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# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

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**DATE:** July 15, 2015

**TO:** Honorable Members of the Planning and Zoning Commission

**FROM:** David Petersen, Senior Planner *D.P.*

**SUBJECT:** Co9-15-02 PRF3, LLC – W. Briar Rose Lane Rezoning; Additional Material for One and Two-Story Construction Limits and Allowances

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Attached are two letters and associated exhibits from the applicant which address lots within the proposed rezoning preliminary development plan which are proposed to be limited to one-story construction, leaving remaining lots with the potential for two-story construction.

One letter is a copy of letters sent to owners of lots abutting the east side of the rezoning site within the Las Lindas subdivision (aka Huntington Ridge) wherein the applicant commits to one-story home construction for Lots 1, 3, 5, and 7 as identified on the preliminary development plan and in the preliminary development plan exhibit re-titled "1 story Restricted Home Sites".

The second letter is a copy of a letter sent to the president of the Linda Vista Ridge subdivision which is adjacent to the west of the rezoning site. In the letter, the applicant commits to one-story home construction for Lots 14 and 15 as identified on the preliminary development plan and in preliminary development plan exhibit re-titled "1 story Restricted Home Sites". Proposed Lots 14 and 15 directly abut lots within the Linda Vista Ridge subdivision. A separate exhibit shows distances of non-abutting proposed lots to lots within the Linda Vista Ridge subdivision.

If the Commission is inclined to selectively restrict proposed lots to one-story construction, the restrictive condition can refer to lot numbers as identified on the preliminary development plan, as opposed reference to the exhibits attached to the letters. This will reduce required exhibit attachments to the rezoning ordinance should the rezoning be approved by the Board of Supervisors.

July 15, 2015

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JUL 15 2015

Re: Co9-15-02 PRF3, LLC – W. Briar Rose Lane Rezoning

RY: .....

Dear Mr. Curt Holmes, President of the Linda Vista Ridge Homeowners Association:

I am getting back to you to explain our position regarding the two story home issue along the boundary with the Linda Vista Ridge subdivision. This is what you indicated was an item you wanted PRF3, LLC to address on behalf of your community. It's been a while since we held that meeting, but I wanted to get back to you before the Planning & Zoning Commission hearing so you understand our thoughts.

We do want to limit the two lots on the west boundary which abut your subdivision to one story homes. Those lots are Lots 14 & 15 on the Preliminary Development Plan, which is the official name of the Site Plan which I presented to you at the neighborhood meeting and which will be presented at the Planning & Zoning Commission. This seems perfectly fair since these two lots abut the Linda Vista Ridge subdivision without any intervening open space.

We have talked internally about whether we could limit the number of two stories for the homes along the north boundary, as was suggested by one of your neighbors at the neighborhood meeting. Due to the distance between those lots (i.e. Lots 27-31 & 34) and the nearest Linda Vista Ridge lots and the open space within this intervening distance and the vegetation that exists and the additional vegetation that will be transplanted into this open space and detention basin we do not believe it to be necessary.

Attached are two exhibits. One entitled '1-STORY RESTRICTED HOME SITES' shows the lots we offer to be restricted to no 2-story homes. That map shows Lots 14 & 15 along the west boundary so restricted as indicated above. It also indicates several lots along the east boundary adjacent to the Las Lindas Subdivision (aka Huntington Ridge).

The second exhibit is entitled 'LOTS ALONG THE NORTH BOUNDARY', and it shows the northerly open space and the dimensions between the PRF3 lots and the Linda Vista Ridge lots to the north. Those distances vary for Lots 27-31 from 140 to 195 feet, depending on how you measure these distances. Adjacent to Lot 34 that dimension is

Letter to Curt Holmes  
Re: Co9-15-02 PRF3, LLC – W. Briar Rose Lane Rezoning

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about 88 feet. Remember these are the distances between lot lines, and they will be greater when the measurement is between homes, considering the setbacks. This is a substantial distance and should, we believe, eliminate the potential for residents within the PRF3 lots looking into the back yards of the abutting Linda Vista Ridge lots. (This exhibit also indicates the lots abutting the PRF3 project with existing 2-story homes.)

