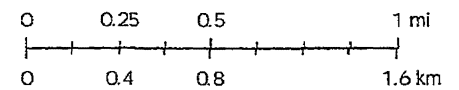
10/14/2019

Wells Camin de Oeste



October 14, 2019

1:36,112



Arizona Department of Water Resources, Sources: Esri, HERE, Garmin,

Arizona Department of Water Resources