



## APPROVAL / PROTEST CALCULATION & COMMENTS

### C9-19-18 Houghton Reserve – Houghton Road

ZE  
01/09/20

<b>Total</b>	<b>Approvals</b>	25
	<b>Protests</b>	155

<b>**Protests by Location</b>	Outside 150'	111
	Within 150'	31

<b>*Protests by Total Lots &amp; Area</b>	% Lots	41.3%
	% Area	6.9%

\*Per Arizona State statute HB2116, effective August 9, 2017 governing legal protests for rezoning cases: If there are protests from 20% of the property owners within 150 feet of the entire perimeter of the rezoning site, including BOTH 20% of the property by area, and 20% of the number of lots within 150 feet, then an affirmative vote of ¾ of the Mayor & Council (5 of 7 members) will be required to approve the rezoning or M&C Special Exception. Public rights-of-way and the area/lot of the proposed rezoning are included in protest calculations.

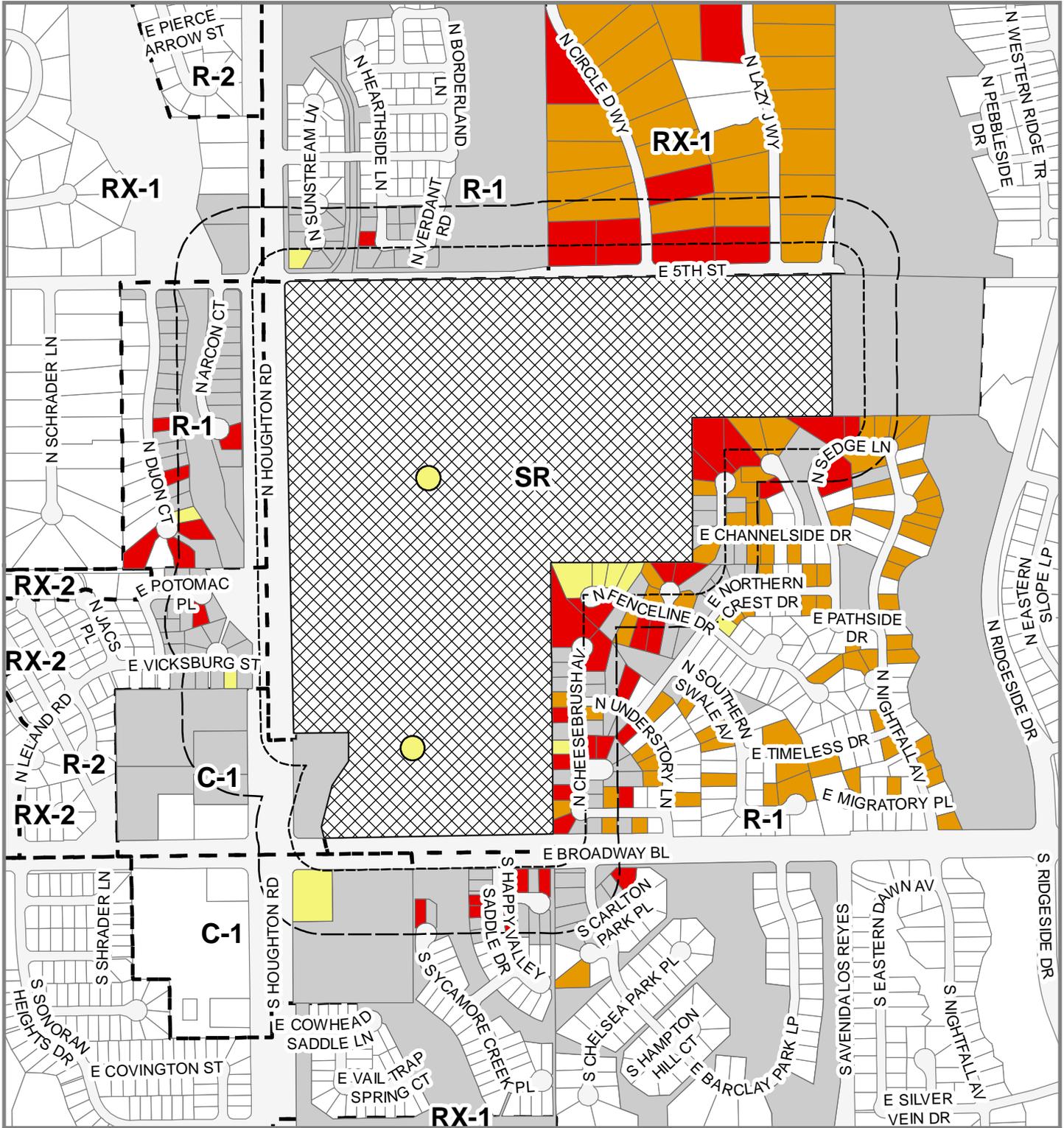
\*\*Arizona Revised Statutes 9-462.04 requires that any rezoning protest filed, "...shall be signed by the property owners opposing the proposed amendment..."

#### COMMENTS:

- Unsigned letters and emails received by PDSD are represented in the Total Approval and Protest counts.
  - 12 letters of approval were submitted to PDSD
  - 13 letters of protest were submitted to PDSD

# C9-19-18 Houghton Reserve - Houghton Rd

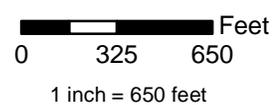
## Rezoning Request: From SR to C-1 and R-1 w/ FLD



- Area of Rezoning: SR to C-1 & R-1 w/FLD
- Protest Area (150 ft. radius)
- Notification Area (300 ft. Radius)
- Zone Boundaries
- Properties Notified

- Owner approvals: 13
- Owner protests: 46
- Owner oppose (signed petitions): 96

Calculation Date: 01/09/20



Mr. Iurino,

We are writing to express our support for the Houghton Reserve rezoning project, with revisions to the Preliminary Development Plan (PDP) dated October 30<sup>th</sup>.

We live in a Silverado Hills home that is on the perimeter of this Houghton Reserve development project. As you can imagine, we were near panicked when we saw someone on our wall surveying the land. Many of our neighbors acted quickly to partner with Meritage Homes to amend their initial rezoning plan.

Meritage Homes has been willing to truly listen to the needs and concerns of our neighborhood and make a number of accommodations to their initial proposal. We appreciate Meritage committing to an 80 foot natural buffer (without a walking trail) and single level homes along the perimeter in order to partially preserve our views, privacy, and home values.

I have been surprised and impressed with Meritage Homes' willingness to listen to our community and partner with us to ensure their project best serves everyone involved.

Again, we offer our support for the Houghton Reserve development based on the revised PDP dated October 30, 2019.

Please do not hesitate to contact us-

Sincerely,

Handwritten signatures of Brent and Jenna Edwards in black ink.

Brent and Jenna Edwards  
270 N Fenceline Dr  
Tucson, AZ 85748

**Michael Wyneken - [EXTERNAL]Re: C9-19-18: Houghton and Broadway Rezoning**

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**From:** Deb Taylor <dwyatttaylor@cox.net>  
**To:** <john.beall@tucsonaz.gov>  
**Date:** 11/05/2019 8:29 AM  
**Subject:** [EXTERNAL]Re: C9-19-18: Houghton and Broadway Rezoning  
**Attachments:** Letter to Zoning Examiner 1.pdf

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Dear Mr. Beall,

Attached please find a letter of support to John Iurino, Zoning Examiner, regarding the proposed "Houghton Reserve" development.

As you may remember, I spoke with you at the beginning of this process and have been working with Joan Carr. I would like to take this opportunity to personally thank you, Mike Wyneken, and the rest of your staff at the City for being so responsive to questions and concerns by Silverado Homeowners, and providing information about this project as needed. It has been very much appreciated.

Best Regards,

Deborah Taylor  
Homeowner, Silverado Hills Block 3

MR. & MRS. RICHARD TAYLOR  
278 N FENCELINE DR  
TUCSON, AZ 85748

November 4, 2019

John Iurino, Zoning Examiner  
c/o John Beall  
City of Tucson Planning & Development Services Dept.  
201 N. Stone Ave.  
Tucson, AZ 85701

**Re: C9-19-18: Houghton and Broadway Rezoning**

Dear Mr. Iurino,

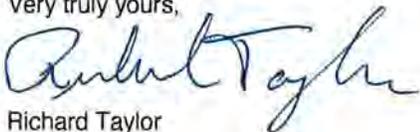
Our home in Silverado Hills Block 3 (SH3) is immediately adjacent to the above referenced parcel to be known as "Houghton Reserve" (HR). We stand in **support** of this rezoning case.

Clearly, we would have preferred that this parcel remain with "SR" zoning (3.3 acre lots), but we always knew that it would someday be developed, and that the zoning could be changed. From the moment we discovered the proposed HR project, we sought to fight it, especially because of plans for the new lots to be only 20' from our property line. SH3 homeowners including us, reached out to the developer, Meritage Homes (MH), and found them to be very sensitive to our situation. They immediately scheduled a meeting with our group, one of many, and listened to our concerns. In subsequent meetings they continued to work with us to explain their development, and committed to mitigate the impact on our homes by incorporating the following into their development plan:

- 1) *MH expanded the 20' buffer along our perimeter to 80' to allow for a smoother transition from our neighborhood to theirs, and provided numerous exhibits including site plans, cross sections, etc. to help us understand the HR Project.*
- 2) *MH provided simulations of views from several of our homes with the new construction in place; illustrating that the new homes would be restricted to single level along the perimeter.*
- 3) *MH committed to substantially increase landscaping of native plants in the buffer and to plant mature "Tree Zones" to obscure the new homes immediately behind us; in order to lessen the impact of new construction on our privacy and mountain views.*
- 4) *MH engaged a landscape architect to work with us individually, to advise us as the new project unfolds, on the types of plants and trees to be installed in the 80' buffer.*
- 5) *When Silverado Hills perimeter residents objected to a Pedestrian Trail in the 80' buffer because of privacy and safety concerns, MH responded by removing the trail entirely.*
- 6) *Anytime we had a question or concern, the Meritage team responded immediately. They were always friendly, respectful, and never took the attitude that our concerns didn't matter.*

In conclusion, we feel that Meritage Homes has worked with both integrity and sensitivity to homeowners in Silverado Hills Block 3. We believe that it is their wish to create a desirable community that will blend with existing neighborhoods in a positive and constructive way.

Very truly yours,

  
Richard Taylor

  
Deborah Taylor

**Approval – Protest Form**

NOV 5 2019 10:20



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing. This form is not the City of Tucson Public Hearing Notice.

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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)

*John & Catherine*

*HOLTON LIVING TRUST, TRUSTEES HOLTON*

Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

Reason:

*THERE IS ENOUGH DENSITY ALREADY IN THIS AREA. KEEP THE CURRENT "VERY LOW DENSITY" ZONING. ALSO, THERE IS PLENTY OF COMMERCIAL SPACE - NO NEED FOR MORE. THIS PROPOSED CHANGE WILL NEGATIVELY IMPACT THE QUALITY OF LIFE AND THE CHARACTER IN THE AREA.*

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>[Signature]</i>	10470 E. SAUCITO CANYON PLACE	1635 Conde Via LOS ALTOS CA 94024
<i>[Signature]</i>	180 S. HAPPY VALLEY SADDLE DRIVE	''

Date 11/1/2019

**Approval – Protest Form**

NOV 6 2019 - 10:12



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Carol A. Poirier  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

Beautiful natural desert area - one of few left on Eastside, with incredible mt views which will no longer exist - description of animals; jaybirds, falcons, rabbits, tortoise. High density homes - group now w/ Silverado. Congestion on Broadway road w/ exits + entrance. Leave natural area alone! Bigger views area for present animals.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Carol A Poirier</u>	<u>142 N Understory Ln</u>	<u>→ Same</u>

Date 10/31/19

DATE: 10/29/2019

TO: THE ZONING EXAMINER, THE TUCSON MAYOR AND CITY COUNCIL

FROM: The High Forty Neighborhood Association – (Steven Wright)

RE: Case#T19PRE0116 Houghton Reserve Rezoning (SR to R1/C1) – Permit # C9-19-18

The High Forty Neighborhood is within the limits of the Houghton East Neighborhood Plan (HENP). Per that plan, our neighborhood has been working directly with Meritage Homes and their legal team regarding the proposed Flexible Lot Development (FLD) adjacent to our neighborhood. As constituents in Ward 2, we have also met with our City Councilman Mr. Paul Cunningham.

The High 40 Neighborhood is made up of 31 homes on 40 acres and is located directly north of the proposed Meritage Home development. We are the only neighborhood adjacent to the proposed development with a very low density (RAC of 1). The developer, however, has indicated that 42% of all the housing units (101 units) will be located on just 30% of the overall site which is immediately adjacent to our High 40 Neighborhood. This, in turn, leaves just 58% of all the housing units (141) on the remaining 2/3 of the site.

Implementation of the FLD option allows the houses to be physically closer together. This will create a wall of houses, diminishing views and view sheds. This is further compounded with the addition of any 2 story units.

For nearly 40 years our unique neighborhood has been an oasis in the desert within the Tanque Verde Valley. Each High 40 home owner enjoys the spaciousness and quietness that is afforded by the low density of one home on no less than a full acre of land. We want to preserve the character of High 40, and we believe the requests listed on PAGE 2 are fair, reasonable, and supported by the HENP Introduction statement to "protect the natural amenities of the area and to enhance existing neighborhoods." We ask that all parties involved see our concerns as equally important and completely consistent with the first two goals listed in the HENP: to "ensure superior site design in new development which preserves open space, protects existing residential uses, and protects the integrity of existing neighborhoods." The addition of 243 families on only 99 acres directly adjacent to our neighborhood will permanently change the character of our environment with its spaciousness and quietness that has become the foundation of our quality of life. We do understand the property owner's rights to sell at a profit. At the same time, we have a right, as well, to maintain our individual property values.

\*\*\*\*\*SEE PAGE 2 FOR SPECIFIC REQUESTS\*\*\*\*\*

NOV 6 2019 10:45

DATE: 10/29/2019

PAGE 2 – C9-19-18 – THE HOUGHTON RESERVE REZONING

Homeowners in the High 40 Neighborhood are requesting that the following concerns be met with support from the Zoning Examiner, our councilman Mr. Paul Cunningham, Mayor and Council:

1. A 100' undisturbed natural vegetative buffer and berm from the south "right of way" line of 5<sup>th</sup> Street. The High 40 subdivision is the only adjacent neighborhood with a density as low as 1 home per acre and has been offered only 50' of vegetative buffer within the perimeter of the proposed development.
2. We request that the first tier of new development match our density of the High 40 Neighborhood as stated in the Houghton East Neighborhood Plan (i.e. one home per acre). Referencing Policy 1 Subparagraph A.
  1. Ensure the compatibility of new development with the surrounding uses.
    - A. Provide a transition area adjacent to existing residential areas, where the first tier of new development is limited to similar densities.
3. We request that two story units will not be constructed within the cluster of lots directly south of 5<sup>th</sup> St. and that any two story units be located only within 900 feet of the Houghton Road east right of way line. The very steep character of the post developed site would render the two story units located south of 5<sup>th</sup> St. as a significant dominating feature and reduce the sense of open space.
4. We request a 35% reduction of the 101 housing units immediately adjacent to our High Forty Neighborhood.

~~See PAGES 3 thru 5 for signatures and parcel numbers from the High 40 Neighborhood homeowners who are in agreement with the above requests.~~ As your constituents in Ward 2, we very much hope that you will understand our concerns and provide your support through this process. Thank you for your time and consideration in this matter.

The High 40 Neighborhood

Because I am out of town and unavailable to be physically present to sign the signature sheet on the line for my property, I'm sending in this copy of the letter with my signature to indicate my support of the High 40 HOA's statement of concerns.



Steven L. Wright  
Parcel ID: 133370540  
761 N CIRCLE D WAY  
TUCSON, AZ 85748-3846

**Approval – Protest Form**

REV 7-2015 (4/10/13)



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Betty L. HARRIS  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

*Property purchased for reason of unobstructed view of mountains & extremely low traffic and promise of no building on 3 sides of property - very quiet neighborhood*  
*B. L. H.*

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>Betty L. Harris</i>	<i>390 N. SEDGE LN.</i>	<i>390 N. SEDGE LN TUCSON, AZ. 85748</i>

Date \_\_\_\_\_

### Approval – Protest Form



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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)

Jack & Beverly Berg  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

Our house was built with the majority of our windows facing North. We had been told no commercial zoning would be allowed. We bought this particular lot and house knowing we would not have to live with car headlights flashing through bedroom, livingroom, diningroom & kitchen windows. The new proposed zoning puts the entrances & exits of <sup>commercial businesses</sup> straight across from our homes. The other commercial properties on the intersection of Broadway & Houghton ~~do~~ entrances and exits only face other commercial properties no homes. We believe we should be given the same consideration.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
Beverly D. Berg	89 S. Sycamore Cr. PL Tucson, AZ 85748	same as property
Jack C Berg	"	"

Date 10-28-19

NOV 5 2019 9:28:12

### Approval – Protest Form



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)

IAN WILCS  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

Reason:

See attached letter.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Ian Wilcs</u>	<u>413 N. SEDGELN.</u>	<u>413 N. SEDGELN TUCSON AZ 85748</u>

Date 10/31/19

NOV 5 2019 10:13

City of Tucson  
Planning & Development Services Department  
Entitlements Section  
201 N. Stone  
PO Box 27210  
Tucson, AZ 85726-7210

November 1, 2019

RE: Case # T19PRE0116 Houghton Reserve Rezoning Permit# C9-19-18

Although I am in agreement with the Silverado Block 3 neighborhood letter regarding the proposed rezoning, I wish to add some further comments, issues and recommendations.

Overall, the proposed Houghton Reserve development has the appearance of a colonial settlement, with a manor house and estate overlooking subordinate property tracts.

The Silverado Hills community has been in place for 25 years. As a 15 year homeowner on the northeast side of Silverado Hills Block 3, I paid a significant lot premium because of the panoramic 180 degree vistas over the valley & Catalina Mountains (see enclosed photo) and the open space privacy I enjoy. In paying the premium, I relied on the current zoning of parcels 133-37-017H and 133-37-017G as SR, with a maximum of 33 new homes in the open space.

A requirement of the Houghton East Neighborhood Plan (HENP) is the protection of existing residential uses. The Meritage proposal for rezoning the parcels to C1 and R1 under a Flexible Lot Development (FLD) option will greatly diminish my westerly views. Because of the proposed 10 feet between homes on the eastern perimeter, the development will appear as a solid 17 foot wall for my view to the northwest. Meritage has retained a right to 25 foot, two story homes in the interior, further blocking views. The loss of views will take away my rights to free and unimpeded enjoyment of my property, and will cause diminution of my property value, without compensation.

The current owner of the parcels is being compensated \$ millions for the land and ownership of commercial areas, while retaining a 5 acre home site within the Meritage development and unobstructed views. Meritage will be transferring my view to new owners in Houghton Reserve, at Meritage's own profit. In its desire for additional revenues, the City has an inherent bias in the rezoning process. It appears that others' monetary interests are being protected rather than safeguarding current owners'/taxpayers' property rights. Why are the current owner's property rights superior to mine?

In addition, the current owner's property is only nominally included in the overall development. The 5 acre parcel is disconnected from the development, retaining a private entrance on Houghton. This entrance should be merged into the one gated entrance proposed by Meritage. The private, dirt road is a traffic hazard and is not appropriate for connection to the Houghton arterial.

The Houghton / Broadway intersection has sufficient commercial space, some of which has been vacant for a long time. There is no need for rezoning residential land to commercial. Meritage's proposal is for

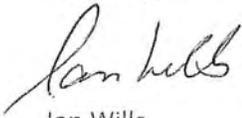
NOV 6 2019 AM 10:13

development of a residential district under an HOA. They will neither own nor manage the commercial areas. The rezoning proposal should be limited to residences only.

The HENP requires that the proposal "ensure(s) compatibility of new development with the surrounding uses: A. Provide a transition area adjacent to existing residential areas, where the first tier of new development is limited to similar densities." My lot is 32,670 square feet. Meritage is proposing lot sizes as small as 5,000 square feet. The homes on the eastern side first tier of the perimeter should be similar in size to mine and to others along Sedge Lane.

