

# AGENDA MATERIAL

DATE 11-16-21

ITEM NO. RA 14

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November 15, 2021

## Corrected Letter

Mr. Steve Christy, Member, Pima County Board of Supervisor, District 4

Via Email Only

With Copies sent to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) to

Ms. Sharon Bronson, Chair Person -Pima County Board of Supervisor, District 3

Ms. Adelita S. Grijalva, Vice Chair Person - Pima County Board of Supervisor, District 5

Dr. Matt Heinz, Member, Pima County Board of Supervisor, District 2

Mr. Rex Scott, Pima County District 1 Board of Supervisor

Ms. Melissa Manriquez, Pima County Clerk of the Board (724-8449)

Email: [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov)

Mr. Chris Poirier (724-6596)

Pima County Planning Division

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Email: [Chris.Poirier@pima.gov](mailto:Chris.Poirier@pima.gov)

Ms. Kathryn Skinner, P.E., Deputy Director

Pima County Department of Transportation

201 N Stone Ave, 4<sup>th</sup> Fl, Tucson, AZ 85701

Email: [kathryn.skinner@pima.gov](mailto:kathryn.skinner@pima.gov)

Re: Item # 14 on the Board of Supervisor's 11/16/21 Public Hearing Agenda - Request to add clarifying language to the Transportation Department's requested modification for P21 CA00006 Hoyte - S Kolb Road Plan Amendment.

Dear Supervisor Christy, Board Members and Clerk of the Board.

On behalf of my client, Seth Hoyte, please accept this letter as our request to add the clarifying language stated in bold below to the Transportation Department's requested modification. We have been advised and was confirmed by staff at our recent Planning and Zoning public hearing that this requested condition is based on the Transportation Department's desire to maintain this one Comprehensive Plan Amendment, requiring a Traffic Memorandum, if the Owner of this 20-acres elects to pursue the original GR-1 (Rural Residential -Restricted) case that was designed to develop a 149.7-acre master planned community. The original 149.7-acre parcel had several additional requirements listed in its Comprehensive Plan Amendment Policy RP 87S. Kolb /Sahuarita Road, that now only affect this 20-acres. Since this owner missed the opportunity to join the adjacent 129.7 acres

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in closing this case in 2019, it does leave all of these policy requirements in place against this 20-acre parcel (See the 1st Paragraph of the Background Section of staff's October 26, 2021 Report to the Board).

It is our understanding that because Transportation is concerned the original GR-1 Case, Ordinance 2010 – 53, could still be implemented, they are only interested in retaining the requirement for a Traffic Memorandum as part of this Comprehensive Plan Amendment. However, since its current language is broad enough to be interpreted to include all GR-1 rezoning cases that might subsequently be initiated for any portion of this 20-acres, we want language added that clearly states its intention to maintain the Traffic Memorandum requirement specific only to the original GR-1 case.

Subsequent to this public hearing the owner does have plans to request a closure of the original GR-1 rezoning case concurrent with submitting a new rezoning application for a portion of the 20 acres (approximately 6 acres) that may include a change from its underlying RH zoning to GR 1. As a result, we feel is important to clarify the Transportation's requirement as part of this Comprehensive Plan Amendment hearing.

The requested language is inserted in bold below.

"A Traffic Memorandum (TM) shall be submitted with the 1<sup>st</sup> submittal of a subdivision plat or development plan, if finalized GR-I (Rural Residential-Restricted) rezoning for **Ordinance 2010 – 53** is sought".

In summary we believe this is a reasonable request because:

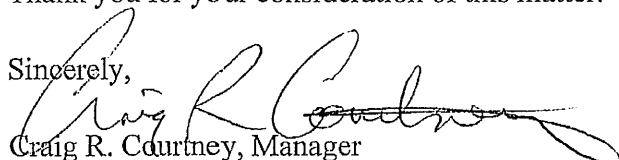
1. If this language is added it will clearly state Transportation's intention that this requirement strictly relates to this 20-acres electing to finalize the current GR-1 conditional rezoning case for the 149.7-acre parcel described in Ordinance 2010 – 53, and
2. Once the Original GR-1 conditional rezoning case is closed and any new application is submitted requesting a GR-1 rezoning, the Transportation Department has the ability to evaluate this application on its merits and apply any requirements appropriate for this case.

We would appreciate the Board of Supervisors' approval of a) removing all of the **Policy RP 87S. Kolb /Sahuarita Road** requirements and b) approving the Transportation Department's one comment with the Applicant's added language.

If you have any questions regarding the above, I will be available to discuss this request with any board or staff member at the hearing tomorrow.

Thank you for your consideration of this matter.

Sincerely,



Craig R. Courtney, Manager

Kale Investment Company, LLC, owner's representative