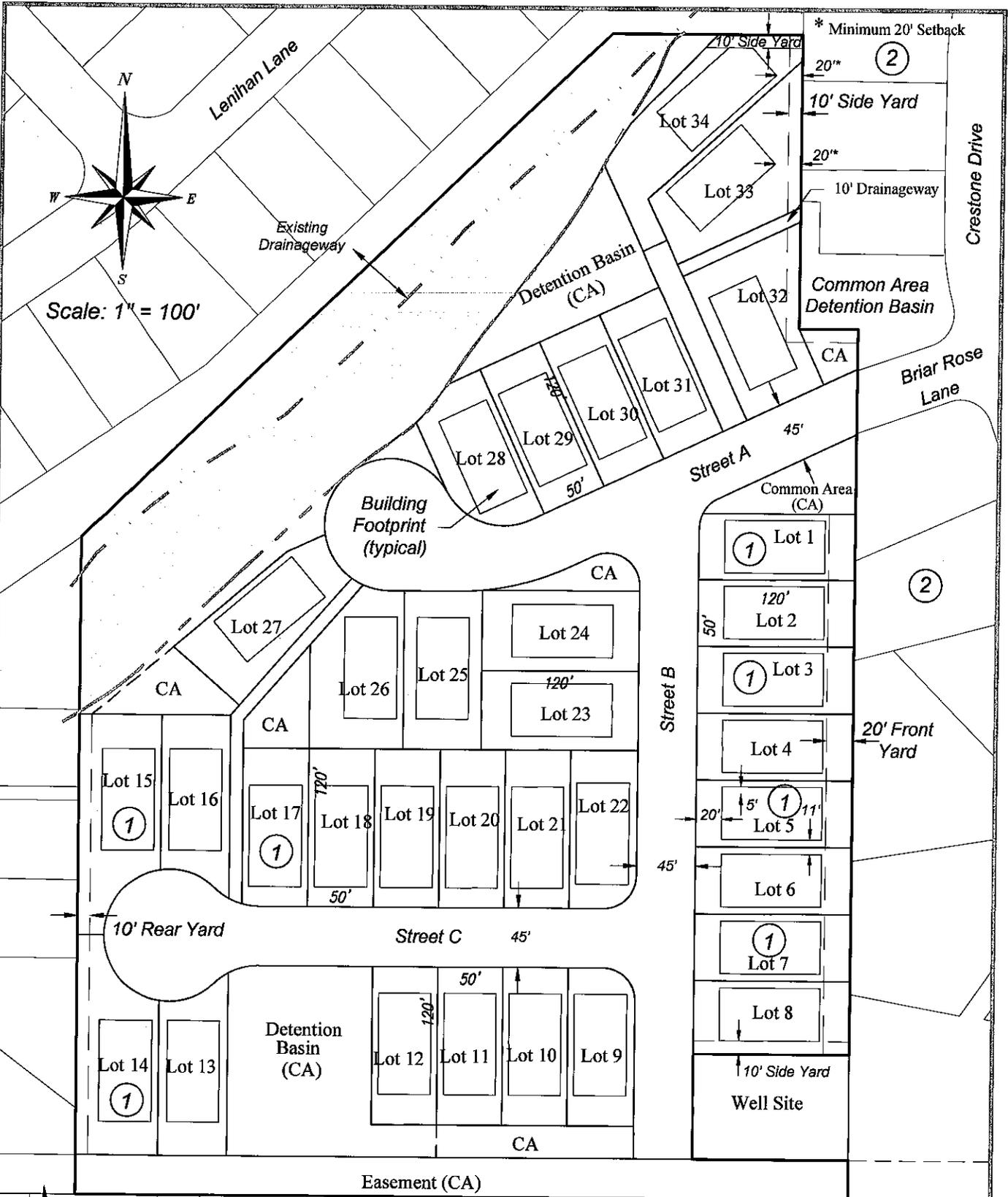
But in addition to the distance between the PRF3 and the Linda Vista Ridge lots the vegetation within the intervening open space and detention basin will mitigate the possibility of this concern. Currently there is a substantial amount of vegetation within this open space, south of the drainage way. We will be enhancing this vegetation with plants that will be transplanted from elsewhere within our project into this open space and detention basin. With these conditions the restriction of these lots to one-story construction would be unnecessary.