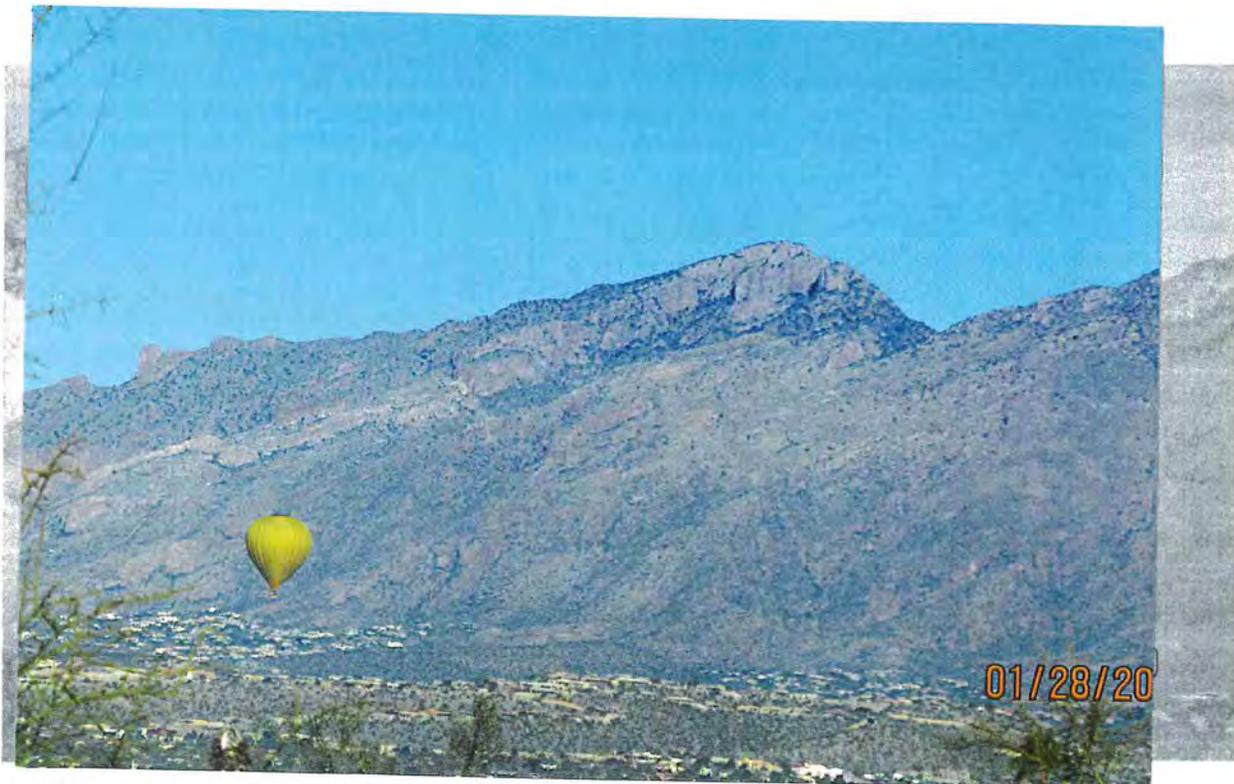
In summary, I oppose the rezoning application and recommend the plan be amended to the reduce densities, particularly along the perimeter, with the proposed NUOS buffers, single story homes, no commercial zoning and a single entrance on Houghton. This will result in a development that has minimal impact on my view, property values and quality of life.

Sincerely,



Ian Wills

413 N Sedge Ln



Northwesterly View from 413 N Sedge Ln

### Approval – Protest Form

NOV 5 2019 4:10:14



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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)

Jami F Tullius  
Property Owner(s) (PLEASE PRINT)

APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**Reason:**

\_\_\_\_\_  
Please See Letter Attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>Jami F Tullius</i>	399 N Dooskin Pl	399 N Dooskin Pl

Date October 31, 2019

31 October 2019

To: Mayor of Tucson, Members of the Tucson City Council, and the Zoning Examiner  
PO Box 27210  
Tucson AZ 85726-7210

RE: Case # T19PRE0116 Houghton Reserve Rezoning Permit# C-19-18

To whom it may concern,

My home is at the northern edge of the Silverado Hills community, which borders the proposed housing development by Meritage Home, Houghton Reserve. Meritage Home (MH), represented by Lazarus, Silvyn & Banks, submitted a rezoning application to change the zoning of this property from SR (RAC of 0.33) to R1-FLD (Flexible Lot Development) and C1. If granted, R1-FLD rezoning would allow for a reduction in lot sizes and increase the housing density. The proposed housing development would not be representative of the surrounding neighborhoods, zoned as either R-1 or RX-1. This change would permanently alter the nature of my community and has the potential to lower property values of the surrounding homes and subdivisions, including mine, at the profit of Meritage Home and the previous owner of the land.

The proposed plan with the R1-FLD Option would allow for very small lots, with minimal offsets. This housing model is fitting for higher density, inner city housing environments, and is not at all appropriate alongside scenic Silverado Hills. MH claims that the proposed density is equivalent to that of my subdivision in Silverado Hills, however, building plans demonstrate that MH is drastically skewing the results of the overall density by including a 5-acre parcel of land that is not owned by them and is not under development. It is stated as Residential Policy #1 of the Houghton East Neighborhood Plan (HENP)\*:

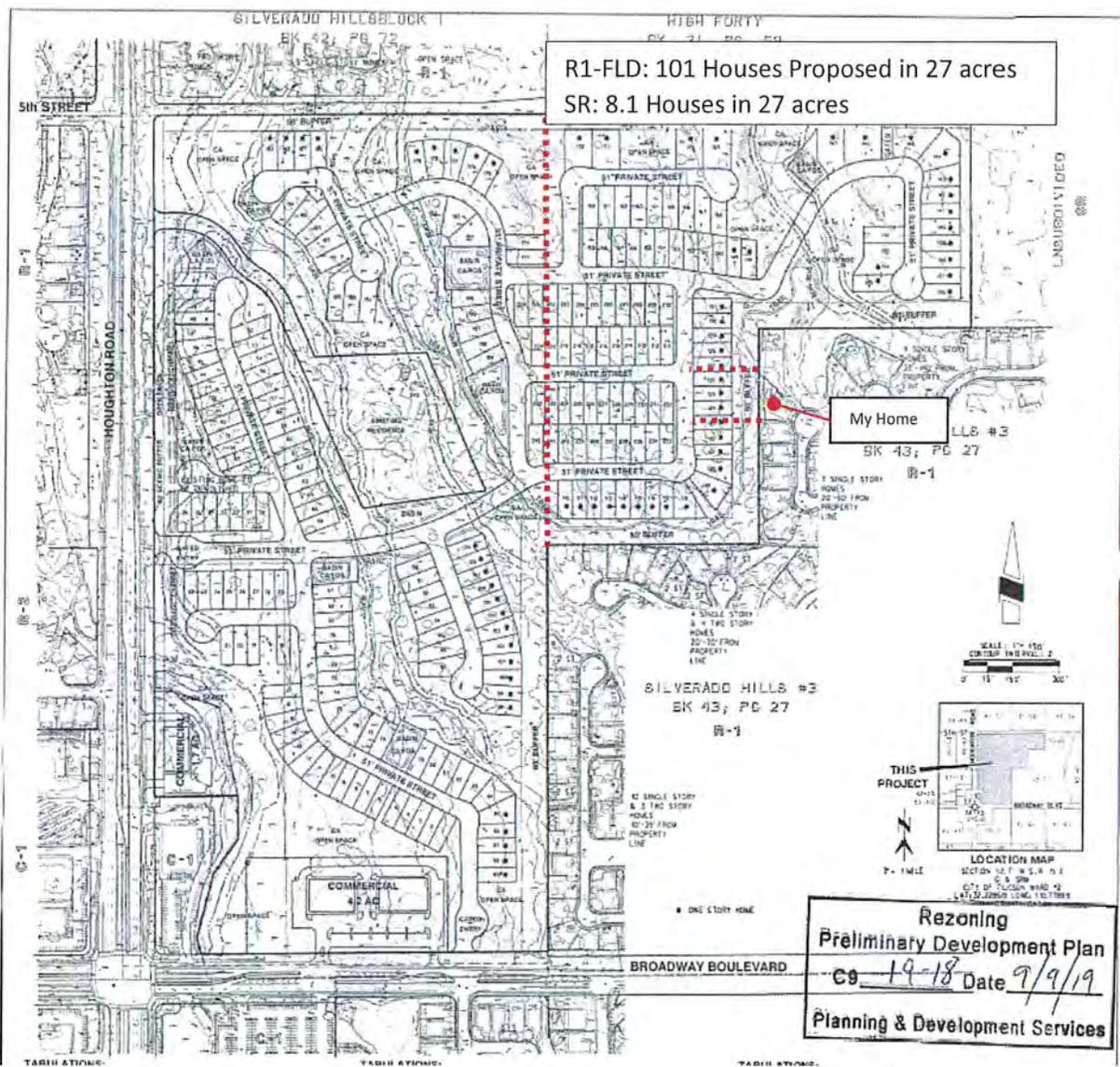
“Ensure the compatibility of new development with the surrounding uses.

A. Ensure a transition area adjacent to existing residential areas, where the first tier of new development is limited to *similar* densities. “

In the neighboring cluster near my home, there are 101 proposed homes to be built on approximately 30% of the 99 acres getting rezoned. This means about 42% of the proposed homes will be built in about 27 acres. **For reference, with the current zoning SR, only 8 homes would be built in this section of land. MH proposed plan would increase the number of homes by 12.6 times.** From the proposed plan, my backyard will neighbor more than 3 lots to my single lot. Squeezing homes in this tight of a space will displace and reduce wildlife and their natural habitats, minimize vegetation, and significantly obstruct the mountainous and desert views that Tucsonans cherish and identify with.

I moved to Tucson from a large, sprawling metropolitan area of over 2 million people, and I quickly fell in love with this city. I chose to live in this beautiful community on the Far East side of Tucson because of the gorgeous views and abundance of wildlife and natural vegetation, as well as the low levels of traffic. The proposed building of 243 highly concentrated houses adjacent to my home will significantly increase vehicle traffic in the area along Houghton and Broadway, will impede and drastically alter my view of the Catalina Mountains, and will reduce the number and safety of animals approaching my home, and permanently disrupt flora in the area.

NOV 5 2015 AM 10:15



R1-FLD: 101 Houses Proposed in 27 acres  
 SR: 8.1 Houses in 27 acres

My Home  
 BK 43; PG 27  
 R-1

SILVERADO HILLS #3  
 BK 43; PG 27  
 R-1

Rezoning  
 Preliminary Development Plan  
 C9 19-18 Date 9/9/19  
 Planning & Development Services

### Approval – Protest Form



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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)

ROMAN AND VIRGINIA LASQUIZ  APPROVE the proposed rezoning/special exception  
Property Owner(s) (PLEASE PRINT)  PROTEST the proposed rezoning/special exception

Reason:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
ENCLOSED CORRESPONDENCE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	104 N. Cheesebrush Ave TUCSON, AZ 85748	SAME

Date 10-31-19

October 31, 2019

Roman and Virginia Vasquez  
104 North Cheesebrush Ave  
Tucson, Arizona 85748

Councilman Paul Cunningham  
Tucson City Council Ward 2  
7575 East Speedway, Blvd  
Tucson, Arizona 85710

Re: Houghton Reserve Rezoning Protest

Enclosures: A) Houghton Reserve Conceptual Plan  
B) Houghton Reserve Conceptual Plan, Revised

CC: City of Tucson Planning and Development Services Department

Dear Councilman Cunningham,

When we purchased our home in the Silverado Hills 25 years ago, we were made aware that the property now up for rezoning consideration was separate from our development and most likely would become either a commercial or residential development in the future. My wife and I knew this was inevitable and we accept this. However, what we do not accept is the way this is being handled, including the seriously limited and often biased communication from the developer on such a large and important project that will have major impact on our neighborhood. It is our sincere opinion that because of this open communication issue, rezoning consideration at this time is premature and should not move forward until the developer does a better job of communicating with all impacted residences; and in particular those of the Silverado Hills community.

#### Questionable Communication

Even though our home is within the sphere of influence of this development, the only communication with us (other than the City hearing notice received this week) was a mailed invitation from the developer to attend a rezoning neighborhood meeting scheduled for July 24, 2019. Since this was the first open discussion about the future of this vacant land and being interested in what was planned, I did attend.

The meeting was sponsored by the law firm representing the developer and of course, we sincerely appreciated the effort by the developer to reach out to the surrounding neighborhood. The concern was that as the meeting progressed, it became very obvious that many attendees, exclusive of Silverado hills residences in attendance, already knew in detail about the proposed development and what was going to be discussed. In fact, some of these attendees had already met privately with developer representation to discuss their concerns. Many were even addressed by first name and in reality, it was their meeting.

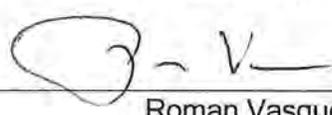
Adding to this unfair advantage to those of us in attendance from Silverado Hills, no handout of the development plan was distributed, and the only visual of the proposal was projected on a screen. At the meeting's conclusion, the presenter did confirm that the next step was going to be the public hearing, and that the projected proposal was what would move forward to the City Council for rezoning discussion and approval. With this unexpected conclusion and wanting to better understand the development details, I used my cell phone to take the best picture I could of the projected proposal (Enclosure A).

Surprise Changes

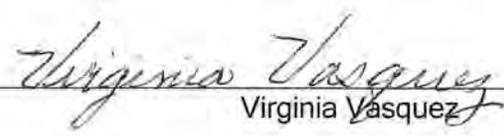
Even though contact information was provided, there was no further direct communication from the developer after this meeting. I did reviewed my notes and the proposal image I took in detail, but concluded there was no reason for further discussion because my wife and I were pleased with the design in general, and the plan portion closest to our home.

As time passed, Silverado Hills neighborhood meetings started happening, fliers were distributed and neighbors began canvassing the neighborhood voicing their concerns; in particular about the lack of communication by the developer with the Silverado Hills neighborhood. Throughout this I finally received an actual copy of the proposed development, but to my surprise, It was considerably different from the one presented during the meeting I attended. This included several home density reductions to the North side of the development where the "more informed" residence reside (re; "Sienna and High 40"), but instead of reducing the 243 planned homes, lots were moved to the Southern area of the development; obviously not to our advantage, but our displeasure (Enclosure B). The end result was the more informed vocal residences were appeased without giving a chance to others impacted to respond. The developer ignored us and "like it or not", is moving forward with what in our opinion is premature approval of a not -well communicated rezoning request.

Sincerely,

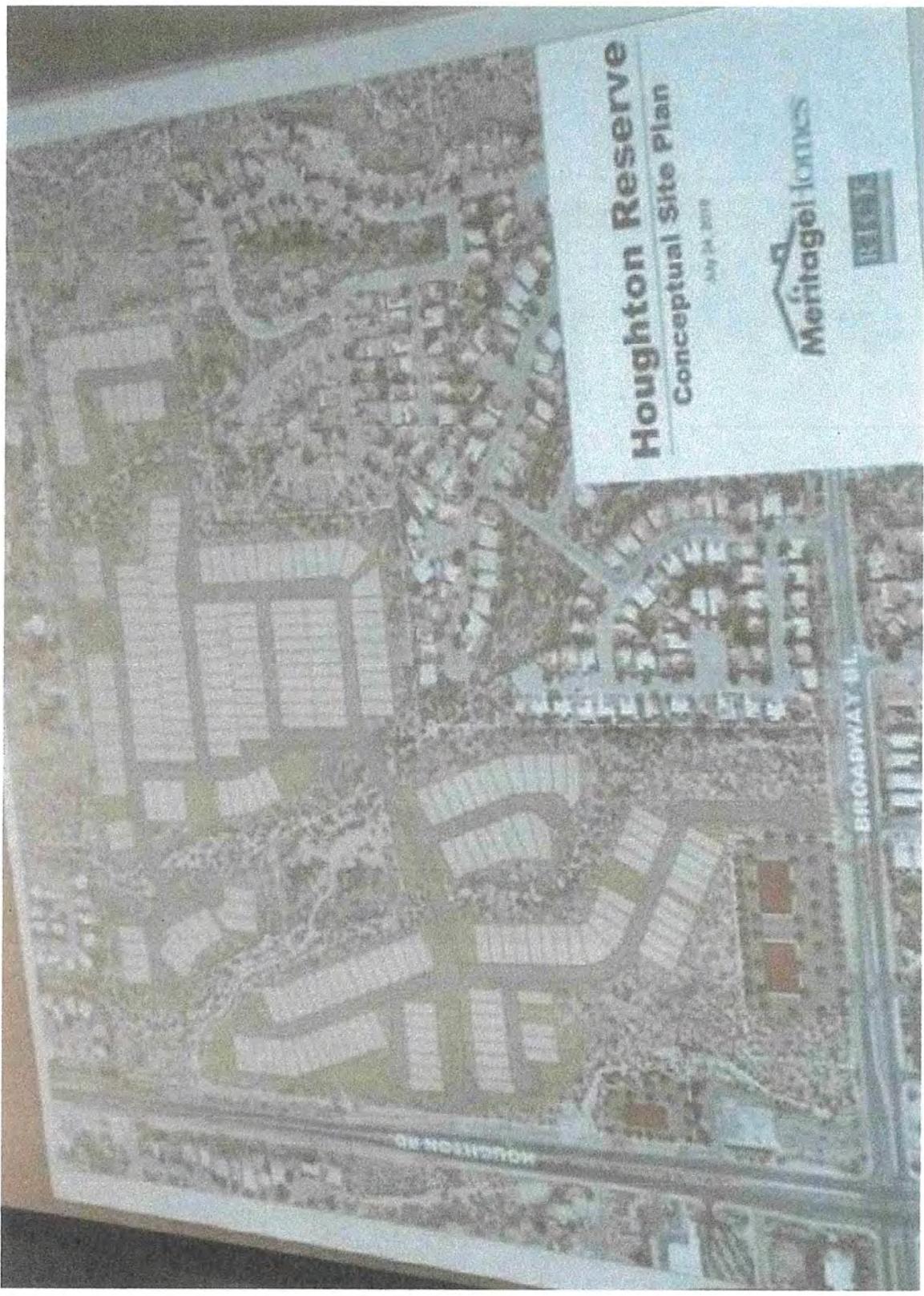


Roman Vasquez



Virginia Vasquez

Enclosure A



# Enclosure B

UP 20' ON CENTER IN THESE AREAS.



ENHANCED TREE PLANTING ZONE  
TREES TO BE PLANTED AT AN  
AVERAGE OF 25' ON CENTER IN  
THIS AREA.

APPROXIMATE GRADING LIMIT.

ENHANCED TREE PLANTING ZONE.  
TREES TO BE PLANTED AT AN AVERAGE  
OF 25' ON CENTER IN THIS AREA.

APPROXIMATE GRADING LIMIT.

ENHANCED TREE PLANTING ZONE.  
TREES TO BE PLANTED AT AN AVERAGE  
OF 25' ON CENTER IN THIS AREA.

APPROXIMATE GRADING LIMIT.

ENHANCED TREE PLANTING ZONE.  
TREES TO BE PLANTED AT AN AVERAGE  
OF 25' ON CENTER IN THIS AREA.

COMMERCIAL  
1.7 AC

COMMERCIAL  
4.2 AC

BROADWAY BOULEVARD

ADDED LOTS

**Michael Wyneken - [EXTERNAL]Request to re-evaluate the proposed Houghton Reserve sub-division**

---

**From:** David Kitchie <dpkitchie@yahoo.com>  
**To:** "Paul.Cunningham@tucsonaz.gov" <paul.cunningham@tucsonaz.gov>, "Ted.prez...  
**Date:** 11/04/2019 8:24 PM  
**Subject:** [EXTERNAL]Request to re-evaluate the proposed Houghton Reserve sub-division  
**Cc:** "Silveradoh3@gmail.com" <silveradoh3@gmail.com>

---

Mr. Paul Cunningham

Councilman Ward 2 – City of Tucson Arizona

I am a resident of Tucson residing at 91 N Understory Lane. I am writing you to express my opposition to the current plans for the proposed sub-division called Houghton Reserve, which is being planned for the area near the Houghton/Broadway intersection.

