

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION  
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**HEARING** April 27, 2016

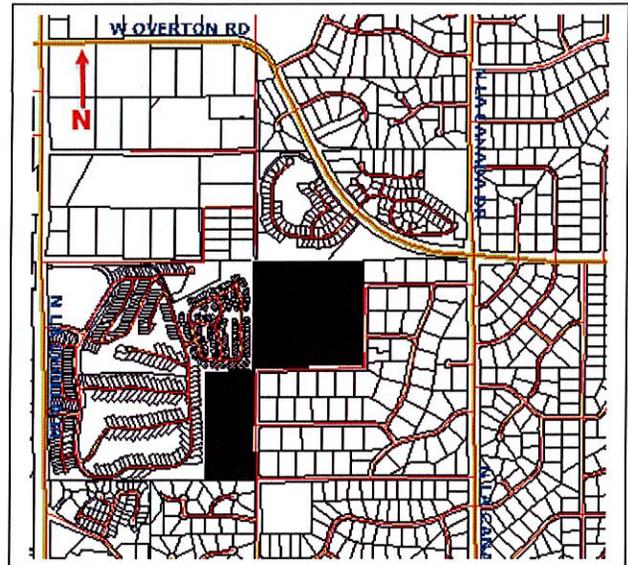
**DISTRICT** 1

**CASE** P16RZ00003 GST, LLC, ET AL. - W. Overton Road Rezoning

**REQUEST** Rezone 58.6 acres from SR (Suburban Ranch) to CR-3 (Single Residence) Zone

**OWNER** GST, LLC, ET AL.  
4813 E. Calle Jabali  
Tucson, AZ 85711

**APPLICANT** Projects International, Inc.  
Attn: Jim Portner  
10836 E. Armada Lane  
Tucson, AZ 85749



**APPLICANT'S PROPOSED USE**

The 58.6-acre site will be developed as a 106-lot, single-family one-story residential subdivision.

**APPLICANT'S STATED REASON**

The proposed rezoning is an "infill project that with its proposed land use intensity, natural bufferyards as well as landscape and architectural standards, will enhance the surrounding neighborhoods and is consistent with the existing CR-5 zoned subdivisions to the north and west and provides for an appropriate transition zone to the SH and CR-1 zoned subdivisions to the east and south of the subject property".

**STAFF REPORT SUMMARY**

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the CR-3 (Single Residence) zone on approximately 58.6 acres for a 106-lot residential subdivision. The proposed residential subdivision is an infill project adjacent to residential uses that will contain approximately 18 acres of open space. A trail easement will be dedicated along the northern boundary of the site and a path is proposed through the on-site natural open space adjacent to Romero Avenue to provide additional pedestrian connectivity opportunities for the local neighborhoods and safe paths to school.

The applicant has done extensive neighborhood outreach based upon the preliminary development plan and has an understanding with the neighbors that there will be no connector road in the southern portion of the development into the Mesaland Subdivision adjacent to Romero Road. The Department of Transportation prefers that there be a local connector road to Romero Road and has conditioned the rezoning approval to require a direct connection for the southern portion of the parcel OR Department of Transportation approval of the proposed design. A solution that meets the transportation standards and the collaborative approach of both the

applicant and the neighborhoods as depicted on the preliminary development plan is important for a viable development.

**MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM (MMBCLS)**

The subject property lies outside the Maeveen Marie Behan Conservation Land System.

**COMPREHENSIVE PLAN**

There are two Comprehensive Plan land use designations for the subject property. The 39 acre portion is designated as Low Intensity Urban 3.0 (LIU 3.0) and the 19.6 acre portion is designated as Medium Intensity Urban (MIU). No special area or rezoning policies apply to the site.

The objective of the LIU 3.0 land use designation is low-density residential and other compatible uses incentivizing densities for conservation subdivisions that contain more natural open space. The proposed density for the 39 acre portion is 2.1 residences per acre (RAC) in conformance with the LIU 3.0 land use designation which has no minimum density and a maximum density of 3.0 RAC.

The 19.6 acre portion does not conform to the MIU designation minimum density of 5.0 RAC in the Comprehensive Plan. The objective of the MIU land use designation is to provide a mix of medium- density housing types as well as non-residential uses such as offices, medical, offices, and hotels with attention to site design to assure compatibility with adjacent lower-density residential uses. The proposed density for the 19.6 acre portion is 1.2 residences per acre and is compatible with the surrounding densities to the east and south. MIU allows for a maximum of 10 RAC which is much more intense than the existing densities to the east and south; however, compatible with the densities to the north and west of the subject property. The administration section of the Comprehensive Plan states that an applicant for rezoning may seek a reduction of the minimum density requirement from the Planning Director if the applicant believes that "environmental site constraints" preclude the ability to achieve the minimum density. The applicant has sought and obtained such relief demonstrating that the environmental constraints includes the application of the Hillside Development Zone (HDZ) which has a more restrictive bufferyard requirement (60 feet) and a maximum grading allowance of 70% of the site. Avoidance of the significant natural vegetation and to the riparian habitat are planned. Off-site drainage will be minimized due to the limited grading and vegetation removal. The benefit of the reduced density, from meeting the MIU minimum provides greater natural open space adjacent to existing neighborhoods.

**SURROUNDING LAND USES/GENERAL CHARACTER**

|        |         |                                   |
|--------|---------|-----------------------------------|
| North: | CR-5    | Developed Residential Subdivision |
| South: | SH/CR-1 | Developed Residential Subdivision |
| East:  | SH      | Developed Residential Subdivision |
| West:  | CR-5    | Developed Residential Subdivision |

The surrounding neighborhoods are characterized by equestrian use with walking and riding trails including the Canada del Oro River Park. The properties to the east and south have a rural atmosphere due to the larger sized properties (1 acre lot to 2.34 acres) although they are located within an urbanized area. This rural atmosphere to the properties in the area is a result of the Romero Road connection abandonment just south of the elementary school creating a pocket of 63 lots known as the Mesaland Subdivision. The Mesaland Subdivision is located north of Sage Street, in between La Canada Road and the subject property. The nearest school is located at the southeast corner of Romero Road and Sage Street, across the street and just south of the subject property. The nearest services are located along the La Cholla Boulevard and Ina Road

corridors with restaurants, banking, retail, grocery and a shopping mall. The area to the north and west of the subject property contain higher-density residential uses and senior living

### **PREVIOUS REZONING CASES ON PROPERTY**

A previous rezoning was requested by Pulte Development Corporation in 2005 for CR-4 zoning and was withdrawn by the applicant. No public meeting for this proposal was held. The rezoning request was for 123 residential lots and included the church property to the north.

### **PREVIOUS REZONING CASES IN GENERAL AREA**

#### **Recent activity:**

The rezoning case P15RZ00009 – N. La Cholla Boulevard from TR (Transitional) to the CB-2 (General Business) zone for .88 acres for a restaurant and CB-1 uses except for automotive related uses, drive-through restaurants and stand-alone bars was approved by the Board of Supervisors on February 2, 2016.

#### **Past activity:**

There has been a substantial amount of land in the vicinity of the site that has been rezoned from original SR zone. An attached map shows properties (in blue) within approximately one mile of the site for which rezoning requests have been made from 1988 to 2007. Most rezonings were approved.

Areas adjacent to and near the site were mostly rezoned in the early 2000's to the CR-2, CR-4, CR-5, and TR zones for single-family subdivision lot development for attached townhome and condominium style development.

### **PLANNING REPORT**

Staff supports the request because the proposed residential development is compatible with the surrounding existing residential uses. Adequate infrastructure exists to serve the use. The subject property is an infill property that is a good transition from the medium and lower density residential use as in the surrounding area and will nominally increase the use efficiency of the site and existing infrastructure.

The proposed single-family residential development consists of 106 subdivision lots. The northern portion of the site will consist of 83 lots ranging in size from 8,044 square feet to 10,170 square feet. The southern portion of the site will consist of 23 lots ranging in size from 10,150 square feet to 11,900 square feet. The lot size is shown within the range of the minimum lot size for CR-3 zoning. The proposed maximum building height is 19 feet.

Block 1 as demonstrated on the preliminary development plan is planned for future expansion of the church property to the north. The applicant is in negotiation with the church for a shared access driveway from Overton Road to serve the subject property and in return will provide an expansion site for the church. Multi-modal transportation opportunities are proposed from the internal street sections for pedestrian and bicycle connectivity to Overton Road. The nearest bus stops are located at the Hardy Road and La Canada Drive intersection.

The topography of the site contains slopes that are greater than 15% (HDZ) located within the northwestern third of the most northern portion of the site limiting the allowable on-site grading and area of disturbance to a maximum of 70% of the site. There is also an area of riparian habitat along the northernmost boundary of the site which has been remapped and avoided. The remaining northern and southern portion of the site is relatively flat and is mostly undisturbed and contains areas of important vegetation adjacent to Pine Street. There are also many significant

saguaros on site that mostly will remain preserved in place with the remainder being transplanted on-site within the proposed open space or bufferyards. There is a relatively dense population of saguaros that are less than 6 feet in height. The applicant will utilize both the preserved-in-place and transplanted on site method of preservation along with the required mitigation according to the native plant preservation plan ordinance and plan that will be submitted with the subdivision plat. The open space will account for approximately 18 acres or a minimum of 30% of the site. A required HDZ 40-foot natural bufferyard increasing to a HDZ 60-foot natural bufferyard is proposed along the north and eastern boundary of the 39 acre portion. Open space within the HDZ area of the northern portion of the site will be provided adjacent to the north and south. The 19.6 acre portion of the site will be buffered by 100 to 150-feet of natural open space around perimeter of the southern parcel.

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

| <b>CONCURRENCY CONSIDERATIONS</b> |  |  |
|-----------------------------------|--|--|
| <i>Department/Agency</i>          | <i>Concurrency Considerations Met: Yes / No / NA</i> | <i>Other Comments</i>  |
| TRANSPORTATION                    | Yes  | No objection, subject to conditions.                                       |
| FLOOD CONTROL                     | Yes  | No objection, subject to conditions  |
| WASTEWATER                        | Yes  | No objection, subject to conditions  |
| PARKS AND RECREATION              | Yes  | No objection   |
| WATER                             | Yes  | Metro Water "Will Serve" letter in site analysis                           |
| SCHOOLS                           | Yes  | Capacity response letter from Amphitheater Public Schools in site analysis |
| AIR QUALITY                       | Yes  | None   |

**TRANSPORTATION REPORT**

Transportation concurrency considerations have been met as roadways in the vicinity of this project are currently functioning below capacity. Access to this site will be via an offsite road that will connect the site with Overton Road. The proposed development shows a total of 106 single family home sites. Major roadways in the vicinity of this site include La Canada Drive, La Cholla Boulevard, Magee Road and Hardy Road.