I hope this letter clarifies our position. Please let me know if you have any further questions or comments. Also please share this with your neighbors. Thank you.

Sincerely,



Michael Marks, AICP  
President



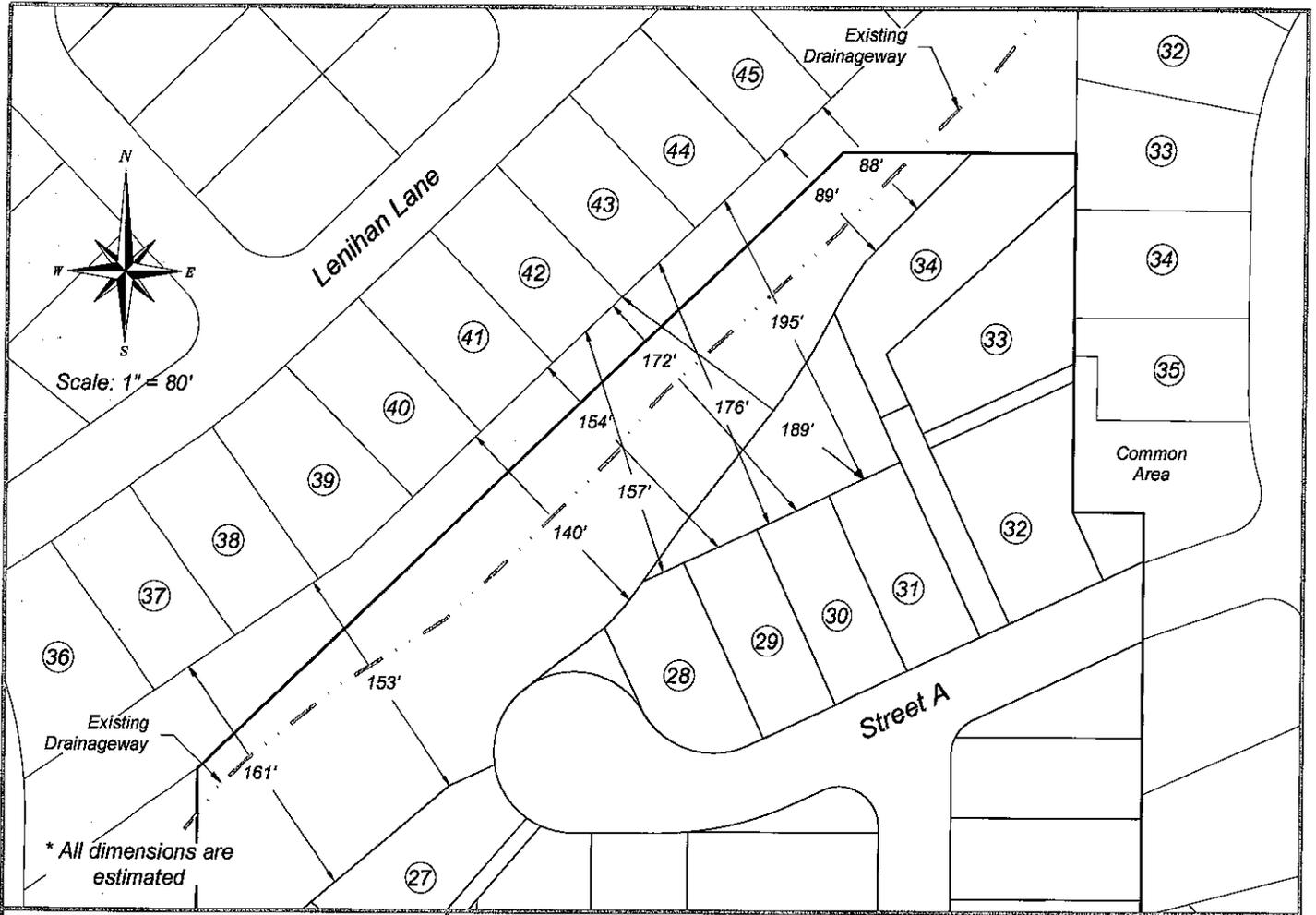
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W E  
S  
Scale: 1" = 100'