I am not against development of open space within the city limits of Tucson. I believe the current zoning for the parcel of land located north and east of the Houghton–Broadway intersection is for 1 residence per 3 acres of land. I believe in the integrity of the existing plan for development. The previous planners for the City of Tucson foresaw the need to maintain an orderly development based upon infrastructure (roads, schools, utilities etc.) and public safety (police and fire) that would/could realistically exist on the landscape. The existing zoning would permit for an orderly eastward development of Tucson.

The proposed Houghton Reserve number of individual housing units, 244 units on approximately 94 acres of open space is too great.

I would encourage you to re-evaluate the issue of the Houghton Reserve sub-division. I would request that if the sub-division goes forward, that a greatly reduced number of housing units be allowed on the proposed site.

I would also question whether an additional strip shopping mall is needed, as proposed opposite Safeway. I would request that you drive down Houghton Road south to Interstate 10 or drive down Broadway westward toward the University area. There is currently an overabundance of Vacant/For Lease/Build-to-Suit lots and UN-occupied building seeking tenants. I don't think we need additional vacant store fronts.

I would request that you reconsider the Houghton Reserve sub-division as currently planned.

Sincerely,

Dave Kitchie

91 N Understory Lane

Tucson, Arizona

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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to E-1 FLD and C-1 (Ward 2)

RICHARD W. TAYLOR AND  
DEBORAH K TAYLOR  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

Reason:

- 1) WE APPROVE THE PROPOSED REZONING BASED ON THE "REVISED" PDP DATED 10/30/19 WITHOUT THE WALKING TRAIL IN THE 80' BUFFER NEAR PROPOSED LOTS 110-131.
- 2) WE FEEL MERITAGE HOMES HAS WORKED IN GOOD FAITH TO ADDRESS OUR CONCERNS.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	278 N FENCELINE DR TUCSON, AZ 85748	278 N FENCELINE DR TUCSON, AZ 85748
	278 N FENCELINE DR TUCSON, AZ 85748	278 N FENCELINE DR TUCSON, AZ 85748

Date 11/5/19

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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)

DALE FAULKNER  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

Reason:

I BELIEVE THAT THIS LAND PLAN AND OPEN SPACE SET ASIDE IS IN KEEPING WITH SILVERADO MASTER-PLAN AND DEVELOPMENT. THE COMPLETION OF SIDEWALKS ON BROADWAY FROM BANCLAY PARK LOOP EAST TO RIDGESIDE SHOULD BE PART OF THE DEVELOPMENT.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
DALE L. FAULKNER	312 N. STONE	10657 E. Banclay Park Loop
		85748

Date 11/5/19



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Gregory Vesticka  
Kathleen Vesticka  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

We OPPOSE this proposed re-zoning and request the SR zoning remain in place, because we

- purchased our Silverado Hills home specifically because it was next to Suburban Ranch (SR) property and
- did not want, nor expect, any other zoning next to our house. Silverado Hills was conscientiously built to
- preserve Natural Undisturbed Open Spaces (NUOS), wildlife corridors and washes. Silverado Hills has
- restrictions designed to protect wildlife, but the proposed Meritage development plans to eliminate
- wildlife, in fact Meritage developers said they would give no consideration to federally protected birds
- including resident Owls and Hawks, nor protected Gila Monsters, and stated that wildlife and birds will
- “need to change their behavior and move on”, and because we are avid bird watchers we find this out-
- of-date attitude totally unacceptable. Meritage development’s high-density heat-island housing is
- excessive for the acreage, does not fit with the surrounding desert environment on the East side of
- Tucson, would fill in small washes, and would eliminate the NUOS and wildlife corridors which Silverado
- Hills has preserved for 26 years. The proposed “vegetative buffers” are too narrow and insufficient to
- protect Silverado Hill’s NUOS and wildlife corridors. We OPPOSE the proposed “C-1 Commercial” re-
- zoning because Tucson currently has too many “commercial” properties which for years remain graded
- dirt lots filled with weeds, and the East side does not need any more of these ugly empty lots.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Gregory Vesticka</u>	242 N Fenceline Drive TUCSON, AZ 85748	242 N Fenceline Drive TUCSON, AZ 85748-3726
<u>Kathleen Vesticka</u>	242 N. Fenceline Drive TUCSON, AZ 85748	242 N. Fenceline Drive TUCSON, AZ 85748

Date November 3, 2019

November 6, 2019

Zoning Examiner  
City of Tucson PDSD  
Entitlements Section  
201 N Stone Av.  
PO Box 27210  
Tucson AZ 85726-7210

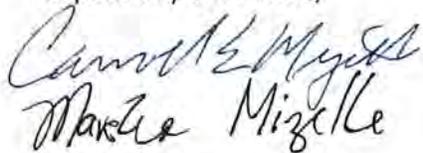
SUBJECT: CASE C9-19-18, Houghton Reserve Rezoning

My wife and I had our home built almost 30 years ago. It is within 150 feet of the property that Lazarus, Silvyn & Banks seek to change zoning from SR to R1 and C1. The High 40 HOA, our home owners' association, filed a letter with you defining our neighborhood's position regarding this development. We are in complete agreement with the points made and changes requested.

The zoning of the land directly south of us was a consideration in us purchasing our lot and building our home. The zoning change would be such a radical departure from what we considered would ever be allowed. Such a change should not be allowed or much should be done to ameliorate the impact on the High Forty properties in close proximity to the new development. At the very least, the changes by the HOA should be ordered. Please take our concerns seriously and ask yourself if you would be happy if you were us.

One of our neighbors, Don and D'Ann Hunt, mentioned that the new development will probably cause a significant traffic problem. I agree with them in that it would be best to hold off on the new development until Houghton has been widened.

Respectfully submitted,



Carroll and Marsha Mizelle  
10525 E. 5<sup>th</sup> Street  
Tucson, AZ 85748  
Parcel ID: **133370490**  
[Buddy@brownandwohlford.com](mailto:Buddy@brownandwohlford.com)  
(520) 885-2983, (520) 247-6992

**Michael Wyneken - [EXTERNAL]Email to the Zoning Examiner with a copy to Principal Planner, John Beall**

---

**From:** "Jon Kretchman" <jonkretchman@gmail.com>  
**To:** <John.Iurino@tucsonaz.gov>  
**Date:** 11/07/2019 6:01 AM  
**Subject:** [EXTERNAL]Email to the Zoning Examiner with a copy to Principal Planner, John Beall  
**Cc:** <john.beall@tucsonaz.gov>, "R.Craig Finfrock" <cfinfrock@cradvisorsllc...>

---

Re: Support the Rezoning of the NEC of Broadway and Houghton Rd, Project No. C9-19-18

Dear Zoning Examiner Lurino:

I am writing as a tax payer and on behalf of my other three tax paying partners in JDJK Investments, LLC, the owner of North Harrison Plaza at 64 N Harrison to support approval of the above mentioned rezoning case. My partners and I are aware that the Developer has worked extensively with the surrounding neighbors on a very appropriate infill project at two major intersections.

- \* The Developer has designed the project to maintain the major washes for wildlife movement, and 35% of the project site is being set aside as open space.
- \* The density is similar to the developments around the Property, including less density in the north portion of the project where adjacent to larger lots. This is respectful infill.
- \* This is at the corner of two major intersections that have already been improved in anticipation of future growth.
- \* Infill is needed for us (as a region) to accommodate future growth in a sustainable fashion - we have to stop sprawling outward and find these parcels of infill where development has already occurred and infrastructure is readily accessible around the parcel.
- \* We know this developer has been working very closely with the most adjacent owners since the spring to understand concerns and work on transitions/buffers.

The construction of this community will create good jobs, help our economy grow, and support local business in the area. We encourage you to take the time to vet out any opposition to the project to ensure they actually live in or have businesses in the area, or they just like to make noise. We do own a business in the area, so that is why we are submitting our approval.

Thank you for your consideration.

Regards,

Jon

***Jon B. Kretchman***  
***JBK Funding, LLC***

Owner / [701.371.6487](tel:701.371.6487) Direct / [701.235.8422](tel:701.235.8422) Fax  
[jonkretchman@gmail.com](mailto:jonkretchman@gmail.com)  
3068 Thunder Road, Fargo, ND 58104

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### Approval – Protest Form

NOV 7 2019 11:57



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

LINDA STICKLEY  
MARTIN STICKLEY  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

Our home for 25 years is within 150' of the proposed cluster home development.

Please see attached letter for requests from us.

PARCEL 133370310

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>Martin Stickley</i>	601 N. LAZY J WAY	601 N. LAZY J WAY
<i>Linda Stickley</i>	601 N. LAZY J WAY	601 N. LAZY J WAY

Date 11/3/19

DATE: 11/3/19

TO: THE ZONING EXAMINER, THE TUCSON MAYOR AND CITY COUNCIL

FROM: Linda and Martin Stickley

RE: Case#T19PRE0116 Houghton Reserve Rezoning (SR to R1/C1) – Permit # C-19-18

The High Forty Neighborhood is within the limits of the Houghton East Neighborhood Plan (HENP). Per that plan, our neighborhood has been working directly with Meritage Homes and their legal team regarding the proposed Flexible Lot Development (FLD) adjacent to our neighborhood. As constituents in Ward 2, we have also met with our City Councilman Mr. Paul Cunningham.

The High 40 Neighborhood is made up of 31 homes on 40 acres and is located directly north of the proposed Meritage Home development. We are the only neighborhood adjacent to the proposed development with a very low density (RAC of 1). The developer, however, has indicated that 42% of all the housing units (101 units) will be located on just 30% of the overall site which is immediately adjacent to our High 40 Neighborhood. This, in turn, leaves just 58% of all the housing units (141) on the remaining 2/3 of the site.

Implementation of the FLD option allows the houses to be physically closer together. This will create a wall of houses, diminishing views and view sheds. This is further compounded with the addition of any 2 story units.

For nearly 40 years our unique neighborhood has been an oasis in the desert within the Tanque Verde Valley. Each High 40 home owner enjoys the spaciousness and quietness that is afforded by the low density of one home on no less than a full acre of land. We want to preserve the character of High 40, and we believe the requests listed on PAGE 2 are fair, reasonable, and supported by the HENP Introduction statement to “protect the natural amenities of the area and to enhance existing neighborhoods.” We ask that all parties involved see our concerns as equally important and completely consistent with the first two goals listed in the HENP: to “ensure superior site design in new development which preserves open space, protects existing residential uses, and protects the integrity of existing neighborhoods.” The addition of 243 families on only 99 acres directly adjacent to our neighborhood will permanently change the character of our environment with its spaciousness and quietness that has become the foundation of our quality of life. We do understand the property owner’s rights to sell at a profit. At the same time, we have a right, as well, to maintain our individual property values.

\*\*\*\*\*SEE PAGE 2 FOR SPECIFIC REQUESTS\*\*\*\*\*

DATE: 11/3/19

PAGE 2 – C9-19-18 – THE HOUGHTON RESERVE REZONING

We, as homeowners in the High 40 Neighborhood are requesting that the following concerns be met with support from the Zoning Examiner, our councilman Mr. Paul Cunningham, Mayor and Council:

1. A 100' undisturbed natural vegetative buffer and berm from the south "right of way" line of 5<sup>th</sup> Street. The High 40 subdivision is the only adjacent neighborhood with a density as low as 1 home per acre and has been offered only 50' of vegetative buffer within the perimeter of the proposed development.
2. We request that the first tier of new development match our density of the High 40 Neighborhood as stated in the Houghton East Neighborhood Plan (i.e. one home per acre). Referencing Policy 1 Subparagraph A.
  1. Ensure the compatibility of new development with the surrounding uses.
    - A. Provide a transition area adjacent to existing residential areas, where the first tier of new development is limited to similar densities.
3. We request that two story units will not be constructed within the cluster of lots directly south of 5<sup>th</sup> St. and that any two story units be located only within 900 feet of the Houghton Road east right of way line. The very steep character of the post developed site would render the two story units located south of 5<sup>th</sup> St. as a significant dominating feature and reduce the sense of open space.
4. We request a 35% reduction of the 101 housing units immediately adjacent to our High Forty Neighborhood.

As your constituents in Ward 2, we very much hope that you will understand our concerns and provide your support through this process. Thank you for your time and consideration in this matter.

Linda and Martin Stickley

Linda Stickley  
Martin Stickley

Parcel  
133370310  
(within 150' of  
proposed  
development)

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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Joyce A. Konrath  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**Reason:**

A high density development, such as the one you are proposing, does nothing to enhance or compliment the surrounding property. I purchased a home in Silverado Hills because the area is mainly surrounded by horse properties and the beauty of the historic Tangua Verde Valley. Everything east of Houghton, even Silverado Hills, was developed with designated green space or large lots allowing wildlife to continue to roam in their native habitat. A higher density development, bonus built only 8 feet apart, will: restrict wildlife; create a greater fire hazard; create excessive traffic to an otherwise peaceful neighborhood; not to mention lower priced homes inviting an element which may produce more crime. I cannot imagine the existing

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	253 N. Fenceline Dr. TUCSON 85748	253 N. Fenceline Dr. TUCSON 85748

Date 11/1/19

\$500,000 - \$1,000,000 homes in this area supporting this type of zoning.  
 I do Not support the change in zoning!!!!

### Approval – Protest Form

NOV 20 11 20 19



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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)

Joseph and Amy Perdreauxville

Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

Reason:

There is not a need for more commercial zoning  
in our neighborhood.

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>[Signature]</u>	<u>10493 E. Saucito Canyon Pl.</u>	<u>same</u>
<u>[Signature]</u>	<u>10493 E Saucito Canyon Pl 85748</u>	<u>same</u>

Date 11/2/19



**Approval – Protest Form**



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of 3/4 of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Lipson Living Trust  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

density is out of scale with neighborhood; significant  
detrimental impacts on flora + fauna in natural areas;  
overcrowding + increased traffic

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Lipson Living Trust, by</u> <u>Michael H. Riggs</u> <u>Trustee</u>	<u>98 N. Cheesebrough</u>	<u>125 Holmes Rd. South</u> <u>Burlington VT</u> <u>05403</u>

Date 11/1/2019

11/6/19

**C9-19-18 Houghton Reserve, Houghton Rd & Broadway Boulevard, SR to R-1 FLD amd C-1 (Ward 2)**

**I PROTEST the rezoning of the Houghton Reserve area for a number of reasons:**

I just bought my home in the adjacent area in 2018. At the time I bought the house, I was told that area was zoned to not allow a bunch of houses to be built there. I purchased the home for that reason - because not a lot of houses could be built there and because of the mountain and sunset views. Re-zoning the Houghton Reserve area a year after I purchased my house is wrong. It destroys the reason I purchased the house and will bring down the property values in the area. Rezoning to allow multiple homes (and 2-story homes) will mean my views and privacy will be destroyed.

The number of homes planned to be built on that space is way too many houses for that small area. In addition, it will add more noise and traffic.

The Tucson Mayor and City council have continued to destroy the City of Tucson by allowing developers to build at such high densities in infill lots. The houses are too big and too close together, and now there is no open space left in the city. The City government has ruined Tucson by continuing to allow this level of housing density. This is unacceptable that the elected officials are not working for the current residents, but instead are bending to the will of developers.

Several miles of Houghton road, (both north of Broadway and areas between 22<sup>nd</sup> street and Irvington), are only 1 traffic lane in each direction. There are several other large developments already along the Houghton Road corridor and there is too much traffic on these one-lane sections of Houghton road already. These areas of Houghton road can't handle the existing traffic, so there should be no more homes allowed to be built in the Houghton road area as long as these areas of Houghton road continue to be a single lane road.

This area is also a significant wildlife corridor. Rezoning to allow a high density of homes will destroy the natural vegetation and the wildlife in the area. In the past, Tucson has been known for its conservation efforts to protect wildlife and the natural environment. Rezoning this area is a step in the wrong direction, and Tucson should strive to keep the natural spaces that once made Tucson a good place to live.

Debra Jaworski  
65 N Cheesebrush Ave  
Tucson, Az 85748

10/16/2019 10:01

DATE: 10/16/19

TO: THE ZONING EXAMINER, THE TUCSON MAYOR AND CITY COUNCIL

FROM: The High Forty Neighborhood Association

RE: Case#T19PRE0116 Houghton Reserve Rezoning (SR to R1/C1) – Permit # ~~C-19-18~~ C9-19-18

The High Forty Neighborhood is within the limits of the Houghton East Neighborhood Plan (HENP). Per that plan, our neighborhood has been working directly with Meritage Homes and their legal team regarding the proposed Flexible Lot Development (FLD) adjacent to our neighborhood. As constituents in Ward 2, we have also met with our City Councilman Mr. Paul Cunningham.

The High 40 Neighborhood is made up of 31 homes on 40 acres and is located directly north of the proposed Meritage Home development. We are the only neighborhood adjacent to the proposed development with a very low density (RAC of 1). The developer, however, has indicated that 42% of all the housing units (101 units) will be located on just 30% of the overall site which is immediately adjacent to our High 40 Neighborhood. This, in turn, leaves just 58% of all the housing units (141) on the remaining 2/3 of the site.

Implementation of the FLD option allows the houses to be physically closer together. This will create a wall of houses, diminishing views and view sheds. This is further compounded with the addition of any 2 story units.

For nearly 40 years our unique neighborhood has been an oasis in the desert within the Tanque Verde Valley. Each High 40 home owner enjoys the spaciousness and quietness that is afforded by the low density of one home on no less than a full acre of land. We want to preserve the character of High 40, and we believe the requests listed on PAGE 2 are fair, reasonable, and supported by the HENP Introduction statement to “protect the natural amenities of the area and to enhance existing neighborhoods.” We ask that all parties involved see our concerns as equally important and completely consistent with the first two goals listed in the HENP: to “ensure superior site design in new development which preserves open space, protects existing residential uses, and protects the integrity of existing neighborhoods.” The addition of 243 families on only 99 acres directly adjacent to our neighborhood will permanently change the character of our environment with its spaciousness and quietness that has become the foundation of our quality of life. We do understand the property owner’s rights to sell at a profit. At the same time, we have a right, as well, to maintain our individual property values.

\*\*\*\*\*SEE PAGE 2 FOR SPECIFIC REQUESTS\*\*\*\*\*

DATE: 10/16/19

PAGE 2 – C9-19-18 – THE HOUGHTON RESERVE REZONING

Homeowners in the High 40 Neighborhood are requesting that the following concerns be met with support from the Zoning Examiner, our councilman Mr. Paul Cunningham, Mayor and Council:

1. A 100' undisturbed natural vegetative buffer and berm from the south "right of way" line of 5<sup>th</sup> Street. The High 40 subdivision is the only adjacent neighborhood with a density as low as 1 home per acre and has been offered only 50' of vegetative buffer within the perimeter of the proposed development.
2. We request that the first tier of new development match our density of the High 40 Neighborhood as stated in the Houghton East Neighborhood Plan (i.e. one home per acre). Referencing Policy 1 Subparagraph A.
  1. Ensure the compatibility of new development with the surrounding uses.
    - A. Provide a transition area adjacent to existing residential areas, where the first tier of new development is limited to similar densities.
3. We request that two story units will not be constructed within the cluster of lots directly south of 5<sup>th</sup> St. and that any two story units be located only within 900 feet of the Houghton Road east right of way line. The very steep character of the post developed site would render the two story units located south of 5<sup>th</sup> St. as a significant dominating feature and reduce the sense of open space.
4. We request a 35% reduction of the 101 housing units immediately adjacent to our High Forty Neighborhood.

See PAGES 3 thru 5 for signatures and parcel numbers from the High 40 Neighborhood homeowners who are in agreement with the above requests. As your constituents in Ward 2, we very much hope that you will understand our concerns and provide your support through this process. Thank you for your time and consideration in this matter.