Overton Road is a two lane low-volume arterial as shown on the Major Streets and Scenic Routes Plan with a planned future right-of-way of 90 feet. Adjacent to the subject site, the Overton Road has 150 feet of existing right-of-way. The posted speed is 45 mph, and the capacity is 15,930

ADT. The most recent traffic count is 6,239 ADT. La Canada Drive is a four lane medium volume arterial with an existing and planned future right-of-way of 150 feet. La Canada Drive has 150 feet of existing right-of-way, a posted speed of 45 mph, and a capacity of 35,820 ADT. The current traffic count is 17,695 ADT.

La Cholla Boulevard is a four lane medium volume arterial with an existing and planned future right-of-way of 150 feet south of Overton Road. The existing right-of-way varies from 150 feet to 50 feet north of Overton Road. La Cholla Boulevard beyond the intersection of Overton Road is a two lane cross section; however, it is scheduled for widening through the Regional Traffic Authority. The widening from Overton Road to Tangerine Road is under design and construction should begin in 2017. The posted speed is 45 mph, and the capacity will be 35,820 ADT. The current traffic count is 12,403 ADT.

Magee Road is a four lane medium volume arterial which was recently built to its 150 foot right-of-way. The posted speed on Magee Road is 45 mph, the capacity is 35,820 ADT, and the current traffic count is 17,361 ADT. Overton Road, east of La Canada Drive, becomes Hardy Road. Hardy Road is a low-volume arterial with 90 feet of future right-of-way for approximately ½ mile east of La Canada Drive. Beyond that, Hardy Road is in Oro Valley. The capacity for Hardy Road is 15,930 ADT and the current traffic count is 6,803 ADT.

Although pedestrian connections will be provided, vehicular connectivity to Mesa Verde Elementary School is limited to the arterial roadways. Vehicles traveling to the school would have to drive over a mile and a half in some instances to access the school, when the school is in fact diagonally adjacent to the site. The intent of the street standards is to reduce trip lengths and eliminate undue trips on the arterial roadways.

Access to the southern portion of the rezoning site is shown via an internal local street that will be adjacent to Romero Road. A right-of-way dedication would be necessary to accommodate this configuration. The developer would need to establish an agreement with the adjacent property owner of 8540 N. Romero Road to purchase additional land to accommodate the design, and would result in the absurd situation of two local streets, both with two way traffic, parallel to each other and separated by 30 feet. The Department of Transportation favors a direct connection from the project site to Romero at this intersection.

Additionally, the developer will need to execute an agreement with the Presbyterian Church to allow the construction of the access road to Overton Road. Access to the church will need to be reconfigured as part of the development in order to eliminate the need for additional access points onto Overton Road. In addition, the subdivision and development street standards will require a minimum 230 foot separation between the access road and the Sunridge Drive to the west, as well as 230 feet of separation between the access road and the entrance to the church to the east. As indicated on the preliminary development plan, the access road will replace the eastern most driveway to the church.

The Department of Transportation does not support the proposed design. The site has over 3,600 feet of public street frontage with several ideal locations for secondary access. It is unreasonable to not allow access anywhere along this frontage or provide access to the school, as these trips will occur and would otherwise be unnecessarily funneled onto the arterial roads. Secondary access, whether it is located on Romero Road, Pine Street, Pomona Avenue or Cypress Street, will primarily be used to access the school. The majority of the trips generated from this development will go to Overton Road and on through the signalized intersection.

The Department of Transportation recommends rezoning conditions #3A-B.

### **FLOOD CONTROL REPORT**

The Regional Flood Control District has reviewed this request and has the following comments:

1. The site includes Pima County Regulated Riparian habitat and a boundary modification request has been submitted and approved. The resulting habitat is contained within open space.
2. A satisfactory Preliminary Integrated Water Management Plan has been submitted.
3. As required, staff has conducted the Water Resources Impact Analysis (WRIA) as follows:
  - A. The site is to be served by Metropolitan Water which does not deliver renewable supplies at this time.
  - B. Per the ADWR Well Inventory the closest wells had depths to groundwater between 130 and 300 feet, with the shallowest being adjacent to washes. Maps published by ADWR in 2014 indicate that the projected 2025 depth to water will be between 300 and 500 feet.
  - C. The site is not located within a covered subsidence zone.
  - D. The nearest Groundwater-Dependent Ecosystem is the intermittent section of Pima Wash 3.6 miles away and the perennial section of the Santa Cruz River is 4.4 miles away.
  - E. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 1600-3200 feet.

**The WRIA finds that the project is not expected to have adverse impacts on groundwater dependent ecosystems.**

In conclusion the District finds that the project meets concurrency requirements and has no objection subject to the recommended conditions #4A-C.

### **WASTEWATER RECLAMATION REPORT**

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced rezoning request and has no objection to the request subject to the addition of rezoning conditions #5A-F.

### **CULTURAL RESOURCES REPORT**

Cultural Resources has no objection to this request subject to the addition of condition #7.

### **NATURAL RESOURCES, PARKS AND RECREATION REPORT**

Natural Resources, Parks and Recreation has no objection to the rezoning subject to the addition of condition #9.

### **UNITED STATES FISH AND WILDLIFE SERVICE REPORT**

US Fish and Wildlife has no comment.

### **METRO WATER DISTRICT REPORT**

Metro Water District has no comment. A will-serve letter is contained within the site analysis.

### **SCHOOL DISTRICT REPORT**

The Amphitheatre Unified School District has no comment. A letter of capacity to accommodate future students is contained with the site analysis.

### **FIRE DISTRICT REPORT**

Mountain Vista Fire District has no comment.

### **PUBLIC COMMENT**

As of the writing of this staff report, staff has received three written letters in support of the rezoning request subject to conditions as cited (see attached letters) and one letter of objection (attached).

### **IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:**

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The owner shall:
  - A. Submit a development plan if determined necessary by the appropriate County agencies.
  - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
  - C. Provide development related assurances as required by the appropriate agencies.
  - D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. Transportation conditions:
  - A. Additional access shall be provided for the site, including one access directly serving the southern portion of the site, unless an alternative design that connects the north and south portions of the site, and is acceptable to the Department of Transportation, is provided.
  - B. Access to the site shall provide access to the adjacent church. The access road shall not create an additional opening onto Overton Road.
4. Regional Flood Control District conditions:
  - A. Pima County Regulated Riparian Habitat shall be contained in permanently identified open space through easement or dedication.
  - B. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary, some measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management shall be submitted to the District for review and approval with the Development Plan.
  - C. First flush retention for all impervious surfaces (retention of the first ½ inch of rainfall) shall be provided.

5. Regional Wastewater Reclamation conditions:
  - A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
  - B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
  - C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
  - D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
  - E. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
  - F. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
6. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
7. Cultural Resources condition: A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural

groups.

8. Natural Resources, Parks and Recreation condition: The owner shall dedicate a 15-foot public non-motorized trail easement for trail #220, Hardy Road alignment, as shown on the Pima Regional Trail System Master Plan.
9. Adherence to the preliminary development plan as approved at public hearing including the 106-lot limitation.
10. The maximum height is limited to one-story and 19 feet.
11. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
12. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

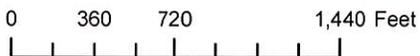
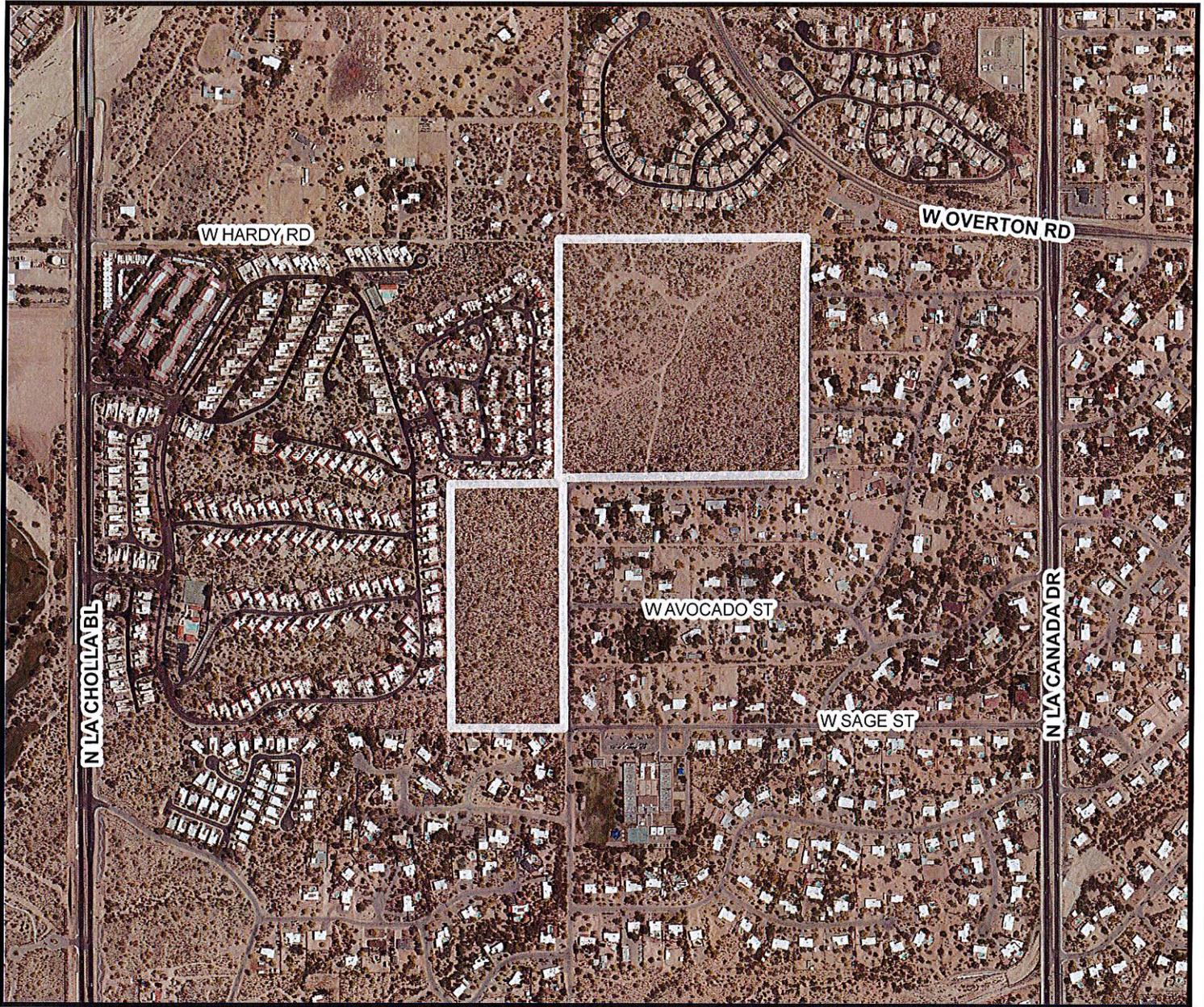
Respectfully Submitted,