② Freer Drive Easement ②

**MJM CONSULTING, INC.**  
Land Planning and Development Services  
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

**PRF3 LLC- Briar Rose Lane**  
APN: 225-02-004P, 225-02-004Q, 225-02-004V  
Section 20, Township 12 South, Range 13 S,  
Pima County, Arizona

**1 Story Restricted Home Sites**



Scale: 1" = 80'

\* All dimensions are estimated

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PRF3 LLC- Briar Rose Lane  
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 Section 20, Township 12 South, Range 13 S,  
 Pima County, Arizona

Lots Along the North Boundary

JUL 15 2015

BY: .....

July 15, 2015

Re: Co9-15-02 PRF3, LLC – W. Briar Rose Lane Rezoning

Dear Owner of a Las Lindas Lot that Abuts the PRF3 Project

It has been a while since we met to talk about the proposed PRF3 Rezoning. I am getting back to you now to explain our position regarding the two story homes along our east boundary, that being the boundary common with the Las Lindas subdivision. While other items came up I believe the building height issue is one for which we can effectively address. I am sending this to you prior to the Planning & Zoning Commission hearing so you can understand what we will be presenting to the Commission ahead of time.

First let me address Lots 1-8 as identified on the Preliminary Development Plan, which is the official name of the Site Plan which I presented to you at the neighborhood meeting and which will be presented at the Planning & Zoning Commission. We are able to restrict 4 of those lots to one-story construction. Starting at Briar Rose Lane and going southward we are willing to restrict Lots 1, 3, 5 & 7 to one-story homes. The other lots (i.e. Lots 2, 4, 6 & 8) will be allowed to be two-stories, but that would not mean they necessarily would be two stories as the future buyer may select a one-story model on one or more of those lots.

The attached exhibit entitled '1-STORY RESTRICTED HOME SITES' shows Lots 1, 3, 5 & 7 as limited to one story construction. It also shows the second lot south of Briar Rose Lane within the Las Lindas subdivision to contain an existing 2-story home. That is why our Lot 2 should also be allowed 2-story construction. We also believe that alternating the one and two story homes along this row of lots, in the 'worst case scenario' will provide a good compromise for everyone involved. I should also point out that our lots along this border will have lower finished floor elevations than that on the abutting Las Lindas lots, which will further mitigate the building height.

I also want to address the three lots north of Briar Rose Lane that abut Las Lindas. Those lots are Lots 32-34. Starting with Lot 32 there should be no reason to limit its building height as it is next to a detention basin. Lot 34 is next to an existing 2-story home in Las Lindas so it should not be restricted. We would also maintain the 2-story option for Lot 33 and feel that it is justified given that there already is a 2-story home next to it and given the angle of Lot 33 relative to the adjacent lot and the additional depth in Lot 33 makes for a good situation for both the current Las Lindas home owner and the future PRF3 home owner.

I hope this letter clarifies our position. Please let me know if you have any additional questions. Also please share this with any of your neighbors. Thank you.