The High 40 Neighborhood

NOV 7 2019 4 2:09

PAGE 3 – The Houghton Reserve Rezoning – C9-19-18 - The High 40 Property Owners

Mizelle, <sup>CARROLL</sup> Carrott Eugene/Marsha King – 10525 E. 5<sup>th</sup> St. – Parcel 133370490 – (WITHIN 150')

*Carroll E. Mizelle / Marsha King Mizelle*

Hunt, Donald/D'Ann – 615 N. Circle D Way – Parcel 133370480 – (WITHIN 150')

*Donald H. Hunt D'Ann A. Hunt*

Lickson, Raymond – 600 N. Circle D Way – Parcel 133370470 – (WITHIN 150')

*Raymond Lickson*

Stickley, Martin/Linda – 601 N. Lazy J Way – Parcel 133370310 – (WITHIN 150')

*Martin A. Stickley Linda A. Stickley*

Haynes, Gordon/Michaela – 620 N. Lazy J Way- Parcel 133370300 – (WITHIN 150')

*Attay - Michaela*

Soto, Ismael/Briana – 641 N. Lazy J Way – Parcel 133370320 – (WITHIN 300')

*Ismael Soto Briana Soto*

Hager, Vike – 630 N. Circle D Way – Parcel 133370460 – (WITHIN 300')

*Vike Hager*

Coulter, Lynne – 645 N. Circle D Way – Parcel 133370500 – (WITHIN 300')

*- unavailable -*

Bluemke, Barbara/Mary Lamb – 660 N. Lazy J Way – Parcel 133370290 (WITHIN 300')

*Barbara Bluemke*

Craig, Jessica/Steven – 700 N. Lazy J Way – Parcel 133370280

*Jessica Craig & Steven Craig*

Winters, Bruce Alan – 661 N. Lazy J Way – Parcel 133370330

*Bruce Winters*

Chaffin, Mark/Robin Jensen – 660 N. Circle D Way – Parcel 133370450

*Mark Chaffin*

NOV 7 2019 4:23:08

PAGE 4 – The Houghton Reserve Rezoning – C9-19-18 – The High 40 Property Owners

Lucas, Gregg/Jo Ann – 675 N. Circle D Way – Parcel 133370510

*Gregg & Jo Ann Lucas*

Campbell, Colin/Penny Lee – 730 N. Lazy J Way – Parcel 133370270

*Colin E. Campbell Penny Lee*

Freeman, Barry – 770 N. Lazy J Way – Parcel 133370260

*Barry N. Freeman*

Santiago, Edward/Joyce – 800 N. Lazy J Way – Parcel 133370250

*Joyce Santiago Edward J. Santiago*

Hall, Colleen/Maurice – 820 N. Lazy J Way – Parcel 133370240

*Colleen & Maurice Hall*

Winters, Bruce – 661 N. Lazy J Way – Parcel 133370330- *DUPLICATE*

Barnabei, Mary Theresa/Victoria Bennett – 721 N. Lazy J Way – Parcel 13337034A

*[Signature]*

Foltz, Laverne – 741 N. Lazy J Way – Parcel 133370360 – Parcel 13337035A

*-unavailable-*

Cummings, Wayne – 761 N. Lazy J Way – Parcel 133370360

*-unavailable*

Lee, Robert/Pamela – 781 N. Lazy J Way – Parcel 133370370

*Robert Lee Pamela Lee*

Houser, Edgar/Donna Reed – Parcel 133370440

*Edgar Houser Donna Reed*

Kimberlin, James – Parcel 133370430  
*James, Fredrick K + Hope A.*

*James*

NOV 7 2019 PM 2:00

PAGE 5 – The Houghton Reserve Rezoning – C9-19-18 – The High 40 Property Owners

G. Ghuman  
Ghanshyam Singh/Janice Ghoman – 740 N. Circle D Way – Parcel 133370420

*Ghoman / Janice Ghoman*

Wolf, Robert/Tina – 760 N. Circle D Way – Parcel 133370410

*Tina Wolf / R.B. Wolf*

Leech, Robert/Christine – 780 N. Circle D Way – Parcel 133370400

*R.M. Leech b.A. Leech*

Simon, Bret Robert/Laurie Ann – 800 N. Circle D Way – Parcel 133370390

*Bret Simon Laurie Ann*

Von Scheliha, Walter/Frances – 10580 E. Flying K St. – Parcel 133370380

*Walter W. von Scheliha*

Botkin, Stephen/Laura – 701 N. Circle D Way – Parcel 133370520

*Stephen & Botkin Laura Botkin*

Cohen, Mark/Judith – 721 N. Circle D Way – Parcel 133370530

*Mark Cohen Judith Cohen*

Wright, Steven – 761 N. Circle D Way – Parcel 133370540

*signed & mailed separately*

**John Beall - [EXTERNAL]Error in Staff report on C9-19-18**

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**From:** Don and D'Ann Hunt <dodahunt@msn.com>  
**To:** "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>  
**Date:** 11/11/2019 9:55 PM  
**Subject:** [EXTERNAL]Error in Staff report on C9-19-18  
**Cc:** Scott Lickson <rs1998@msn.com>, Martin & Linda Stickley <lstickleyid@gma...>

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The Planning and Development Services Report on Houghton Reserve C9-18 from Scott Clark to Zoning Examiner John Iurino dated 30 October 2019 has a significant math error in the next to last paragraph of page 2. This is image of the paragraph:

The High Forty subdivision, immediately north (central) of the rezoning site, rezoned and platted in unincorporated Pima County in 1979, and annexed by the City of Tucson in 1984, containing 39.99 acres (31 lots, RX-1) with no platted open space set aside. Gross and net density is 1.29.RAC.

31 lots on 39.99 acres is 0.775 RAC, not 1.29 RAC. This is significant when comparing the density of our neighborhood to the density proposed in Houghton Reserve. Someone apparently did the calculation upside down because 1.29 is the number of acres per residence.

Would you please make Mr. Clark and Mr. Iurino aware of the error?

Thank you,

*Don Hunt*

(520) 665-1199

John Beall - [EXTERNAL]Re: C9-19-18 Houghton Reserve Rezoning

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**From:** Silveradoh3 <silveradoh3@gmail.com>  
**To:** John Beall <john.beall@tucsonaz.gov>  
**Date:** 11/11/2019 6:09 PM  
**Subject:** [EXTERNAL]Re: C9-19-18 Houghton Reserve Rezoning  
**Cc:** ""Ted.prezelski@tucsonaz.gov"" <ted.prezelski@tucsonaz.gov>, ""Paul.Cunn.  
**Attachments:** HOUGHTON RESERVE REZONING PETITION.pdf; img002.pdf

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John Iurino  
c/o John Beall

Many of us from Silverado Hills Blk 3 have signed a petition protesting the proposed developn by Meritage Homes, Houghton Reserve. A soft copy of this petition is attached.

If you have any questions or concerns please let us know.

See you Thursday Nov 14.

Silverado Hills Blk 3 Community

2015

18 October 2019

City of Tucson  
Planning & Development Services Dept.  
Entitlements Section  
201 N Stone Ave  
PO Box 27210  
Tucson, AZ 85726-7210

RE: CASE # T19PRE0116 HOUGHTON RESERVE REZONING PERMIT# C9-19-18

Dear Mayor-elect, Councilman-elect Ward 2, and respected City Council Members,

Perimeter homeowners of Silverado Hills Block 3 have been in discussion with Meritage Homes (MH) and their legal team regarding the proposed rezoning adjacent to our neighborhood. Residents of Silverado Hills were approached by MH only after their preliminary plan was submitted, limiting residents' knowledge of and access to means to influence the design, and importantly, the high-density nature of their residential plans. Although MH has promised some actions to mitigate the loss of views (an 80 foot NUOS buffer, one year old trees and single story homes in the first layer around the entire project), they have retained a right to two story homes in the interior, which will unabashedly and directly block views of the mountains and sunsets that we value. Silverado Hills residents have requested a meeting with City Councilman Mr. Paul Cunningham.

It is stated as Residential Policy #1 of the Houghton East Neighborhood Plan (HENP)\*: "Ensure the compatibility of new development with the surrounding uses.

A. Ensure a transition area adjacent to existing residential areas, where the first tier of new development is limited to *similar* densities. "

The proposed Houghton Reserve *appears* in compliance of this policy by matching the R1 density to Silverado Hills; however, the lots of Silverado Hills Block 3 are systematically being adversely affected. Building plans demonstrate that MH is drastically skewing the results of the overall density by including a 5-acre parcel of land that is not owned by MH and is not under consideration for development.

Homeowners in Silverado Hills Block 3 perimeter purchased premium lots because of the unobstructed views of the Catalina Mountains, quiet cul-de-sacs, and the adjacent lots zoned as SR. Unquestionably, the Houghton Reserve proposal with (unwanted) R1-FLD rezoning, would significantly reduce our views, infringe on our privacy, increase activity levels including vehicular traffic, and increase noise of all kinds. The proposed plan with the R1-FLD option would allow for very compact lots; a stark contrast to the existing neighborhood zoning plan. This housing model is fitting for higher density, inner-city housing environments and is not at all appropriate alongside scenic Silverado Hills. We invested in homes and raised families with the potential of 33 houses adjacent; not 243. The proposed cluster of houses near the Northwest corner of Silverado Hills Block 3 is especially concerning due to very high housing density. According to the plans submitted by MH, this area will contain about 42% of the proposed structures in only about 30% of the total property to be rezoned, representing a sharp difference with the density of adjacent properties.

For more than 25 years, the residents of Silverado Hills Block 3 have indulged in the majestic views of saguaros with a backdrop of the Catalina Mountains, abundance of wild life, comfortable lot sizes, the serenity of the neighborhood and an escape from the metropolitan Tucson. The proposed plan by MH is violating the HENP introduction statement to "protect the natural amenities of the area and to enhance existing neighborhoods." The highly dense proposed building plan infringes on the value of our homes. Squeezing homes into this tight space will displace and reduce wildlife and their natural habitats, minimize vegetation, and significantly obstruct mountain and desert views with which Tucsonans cherish and identify. We ask that all parties involved see our concerns as equally important and completely consistent

MM 127018 VAL 200

with the first two goals listed in the HENP, to "ensure superior site design in new development which preserves open space, protects existing residential uses, and protects the integrity of existing neighborhoods."

Furthermore, the proposed plan consists of rezoning sections near the Houghton/Broadway intersection to C-1, Commercial Zone. This intersection has existing vacant commercial property that has been empty for many years, bringing into question the need for more commercially-zoned lands in the area. The Silverado Hills neighborhood residents are opposed to rezoning additional lands as C-1 without a consultation process. Specifically, we seek to have a say in the types of commercial enterprises established, and to work with developers to preserve the character and serenity of our neighborhood.

Homeowners in the Silverado Hills Block 3 Neighborhood are opposed to the proposed rezoning application for Houghton Reserve. Due to the statements provided above we request that the following concerns be met with support from the zoning examiner, our Councilman Ward 2, Mayor Elect and Council:

1. We request the walking trail be outside of the committed 80ft NUOS buffer along Silverado Hills near proposed lots 110-131.
2. We request that the houses adjacent to the Silverado Hills Block 3 should have matching lot lines to allow for a smooth transition from Silverado neighborhood to the proposed Houghton Reserve neighborhood.
3. We request the parcels reserved for C-1 zoning to be zoned to O-1 (Office-1) if they are not kept residential like the rest of the property. C-1 has the potential to promote businesses that are open late which further impedes the serenity of the neighborhood.
4. We request a minimum 20% reduction of total houses in Houghton Reserve.

Signatures and addresses below are from Silverado Hills Neighborhood Block 3 homeowners who are in agreement with the above statements and requests. We hope you understand our concerns and provide your support through this process. Thank you for your time, consideration, and action. We look forward to conversing with you.

The Silverado Block 3 Neighborhood

Signature	Printed Name	Address
<u>Charles Edmonds</u>	<u>Charles Edmonds</u>	<u>418 N. Nightfall Ave</u>
<u>Mary Beth Edmonds</u>	<u>Mary Beth Edmonds</u>	<u>418 N. Nightfall Ave.</u>
<u>Karen Webster</u>	<u>KAREN WEBSTER</u>	<u>407 N. Nightfall Ave</u>
<u>Lisa Vernon</u>	<u>Lisa Vernon</u>	<u>383 N. Nightfall Ave.</u>
<u>Erica Corral</u>	<u>Erica Corral</u>	<u>370 N Nightfall Ave</u>
<u>Liz Iacono</u>	<u>LIZ IACONO</u>	<u>394 N. NIGHTFALL AVE</u>
<u>Tom Iacono</u>	<u>Tom IACONO</u>	<u>394 N. NIGHTFALL AVE.</u>
<u>David Valadez</u>	<u>DAVID VALADEZ</u>	<u>331 N. Nightfall Ave</u>
<u>Victoria Valadez</u>	<u>Victoria Valadez</u>	<u>331 N. Nightfall Ave.</u>
<u>Veronica Hove</u>	<u>VERONICA HOVE</u>	<u>330 N. Nightfall Ave</u>
<u>Ronald Sotarián</u>	<u>RONALD SOTARIÁN</u>	<u>250 N NIGHTFALL AVE</u>

City of Tucson  
Planning & Development Services Dept.  
Entitlements Section  
201 N Stone Ave  
PO Box 27210  
Tucson, AZ 85726-7210

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May 27 2018 10:20

with the first two goals listed in the HENP, to "ensure superior site design in new development which preserves open space, protects existing residential uses, and protects the integrity of existing neighborhoods."

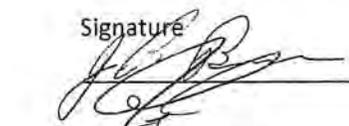
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The Silverado Block 3 Neighborhood

Signature	Printed Name	Address
	JP BRUCE	10690 NORTHERN CREST DR
	Rocky Dotzler	10680 E Northern Crest
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

NOV 17 2019 11:23

Signature	Printed Name	Address
<i>David Kitchie</i>	DAVID P KITCHIE	91 N UNDERSTORY LN
<i>Sharon Kitchie</i>	Sharon Kitchie	91 N Understory Ln
<i>Joan Smith</i>	Joan Smith	124 N Understory Ln
<i>Dan Lynch</i>	Dan Lynch	149 N Cheesebrush Ave
<i>Josey Lynch</i>	Josey Lynch	14 " "
<i>Brian Green</i>	Brian Green	107 N Cheesebrush Ave
<i>Gary Pavelich</i>	Gary Pavelich	51 CHEESEBRUSH
<i>Tracy Kelley</i>	Tracy Kelley	10541 E. Wildfire Dr
<i>Virginia Vasquez</i>	VIRGINIA VASQUEZ	104 N. Cheesebrush Ave
<i>Roman Vasquez</i>	ROMAN VASQUEZ	104 N Cheesebrush Ave.
<i>Joe Record</i>	Joe Record	271 N. Fenceline Dr.
<i>Sharon Tierney</i>	Sharon Tierney	254 N. Fenceline Dr
<i>Peter Konrath</i>	Peter Konrath	253 N Fenceline Dr
<i>Mike Britanants</i>	Mike Britanants	259 N Fenceline Dr
<i>Charles Gerbens</i>	Charles Gerbens	247 N Fenceline Dr
<i>Kathleen Vesteka</i>	Kathleen Vesteka	242 N. Fenceline Dr.
<i>Gregory E. Vesteka</i>	Gregory E. Vesteka	242 N. Fenceline Dr.
<i>Arthur F Sanford</i>	ARTHUR F SANFORD	234 N FENCELINE DR.
<i>Denny L. Landes</i>	DENNY L. LANDES	382 N. DOESKIN PLACE
<i>Deborah J. Carlson</i>	Deborah J. Carlson	10640 E Channelside Dr
<i>George B. Carlson Jr</i>	GEORGE B. CARLSON JR	10640 E. CHANNELSIDE DR
<i>Grant Adamsen</i>	GRANT ADAMSON	125 N. UNDERSTORY LANE
<i>Barbara Lorenz</i>	BARBARA LORENZ	107 N UNDERSTORY LN
<i>Vincent Lorenz</i>	VINCENT LORENZ	107 N UNDERSTORY LN
<i>John Van Schoyck</i>	John Van Schoyck	71 N Understory Ln
<i>Mary Jo Fjord</i>	MARY JO FJORD	50 N. UNDERSTORY LN
<i>Claudia Rodriguez</i>	Claudia Rodriguez	10560 E Wildfire Drive
<i>Ric Hard C. Kelm</i>	Ric Hard C. Kelm	10540 E Wild Fire dr
<i>Norma Taylor</i>	NORMA TAYLOR	10551 E WILDFIRE DR
<i>Vicki Bithan</i>	Vicki Bithan	10150 E Northview Crest Dr
<i>Mary Martha Price</i>	Mary Martha Price	10690 E Northview Crest Dr
<i>Mary Martha Price</i>	Mary Martha Price	



MIV-75671-1288

Signature	Printed Name	Address
	Frances Sotardi	250 N Nightfall Ave
	W. Skudder	358 N. Nightfall Ave
	AE Page	11A 196 N. Nightfall
	Brett Honey	212 N Nightfall
	Carl Bourne	282 N. Nightfall Ave
	Jeannette McCale	298 N. Nightfall Ave
	PATRICK ANDREWS	10710 E. PATHSIDE DR
	Patricia L. Six	430 N. Nightfall Ave
	Neil A. Six	430 N. Nightfall Ave.
	Jeffrey A Shoemaker	20 N Nightfall Ave
	BRASILIO JONASHEZ	84 N NIGHTFALL AVE
	MICHAEL RIDGEWIS	100 N Nightfall
	Laura Dryden	10710 E Timeless Dr.
	DAVID F. COOK	187 N Nightfall Ave
	Trudy Brands	195 N. Nightfall Ave
	RICHARD HUEBSCHMAN	425 N. SEDGE LN
	SUSAN PARSONS	425 N Sedge LN
	LINDA CAQUIAS	10651 E. MIGRATORY PL.
	Sharon Kennedy	10661 E. Migratory Pl
	Erika Kennedy	10661 E. Migratory Pl
	PATRICIA A. KOLLAR	421 N. SEDGE LN.
	PAUL M. HUYER	68 N. Nightfall Ave
	RON KOLB	10705 MIGRATORY PL
	Chris Kioto	10735 Emigratory Pl.
	GARY CLAY	133 N. SOUTHERN SWALE
	James Sanchez	160 N. Fenceline Dr.
	MARY ANN MARTINEZ SANCHEZ	110 N. FENCELINE DR.





18 October 2019

City of Tucson  
Planning & Development Services Dept.  
Entitlements Section  
201 N Stone Ave  
PO Box 27210  
Tucson, AZ 85726-7210

RE: CASE # T19PRE0116 HOUGHTON RESERVE REZONING PERMIT# C9-19-18

Dear Mayor-elect, Councilman-elect Ward 2, and respected City Council Members,

Perimeter homeowners of Silverado Hills Block 3 have been in discussion with Meritage Homes (MH) and their legal team regarding the proposed rezoning adjacent to our neighborhood. Residents of Silverado Hills were approached by MH only after their preliminary plan was submitted, limiting residents' knowledge of and access to means to influence the design, and importantly, the high-density nature of their residential plans. Although MH has promised some actions to mitigate the loss of views (an 80 foot NUOS buffer, one year old trees and single story homes in the first layer around the entire project), they have retained a right to two story homes in the interior, which will unabashedly and directly block views of the mountains and sunsets that we value. Silverado Hills residents have requested a meeting with City Councilman Mr. Paul Cunningham.

It is stated as Residential Policy #1 of the Houghton East Neighborhood Plan (HENP)\*: "Ensure the compatibility of new development with the surrounding uses.

A. Ensure a transition area adjacent to existing residential areas, where the first tier of new development is limited to *similar* densities. "

The proposed Houghton Reserve *appears* in compliance of this policy by matching the R1 density to Silverado Hills; however, the lots of Silverado Hills Block 3 are systematically being adversely affected. Building plans demonstrate that MH is drastically skewing the results of the overall density by including a 5-acre parcel of land that is not owned by MH and is not under consideration for development.

Homeowners in Silverado Hills Block 3 perimeter purchased premium lots because of the unobstructed views of the Catalina Mountains, quiet cul-de-sacs, and the adjacent lots zoned as SR. Unquestionably, the Houghton Reserve proposal with (unwanted) **R1-FLD** rezoning, would significantly reduce our views, infringe on our privacy, increase activity levels including vehicular traffic, and increase noise of all kinds. The proposed plan with the **R1-FLD** option would allow for very compact lots; a stark contrast to the existing neighborhood zoning plan. This housing model is fitting for higher density, inner-city housing environments and is not at all appropriate alongside scenic Silverado Hills. We invested in homes and raised families with the potential of 33 houses adjacent; not 243. The proposed cluster of houses near the Northwest corner of Silverado Hills Block 3 is especially concerning due to very high housing density. According to the plans submitted by MH, this area will contain about 42% of the proposed structures in only about 30% of the total property to be rezoned, representing a sharp difference with the density of adjacent properties.