Terrill Tillman  
Senior Planner

c: Projects International, Inc., Attn: Jim Portner, Principal, 10836 E. Armada Lane  
Tucson, AZ 85749

Case #: P16RZ00003  
 Case Name: GST LLC, ET AL - W. OVERTON ROAD REZONING  
 Tax Code(s): 225-21-0010



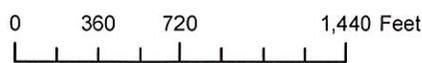
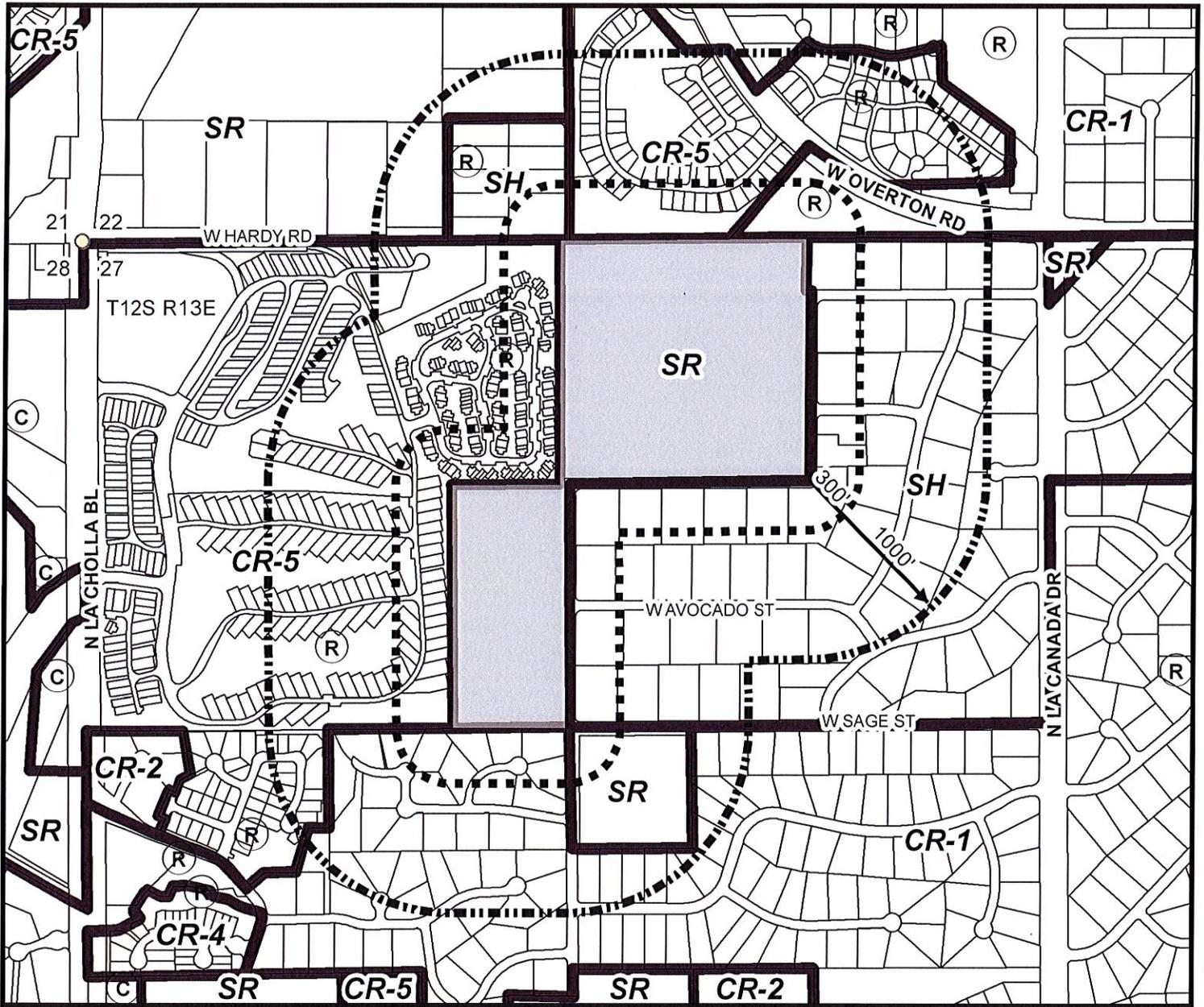
Proposed rezoning from SR to CR-3

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION**

|   |   |   |   |
|---|---|---|---|
|  | Notes:  |   |  |
|   | PIMA COUNTY COMPREHENSIVE PLAN C07-13-10        |   |   |
|   | Planning & Zoning Hearing: 04/27/16 (scheduled) |   |   |
|   | Base Map(s): 115                                | Map Scale: 1:10,000      Map Date: 04/04/2016 |   |

Case #: P16RZ00003  
 Case Name: GST LLC, ET AL - W. OVERTON ROAD REZONING  
 Tax Code(s): 225-21-0010

-  1000' Notification Area
-  300' Notification Area
-  Subject Property
-  Zoning Boundary



Area of proposed rezoning from SR to CR-3 

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION**

|   |   |  |                      |   |
|---|---|--|----------------------|---|
|  | Notes:  | PIMA COUNTY COMPREHENSIVE PLAN C07-13-10 |                      |  |
|   | Planning & Zoning Hearing: 04/27/16 (scheduled) |  |                      |   |
|   | Base Map(s): 115                                | Map Scale: 1:10,000                      | Map Date: 04/04/2016 |   |

**Exhibit II.B:**  
Preliminary Development Plan

SOUTH  
19.6 AC  
23  
1.2 RAC  
SINGLE STORY  
N/E/S - 100' MIN  
W - 150' MIN

NORTH  
39 AC  
83  
2.1 RAC  
SINGLE STORY  
N - 100' MIN  
W - 150' MIN  
E - 102' (120' MIN \*)  
S - 82' (100' MIN \*)  
\*(FROM EDGE OF EXISTING PAVEMENT)



SCALE: 1" = 300'