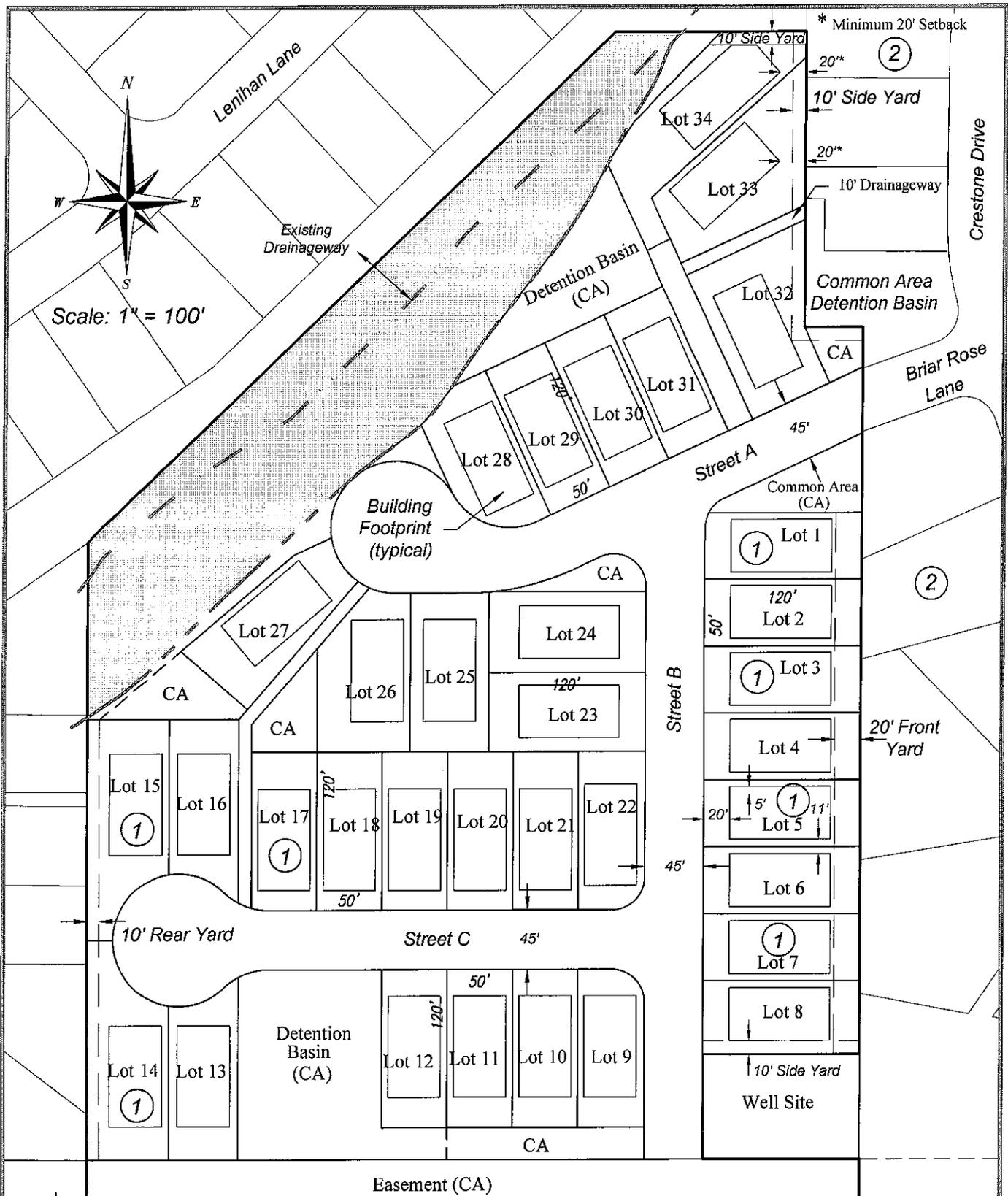
Sincerely,



Michael Marks, AICP  
President

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② Freer Drive Easement ②

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 Section 20, Township 12 South, Range 13 S,  
 Pima County, Arizona

**1 Story Restricted Home Sites**