For more than 25 years, the residents of Silverado Hills Block 3 have indulged in the majestic views of saguaros with a backdrop of the Catalina Mountains, abundance of wild life, comfortable lot sizes, the serenity of the neighborhood and an escape from the metropolitan Tucson. The proposed plan by MH is violating the HENP introduction statement to "protect the natural amenities of the area and to enhance existing neighborhoods." The highly dense proposed building plan infringes on the value of our homes. Squeezing homes into this tight space will displace and reduce wildlife and their natural habitats, minimize vegetation, and significantly obstruct mountain and desert views with which Tucsonans cherish and identify. We ask that all parties involved see our concerns as equally important and completely consistent

with the first two goals listed in the HENP, to "ensure superior site design in new development which preserves open space, protects existing residential uses, and protects the integrity of existing neighborhoods."

Furthermore, the proposed plan consists of rezoning sections near the Houghton/Broadway intersection to C-1, Commercial Zone. This intersection has existing vacant commercial property that has been empty for many years, bringing into question the need for more commercially-zoned lands in the area. The Silverado Hills neighborhood residents are opposed to rezoning additional lands as C-1 without a consultation process. Specifically, we seek to have a say in the types of commercial enterprises established, and to work with developers to preserve the character and serenity of our neighborhood.

Homeowners in the Silverado Hills Block 3 Neighborhood are opposed to the proposed rezoning application for Houghton Reserve. Due to the statements provided above we request that the following concerns be met with support from the zoning examiner, our Councilman Ward 2, Mayor Elect and Council:

1. We request the walking trail be outside of the committed 80ft NUOS buffer along Silverado Hills near proposed lots 110-131.
2. We request that the houses adjacent to the Silverado Hills Block 3 should have matching lot lines to allow for a smooth transition from Silverado neighborhood to the proposed Houghton Reserve neighborhood.
3. We request the parcels reserved for C-1 zoning to be zoned to O-1 (Office-1) if they are not kept residential like the rest of the property. C-1 has the potential to promote businesses that are open late which further impedes the serenity of the neighborhood.
4. We request a minimum 20% reduction of total houses in Houghton Reserve.

Signatures and addresses below are from Silverado Hills Neighborhood Block 3 homeowners who are in agreement with the above statements and requests. We hope you understand our concerns and provide your support through this process. Thank you for your time, consideration, and action. We look forward to conversing with you.

The Silverado Block 3 Neighborhood

Signature	Printed Name	Address
	Michael H. Lipson	98 N. Cheesebrush
	Marjorie Y. Lipson	98 N. Cheesebrush

NOV 12 2013 4:12:38

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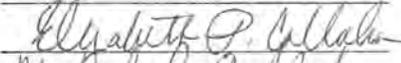
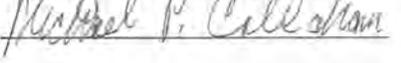
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Signature	Printed Name	Address
	Elizabeth P Callahan	250 N. Fenceline Dr.
	MICHAEL P. CALLAHAN	250 N. Fenceline Dr.

18 October 2019

City of Tucson  
Planning & Development Services Dept.  
Entitlements Section  
201 N Stone Ave  
PO Box 27210  
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The Silverado Block 3 Neighborhood

Signature	Printed Name	Address
	Doug McCafferty	415 N Keepsake Pl
	Jon CARSON	415 N KEEPSAKE PL
	Anna-Marie Cosentino	417 N Sedge Ln
	Maggie Trumble	379 N Keepsake Place.
	RICHARD LORD	106 DE CHAMBERSIDE DR
	CHRISTINA ANDREWS	10710 E Pathside Dr.
	IAN WILLS	413 N. SEDGE LN
	Jo GETCHEN	346 N. NIGHTFALL AVE
	W <sup>MR</sup> SKUDDEP	358 N. Nightfall Ave
	DERRECK DIXON	423 N. KEEPSAKE PL.
	Tom Angulo	407 N. Keepsake Pl.

**John Beall - [EXTERNAL]For November 14, 2019 Hearing**

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**From:** Colin Campbell <drcecampbell@gmail.com>  
**To:** <John.Beall@tucsonaz.gov>  
**Date:** 11/08/2019 2:40 PM  
**Subject:** [EXTERNAL]For November 14, 2019 Hearing

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Subject: Rezoning  
C9-19-18 Houghton Reserve - Houghton & Broadway  
SR to R-1 FLD and C-1 (Ward 2)

To: John Iurino  
Zoning Examiner

From: Dr. Colin E. Campbell  
730 N Lazy J Way  
Tucson, AZ 85748  
133-37-0270

Dated: November 8, 2019

The Planning & Development Services report of October 30, 2019 in reference to the above rezoning is well done and quite comprehensive. It lacks, however, input and opinions from the surrounding neighborhoods. To that end this memo is presented

The proposed building plan of Meritage Homes is immediately south of the High 40 Neighborhood. As a resident of the High 40, I object to this proposal for overly crowded housing. It is a pre-emptive setting encroachment to the preserved openness and scenery of the Tanque Verde Valley and will be a profound change to the neighborhood. References to Open Space in the proposal and in the Planning & Developmental Services report are a sham since, dictated by hydrological concerns these areas may not be developed but are used to manipulate the calculation of housing lots per acre. The integrity of the High 40 neighborhood will NOT be preserved with the proximity of compressed housing and only 50 feet of vegetated buffer provided.

I resent the degradation to the East Side of Tucson and the predictable lowering of the High 40 property values, the neighborhood I chose to live in.

As President of the High 40 Home Owners Association I can assure the Zoning Examiner that our membership is unanimously opposed to rezoning the Houghton Reserve to R-1 for the purpose of the housing density proposed by Rick Engineering and Meritage Homes. The placement of 243 homes on the acreage that may be developed creates a fireman's nightmare and an eventual Tucson slum.

**John Beall - [EXTERNAL]Grow/Perry Support Letter for Houghton Reserve**

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**From:** Deb Taylor <dwyattaylor@cox.net>  
**To:** <john.beall@tucsonaz.gov>  
**Date:** 11/11/2019 12:54 PM  
**Subject:** [EXTERNAL]Grow/Perry Support Letter for Houghton Reserve  
**Attachments:** Grow:Perry Letter Houghton R..pdf

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Dear Mr Beall:

Attached please find a letter of support for the proposed Houghton Reserve development signed by Silverado Homeowners:

Tracy & Jim Grow  
286 N Fenceline Dr, Tucson, AZ

Mike Perry  
294 N Fenceline Dr, Tucson, AZ

November 6, 2019

John Iurino, Zoning Examiner  
c/o John Beall  
City of Tucson Planning & Development Services Dept.  
201 N. Stone Ave.  
Tucson, AZ 85701

**Re: C9-19-18: Houghton and Broadway Rezoning**

Dear Mr. Iurino,

We are writing this letter to express our appreciation for the working relationship we have developed with Lisa Hoskin (Director of Land Acquisition and Forward Planning for Meritage Homes), Robin Large, and Keri Silvyn (Lazarus, Silvyn, and Bangs P.C.). We live directly adjacent to the proposed development Houghton Reserve by Meritage Homes on Fenceline Dr. in Silverado Hills 3. When we first discovered the plan for rezoning and the density level of the proposed development, we were devastated. A large majority of homeowners in Silverado Hills are retirees living in their forever homes. Many homeowners have lived in this community for 20+ years and several have lived here from the beginning of the development. My husband and I purchased our home 5 years ago for the peaceful quiet neighborhood and spectacular private views. Our backyard has an incredibly beautiful unobstructed view of the entire Catalina mountain range. The thought of a 99acre development with 240+ homes was very hard to digest. Although our preference would be to have the land remain undeveloped or remain zoned SR (3.3 acre lots), we are very aware of the current owner's desire to sell the property. So ultimately with the support and cooperation of the Meritage team we are in **support** of the proposed Houghton Reserve development and the rezoning requirement.

We contacted Robin Large after researching the rezoning plan and discovered the builder was Meritage Homes. She informed us that the rezoning plan was in the preliminary stage of development. Robin, Keri, and Lisa chose to work alongside us instead of against us. On several occasions, they met with a small group in Silverado Hills at one of our homes. They kept us up to date on the developments of the plan to rezone and provided us with current copies of the plan as it went through many different stages. They listened to our complaints and objections to the proposed plan and were able to negotiate modifications to help ease some of the impact we would be encountering from this development being so close to our existing homes. Some of these modifications included:

- Increasing the original 20-foot buffer along the edge of Silverado Hills to 80-feet
- Limiting all homes on the perimeter adjacent to Silverado Hills to single story only
- Increasing landscaping in the buffer to help with privacy issues
- Working with homeowners on an individual basis to determine what type of foliage in the buffer would help to maintain and protect mountain views
- Removing the walking trail originally planned for the perimeter of the development

In conclusion, we would like to express our appreciation for the effort Lisa, Robin, Keri, and the Meritage team put forth to try and resolve the concerns we had about the rezoning plan for the proposed development. Having a receptive team to work with made negotiating more effective with a level of respect on both sides.

Sincerely,



Jim Grow  
286 N Fenceline Dr  
Tucson, AZ 85748



Tracy Grow  
286 N Fenceline Dr  
Tucson, AZ 85748



Mike Perry  
294 N. Fenceline Dr  
Tucson, AZ 85748

NOV 12 2019 10:45 AM

**John Beall - [EXTERNAL]Broadway/Houghton development zoning**

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**From:** Wendy Anderson <jujubee@me.com>  
**To:** <john.beall@tucsonaz.gov>  
**Date:** 11/11/2019 10:45 PM  
**Subject:** [EXTERNAL]Broadway/Houghton development zoning

---

*Dear Zoning Examiner,*

*I am writing to support approval of the above mentioned proposal. I have lived in ward 2 for 3 years and have been a store director for a retail grocery chain for 15 years. I am aware that the Developer has worked extensively with the surrounding neighbors on a very appropriate infill project at two major intersections.*

- The Developer has designed the project to maintain the major washes for wildlife movement, and 35% of the project site is being set aside as open space.*
- This is at the corner of two major intersections that have already been improved anticipation of future growth.*
- Infill is needed for us (as a region) to accommodate future growth in a sustainable fashion – we have to stop sprawling outward and find these parcels of infill where development has already occurred and infrastructure is readily accessible around parcel.*

*The construction of this community will create good jobs, help our economy grow, and support local business in the area.*

*Thank you for your consideration.*

*Sincerely,*

*Wendy Anderson*

City of Tucson Planning & Development Services Department

Entitlements Section  
PO Box 27210  
Tucson, Arizona 85726-7210

Regarding: C9-19-18 Houghton Reserve, Houghton Road & Broadway Blvd., SR to R-1 and C-1 (Ward 2)

Robert & Pamela Lee, as property owners in the High 40 subdivision, 781 N. Lazy J Way, (133-37-0370) PROTEST the proposed subdivision as a breach of contract with the home owners who purchased homes in the High 40 AFTER being assured that any further development of the adjoining area would adhere to guidelines of the 1985 "Suburban Ranch" designation with no more than one (1) house per 3.3 acres. Had Tucson been truthful about the arbitrary nature of its zoning laws, we would have re- considered our purchase BEFORE investing in home improvements. The proposed high density development will surely devalue our home and property.

In addition to my husband's concerns regarding water shed issues, the negative effect on our property value and quality of life as well as the serious traffic congestion that the currently proposed development would cause, I'd like to add three other points of concern.

1. Since purchasing our home (5) five years ago, the number Tucson Police officers has shrunk inversely to the influx of new residents. According to online tracking, criminal incidents to include assault, break-ins and murder has increased near our area. Adding 240 new houses and easily another 900 residents at the least in our area makes safety problematic.
2. Current utilities will be impacted negatively as well. Electrical power went off in our area for (4) hours during one of the hottest days of this recent summer. The proposed high density housing development would exceed the system as it exists now.
3. With Tucson discussing the rationing of City water, water in our area will likely become problematic as well. How will you accommodate another 1000 residents in the area immediate to our own?

My preference would be that Tucson honor the existing zoning guidelines imposed in 1985 which stipulates no more than one house per 3.3 acres. A fair compromise would be to limit development to one house per 1.75 acres. Our neighborhood would consider one house per acre with a 100 foot native vegetation set-back along the south edge of 5th street with consideration for wall appearance/height and restricting houses facing and backing up to 5th Street be limited to single story dwellings.

I sincerely hope that before any development of the property under discussion, the City will address the issues of:

- water shed
- adequate city services
- adequate law enforcement services for our area
- the necessary widening of the Houghton & Speedway bridge BEFORE creating traffic gridlock
- initiating the long over due repaving (not re-patching) of the High 40 neighborhood streets

Respectfully,

Pamela Lee



1021

MR. & MRS. RICHARD TAYLOR  
278 N FENCELINE DR  
TUCSON, AZ 85748

November 4, 2019

John Iurino, Zoning Examiner  
c/o John Beall  
City of Tucson Planning & Development Services Dept.  
201 N. Stone Ave.  
Tucson, AZ 85701

**Re: C9-19-18: Houghton and Broadway Rezoning**

Dear Mr. Iurino,

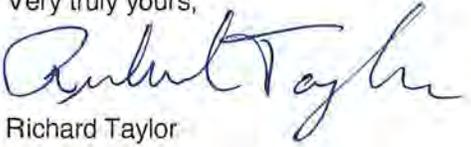
Our home in Silverado Hills Block 3 (SH3) is immediately adjacent to the above referenced parcel to be known as "Houghton Reserve" (HR). We stand in **support** of this rezoning case.

Clearly, we would have preferred that this parcel remain with "SR" zoning (3.3 acre lots), but we always knew that it would someday be developed, and that the zoning could be changed. From the moment we discovered the proposed HR project, we sought to fight it, especially because of plans for the new lots to be only 20' from our property line. SH3 homeowners including us, reached out to the developer, Meritage Homes (MH), and found them to be very sensitive to our situation. They immediately scheduled a meeting with our group, one of many, and listened to our concerns. In subsequent meetings they continued to work with us to explain their development, and committed to mitigate the impact on our homes by incorporating the following into their development plan:

- 1) *MH expanded the 20' buffer along our perimeter to 80' to allow for a smoother transition from our neighborhood to theirs, and provided numerous exhibits including site plans, cross sections, etc. to help us understand the HR Project.*
- 2) *MH provided simulations of views from several of our homes with the new construction in place; illustrating that the new homes would be restricted to single level along the perimeter.*
- 3) *MH committed to substantially increase landscaping of native plants in the buffer and to plant mature "Tree Zones" to obscure the new homes immediately behind us; in order to lessen the impact of new construction on our privacy and mountain views.*
- 4) *MH engaged a landscape architect to work with us individually, to advise us as the new project unfolds, on the types of plants and trees to be installed in the 80' buffer.*
- 5) *When Silverado Hills perimeter residents objected to a Pedestrian Trail in the 80' buffer because of privacy and safety concerns, MH responded by removing the trail entirely.*
- 6) *Anytime we had a question or concern, the Meritage team responded immediately. They were always friendly, respectful, and never took the attitude that our concerns didn't matter.*

In conclusion, we feel that Meritage Homes has worked with both integrity and sensitivity to homeowners in Silverado Hills Block 3. We believe that it is their wish to create a desirable community that will blend with existing neighborhoods in a positive and constructive way.

Very truly yours,

  
Richard Taylor

  
Deborah Taylor

5 Nov 2019

Zoning Examiner  
City of Tucson PDSD  
Entitlements Section  
201 N Stone Av.  
PO Box 27210  
Tucson AZ 85726-7210

SUBJECT: CASE C9-19-18, Houghton Reserve Rezoning

Our home is within 150 feet of the property that Lazarus, Silvyn & Banks has requested to change zoning from SR to R1 and C1. Our home owners association, High 40 HOA, has filed a letter with you defining our neighborhood's position regarding this development, but my wife and I would like to provide some additional justification for the 4 points that were made in that letter and add a 5<sup>th</sup> point.

The purpose of zoning restrictions on land is to allow people to know, within limits, the intended use of the neighboring land before investing in construction of home sites or businesses of their own. The land in question is zoned SR which allows 1 home per 3.3 acres, or a maximum of 30 houses on the entire 100 acres. The proposal to build 243 homes on that land is 8 times as many homes as presently zoned. This is the kind of radical change in land use that zoning laws are supposed to protect us from.

Obviously, we would prefer for the zoning to remain as it was when our home sites were laid out. If there is insufficient resolve to enforce the current SR zoning on the 100 acres, then the letter from the High 40 HOA defined the minimum considerations we feel are needed to preserve the character of our neighborhood. I will repeat those requests and elaborate on our justification for each one:

**1. The lots adjacent to 5<sup>th</sup> St. (i.e.: adjacent to High 40 neighborhood) need to be set back 100 feet from the south edge of 5<sup>th</sup> St. leaving undisturbed desert as a barrier.**

- a. If we assume a 3.3 acre lot in accordance with the current zoning that is square in shape, and place a single story large home of 6241 sqft (twice as big as the average home in the High 40 neighborhood), then there will still be 150 feet between the house and the edge of the lot on all sides. By asking for only a 100 ft set back, we are giving up a third of the set back implied by SR zoning.
- b. High 40 is the only adjacent neighborhood with housing density as low as 1 house per acre, but it has been given the least buffer to the proposed development of any of the adjacent neighborhoods. We have been offered only 50 feet of buffer where the Silverado neighborhood has been offered 80 feet. The developer has tried to characterize the presence of 5<sup>th</sup> Street as buffer from their development, but a roadway

offers no visual screen nor sound barrier. The set back of this development needs to be measured from the south edge of 5<sup>th</sup> Street.

**2. The first tier of houses closest to High 40 must be of similar density to the houses already built in the High 40 neighborhood.**

- This comes right out of the Houghton East Neighborhood Plan (HENP), page 9, Policy 1,A.
- The density of housing in High 40 is 1 house per acre, and the most recent plan we have been shown for Houghton Reserve has houses on 1/4 acre lots or smaller.
- Asking for 1 house per acre on the first tier of houses next to High 40 is a significant concession from the 1 house per 3.3 acres that was "guaranteed" by the SR zoning, and does not restrict the developer on the majority of the 100 acres they plan to develop.

**3. Restrict the construction of 2 story housing to lots that are far enough removed from E 5<sup>th</sup> St. that they will not be visible above the roof line of the first tier of houses when viewed from 5<sup>th</sup> St.**

- The HENP, Policy 2,B and illustration 3 on page 10 shows this concept in relation to major streets "in order to maintain a sense of open space". Our homes were built here for the purpose of living with that sense of open space. If it is reasonable to preserve the sense of open space for people driving down a multilane road, surely it makes sense to take action to preserve the sense of open space for the people who bought or built homes along 5<sup>th</sup> St. next to land that was zoned SR.

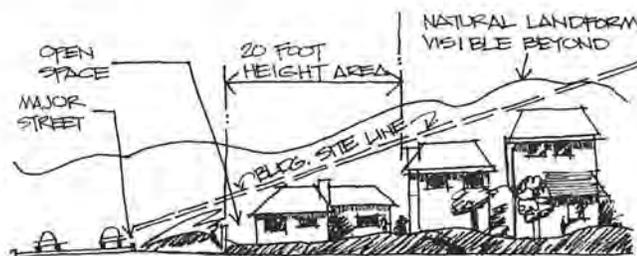


ILLUSTRATION 3: DEVELOPMENT ALONG MAJOR STREETS

**4. A 35% reduction of the 101 housing units between 5<sup>th</sup> Street and Silverado Hills 3 neighborhood.**

- The FLD calculation allows the developer to make smaller lots in one area when he leaves open space in another. In the case of the 100 acres being considered here, there are riparian areas that are protected from development on the west side of the property near Houghton, so the smallest lots and most densely packed houses in the development proposal are concentrated on the east half of the property next to existing neighborhoods. The negative impacts of cramped housing placed next to our homes is not mitigated by open space preserved on the other side of that housing from us.