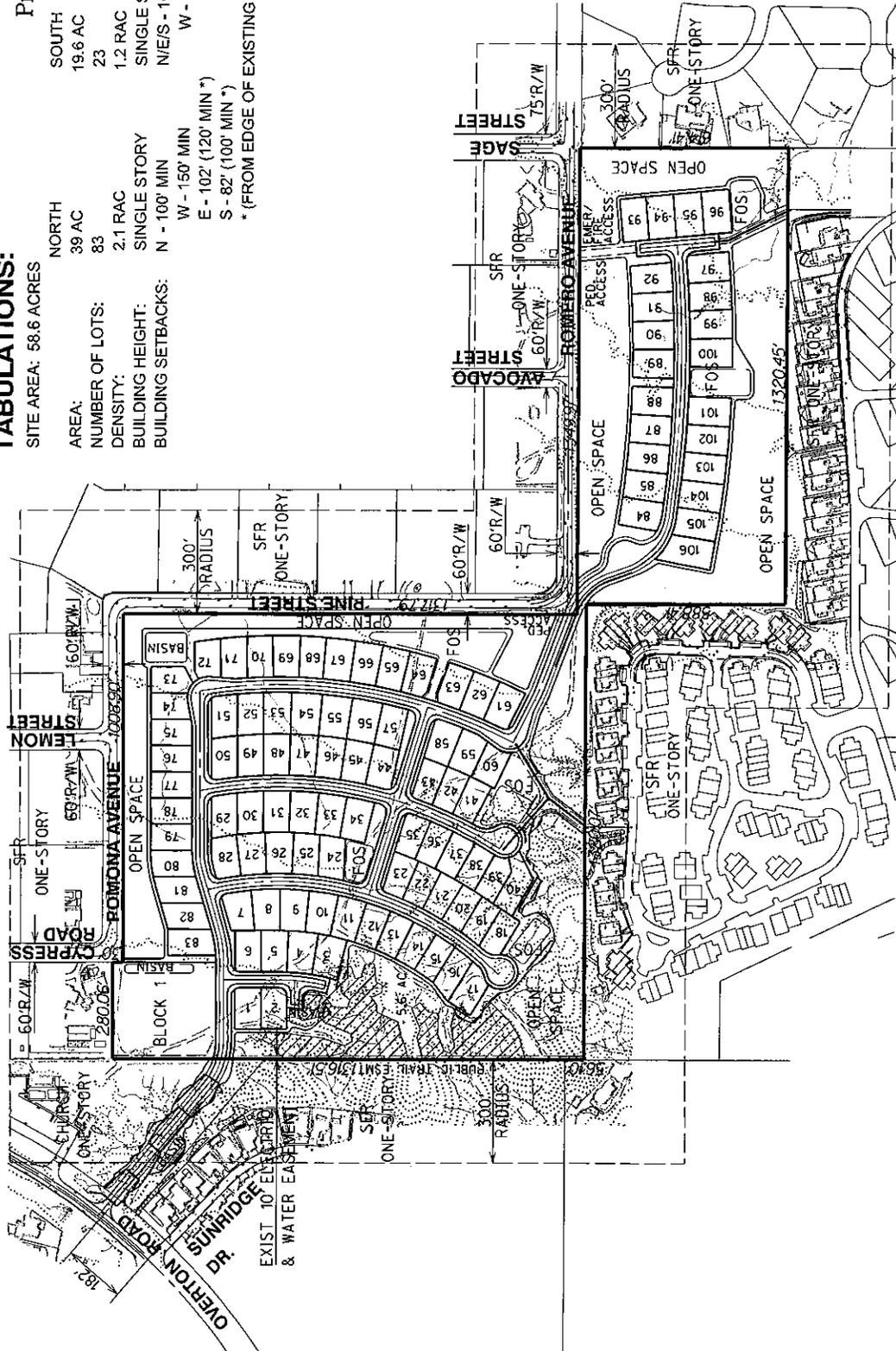
**TABULATIONS:**

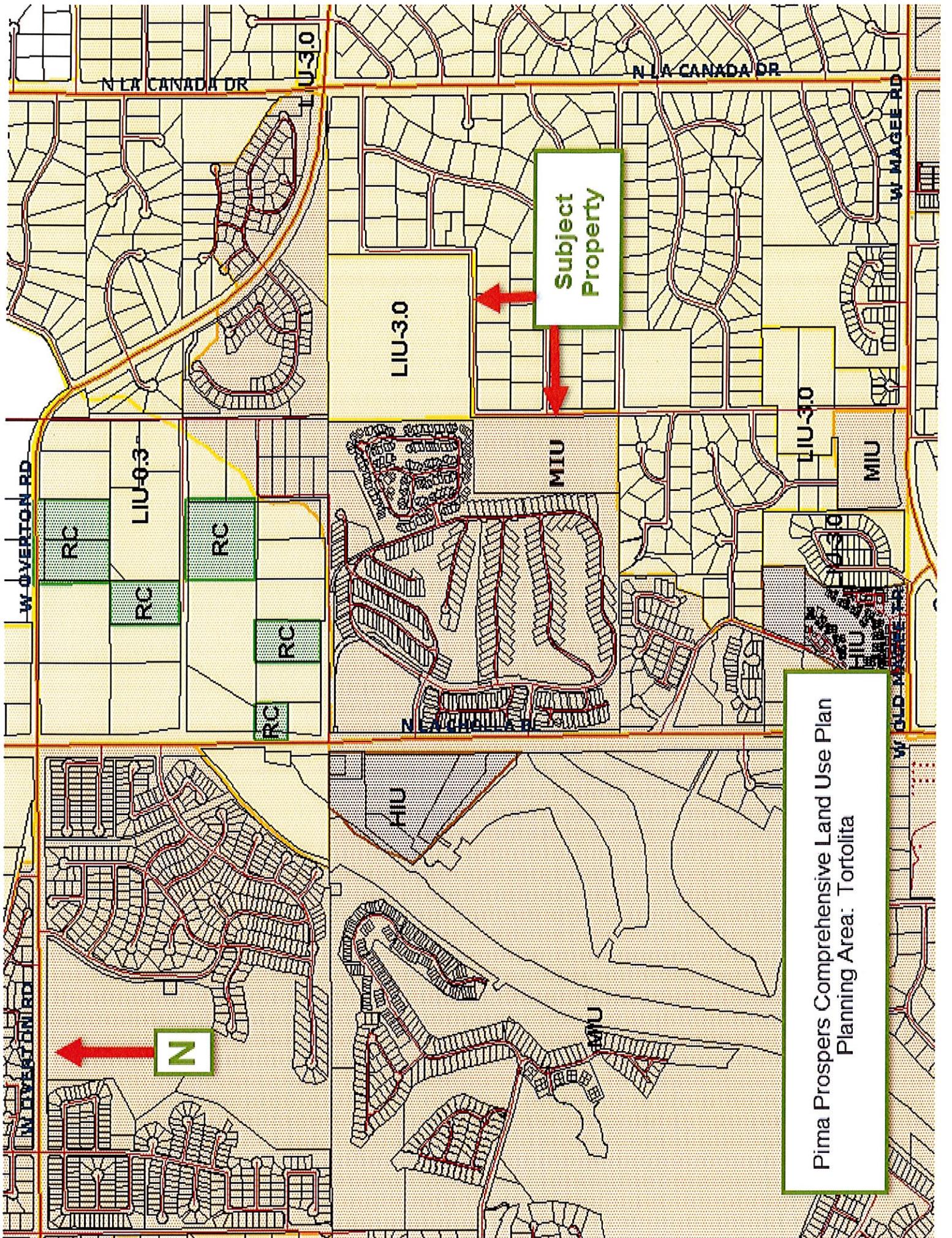
SITE AREA: 58.6 ACRES  
AREA: 39 AC  
NUMBER OF LOTS: 83  
DENSITY: 2.1 RAC  
BUILDING HEIGHT: SINGLE STORY  
BUILDING SETBACKS: N - 100' MIN  
W - 150' MIN  
E - 102' (120' MIN \*)  
S - 82' (100' MIN \*)  
\*(FROM EDGE OF EXISTING PAVEMENT)

**LEGEND:**



RIPIARIAN HABITAT





Subject Property

Pima Prosper's Comprehensive Land Use Plan  
Planning Area: Tortolita

N

## Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

- a. Objective: To designate areas for low-density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and to be contiguous with other dedicated natural open space and public preserves.

### **1) *Low Intensity Urban 3.0 (LIU-3.0)***

- a) Residential Gross Density:
  - i) Minimum – none
  - ii) Maximum – 3.0 RAC.
  
- b) Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
  - i) Minimum density – 1.5 RAC
  - ii) Maximum density – 3.0 RAC.

### Medium Intensity Urban (MIU)

- a. Objective: To designate areas for a mix of medium-density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower-density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.
- b. Residential Gross Density: Residential gross density shall conform to the following:
  - 1) Minimum – 5 RAC
  - 2) Maximum – 13 RAC.
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
  - 1) Minimum – 5 RAC
  - 2) Maximum – 10 RAC.



April 12, 2016

Mr. Chris Poirier  
Planning Official  
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
201 North Stone, 2<sup>nd</sup> Floor  
Tucson, Arizona 85701

SUBJECT: JACKSON PROPERTY - REZONING CASE #P16RZ00003  
REQUEST TO REDUCE THE MINIMUM RAC REQUIRED IN MIU  
DESIGNATION  
JN 4226

Dear Chris:

Please accept this letter as a request to reduce the minimum density required in the MIU designation of the Pima Prospers Comprehensive Plan (*The Plan*). The 19.6 acre southern parcel of the above referenced project site is designated in *The Plan* as Medium Intensity Urban (MIU) with a minimum density of 5 RAC. The proposed density for the rezoning of this parcel is 1.2 RAC which does not conform. (See enclosed Preliminary Development Plan). Per Section 10.4 of *The Plan*, the Planning Director may allow a reduced density, based on environmental constraints. This request is being made for the following reasons:

#### **Environmental**

**Natural Vegetation** - The southern parcel has a significant number of saguaros and areas of significant vegetation. The clustering of the lots and providing the perimeter open space buffers, ranging from 100 feet to more than 150 feet, the impact to saguaros and significant vegetation found on site will be minimized. (See the attached Composite Map). The minimum 60 foot wide natural HDZ bufferyards are provided along the south parcel's east and southern perimeters to help preserve significant vegetation. In addition, these larger buffers will provide for more natural open space on the site. The proposed concept will preserve approximately 50 percent of the southern parcel as open space.

**Off-site Drainage Impacts** – The large open space areas are being used to mitigate the concerns of the adjacent property owners regarding the impact of the drainage flows from the site. By using these buffers, the northwest and southeast watersheds will remain for the most part in their natural state. The type and character of the flows from these two watersheds onto the adjacent property to the west and south will not be altered.

Mr. Chris Poirier  
April 12, 2016  
Page 2 of 2

The flows from the developed portion of the property will be routed to basins. Since there are 60-100 foot buffers between the basins and the boundary of the site, the type and character of the flows from the developed portion of the project will mimic the existing flows at the southwest corner of the southern parcel. (See enclosed Post-Development Drainage Plan)

### **Appropriate Density Transition with Surrounding Developments**

In addition, *The Plan* Community Design goals and policies support an appropriate density transition to protect the character and scale of the existing established neighborhoods. In this case, the rezoning site is between the high density developments on the north and west sides of the project and the low density horse property on the east and south sides of the site. The proposed 1.2 RAC density for the southern parcel provides an appropriate transition density between the 4 RAC density to the north and west and the less dense 1 RAC developments to the east and south.

### **Community Design Goal 8:**

Ensure that all development and redevelopment is generally compatible and scale appropriate.

- Policy 1: Incorporate through good design housing types within mixed use developments at scales generally compatible, but more dense than adjacent established neighborhoods.
- Policy 2: Continue to use appropriate transitions for dissimilar types of development and provide connectivity to trails, pedestrian walkways and bike routes.
- Policy 3: Ensure that all new development in historic areas is reasonably compatible in scale, mass, architectural design and character and respects the privacy needs of the historic and/or established neighborhoods.

Please do not hesitate to call if you have any questions.

Sincerely,

RICK ENGINEERING COMPANY, INC.



Paul J. Iezzi, P.E.  
President

PJI/TCM:cj F:\4226\_Jackson\_Property\Planning\4226\_Poirier\_CompPlan\_density\_reduction\_rev2\_ltr.docx

Enclosure

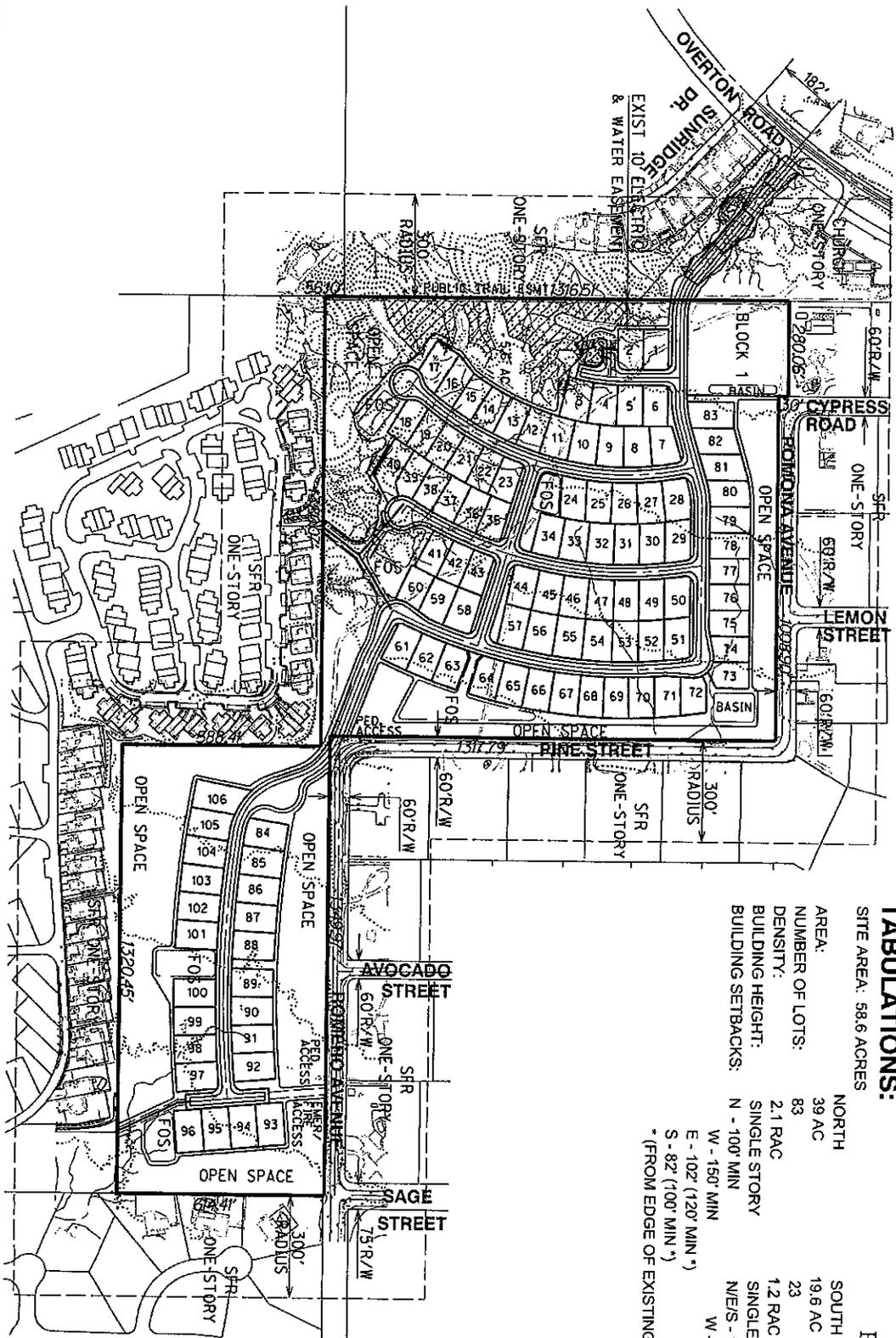
**Exhibit II B:**  
Preliminary Development Plan

**TABULATIONS:**

SITE AREA: 58.6 ACRES

| AREA:              | NORTH   | SOUTH                            |
|--------------------|---|----------------------------------|
| AREA:              | 39 AC   | 19.6 AC                          |
| NUMBER OF LOTS:    | 83  | 23                               |
| DENSITY:           | 2.1 RAC   | 1.2 RAC                          |
| BUILDING HEIGHT:   | SINGLE STORY  | SINGLE STORY                     |
| BUILDING SETBACKS: | N - 100' MIN<br>W - 150' MIN<br>E - 102' (120' MIN *)<br>S - 82' (100' MIN *) | N/E/S - 100' MIN<br>W - 150' MIN |

\*(FROM EDGE OF EXISTING PAVEMENT)



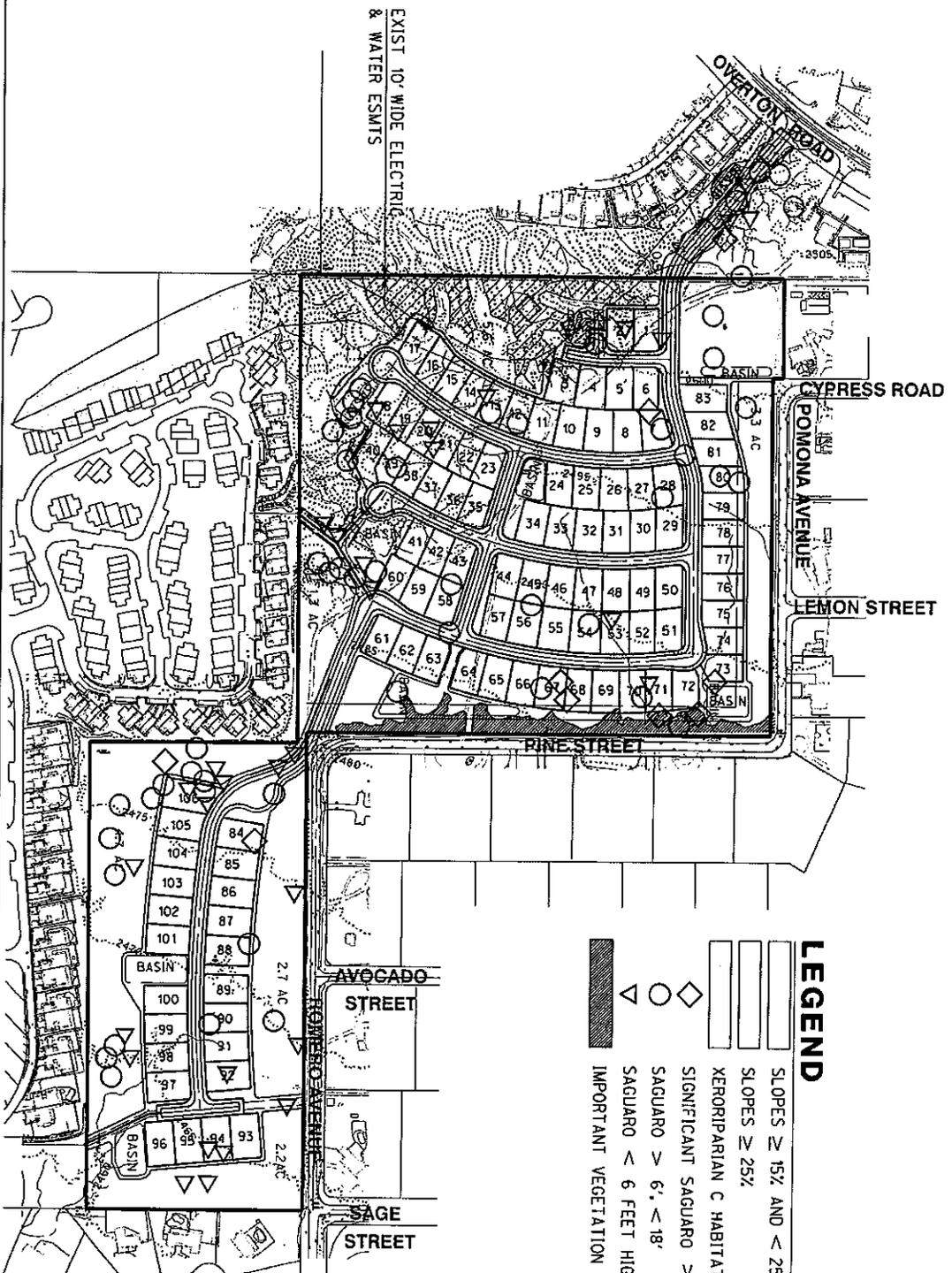


Exhibit II-D:  
Post-Development Drainage Plan



SCALE: 1" = 300'

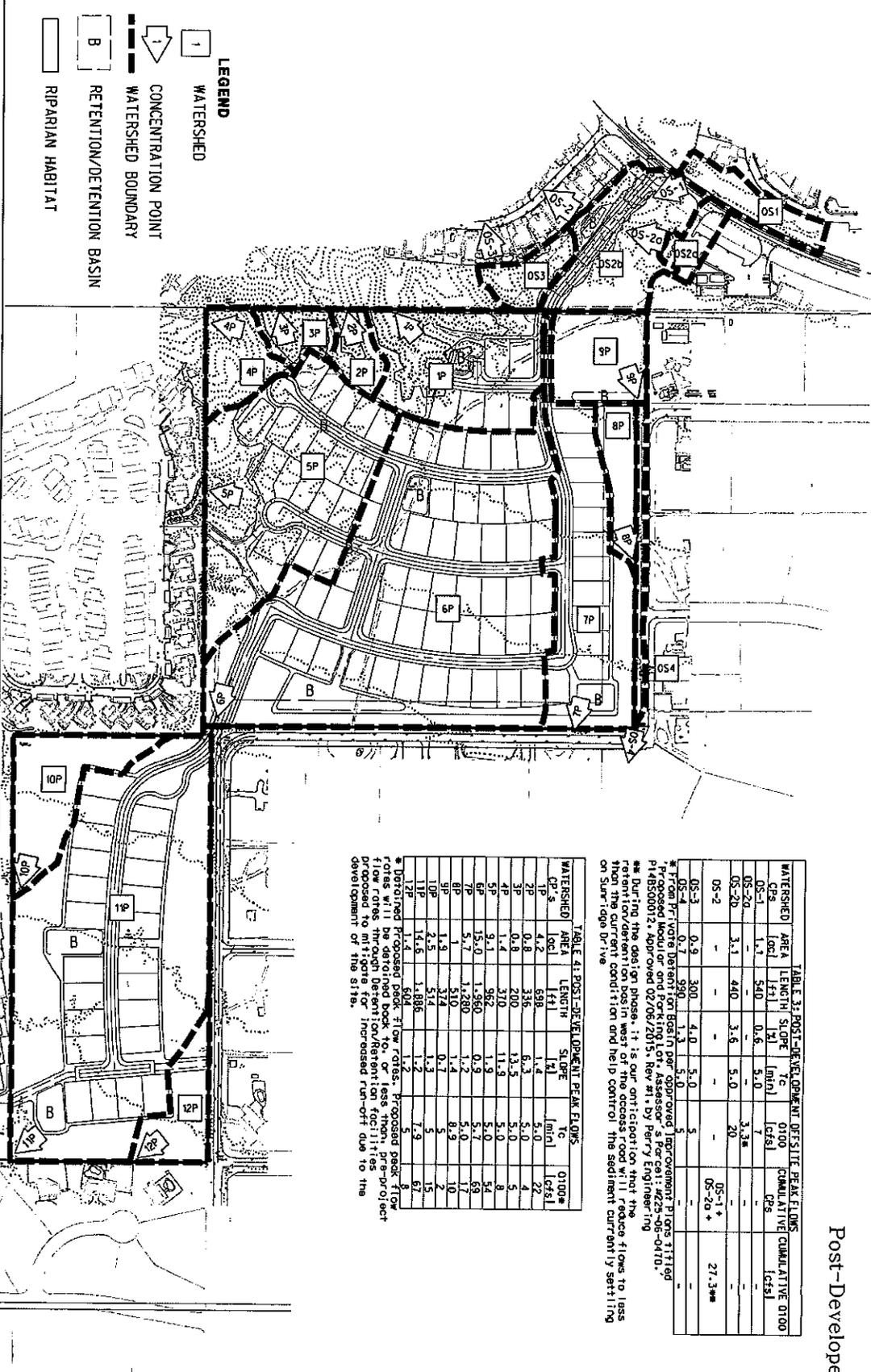


TABLE 3: POST-DEVELOPMENT DESIGN PEAK FLOWS

| WATERSHED | AREA (ac) | LENGTH (ft) | SLOPE (%) | TC (hr) | Q100 (cfs) | CUMULATIVE Q100 (cfs) |
|-----------|-----------|-------------|-----------|---------|------------|-----------------------|
| OS-1      | 1.1       | 540         | 0.6       | 5.0     | 7          | -                     |
| OS-2a     | -         | -           | -         | -       | 3.3*       | -                     |
| OS-2b     | 3.1       | 410         | 3.6       | 5.0     | 20         | -                     |
| OS-2      | -         | -           | -         | -       | -          | OS-1 + OS-2a + 27.3** |
| OS-3      | 0.9       | 300         | 4.0       | 5.0     | 5          | -                     |
| OS-4      | 0.7       | 990         | 1.3       | 5.0     | 5          | -                     |