- b. Many of the proposed lots between of 5<sup>th</sup> Street and Silverado Hills 3 neighborhood appear to be as small as 4,000 sqft: less than 1/10 acre. An 11,000 sqft minimum lot size would be more appropriate in this section of the development.
  - c. The location of existing neighborhoods and riparian areas are preexisting elements of this property that can't be moved. They are not reasons to change or relax existing zoning restrictions or neighborhood plans. Their protection is the reason those plans were created. If it is not economically feasible for the developer to build homes that are more similar to existing neighborhoods and provide proper transitions to them, then a different site better suited to their business plan should be chosen.
  - d. We should not have the value of our homes depressed by the introduction of housing next to us that is designed to be significantly below our lot size, house size, and the size of the lots that was established by zoning regulations when our homes were built.
5. **Time phasing with regard to the Houghton Corridor Expansion Project and the Regional Transportation Authority's schedule.**
- a. The final section of the project to widen Houghton Rd from I-10 to Tanque Verde is the section from 5th St. to Tanque Verde Road. Regional Transportation Authority has not published a start date for the work in that area, but the two sections before it are scheduled to start construction in 2020 and 2021.
  - b. The Traffic Impact Study for Houghton Reserve should comprehend the impact of Houghton being a construction zone with traffic moving at 25 mph and restricted to 1 lane in each direction about the time Houghton Reserve is planning to add construction traffic and 243 new residents to the mix.
  - c. If this rezoning is approved, new home construction should be postponed until after the Houghton Corridor Expansion Project is completed.

Each of these points represents a compromise on our part allowing more dense development than this land was zoned for when our home sites were laid out. If this developer can't compromise their development plan to meet the compromises we've offered to our rights, then we hope mayor and council will disapprove the rezoning request and the development permit. There are other developers who should have a chance to offer a more appropriate development plan for this site.

Respectfully submitted,

*Donald H. Hunt*

*D'Ann A. Hunt*

Don and D'Ann A. Hunt  
615 N. Circle D Way  
Tucson, AZ 85748  
Parcel ID: 133-37-0480  
[dodahunt@msn.com](mailto:dodahunt@msn.com)  
(520) 665-1199, (520) 665-1191

### Approval – Protest Form

NOV 22 2019 10:05



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of 3/4 of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

RAYMOND LICKSON  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

Reason:

SEE ATTACHED LETTER AND MAPS

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>Raymond Lickson</i>	600 N. CIRCLE D WAY TUCSON, AZ 85748	600 N. CIRCLE D WAY TUCSON, AZ 85748

Date 11/4/19

2014

11 Aug 2019

To The Honorable Mayor and Council  
PO Box 27210  
Tucson AZ 85726-7210

Ladies and Gentlemen,

My home is within 150 feet of the property that Lazarus, Silvyn & Banks has requested to change zoning from SR to R1 and C1. This site is on the North-East corner of Houghton and Broadway and extends north to E 5<sup>th</sup> Street. The activity number of the request is T19PRE0065, and the proposed housing development is called "Houghton Reserve".

The document *A Citizen's Guide to the Rezoning Process* published by the City of Tucson states that if 20% of the property owners that border the property being considered for rezoning oppose the change, approval of the rezoning will require a "super majority" vote from the Mayor and Council. Please count this letter among those required to reach the 20% threshold that forces a "super majority" vote. Then, please vote against the proposed rezoning.

The attached Pima County geographic information system (GIS) map shows at least eight washes and three riparian habitats within the rezoning area. City Ordinance 2005-FC2 was created to protect areas such as this from unwise human occupation or encroachment. Natural floodplain areas, streams, washes, arroyos and drainage courses should be preserved in their natural riverine condition wherever possible. The rezoning and development proposed for this property will violate the intent of the Ordinance and devastate much of the surrounding area. This land is not suitable for any high-density housing development and should remain zoned SR. SR zoning will allow housing development and maintain the natural hydrologic and hydraulic stream flow processes, groundwater recharge, and wildlife habitat resources in the area.

I also believe the proposed development is in violation of the Houghton East Neighborhood Plan (HENP). Multiple roads are planned that cross a major spine wash that would disturb the natural channel. The existing home-site that is included in this rezoning may already be located within the spine wash boundaries and require removal or variance. High-density housing within the other flood prone areas of the site will worsen erosion conditions by removing vegetation and should be avoided. The plan also fails to provide sufficient transition to adjacent residential areas where the first tier of houses are limited to similar housing densities.

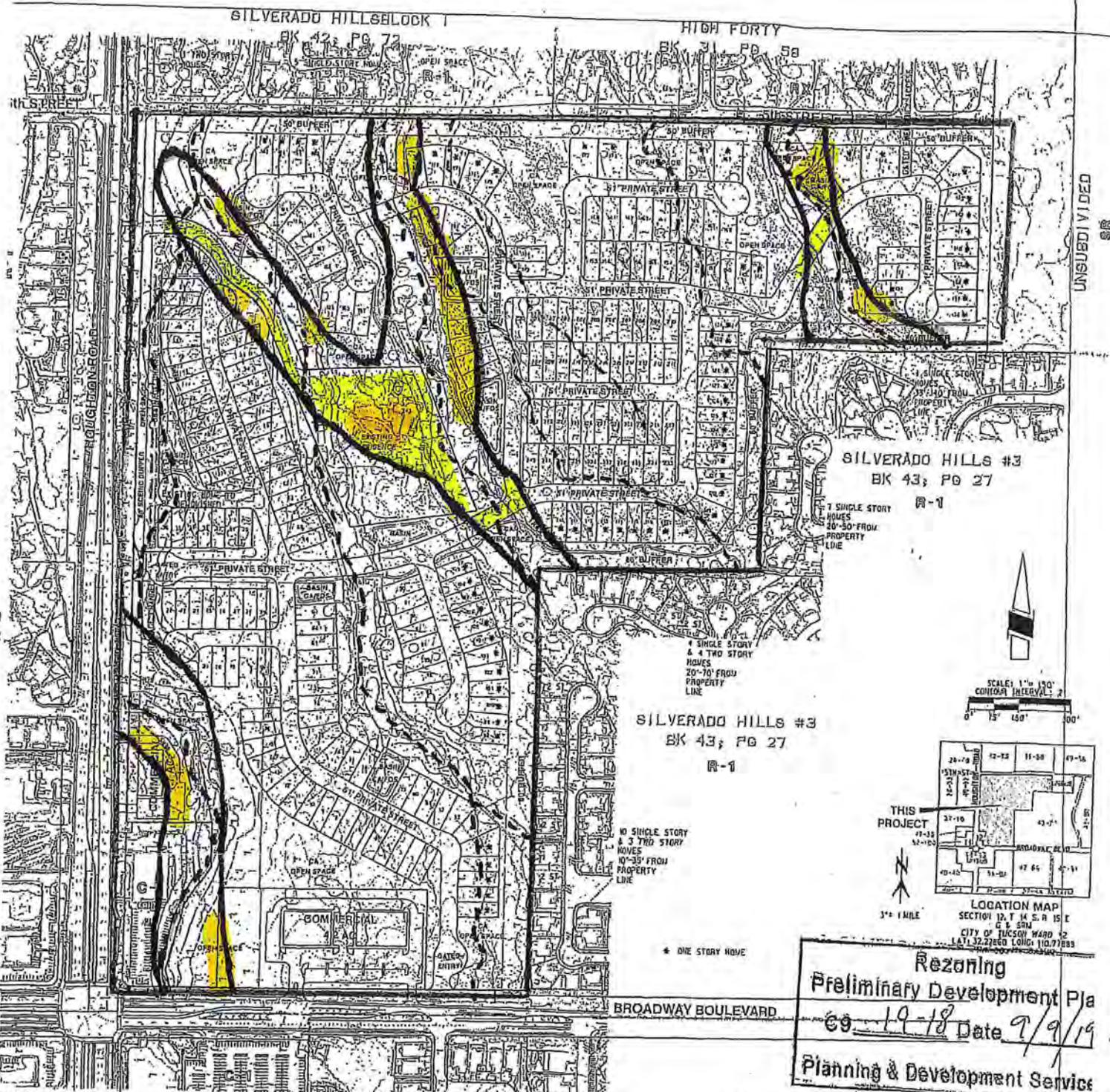
My home is in the High 40 Home Owner Association at 600 N. Circle D Way, Tucson, AZ 85748. It is on the corner of N. Circle D Way and E 5<sup>th</sup> Street and shares a boundary along E 5<sup>th</sup> Street with the proposed T19PRE0065 request for rezoning.

Respectfully submitted,

Raymond Lickson  
600 N. Circle D Way  
Tucson, AZ 85748  
[rs1998@msn.com](mailto:rs1998@msn.com)  
(520) 450-9268

**VIOLATIONS OF XERORIPARIAN AREAS HIGHLIGHTED**  
 \* XERORIPARIAN AREAS AS DEFINED BY PIMA COUNTY GIS MAP ATTACHED  
 NOTE: BEHS AREAS NOT DEFINED IN MAP LEDGER D.

Received by PDSD  
 9/09/19 C9-19-18



**VIOLATIONS:**

Total Site Area:	99.5 acres
Reduct for commercial parcels:	5.9 acres
Gross Residential Area:	93.6 acres

**Residential Development:**

15% Consolidated Open Space	
Gross Residential Area:	93.6 acres
5% OS required: (93.6 ac x 35%)	32.8 acres
Developable Area (65%):	60.8 acres

**Commercial Development:**

0% Consolidated Open Space	
Gross Commercial Area:	5.9 acres
0% OS required: (5.9 ac x 20%)	1.2 acres
Developable Area (80%):	4.7 acres

**VIOLATIONS:**

Existing Zoning:	SR
Proposed Zoning:	R-1 (FLD)

Use: R-1 - Residential (FLD)

**Criteria:**

	Required/Allowed	Proposed
Site Area:	0 Acres	93.6 Acres
RAC:	5.14	2.69
Building Height:	25'	25'
HDZ	24'	24'
Perimeter Yards:		
5th Street (north)	21' or H*	50'
SR Zone (east)	6' or 2/3H*	20'
R-1 Zone (east/south)	6' or 2/3H*	80'
Broadway Blvd (south)	21' or H*	200'

**VIOLATIONS:**

Existing Zoning:	SR
Proposed Zoning:	C-1

Use: C-1 - Commercial

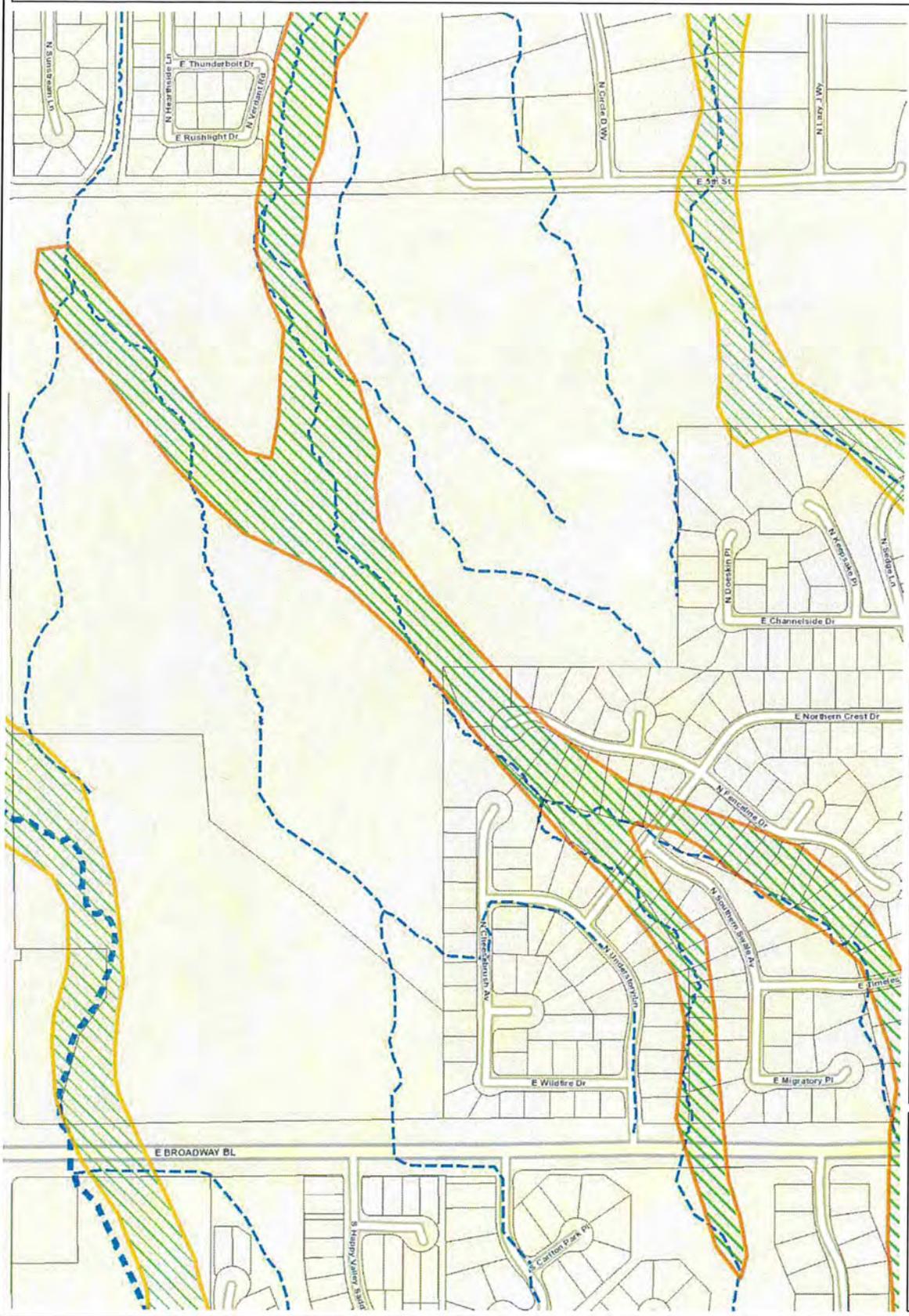
**Criteria:**

	Required/Allowed	Proposed
Site Area:	0 Acres	4.2 & 1.7 Acres
Building Height:	30'	30'
Perimeter Yards:		
R-1 Zone (east/north)	11/2H*	45'
Broadway Blvd (south)	21' or H*	21' or H*
C-1 Zone (south)	None	
Houghton Road (west)	21' or H*	30'

\* From back of future curb

**Rezoning**  
**Preliminary Development Plan**  
 C9-19-18 Date 9/9/19  
**Planning & Development Service**

# PimaMaps Print

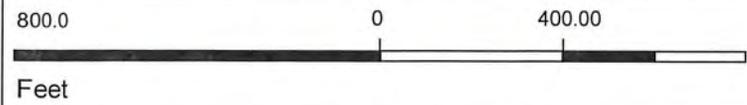


- ### Legend
- Parcels
  - Riparian Habitat - Pima Effective 10/20/2005
    - Xeroriparian A
    - Xeroriparian B
    - Xeroriparian C
    - Xeroriparian D
    - Hydromesoriparian or Me
    - IRA - Xeroriparian A
    - IRA - Xeroriparian B
    - IRA - Xeroriparian C
    - IRA - Xeroriparian D
    - IRA - H
    - Important Riparian Areas
  - Restricted Conservation
  - Washes - All
    - Unknown Discharge
    - 100-500 CFS
    - 500-1000 CFS
    - 1000-2000 CFS
    - 2000-5000 CFS
    - 5000-10000 CFS
    - Over 10000 CFS
  - Washes - Major



Notes:

8/11/2019



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.

## Michael Wyneken - [EXTERNAL]Errors in RAC Calculations

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**From:** Don and D'Ann Hunt <dodahunt@msn.com>  
**To:** "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>  
**Date:** 11/12/2019 1:53 PM  
**Subject:** [EXTERNAL]Errors in RAC Calculations  
**Cc:** Colin Campbell <drcecampbell@gmail.com>, Martin & Linda Stickley <lstick...

---

Mr. Beall

I spoke with you this morning and told you I would be sending you this e-mail about math errors in the staff's report:

There are some significant errors in the last two paragraphs on page 2 of the PDS staff report to the Zoning Examiner for C9-19-18 dated 30 October. This is an image of the paragraphs:

The High Forty subdivision, immediately north (central) of the rezoning site, rezoned and platted in unincorporated Pima County in 1979, and annexed by the City of Tucson in 1984, containing 39.99 acres (31 lots, RX-1) with no platted open space set aside. Gross and net density is 1.29.RAC.

C9-86-11: Silverado Hills Block 1, immediately north (west) of the rezoning site, containing 35.94 acres (90 lots, R-1) with 40% NUOS. Gross density is 2.5 RAC and net density is 6.26 RAC.

In the first paragraph, it says High 40 has 31 homes on 39.99 acres. So that is  $31/39.99$  homes per acre which is .775 RAC. The number "1.29 RAC" stated in the staff report is actually what you get when you calculate the number of acres per home:  $39.99/31 = 1.29$  acres/home.

In the second paragraph, it says Silverado Hills Block 1 has 35.94 acres with 40% NUOS. Therefore the size of the NUOS space must be  $35.94 \times .40 = 14.376$  acres of NUOS. The staff correctly reports the Gross density as  $90/35.94 = 2.5$  RAC, but then makes the mistake of dividing the number of homes by the NUOS space and calling it the net density:  $90/14.376 = 6.26$ . The area of the neighborhood where the houses are located would be 35.94 acres minus the 14.376 acres of open space.  $35.94 - 14.376 = 21.564$  acres. The correct calculation for net density is  $90/(35.94 - 14.376) = 4.17$  RAC.

There will be much said about matching (or not matching) housing densities at the hearing on Thursday, so it is important to let Mr Iurino and Mr Clark aware

of the errors while they have some time to correct or at least reconsider the story the numbers are telling.

Thanks,

*Don Hunt*

(520) 665-1199

**John Beall - [EXTERNAL]C9--19-18 Rezoning Case Houghton Reserve**

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**From:** Joan Carr <warrenandjoan@gmail.com>  
**To:** <john.beall@tucsonaz.gov>  
**Date:** 11/12/2019 1:29 PM  
**Subject:** [EXTERNAL]C9--19-18 Rezoning Case Houghton Reserve  
**Attachments:** C9-19-18 Public Hearing for Houghton Reserve 20191112\_13133669.pdf

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Dear Mr. Beall

Attached is a copy of the letter that you and Mr. Iurino will be receiving in the mail with regard to the rezoning of case C9-19-18 Houghton Reserve.

We thought that the best way to expedite your receipt of this letter was to send it via email since the hearing is scheduled for November 14, 2019.

We will also be emailing a copy of this letter to Michael Wyneken since his name is also listed as the contact person on the Public Hearing signs.

Thank you for your time.

Joan & Warren Carr  
Silverado Hills Residents  
415 N Doeskin Place  
Tucson AZ 85748  
520.721.4400

November 12, 2019

Mr. John Beall, Section Manager  
Mr. John Iurino, Zoning Examiner  
City of Tucson  
Planning and Development Services  
Entitlements Section  
201 N Stone Avenue  
P O Box 27210  
Tucson AZ 85726-7210

Re: Houghton Reserve Houghton Rd and Broadway Blvd  
Case: C9-19-18  
Rezoning of SR to R-1 with an FLD option and C-1

Dear Messrs Beall and Iurino,

In reviewing the Unified Development Code we believe that proper notice has not been provided to the general public in accordance with section 3.2.4 "Public Notice" - Subsection F 2. for "Posted Notice" and subject to Subsection "G" " Failure of Notice to Adequately Describe the Project.

Notice shall be posted on the affected property. **At least one notice shall be posted for each street the property adjoins.**

The bright yellow "PUBLIC HEARING" signs were posted on the north side of Broadway between Houghton Rd. and Understory Ln. and another one on the east side of Houghton Rd north of Broadway although it was hidden behind some brush and not clearly visible as one travels north on Houghton Rd. The installer certainly could have posted this sign in another location on the property along Houghton Rd that would have better served as notice to the general public about this hearing. The signs were noticed sometime around the 25<sup>th</sup> or the 26<sup>th</sup> of October 2019 and have remained there. However apparently there was an omission for the posting of a "Public Notice" sign on 5<sup>th</sup> St. which adjoins the "subject property" and is near the High Forty subdivision. Since Section 3.2.4 of the UDC calls for a "Posted Notice" of the Public Hearing for EACH street adjoining the subject property we feel that the omission of the sign at 5<sup>th</sup> Street is a violation of the code and that proper notification was not properly provided. Therefore, we are requesting that this Public Hearing be rescheduled to a later date to allow time for a new 15-day notification period.