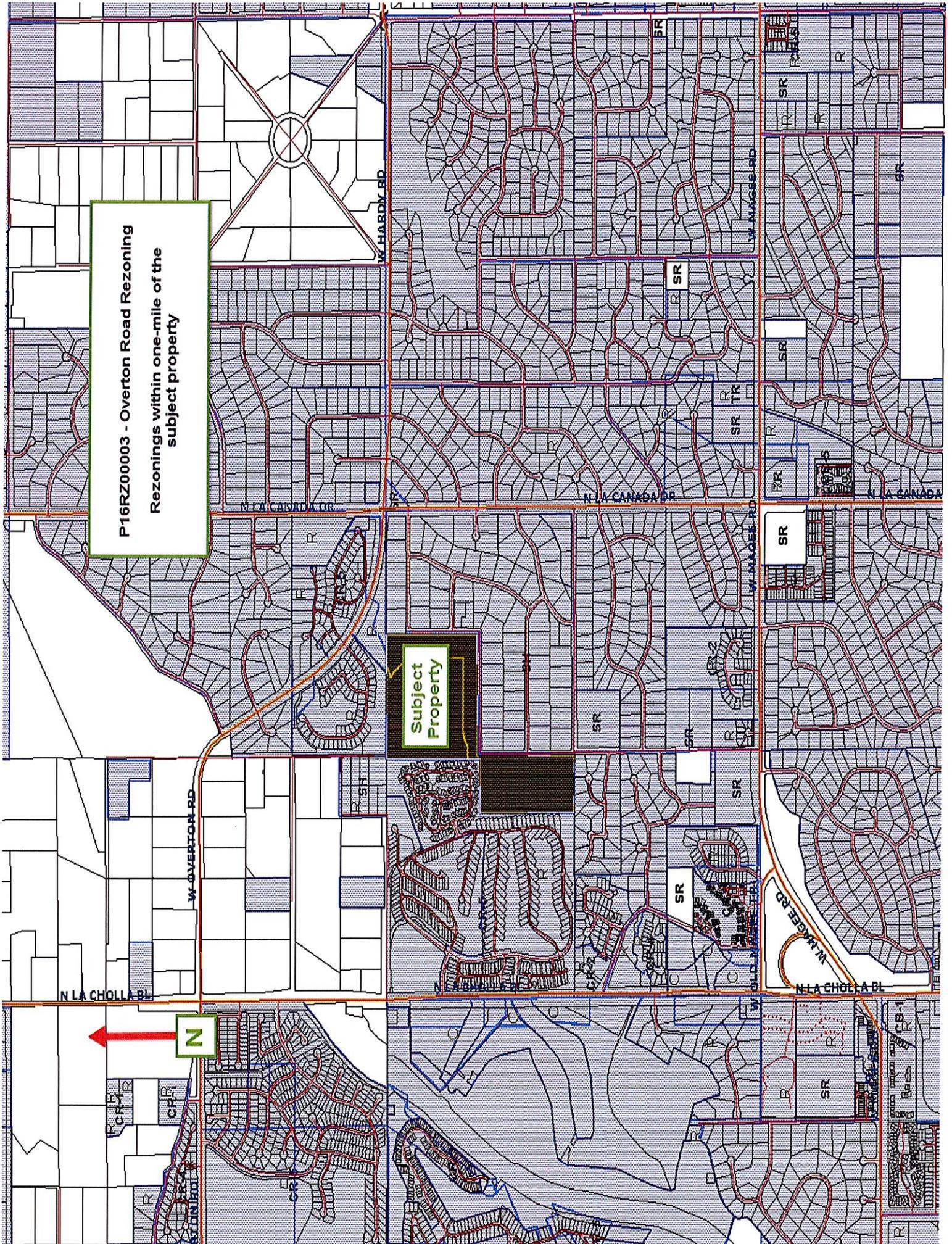
\* From 17' VOTE Detention Basin per approved Improvement Plans 31116d  
 P1830001; approved 02/08/2015, New Mt., Assessor's Parcel #: 4225-06-0470.  
 \*\* During the design phase, it is our anticipation that the flow rates through Detention/Retention facilities proposed to mitigate for increased run-off due to the development of the site.  
 \*\*\* From the current condition and help control the sediment currently settling on Sunridge Drive

TABLE 4: POST-DEVELOPMENT PEAK FLOWS

| WATERSHED | AREA (ac) | LENGTH (ft) | SLOPE (%) | TC (hr) | Q100* (cfs) | Q100** (cfs) |
|-----------|-----------|-------------|-----------|---------|-------------|--------------|
| 1P        | 4.2       | 698         | 1.4       | 5.0     | 22          | 22           |
| 2P        | 0.8       | 336         | 6.3       | 5.0     | 4           | 4            |
| 3P        | 0.8       | 200         | 13.5      | 5.0     | 5           | 5            |
| 4P        | 1.4       | 370         | 11.9      | 5.0     | 8           | 8            |
| 5P        | 9.1       | 982         | 1.9       | 5.0     | 54          | 54           |
| 6P        | 15.0      | 1,960       | 0.9       | 5.7     | 69          | 69           |
| 7P        | 5.7       | 1,280       | 1.2       | 5.0     | 17          | 17           |
| 8P        | 1.9       | 310         | 1.4       | 8.9     | 10          | 10           |
| 9P        | 1.9       | 374         | 1.3       | 5       | 15          | 15           |
| 10P       | 4.9       | 574         | 1.3       | 7.9     | 67          | 67           |
| 11P       | 1.4       | 488         | 1.2       | 5       | 15          | 15           |
| 12P       | 1.4       | 488         | 1.2       | 5       | 15          | 15           |

**P16RZ00003 - Overton Road Rezoning**  
Rezonings within one-mile of the subject property

**Subject Property**



---

---

## Neighborhood Meeting Summary

### Rezoning Case No. P16RZ00003 Jackson Property - Overton Road Rezoning Overton Road east of La Cholla Boulevard

**Meeting Date & Time:** Wednesday, April 6, 2016; the meeting commenced at 6:20 PM.

**Location:** Mesa Verde Elementary School Cafeteria/Multipurpose Room, 1661 W. Sage Street

**Meeting Invitation & Mailing:** All properties within 1000' of the site (more than 500 in number) were mailed a packet containing: 1) an invitation & explanatory cover letter; 2) a set of *Frequently Asked Questions (FAQ's)* and our responses; and 3) a color copy of the proposed rezoning *Preliminary Development Plan (PDP)*.

**Attendance:** Approximately (75) individuals (representing 31 properties) attended the meeting, accounting for approximately 6% of the properties that were noticed. The attendees included residents of all five of the primary subdivisions surrounding the proposed project.

**Synopsis:** Jim Portner, as applicant and representative of the property owner, welcomed the attendees and introduced Jim Campbell of Mesquite Homes and Paul Iezzi of Rick Engineering. Portner provided an overview of the outreach that had already occurred with the leadership individuals of the surrounding neighborhoods, and explained how that outreach was used in developing and refining the proposed project design. He then made a 15-minute powerpoint presentation that provided the basic facts and context of the property and which led to a presentation and explanation of the proposed *Preliminary Development Plan (PDP)*. He concluded the presentation by outlining the anticipated process and timeline for the rezoning, including the public hearings that would be held before the Planning & Zoning Commission and the Board of Supervisors. After all of the above, the meeting was thrown open for a general discussion of neighbor questions and issues/concerns.

**Neighborhood Comment:** The neighbor comments were generally appreciative of the outreach that had previously occurred and the respect that had been demonstrated for neighbor opinions and issues. An approximately one-hour discussion and QA session ensued. The primary topics of same are summarized here:

- *Building Height and Views:* There was a general interest, especially on the part of residents to the west, as to the proposed home heights and the preservation of their existing views of Pusch Ridge. We emphasized that the project was being voluntarily limited to one-story homes, with a building height limit of nineteen feet (19'), and that the new homes have been set back significant distances so as to insure and protect their views. There were some individuals who still pressed for an even lower height limit, but other members of the same neighborhood explained that their own subdivision already contained 19' tall homes.
- *Drainage and downstream impacts:* There were general questions as to whether the proposed development of the property would increase flows and impacts to downstream properties. It was explained that County Floodplain regulations do not allow us to increase post-developments flows over the existing condition. The location and functioning of detention basins to insure compliance was explained using the *PDP* and other exhibits.

**P16RZ00003 – Overton Road East of La Cholla Boulevard**

Meeting Date: April 6, 2016

Preparation of Summary: April 10, 2016

- *Traffic onto Overton Road:* There were questions as to the loading of all of the project's traffic onto one public street. We explained that: 1) the load (approximately 1,000 trips per day using conservative rules-of-thumb) was not a very large number in terms of traffic generation; 2) the developer is responsible for whatever street improvements might be necessary (e.g. deceleration, right-turn lanes, etc.) to insure safe movements and a properly functioning intersection on Overton Road); and 3) the only other alternative would be to have a secondary street access into the adjacent Mesaland subdivision. This prospect was strongly objected to by the Mesaland residents and was therefore removed from the plan.
- *Control and Responsibility for Natural Areas:* We explained that the extensive natural/preserved areas around the perimeter of the project would be owned and maintained by a private homeowners association as part of their standard common-area responsibilities.
- *Quality of the Proposed Homes:* Some individuals were interested in the types and styles of homes that would be built. While it was stressed that no final designs or elevations had yet been developed for this particular project, the attendees were referred to the Mesquite Homes website, where they would find photo examples of the types of homes and neighborhoods that Mesquite has developed to date.

After discussing all of the above, those in attendance indicated they had no further questions. The meeting then formally concluded at approximately 7:45 PM, but many individuals stayed for another 30 minutes or so to have individual discussions with the project representatives.



PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE  
ENTITLEMENT PROCESSES  
LOCAL ADVISORY & COUNSEL

10830 N. Arrowhead Lane  
Tucson, Arizona 85749-9260  
P: 520-890-0717  
jportner@projectsintl.com  
www.projectsintl.com

March 23, 2016

**FROM:** Jim Portner, Projects International, Inc.

**RE: Invitation to Attend a Neighborhood Meeting  
Proposed Rezoning of the 60-Acre Jackson Property  
Pima County Rezoning Case No. P16RZ00003**

I'm sending you this information because you own property, or you are a representative of a nearby homeowners or neighborhood association, within 1000' of a request we have filed with Pima County to rezone approximate sixty acres of vacant land located on Romero Road. The property is owned by Charles Jackson and is roughly one-half mile southwest of the intersection of Overton Road @ La Canada Drive.

I am the project manager for the rezoning on behalf of Mr. Jackson and Mesquite Homes, a homebuilder that has developed numerous residential projects throughout the Tucson metropolitan region.

Our rezoning application is the first step in the development process. If successful, it would then be followed by final subdivision engineering and platting work, which will require an additional twelve months. With all of the required regulatory and permitting processes involved, any physical site development on the property would likely not begin until the third or fourth quarter of 2017.

We have scheduled a neighborhood meeting on this rezoning application to provide a forum for your comments and for answering your questions. The meeting will take place as follows:

**Wednesday, April 6, 2016**

**6:15 PM to 7:45 PM**

**Mesa Verde Elementary School - Multipurpose Room/Cafeteria**

**1661 West Sage Street (approximately 1/3 mile west of La Canada Drive)**

Enclosed you will find a list of "Frequently Asked Questions" (FAQ), as well as a site plan illustrating the basic conceptual design of the development areas, perimeter buffers, etc.

Please be advised that a public hearing on this item is presently scheduled to occur before the Pima County Planning & Zoning Commission on April 27, 2016. You will receive a separate notice for that hearing directly from Pima County. After that, a second public hearing will be scheduled before the Board of Supervisors, who will make the final decision on this rezoning application.

I encourage you to attend the above neighborhood meeting or to, alternatively, call or email me with any questions you might have. My cell phone number is 850.0917 and my email is [jportner@projectsintl.com](mailto:jportner@projectsintl.com).

**Note:** This mailing has been sent to a list of surrounding property owners that was generated using the Pima County 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.

# Jackson Property – Frequently Asked Questions

## **What is being proposed for the Jackson Property?**

The proposal for the Jackson Property is to construct 106 homes on approximately 60 acres, a density of about 1.8 homes per acre. The two properties will be connected by an internal connector road. The conceptual site plan is attached.

## **What are the underlying Pima County comprehensive plan (Pima Prospers) designations for the land?**

The North parcel is designated LIU-3 (low intensity urban), which allows a density of up to three homes per acre. This Parcel is designed with 2.2 homes per acre, which is less density than La Cholla Hills to the west and Canada Heights to the north.

The South Parcel is more problematic. Pima County has it designated as MIU (medium intensity urban), which prescribes a minimum development density of five homes per acre and a maximum of ten homes per acre. We do not feel that this minimum density is appropriate for an isolated parcel adjacent to large-lot horse property (Mesaland) to the east. We have instead designed the South Parcel with the same density (one home per 36,000 square feet) as the Mesaland horse properties to the east. This is 1.2 homes per acre; our homes will be clustered internally on the property and surrounded by natural desert open space. It will be important for us to obtain letters stating support for this REDUCTION in density from 5 homes per acre to 1.2 homes per acre.

## **What are the building setbacks?**

On all sides of the South Parcel, there will be a minimum of a 100-foot building setback, with the majority being natural desert. In some areas, the building setbacks will be closer to 200 feet.

On the North Parcel, the north and west boundaries also have a minimum 100 foot setback, with many areas over 200 feet as well. The east and south sides of the North Parcel are set back from the edge of pavement about 120 and 100 feet, respectively. This area has high-density vegetation along the road, which will be preserved as a natural barrier from the Mesaland neighborhood.

## **Will the development cause additional water runoff?**

All development in Pima County is prohibited, by Code, from increasing the runoff from a developed property above that level which occurs in the existing (i.e. undeveloped) condition. This is the reason for detention basins that are now designed within the subdivision. These basins are sized and located to capture and hold the first one-half inch of any storm, as well as additional storm water volume necessary to insure no increase in off-site flow. Water harvesting areas will also be used in the subdivision to capture run-off for landscape watering purposes.

To the north, in the Canada Heights neighborhood, a flooding issue exists because of excess storm water along Overton Road and from the utility easement to their south. The Jackson project is designed to help retain additional flows in these areas so as to limit the runoff and debris, with the target of reducing these existing flows by 30%.

### **How will traffic be handled?**

As designed, the entry to the entire subdivision is off of Overton Road. This design will keep all traffic off of the horse properties to the east. Regarding impacts to Overton Road, a traffic report will be completed prior to any construction so as to ensure safe operations and to identify any road improvements that may be required to achieve this goal.

### **How much open space will there be once complete?**

Once complete, the Jackson Property will have over 30% open space and an additional 2.5 acres of functional open space. All in all, roughly a third of the property will remain open space without homes or roads.

### **What size homes will be built?**

The home sites will be 9,000-10,000 square feet and the homes will be between 1,500 and 3,500 square feet. The homes will be restricted to single-story, with heights less than 19'. There will be NO two story homes. Homes will be built with natural desert tone colors.

### **What is the timing of the project?**

Once the rezoning is complete, the tentative platting/engineering process takes upwards of another year. The subdividing of the property into lots takes an additional six months. So if everything is approved, it would be late 2017 until any land development occurred.

### **Is there capacity with the utilities serving the site?**

As subdivisions were built in the past around the Jackson property, their utilities were sized to accommodate the future potable water, sewer and other utility needs of the Jackson Property. Pima County Wastewater and Metro Water have both confirmed there is adequate capacity for the project.

### **Is there capacity within Amphi School District?**

Amphi School District has stated there is capacity at their schools for the projected students. Additionally there will be a donation made on a per house basis that the developer has asked be spent at Mesa Verde Elementary.

### **What happens when someone wants to change what has been approved?**

Once the rezoning is in place, the property will be restricted by Pima County to only allow the approved subdivision. If a tragedy occurred and another developer wanted to change the heights, setbacks, open space, etc. they would need to go through the complete process all over again, with the same public input, public notice and hearings as we are completing.



**TABLATIONS:**

|                               |                                    |                  |
|-------------------------------|------------------------------------|------------------|
| SITE AREA: 58.6 ACRES         | NORTH                              | SOUTH            |
| AREA: 39 AC                   | 39 AC                              | 19.6 AC          |
| NUMBER OF LOTS: 83            | 83                                 | 23               |
| DENSITY: 2.1 RAC              | 2.1 RAC                            | 1.2 RAC          |
| BUILDING HEIGHT: SINGLE STORY | SINGLE STORY                       | SINGLE STORY     |
| BUILDING SETBACKS:            | N - 100' MIN                       | N/E/S - 100' MIN |
|                               | W - 150' MIN                       | W - 150' MIN     |
|                               | E - 120' MIN *                     |                  |
|                               | S - 100' MIN *                     |                  |
|                               | * (FROM EDGE OF EXISTING PAVEMENT) |                  |

- 30% MINIMUM OPEN SPACE AND TWO PLUS ACRES FUNCTIONAL OPEN SPACE
- ACCESS OFF OF OVERTON ROAD. TRAFFIC REPORT TO BE PERFORMED.
- EXIT FROM SOUTH PARCEL IS FIRE/EMERGENCY EXIT ONLY (CODE REQUIREMENT).
- PERIMETER BUFFER YARDS TO BE PRIMARILY NATURAL DESERT.
- 4' HIGH DECORATIVE SCREEN WALL WITH LANDSCAPING ALONG ENTRANCE AND CONNECTOR ROAD.

# Sign-In Sheet

## Full-Notice Neighborhood Meeting

P16RZ00003 – Charles Jackson Property Rezoning – Overton Road east of La Cholla Boulevard

Wednesday, April 6, 2016 -- 6:15 PM to 7:45 PM

Mesa Verde Elementary School (Cafeteria/Multipurpose Room)

| Name   | Street Address        | Phone Number    | Email Address             |
|--|-----------------------|-----------------|---------------------------|
| AUDY & RAMONA PEREIRA                          | 8352 N SAGE PLACE     | 520<br>975-4136 | FOCUSON780@AOL.MIC.NET    |
| HELEN HARRI AMBER DEEREST                      | 1741 W. SAGE ST       | 520<br>250-9757 | AMBERDEFORESTER@gmail.com |
| SUZANNE FISK<br>WILLIAM FISK<br>William Citton | 1621 W. PINE ST       | 520-531-1448    | HOTDOG-490@HOTMAIL.COM    |
| Kevin George                                   | 1892 W Dawn Dr        | 224-1337        | kandmgeorge1@gf.com       |
| Barbara DUNN                                   | 8650 N LittleOak Lane | 520<br>219-1923 | bcjldunn@msn.com          |
| Kathy Gatto                                    | 8437 N. Breezewood Pl | 520<br>297-8768 | TKGATTO@comcast.net       |
| Barb Westbuck                                  | 1431 W. Sunrise Dr    | 714 9220        | barbwestbuck@hotmail.com  |
| DANNY GALLAGHER                                | 8521 N ASPEN A V      | 520<br>820-9384 | INDIA8521@GMAIL.COM       |
| Lee & Rosalie Wilson                           | 8381 N Sage Pl        | (520) 297-0271  | azwilsons@gf.com          |

II

# Sign-In Sheet

Full-Notice Neighborhood Meeting  
 P16RZ00003 – Charles Jackson Property Rezoning – Overton Road east of La Cholla Boulevard  
 Wednesday, April 6, 2016 -- 6:15 PM to 7:45 PM  
 Mesa Verde Elementary School (Cafeteria/Multipurpose Room)

| Name                     | Street Address       | Phone Number     | Email Address        |
|--------------------------|----------------------|------------------|----------------------|
| Robert & Rita<br>Fischer | 1801 W Sage St       | 500<br>887-7273  | —                    |
| Kelly + Lynn<br>Lane     | 1919 W Sage          | 520<br>465-0070  | THESHADYLANE@AOL.COM |
| Roy + MARIANNE<br>TRUMAN | 1607 W. SUNDRIDGE DR | 520<br>955-0564  | TUCBRANCH@AOL.COM    |
| Carol-Jane<br>Foster     | 2511 N. BURGESS      | —                | cyf-2140@johnc.com   |
| Carl + Deborah<br>Foster | 1750 W. BURGESS      | 616<br>313 7705  | caranddeb@johnc.com  |
| Gerry<br>Hart            | 1700 W. DeLekover    | 520-300-<br>2099 | ghart@epix.net       |
| Susan<br>Mokhtarian      | 1530 W Sage          | 399-5369         |                      |
| DEE<br>Cox               | 1610 W. Sage St      | 297 5248         | coxfamily33@msn.com  |
| Earl Van<br>Swearingen   | 1725 W DeLekover Cir | 300-5158         | earlvsw@comcast.net  |

# Sign-In Sheet

Full-Notice Neighborhood Meeting  
 P16RZ00003 – Charles Jackson Property Rezoning – Overton Road east of La Cholla Boulevard  
 Wednesday, April 6, 2016 -- 6:15 PM to 7:45 PM  
 Mesa Verde Elementary School (Cafeteria/Multipurpose Room)

| Name                        | Street Address           | Phone Number   | Email Address        |
|-----------------------------|--------------------------|----------------|----------------------|
| Ron Ballou<br>SANDIE BALLOU | 8720 N. Coral Ridge Loop | (319) 573-9399 | rondballoe@gmail.com |
| WALTER + MARY PERLICK       | 8692 N LITTLE OAK LANE   | 520-575-0440   | MELP71@YAHOO.COM     |
| MARTHA A. SCHAWER           | 8680 N LITTLE OAK LANE   | 520-797-1010   |                      |
| Helen Bay                   | 8440 N. Renwick          | 520-297-3863   | hcbay@aol.com        |
| BARB KAUZ                   | 1615 W. Sage St          | 520-400-1966   | BARB.KAUZ@gmail.com  |
| Richard Norman              | 8490 N Coral Ridge Loop  | 248 921-7239   | VSnorman@comcast.net |
| Dea Rayburn                 | 8905 N Sunridge Pl       | 288-2232       | rayburn1@yahee.com   |
| DARLE MAGEE                 | 1822 W SAGE ST           | 2998627        |                      |
| Kelly Lane                  | 1919 W Sage              |                | theshadylane@aol.com |



## **Terri Tillman**

---

**From:** JAMES A FORBUS <jaforbus@msn.com>  
**Sent:** Wednesday, April 13, 2016 10:01 AM  
**To:** Terri Tillman  
**Subject:** P16RZ00003 GST LLC, ET AL - W. OVERTON ROAD REZONING

Terri,

I support the Jackson rezoning as presented and specifically ask that Pima County 1) not allow any vehicular traffic through Mesaland roads (Pine, Romero and Pomona) whatsoever and 2) accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density to the west to our larger one acre plus properties to the east and preserves our neighborhood culture. We also appreciate the limitation on single story homes and the increased buffer yards.