In addition to the above violation of the code, below are a few of our other items that need to be addressed as well:

1. Section 2.2 of the Administrative Manual of the UDC ( Neighborhood Meeting Information) requires that the "meeting attendance sheet" for the Neighborhood Meeting be included in the application. The meeting was on July 24, 2019 at the Ward II office. In reviewing the online information we did not see any documentation of the attendance sheet for this meeting. Per the code this is one of the required documents. Where might we find this information? After having a conversation today with Robin Large of Lazarus, Silvyn & Bangs, she confirmed that the "meeting

attendance sheet" had not been uploaded to the website for the city regarding the link to the public hearing agenda material. She was going to contact the city today with regard to the missing documents. The question would be is this considered documented in a timely manner?

2. Section 3.2.4. Subsection E "Published Notice" of the UDC, please advise us as to the date the rezoning notice was published and what local newspaper was it published in? Is it possible to get a copy of the notice?

3. In the "Site Analysis" by Rick Engineering there is mention of a Trail easement at the SWC of the site. Please explain where this trail leads to and its function.

If you are not going to reschedule this Public Hearing to a later date the following is our letter about this rezoning case.

We are longtime residents of Tucson and original owners in Silverado Hills Block 3. We are also within the 150 feet notice area as our lot borders the "subject property" on two sides. For the past 25 years we have enjoyed living on what we would call Tucson's far east side. We were fortunate enough to have found a ¾ lot within Block 3 that offers 180-degree views of the mountains and the city nightlights as well as having privacy; we felt like we had won the lottery! Since our lot borders the "subject" property on two sides (to the north and west) we are feeling the impact of this proposed development more than most of the other property owners. When we purchased our lot we always knew that someday the current land owner would want to sell some or all of his land. Well that day happened early this year when we saw surveyors behind our lot. When we found out that the prospective purchaser for the land was Meritage Homes and that they had plans to build 243 homes on the 99-acre parcel we were absolutely devastated. We always thought that if this land were to be developed we would only see about 30 homes based on its current SR zoning, but never imagined 243 homes and certainly not to the extent of the density or lot sizes that Meritage Homes is proposing. The minimum lot size for Silverado Hills is 7,000 square feet per R-1 zoning. What Meritage Homes is proposing under the FLD option are lot sizes much smaller than 7,000 square feet. Many of the lot sizes being proposed will be 45' x 110' with 5 foot side setbacks or 10 feet between homes which hardly matches that of our subdivision.

As stated in the Houghton East Neighborhood Plan (HENP), one of the "Plan Goals" is to protect existing residential uses and preserve the integrity of the existing neighborhoods; and to provide a transition area adjacent to the existing residential areas where the first tier of new development is "limited" to similar densities. We feel that the proposed PDP with its 243 homes and lot sizes as small as 4,500 square feet are undeniably not "similar" in density due to the lot sizes proposed by the builder. We are not against new development in Tucson; in fact we are active residential real estate agents and know that our city needs to have growth. What we are not in favor of is the high density Meritage Homes is proposing under the Flexible Lot Development option along our perimeter and the eastern interior section of the development. We are requesting an extension of the timeframe for this public hearing so that the neighboring residents can come to a satisfactory resolution with the builder and its representatives. We all feel very passionate about how this beautiful piece of property should be developed. We feel that we could have a better result if more time would be granted to allow further discussions to address our concerns with the builder. This 99.5 acre parcel is one of the last open spaces located at the northeast intersection of Broadway and Houghton so we all need to be thoughtful in how it will be developed for future residents.

As part of the rezoning process we are requesting the following changes to the Preliminary Development Plan that was submitted to PDS.

**The plat shall be subject to the following conditions for rezoning Case C9 - 19-18**

1. The height restrictions along the first tier shall be restricted to single story homes only with a completed building height of no more than 20'.
2. In the 80' natural buffer, Meritage Homes has agreed to plant native trees and bushes in what they are calling the "Enhanced Tree Zone". The trees are to be planted on an average of 25 feet on center so that they screen the Houghton Reserve homes from our neighborhood but shall not impede with our mountain views. They shall be irrigated and maintained by the HOA with a height of no more than 25 feet. This shall be documented as part of the rezoning ordinance as well as written into the governing documents for Houghton Reserve's CC&R's. In reviewing the site analysis report we did not see any mention of the trees or of the irrigation and maintenance by the HOA.
3. Removal of the Trail by Lots 110 through 131 of Houghton Reserve.
4. We are not in favor of the rezoning of the 5.9 acres from SR to C1 as the proposed commercial uses are unknown at this time. The 5.9 acres shall remain SR until such time that a plan is in place and submitted to the City for rezoning. Or, the current plan shall be revised to include this acreage as part of "Houghton Reserve" and be developed into single family homes.
5. As stated on page 2 of this letter in the "Site Analysis" by Rick Engineering there is mention of a Trail easement at the SWC of the site. This trail shall be removed as part of the rezoning conditions as it serves no purpose as this is a gated community.

Thank you for your time and consideration.

Respectfully,

*Warren Carr*  
*Joan Carr*

Warren and Joan Carr  
Silverado Hills Block 3 Residents  
REALTORS  
415 N Doeskin Place  
Tucson AZ 85748  
520.721.4400  
520.400.9300  
warrenandjoan@gmail.com

November 12, 2019

Zoning Examiner  
City of Tucson PDSD  
Entitlements Section  
201 N. Stone Ave.  
P. O. Box 27210  
Tucson, AZ 85726-7210

SUBJECT: CASE C9-19-18, Houghton Reserve Zoning

I am writing in **OPPOSITION** to the zoning change proposed by Silvyn & Banks. My home is in the unique High Forty neighborhood, immediately north of the proposed development.

Other homeowners in the High Forty neighborhood also oppose this rezoning. In fact, I have not talked to nor heard of any who favor it. Most of the reasons for opposing this drastic and permanent change relate to the unacceptably high residential densities, insufficient natural, visual, privacy and noise buffer for our neighborhood, degradation of the semi-rural lifestyle, and other factors which are **NOT CONSISTENT** with our neighborhood and altogether will result in diminishing enjoyment of our properties and almost certain devaluation of property values.

Other residents of High Forty have masterfully detailed and articulated my concerns to you, so I will not reiterate them here. Instead, I offer you a unique perspective, as I am 70-year resident of Tucson and its immediate communities. I was raised and educated in Tucson, lived, worked raised children and retired in Tucson, and plan to die and be buried here. I have lived in various neighborhoods, including north, west, central, University, south, and now east. When my husband and I bought our home in the High Forty, we decided this would be our last home, as it offered a rare combination of beautiful mountain views, natural desert surroundings and wildlife, a quiet, safe and peaceful neighborhood with friendly neighbors, was a rural setting adjacent to nearly 100 acres of SR-zoned land, and yet was easily accessible to the services and amenities of a city. This was what we invested all our available resources in. The development of an adjacent, much higher-density residential area would seriously alter this lifestyle, bringing a sea of rooftops, greatly increased traffic and noise, destroyed desert and imperiled wildlife. It would continue the sad and seemingly inevitable loss of the "Old Pueblo" and replacing any sense of "Tucson" with an unidentifiable mass of generic "anytown".

Although eventual development of vacant property is to be expected, this rezoning and development request should not be approved simply because city staff find it to be (just barely) within the limits imposed by the requested R-1 zoning. While considering this request, please ask yourselves: "Does this proposal maintain or enhance the unique character, beauty and value of the High Forty neighborhood, the Tanque Verde Valley area, and of the City of Tucson in general? Why is it necessary to change the size of lots net to High Forty from 3.3 acres all the way down to .25 acres or less?"

Please **do not approve** this rezoning request without requiring a **significant** reduction in housing density, a transition area more consistent with High Forty and an increase in the north boundary buffer zone.

Respectfully submitted,

Penny Lee  
730 North Lazy J Way  
Tucson, AZ 85748  
Parcel ID: 133-37-0270 8

**John Beall - [EXTERNAL]Houghton Reserve Rezoning**

---

**From:** Al Yanez <ayanez56@gmail.com>  
**To:** <John.Iurino@tucsonaz.gov>  
**Date:** 11/12/2019 12:25 PM  
**Subject:** [EXTERNAL]Houghton Reserve Rezoning  
**Cc:** <john.beall@tucsonaz.gov>

---

Dear Zoning Examiner,

The Tucson Zoning Examiner's office will soon consider the proposal to rezone 99.5 acres at the intersection of N. Houghton Rd & E. Broadway Blvd. Tucson's growing employment numbers require the City to increase housing options that are closer to transportation and high employment areas. This proposed development will help address these needs by creating housing inside Tucson's city limits rather than building on the edge of the city. While doing so the developer has worked to address the concerns of neighbors and this much needed infill development adheres to the Houghton East Neighborhood Plan.

**Al Yanez**  
**1870 W Prince Rd. Ste 65**  
**Tucson, AZ 85705**

**John Beall - [EXTERNAL]Houghton Reserve - rezoning**

---

**From:** "Jim Campbell" <jc@urbanmoment.com>  
**To:** <John.Lurino@tucsonaz.gov>  
**Date:** 11/12/2019 1:27 PM  
**Subject:** [EXTERNAL]Houghton Reserve - rezoning  
**Cc:** <john.beall@tucsonaz.gov>

---

Hi John/John,

I wanted to reach out to state my strong support for the rezoning being done by Meritage Homes on the Guggenheim property at the NE corner of Houghton & Broadway. Support for the advancement of the project should be a no brainer for the City of Tucson. Specifically....

1. Conforms. The Houghton Reserve project as proposed conforms to similar properties around the project. To have residential property with open space for washes is typical in the area. The plan is not a reach.
2. Zoning. Nearby zoning supports the change and the corner has already been rezoned to commercial. Like zoning next to like zoning is a standard in Tucson.
3. Precedent. I myself have rezoned property to the west of Melpomene. The area from Houghton to the National Park has an unspoken rule but one that is easily seen on any map of the area. Property to the east of Melpomene is SR preserving the large lot boundary against the Park. Property to the west of Melpomene has always been allowed to build production home subdivisions with respect to open space and washes. This should continue to be the case for this parcel as it was those surrounding it.

John, once again this should be a typical rezoning with little contention. As we know, Tucson is Tucson and I hope the City does the right thing.

Jim

.....  
Jim Campbell  
Urban Moment LLC  
345 East Congress #201  
Tucson, AZ 85701  
[\(520\) 237-4404](tel:5202374404)  
[www.urbanmoment.com](http://www.urbanmoment.com)

**John Beall - [EXTERNAL]Project No. C9-19-18**

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**From:** Larry Hume <AHRLLC@msn.com>  
**To:** "John.Iurino@tucsonaz.gov" <John.Iurino@tucsonaz.gov>  
**Date:** 11/12/2019 9:58 AM  
**Subject:** [EXTERNAL]Project No. C9-19-18  
**Cc:** "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>

---

*Re: Support the Rezoning of the NEC of Broadway and Houghton Rd, Project No. C9-19-18*

*Dear Zoning Examiner,*

*I am writing to support approval of the above mentioned rezoning case. I live in Ward 2 and are an eastside business owner, Accessible Home Remodeling. I am aware that the Developer has worked with the surrounding neighbors on a very appropriate infill project at two major intersections.*

- The Developer has designed the project to maintain the major washes for wildlife movement, and 35% of the project site is being set aside as open space.*
- The density is similar to the developments around the Property, including less density in north portion of the project where adjacent to larger lots. This is respectful infill.*
- This is at the corner of two major intersections that have already been improved in anticipation of future growth.*
- Infill is needed for us (as a region) to accommodate future growth in a sustainable fashion we have to stop sprawling outward and find these parcels of infill where development has already occurred and infrastructure is readily accessible around the parcel.*
- We know this developer has been working very closely with the most adjacent owners since the spring to understand concerns and work on transitions/buffers.*

*The construction of this community will create good jobs, help our economy grow, and support local business in the area.  
Thank you for your consideration.  
Sincerely,*

*Thank you,*

*Larry & Mary Hume  
Accessible Home Remodeling  
298-2585*



### Approval – Protest Form

NOV 12 2019 11:51:00

If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150’ of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150’, require an affirmative vote of ¾ of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

THOMAS W KEATING, AGENT FOR  
L.C. HOUGHTON/BROADWAY, LLC  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:** THIS AREA OF THE CITY DESPERATELY NEEDS MORE ROOF-TOPS TO SUPPORT THE COMMERCIAL ENTERPRISES IN THE AREA THAT IN SOME CASES ARE GETTING BY, BUT NOT THRIVING. MY FORMER C-STORE/GAS STATION (SEC HOUGHTON/BROADWAY) WAS A MARGINAL PERFORMER AT BEST FOR LACK OF CLIENTELLE. TO FIND A USER OR TENANT FOR THIS VERY PROMINENT VACANT SITE, I NEED MORE CONSUMER NEIGHBORS.

THE APPLICANTS FOR THE HERE-IN DESCRIBED DEVELOPMENT S/B APPROVED. IT WILL HELP ALL MERCHANTS BECOME MORE SUCCESSFUL, WHICH WILL DIRECTLY BENEFIT ALL THE EXISTING NEIGHBORS. MY EMPTY CORNER HELPS NO ONE. LACK OF DENSITY IN THIS PART OF THE CITY IS A COMMERCIAL PROBLEM.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>Thomas Keating</i>	SEC (HARD CORNER) BROADWAY/HOUGHTON	TOM KEATING, AGENT 3610 N. PRINCE VILLAGE PL #200 TUCSON, AZ 85719

Date 11/8/2019

### Approval - Protest Form



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Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of 3/4 of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

*James + Pissy Record*

Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

- 1- Proposed new subdivision will affect the value of my property - The unobstructed views of the desert life and mountains were key selling points to the purchase of house
- 2- The proposed subdivision density will dramatically the natural landscape of the area and greatly increase vehicular traffic.
- 3- More study needs be done on the "wash area" and how the increased housing will effect flooding in the area
- 4- The proposed density should be reduced to limit impact to the area and property values of the existing homes that currently have unobstructed views

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>[Signature]</i>	271 N. Fenceline Dr	271 N Fenceline Dr Tucson, AZ 85748

Date 7 Nov 2019

11/6/19

**C9-19-18 Houghton Reserve, Houghton Rd & Broadway Boulevard, SR to R-1 FLD amd C-1 (Ward 2)**

**I PROTEST the rezoning of the Houghton Reserve area for a number of reasons:**

I just bought my home in the adjacent area in 2018. At the time I bought the house, I was told that area was zoned to not allow a bunch of houses to be built there. I purchased the home for that reason - because not a lot of houses could be built there and because of the mountain and sunset views. Re-zoning the Houghton Reserve area a year after I purchased my house is wrong. It destroys the reason I purchased the house and will bring down the property values in the area. Rezoning to allow multiple homes (and 2-story homes) will mean my views and privacy will be destroyed.

The number of homes planned to be built on that space is way too many houses for that small area. In addition, it will add more noise and traffic.

The Tucson Mayor and City council have continued to destroy the City of Tucson by allowing developers to build at such high densities in infill lots. The houses are too big and too close together, and now there is no open space left in the city. The City government has ruined Tucson by continuing to allow this level of housing density. This is unacceptable that the elected officials are not working for the current residents, but instead are bending to the will of developers.

Several miles of Houghton road, (both north of Broadway and areas between 22<sup>nd</sup> street and Irvington), are only 1 traffic lane in each direction. There are several other large developments already along the Houghton Road corridor and there is too much traffic on these one-lane sections of Houghton road already. These areas of Houghton road can't handle the existing traffic, so there should be no more homes allowed to be built in the Houghton road area as long as these areas of Houghton road continue to be a single lane road.

This area is also a significant wildlife corridor. Rezoning to allow a high density of homes will destroy the natural vegetation and the wildlife in the area. In the past, Tucson has been known for its conservation efforts to protect wildlife and the natural environment. Rezoning this area is a step in the wrong direction, and Tucson should strive to keep the natural spaces that once made Tucson a good place to live.



Debra Jaworski  
65 N Cheesebrush Ave  
Tucson, Az 85748



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Debra Jaworski  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

TOO MANY houses, TRAFFIC, NOISE, destruction of my  
Views, bring down property values, destroy natural environment  
& impact to wildlife.

See attached Reasons on separate Page

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Debra Jaworski</u>	<u>65 N Cheesebrush Ave</u> <u>Tucson, AZ 85748</u>	<u>65 N Cheesebrush Ave</u> <u>Tucson, AZ 85748</u>

Date 11/6/19

**Approval – Protest Form**



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Sherry L. Reed  
Property Owner(s) (PLEASE PRINT)

APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**Reason:**

We bought property on the far east side because of open space green belts and low density housing. The infrastructure programs have not kept abreast of the subdivisions already here. Houghton has massive traffic. Water presents another problem. The CAP and well water, given droughts and global warming, ~~is~~ are not that reliable. I realize they have a right to develop the property but it should be done with an eye on Tucson's future and responsibly for the environment.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Sherry L. Reed</u>	<u>10262 E. Potomac Pl.</u>	<u>Same</u>
<u>Michael D. Reed</u> (deceased)	"	"

Date 11/1/2019

## Approval – Protest Form

NSA 12/24/19 4-2014



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Maggie D. Grobicki (Trinkle)  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**Reason:**

It is quite disappointing that the City would choose to rezone an area to such a density that would cause harm to the surrounding habitat. I've personally witnessed bobcats, javelina, and other wildlife in the area & this level of destruction will clearly prohibit the bobcats from maintaining their territory & safe breeding areas. The land was originally zoned as it was for a purpose and constantly rezoning areas violates people's ability to make decisions based on the zoning (e.g. I chose the far east due to the less dense construction & noise) and <sup>will</sup> cause more noise and light pollution. Although I don't think I'm 150' from proposed zoning, I am <sup>VERY</sup> close, and will surely be impacted by the trails & interruption to the natural space that will be decimated by this choice.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	379 N Keepsake PL	379 N. Keepsake PL

Date 10/31/19

NOTE: property is still under my married name & I have gone back to my maiden name. <sup>Name Change</sup> On file w/ Pima County ☺

660 N. Circle D Way  
Tucson, AZ 85748  
(520) 288-4179  
biz@mcrcj.net

City of Tucson  
Planning and Development Services Department – Entitlements Section  
201 N. Stone Avenue  
Tucson, Arizona 85726-7210

8 November 2019

Subject: **PROTEST** of proposed rezoning  
Case: **C9-19-18** Houghton Reserve, Houghton Road and Broadway Blvd., SR to R-1  
FLD and C-1 (Ward 2)  
Property: 660 N. Circle D Way, parcel 133370450 (Part of High 40 HOA)

Reasons for PROTEST: on page 7 of the "Rezoning—Planning & Development Services Report" on C9-19-18 submitted by Mr. Scott Clark, the conclusion states "Both Plan Tucson and the *Houghton East Area Plan (HENP)* emphasize ensuring compatibility with the surrounding residential development. The proposal is similar in density to most of the surrounding development. Significant perimeter buffers provide separation and privacy for existing owners."

We are the owners of the property referenced above, and members of the High 40 HOA, and we assert that the concluding statement above is not true. The proposed development is significantly different in density from the High 40, a fact that appears to be disregarded in the staff report as shown by the language "...most of the surrounding development" (emphasis ours). This problem is compounded by a wholly inadequate buffer zone being shown on the plans. Therefore, we feel that the proposed plans as submitted for rezoning purposes fail to meet the intent, guidelines and policies as contained in the HENP. Additionally, as described in the High 40 joint protest to the Zoning Examiner, the lack of a proper transition to the first tier of new housing will have a dramatic impact on our property values and our lifestyles in terms of traffic, wildlife corridors, views of unspoiled desert areas, and population density.

At a minimum, we request that the Zoning Examiner recommend to the City Council that the rezoning request not be approved until the developer reaches agreement with the High 40 HOA on negotiations concerning density, transition to the first tier of new housing, and buffer space. We point to the recommendations contained in the High 40 letter for specifics.

Thank you for your consideration.