Thank you.

James Forbus  
1530 West Cypress Street  
Tucson, Arizona 85704

Sent from Windows Mail

## **Terri Tillman**

---

**From:** MsFlighty@aol.com  
**Sent:** Wednesday, April 13, 2016 10:17 AM  
**To:** Terri Tillman  
**Subject:** Jackson Property Rezone

Dear Ms. Tillman,

I support the Jackson property rezoning as requested by Jim Campbell, and specifically ask that Pima County 1) not allow for heights greater than 19', 2) provide for the large buffer yards as outlined on the Preliminary Development Plan, and 3) accept the reduction of density on the South Parcel as proposed by the owner/developer. This reduction in density allows for a proper transition of medium density where I live (La Cholla Hills) to the larger one acre plus properties to the east, and it preserves the character of both neighborhoods.

I have lived in this retirement community for over 12 years, and was involved in Pulte's attempt to rezone and build on this same property, 10 or 11 years ago. They were proposing two-story homes, which completely obliterated our views to the east ... as well as many more units than Mr. Campbell plans to build. Unlike our very disagreeable experience with Pulte, Mr. Campbell has bent over backward to try and work with the neighborhoods on all four sides of this property, compromising wherever possible in his sincere efforts to address the concerns of all of the surrounding homeowners. He has shown immense sensitivity and patience, and earned the respect and goodwill of everyone I know.

I hope he has the opportunity to go forward with his plans, and look forward to your approval of his rezoning request.

Thank you,

Karen Farnham

1816 W. Dalehaven Circle

Tucson, AZ 85704

(520) 297-6975

## **Terri Tillman**

---

**From:** Jim Campbell <jc@oasistucson.com>  
**Sent:** Thursday, April 14, 2016 8:28 AM  
**To:** 'Betsy Sandlin'; 'LCMNA'  
**Cc:** 'Ron Ballou'; 'jim portner'; Terri Tillman  
**Subject:** RE: my letter -- comments welcome

Betsy, I think the letter is appropriate. Thank you.

The one thing Terri Tillman asked is that all letters be sent to her so she can consolidate. Maybe you send it to her and the Commissioners. Her e-mail is [Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov).

Jim

**From:** Betsy Sandlin [mailto:romeroneighbors@gmail.com]  
**Sent:** Wednesday, April 13, 2016 2:40 PM  
**To:** LCMNA  
**Cc:** Ron Ballou; jim portner; Jim Campbell  
**Subject:** my letter -- comments welcome

To Commissioner Neeley and District 1 Commissioners Brad Johns and Jodi Bain:

I reside at 8107 North Romero Avenue, about a mile south of the above-referenced proposed development. I am writing in support of this plan for the Jackson property, under the management of Jim Portner with Projects International, Inc. and the builder, Mesquite Homes.

Numerous meetings with residents of all proximate neighborhoods have been held at the instigation and request of the builder, as well as the required general meeting by notification to 1000-footers. Due diligence has been pursued by the development team, which has been respectful and cooperative with residents most affected by the scope of the development. Several versions of the plan have been shared, and it appears that there is general, if not every individual's, acceptance that this plan is reasonable by virtue of its lower density than past plans.

I support the requests of the neighborhoods adjacent to the planned development regarding no vehicular traffic on the local streets. My major concern is the traffic in and out of the site. The ingress/egress to the Jackson property will be, when it is engineered and constructed, on a hill on a curve. I request that no work begin on the Jackson property until all necessary roadwork and signage have been completed, to insure safety and mitigate truck traffic turning onto the site.

It will be difficult for everyone who has lived in this section to see nearly 60 acres of mostly undisturbed desert developed. Generous buffers and several requested reductions in the number of homes, as well as flooding mitigation, have been promised. It is with the good faith that Projects International, Inc. and Mesquite Homes will do what they say they will do, that I am in support of this plan.

## Terri Tillman

---

**From:** brenjoy <brenjoy46@gmail.com>  
**Sent:** Wednesday, April 13, 2016 10:14 PM  
**To:** Terri Tillman  
**Subject:** JACKSON PROPERTY REZONE

TO: PIMA COUNTY ZONING COMMISSION  
RE: JACKSON PROPERTY REZONE  
CASE # P16RZ00003

I live adjacent to this property in Fairfield La Cholla Hills.  
I am an Arizona resident.

I've lived here during the time when Pulte tried to develop this piece of property 10 years ago and now with Jim Campbell as the latest interested developer.

The reason the neighbors object is that developers are requesting to put too many houses on this property. I really suggest that the zoning board physically visit this neighborhood before making your decision. I think that this wasn't addressed when the zoning laws changed under the Pima Prospers plan. **And the zoning Jim Campbell is requesting is still too house dense.**

The neighborhoods surrounding it are not very dense and it will change the character of this whole area. The idea of having 1 road to accommodate the traffic of 106 households isn't acceptable. The impact of all these cars on Overton Road at the top of a hill and a curve will be dangerous.

The 19 foot height proposed will impact my view and all those on the perimeters of the property.  
**The height limitation should be 16 feet.**

People move to Tucson to enjoy the views, scenery, wildlife and quiet.  
All of this will be taken away with overdevelopment.

BRENDA BEELEY  
8586 N CORAL RIDGE LOOP  
TUCSON, AZ 85704  
520-904-1924

**PIMA COUNTY PLANNING DIVISION  
APPLICATION FOR REZONING**

GST LLC 38.25% & GST LLC 38.25% & ANNLEE PROPERTIES LLC 6.75% & ANNLEE PROPERTIES LLC 16.75% (see attached for contact information)

|   |                 |                                     |
|---|-----------------|-------------------------------------|
| Owner <b>c/o JIM PORTNER</b>  | Mailing Address | Email Address/Phone daytime / (FAX) |
| Projects International, Inc. 10836 East Armada Lane, Tucson, AZ 85749 (see attached for contact information)            |                 |                                     |
| Applicant (if other than owner)   | Mailing Address | Email Address/Phone daytime / (FAX) |
| E56.05' NE4 NW4 EXC S30' E30' & NW4 NE4 EXC S30' & EXC E30' S1038.51' & E644.39' SE4 NW4 EXC E30' 58 58 AC SEC 27-12-13 |                 | <b>225-21-0010</b>                  |
| Legal description / property address  |                 | Tax Parcel Number                   |
| <b>58.6</b>   | <b>SR</b>       | <b>CR-3</b>                         |
| Acreage   | Present Zone    | Proposed Zone                       |
| Northwest Subregion Tortolita Planning Area/LIU - 3.0 and MIU   |                 |                                     |
| Comprehensive Plan Subregion / Category / Policies  |                 |                                     |

The following documentation must be attached:

1. **Assessor's map** showing boundaries of subject parcel and **Assessor's Property Inquiry (APIQ) printout** showing **current ownership** of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with an **original signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, an **original signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, an **original signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit the site analysis fee and eight (8) copies of the site analysis document. If the proposed project will use an on-site wastewater treatment and disposal system (such as a septic system), nine (9) copies of the site analysis document must be submitted. Also submit one CD of the site analysis document.
3. For all rezonings, submit the **entire** rezoning fee.

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

3/23/16  
Date

  
Signature of Applicant

**JIM PORTNER, PRINCIPAL**

**FOR OFFICIAL USE ONLY**

|                                    |             |   |            |                     |
|------------------------------------|-------------|---|------------|---------------------|
| Case name                          | <b>Co9-</b> |   |            |                     |
| Rezoning from                      | Rezoning to | Official Zoning Base Map Number                   | Fee        | Supervisor District |
| Conservation Land System category  |             |   |            |                     |
| Cross reference: Co9-, Co7-, other |             | Comprehensive Plan Subregion / Category /Policies |            |                     |
| Received by _____                  | Date _____  | Checked by _____                                  | Date _____ |                     |

March 23, 2016

Mr. Chris Poirier, Planning Director  
Pima County Development Services Department  
Planning Division  
201 N. Stone Avenue, 2<sup>nd</sup> Floor  
Tucson, AZ 85701

Re: Letter of Authorization  
Rezoning Application – Jackson Property APN 225-21-0010

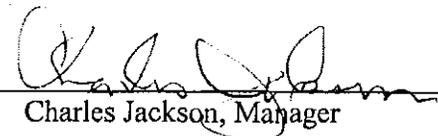
Dear Mr. Poirier,

As the owner of record of the above reference property, GST, LLC, an Arizona limited liability company and Annlee Properties, LLC, an Arizona limited liability company hereby authorizes Projects International, Inc. and RICK Engineering Company, Inc. to represent us as the applicant and/or agent in rezoning the property.

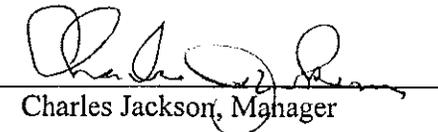
If you have any questions, concerns or need anything further please feel free to give me a call.

Sincerely,

GST, LLC, an Arizona limited liability company

By:   
Charles Jackson, Manager

Annlee Properties, LLC, an Arizona limited liability company

By:   
Charles Jackson, Manager

## **Rezoning Application – Jackson Property Contact Information**

### **Assessors Parcel Number**

225-21-0010

### **Owner**

GST LLC 38.25% & GST LLC 38.25% & ANNLEE PROPERTIES LLC 6.75% & ANNLEE PROPERTIES LLC 16.75%

4813 E. Calle Jabali

Tucson, AZ 85711- 4942

Contact Name: Charles Jackson, Manager

Tel. (520) 747-4411

Email: anntucson@yahoo.com

### **Applicant**

PROJECTS INTERNATIONAL, INC.

10836 E. Armada Lane

Tucson, AZ 85749-9460

Contact: Jim Portner, Principal

Tel. (520) 850-0917

Email: jportner@projectsintl.com

### **Agent**

RICK ENGINEERING COMPANY, INC.

3945 E. Fort Lowell Road, Suite 111

Tucson, AZ 85712

Contact: Paul Iezzi, P.E.

Tel. (520) 795-1000

Fax (520) 322-6956

Email: piezzi@rickengineering.com