  
Mark Chaffin (Co-owner)

  
Robin Jensen (Co-owner)

November 5, 2019

City of Tucson Planning & Development Services Department

Entitlements Section

PO Box 27210

Tucson, Arizona 85726-7210

Reference: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1

(Ward 2)

Robert & Pamela Lee, as property owners in the High 40 subdivision, 781 N Lazy J Way, (133-37-0370) would like to PROTEST the proposed subdivision for the following reasons:

1. Our property is approximately ¼ mile north (downslope) from the proposed development. About 1/6 of our property is covered by an existing wash. We have been told by several individuals with experience in land development that the Houghton Reserve project presents serious issues regarding storm run-off. We are very concerned that our property, as well as the property value will be negatively affected by the project.
2. We feel that the proposed development, with the high density of housing will adversely affect our quality of life and the value of our property. We ask that the developer be required to leave a buffer of the existing desert vegetation and topography for a distance of at least 100 feet south of Fifth Street, and that any houses south of that buffer be limited to a density of no more than one house per acre in order to match the existing density in the High 40 neighborhood, thereby conforming to the Houghton East Neighborhood Plan.
3. We hope that serious consideration will be given to the impact the development will have on the number of vehicles added to the existing "commute hour" congestion on Broadway Boulevard, and especially northbound Houghton Road turning west onto Speedway.

Thank you for your consideration.



Robert D. Lee



Pamela R. Lee

November 12, 2019

Mr. John Beall, Section Manager  
Mr. John Iurino, Zoning Examiner  
City of Tucson  
Planning and Development Services  
Entitlements Section  
201 N Stone Avenue  
P O Box 27210  
Tucson AZ 85726-7210

Re: Houghton Reserve  
Case C9-19-18

Dear Messrs. Beall and Iurino,

We are writing to you to let you know our thoughts on the communications we have had with Meritage Homes and their representatives from Lazarus, Silvyn & Bangs, P.C.

In the past six months we have been working closely with Lisa Hoskins of Meritage Homes along with Keri Silvyn and Robin Large of Lazarus, Silvyn & Bangs, P.C. They have kept us informed about the rezoning project and their door was always open to us for communication. They held four meetings at our home with homeowners in Silverado Hills who live along the perimeter of the subject property and one personal meeting at our office. They were always willing to listen to our concerns and were always available to us either by phone or email and sometimes even answered our questions over a weekend on their days off. We feel that they have been more than generous and accommodating in their communications with us.

Please don't hesitate to contact us should you have any further questions.

Sincerely,


Warren and Joan Carr  
Silverado Hills Block 3  
REALTORS  
415 N. Doeskin Place  
520.721.4400  
520.400.9300  
[wacrenandjoan@gmail.com](mailto:wacrenandjoan@gmail.com)

cc: [Robin Large](#)



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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)

Warren & Joan Carr  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

Reason:

Please See The Attached letter  
for Our Comments on this  
Rezoning Case C9-19-18  
regarding your immediate attention of  
Public Hearing 11-14-19

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
Warren Carr	415 N. Dooskin Pl	415 N. Dooskin Pl Tucson
Joan M Carr	415 N. Dooskin Pl	415 N. Dooskin Pl

85748  
11

Date 11-11-19

10/24

November 12, 2019

Mr. John Beall, Section Manager  
Mr. John Iurino, Zoning Examiner  
City of Tucson  
Planning and Development Services  
Entitlements Section  
201 N Stone Avenue  
P O Box 27210  
Tucson AZ 85726-7210

Re: Houghton Reserve Houghton Rd and Broadway Blvd  
Case: C9-19-18  
Rezoning of SR to R-1 with an FLD option and C-1

Dear Messrs Beall and Iurino,

In reviewing the Unified Development Code we believe that proper notice has not been provided to the general public in accordance with section 3.2.4 "Public Notice" - Subsection F 2. for "Posted Notice" and subject to Subsection "G" " Failure of Notice to Adequately Describe the Project.

Notice shall be posted on the affected property. **At least one notice shall be posted for each street the property adjoins.**

The bright yellow "PUBLIC HEARING" signs were posted on the north side of Broadway between Houghton Rd. and Understory Ln. and another one on the east side of Houghton Rd north of Broadway although it was hidden behind some brush and not clearly visible as one travels north on Houghton Rd. The installer certainly could have posted this sign in another location on the property along Houghton Rd that would have better served as notice to the general public about this hearing. The signs were noticed sometime around the 25<sup>th</sup> or the 26<sup>th</sup> of October 2019 and have remained there. However apparently there was an omission for the posting of a "Public Notice" sign on 5<sup>th</sup> St. which adjoins the "subject property" and is near the High Forty subdivision. Since Section 3.2.4 of the UDC calls for a "Posted Notice" of the Public Hearing for EACH street adjoining the subject property we feel that the omission of the sign at 5<sup>th</sup> Street is a violation of the code and that proper notification was not properly provided. Therefore, we are requesting that this Public Hearing be rescheduled to a later date to allow time for a new 15-day notification period.

In addition to the above violation of the code, below are a few of our other items that need to be addressed as well:

1. Section 2.2 of the Administrative Manual of the UDC ( Neighborhood Meeting Information) requires that the "meeting attendance sheet" for the Neighborhood Meeting be included in the application. The meeting was on July 24, 2019 at the Ward II office. In reviewing the online information we did not see any documentation of the attendance sheet for this meeting. Per the code this is one of the required documents. Where might we find this information? After having a conversation today with Robin Large of Lazarus, Silvyn & Bangs, she confirmed that the "meeting

attendance sheet" had not been uploaded to the website for the city regarding the link to the public hearing agenda material. She was going to contact the city today with regard to the missing documents. The question would be is this considered documented in a timely manner?

2. Section 3.2.4. Subsection E "Published Notice" of the UDC, please advise us as to the date the rezoning notice was published and what local newspaper was it published in? Is it possible to get a copy of the notice?

3. In the "Site Analysis" by Rick Engineering there is mention of a Trail easement at the SWC of the site. Please explain where this trail leads to and its function.

If you are not going to reschedule this Public Hearing to a later date the following is our letter about this rezoning case.

We are longtime residents of Tucson and original owners in Silverado Hills Block 3. We are also within the 150 feet notice area as our lot borders the "subject property" on two sides. For the past 25 years we have enjoyed living on what we would call Tucson's far east side. We were fortunate enough to have found a ¾ lot within Block 3 that offers 180-degree views of the mountains and the city nightlights as well as having privacy; we felt like we had won the lottery! Since our lot borders the "subject" property on two sides (to the north and west) we are feeling the impact of this proposed development more than most of the other property owners. When we purchased our lot we always knew that someday the current land owner would want to sell some or all of his land. Well that day happened early this year when we saw surveyors behind our lot. When we found out that the prospective purchaser for the land was Meritage Homes and that they had plans to build 243 homes on the 99-acre parcel we were absolutely devastated. We always thought that if this land were to be developed we would only see about 30 homes based on its current SR zoning, but never imagined 243 homes and certainly not to the extent of the density or lot sizes that Meritage Homes is proposing. The minimum lot size for Silverado Hills is 7,000 square feet per R-1 zoning. What Meritage Homes is proposing under the FLD option are lot sizes much smaller than 7,000 square feet. Many of the lot sizes being proposed will be 45' x 110' with 5 foot side setbacks or 10 feet between homes which hardly matches that of our subdivision.

As stated in the Houghton East Neighborhood Plan (HENP), one of the "Plan Goals" is to protect existing residential uses and preserve the integrity of the existing neighborhoods; and to provide a transition area adjacent to the existing residential areas where the first tier of new development is "limited" to similar densities. We feel that the proposed PDP with its 243 homes and lot sizes as small as 4,500 square feet are undeniably not "similar" in density due to the lot sizes proposed by the builder. We are not against new development in Tucson; in fact we are active residential real estate agents and know that our city needs to have growth. What we are not in favor of is the high density Meritage Homes is proposing under the Flexible Lot Development option along our perimeter and the eastern interior section of the development. We are requesting an extension of the timeframe for this public hearing so that the neighboring residents can come to a satisfactory resolution with the builder and its representatives. We all feel very passionate about how this beautiful piece of property should be developed. We feel that we could have a better result if more time would be granted to allow further discussions to address our concerns with the builder. This 99.5 acre parcel is one of the last open spaces located at the northeast intersection of Broadway and Houghton so we all need to be thoughtful in how it will be developed for future residents.

As part of the rezoning process we are requesting the following changes to the Preliminary Development Plan that was submitted to PDSO.

**The plat shall be subject to the following conditions for rezoning Case C9 - 19-18**

- 1. The height restrictions along the first tier shall be restricted to single story homes only with a completed building height of no more than 20'.
- 2. In the 80' natural buffer, Meritage Homes has agreed to plant native trees and bushes in what they are calling the " Enhanced Tree Zone". The trees are to be planted on an average of 25 feet on center so that they screen the Houghton Reserve homes from our neighborhood but shall not impede with our mountain views. They shall be irrigated and maintained by the HOA with a height of no more than 25 feet. This shall be documented as part of the rezoning ordinance as well as written into the governing documents for Houghton Reserve's CC&R's. In reviewing the site analysis report we did not see any mention of the trees or of the irrigation and maintenance by the HOA.
- 3. Removal of the Trail by Lots 110 through 131 of Houghton Reserve.
- 4. We are not in favor of the rezoning of the 5.9 acres from SR to C1 as the proposed commercial uses are unknown at this time. The 5.9 acres shall remain SR until such time that a plan is in place and submitted to the City for rezoning. Or, the current plan shall be revised to include this acreage as part of "Houghton Reserve" and be developed into single family homes.
- 5. As stated on page 2 of this letter in the "Site Analysis" by Rick Engineering there is mention of a Trail easement at the SWC of the site. This trail shall be removed as part of the rezoning conditions as it serves no purpose as this is a gated community.

Thank you for your time and consideration.

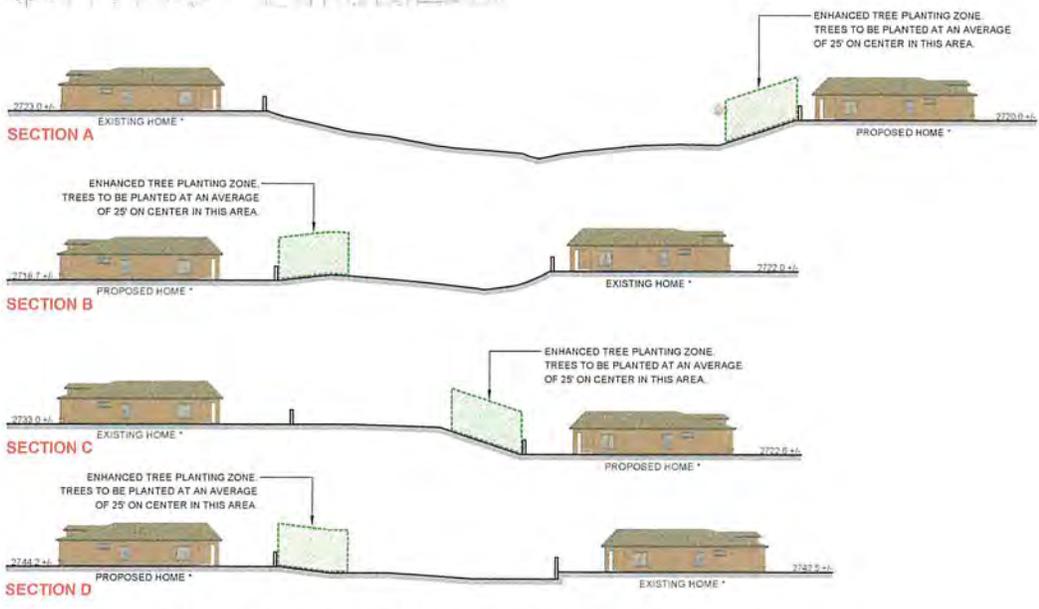
Respectfully,

Warren and Joan Carr  
 Silverado Hills Block 3 Residents  
 REALTORS  
 415 N Doeskin Place  
 Tucson AZ 85748  
 520.721.4400  
 520.400.9300  
 warrenandjoan@gmail.com

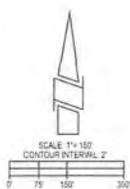
# "Enhanced Tree Zone"

C9-19-18

4/27/19



\* NOTE: HOME ELEVATIONS ARE FOR REFERENCE PURPOSES ONLY AND DO NOT REFLECT ACTUAL EXISTING OR PROPOSED HOME DESIGNS.



**RICK**  
ENGINEERING COMPANY  
1943 EAST FORT LOWELL ROAD - SUITE 111  
TUCKSON, AZ 85712  
520.793.1000  
FAX: 520.322.6556  
www.rick-engineering.com

**PDP**  
**HOUGHTON RESERVE**  
DATE: 8-22-19

© 2019 Rick Engineering Company

18 October 2019

City of Tucson  
Planning & Development Services Dept.  
Entitlements Section  
201 N Stone Ave  
PO Box 27210  
Tucson, AZ 85726-7210

RECEIVED - 10/22/19

RE: CASE # T19PRE0116 HOUGHTON RESERVE REZONING PERMIT# C9-19-18

Dear Mayor-elect, Councilman-elect Ward 2, and respected City Council Members,

Perimeter homeowners of Silverado Hills Block 3 have been in discussion with Meritage Homes (MH) and their legal team regarding the proposed rezoning adjacent to our neighborhood. Residents of Silverado Hills were approached by MH only after their preliminary plan was submitted, limiting residents' knowledge of and access to means to influence the design, and importantly, the high-density nature of their residential plans. Although MH has promised some actions to mitigate the loss of views (an 80 foot NUOS buffer, one year old trees and single story homes in the first layer around the entire project), they have retained a right to two story homes in the interior, which will unabashedly and directly block views of the mountains and sunsets that we value. Silverado Hills residents have requested a meeting with City Councilman Mr. Paul Cunningham.

It is stated as Residential Policy #1 of the Houghton East Neighborhood Plan (HENP)\*: "Ensure the compatibility of new development with the surrounding uses.

A. Ensure a transition area adjacent to existing residential areas, where the first tier of new development is limited to *similar* densities. "

The proposed Houghton Reserve *appears* in compliance of this policy by matching the R1 density to Silverado Hills; however, the lots of Silverado Hills Block 3 are systematically being adversely affected. Building plans demonstrate that MH is drastically skewing the results of the overall density by including a 5-acre parcel of land that is not owned by MH and is not under consideration for development.

Homeowners in Silverado Hills Block 3 perimeter purchased premium lots because of the unobstructed views of the Catalina Mountains, quiet cul-de-sacs, and the adjacent lots zoned as SR. Unquestionably, the Houghton Reserve proposal with (unwanted) R1-FLD rezoning, would significantly reduce our views, infringe on our privacy, increase activity levels including vehicular traffic, and increase noise of all kinds. The proposed plan with the R1-FLD option would allow for very compact lots; a stark contrast to the existing neighborhood zoning plan. This housing model is fitting for higher density, inner-city housing environments and is not at all appropriate alongside scenic Silverado Hills. We invested in homes and raised families with the potential of 33 houses adjacent; not 243. The proposed cluster of houses near the Northwest corner of Silverado Hills Block 3 is especially concerning due to very high housing density. According to the plans submitted by MH, this area will contain about 42% of the proposed structures in only about 30% of the total property to be rezoned, representing a sharp difference with the density of adjacent properties.

For more than 25 years, the residents of Silverado Hills Block 3 have indulged in the majestic views of saguaros with a backdrop of the Catalina Mountains, abundance of wild life, comfortable lot sizes, the serenity of the neighborhood and an escape from the metropolitan Tucson. The proposed plan by MH is violating the HENP introduction statement to "protect the natural amenities of the area and to enhance existing neighborhoods." The highly dense proposed building plan infringes on the value of our homes. Squeezing homes into this tight space will displace and reduce wildlife and their natural habitats, minimize vegetation, and significantly obstruct mountain and desert views with which Tucsonans cherish and identify. We ask that all parties involved see our concerns as equally important and completely consistent

with the first two goals listed in the HENP, to "ensure superior site design in new development which preserves open space, protects existing residential uses, and protects the integrity of existing neighborhoods."

Furthermore, the proposed plan consists of rezoning sections near the Houghton/Broadway intersection to C-1, Commercial Zone. This intersection has existing vacant commercial property that has been empty for many years, bringing into question the need for more commercially-zoned lands in the area. The Silverado Hills neighborhood residents are opposed to rezoning additional lands as C-1 without a consultation process. Specifically, we seek to have a say in the types of commercial enterprises established, and to work with developers to preserve the character and serenity of our neighborhood.

Homeowners in the Silverado Hills Block 3 Neighborhood are opposed to the proposed rezoning application for Houghton Reserve. Due to the statements provided above we request that the following concerns be met with support from the zoning examiner, our Councilman Ward 2, Mayor Elect and Council:

1. We request the walking trail be outside of the committed 80ft NUOS buffer along Silverado Hills near proposed lots 110-131.
2. We request that the houses adjacent to the Silverado Hills Block 3 should have matching lot lines to allow for a smooth transition from Silverado neighborhood to the proposed Houghton Reserve neighborhood.
3. We request the parcels reserved for C-1 zoning to be zoned to O-1 (Office-1) if they are not kept residential like the rest of the property. C-1 has the potential to promote businesses that are open late which further impedes the serenity of the neighborhood.
4. We request a minimum 20% reduction of total houses in Houghton Reserve.

Signatures and addresses below are from Silverado Hills Neighborhood Block 3 homeowners who are in agreement with the above statements and requests. We hope you understand our concerns and provide your support through this process. Thank you for your time, consideration, and action. We look forward to conversing with you.

The Silverado Block 3 Neighborhood

Signature	Printed Name	Address
	PATRICIA BOWEN	119 N. SOUTHERN SWALE AVE.
	Pamelia M. Basil	10651 E. Timeless Dr.
	RICHARD W. BASIL	10651 E. TIMELESS DR.

10F2

18 October 2019

City of Tucson  
Planning & Development Services Dept.  
Entitlements Section  
201 N Stone Ave  
PO Box 27210  
Tucson, AZ 85726-7210

10/17/2019 11:00

RE: CASE # T19PRE0116 HOUGHTON RESERVE REZONING PERMIT# C9-19-18

Dear Mayor-elect, Councilman-elect Ward 2, and respected City Council Members,

Perimeter homeowners of Silverado Hills Block 3 have been in discussion with Meritage Homes (MH) and their legal team regarding the proposed rezoning adjacent to our neighborhood. Residents of Silverado Hills were approached by MH only after their preliminary plan was submitted, limiting residents' knowledge of and access to means to influence the design, and importantly, the high-density nature of their residential plans. Although MH has promised some actions to mitigate the loss of views (an 80 foot NUOS buffer, one year old trees and single story homes in the first layer around the entire project), they have retained a right to two story homes in the interior, which will unabashedly and directly block views of the mountains and sunsets that we value. Silverado Hills residents have requested a meeting with City Councilman Mr. Paul Cunningham.

It is stated as Residential Policy #1 of the Houghton East Neighborhood Plan (HENP)\*: "Ensure the compatibility of new development with the surrounding uses.

A. Ensure a transition area adjacent to existing residential areas, where the first tier of new development is limited to *similar* densities. "

The proposed Houghton Reserve *appears* in compliance of this policy by matching the R1 density to Silverado Hills; however, the lots of Silverado Hills Block 3 are systematically being adversely affected. Building plans demonstrate that MH is drastically skewing the results of the overall density by including a 5-acre parcel of land that is not owned by MH and is not under consideration for development.

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For more than 25 years, the residents of Silverado Hills Block 3 have indulged in the majestic views of saguaros with a backdrop of the Catalina Mountains, abundance of wild life, comfortable lot sizes, the serenity of the neighborhood and an escape from the metropolitan Tucson. The proposed plan by MH is violating the HENP introduction statement to "protect the natural amenities of the area and to enhance existing neighborhoods." The highly dense proposed building plan infringes on the value of our homes. Squeezing homes into this tight space will displace and reduce wildlife and their natural habitats, minimize vegetation, and significantly obstruct mountain and desert views with which Tucsonans cherish and identify. We ask that all parties involved see our concerns as equally important and completely consistent

with the first two goals listed in the HENP, to "ensure superior site design in new development which preserves open space, protects existing residential uses, and protects the integrity of existing neighborhoods."

Furthermore, the proposed plan consists of rezoning sections near the Houghton/Broadway intersection to C-1, Commercial Zone. This intersection has existing vacant commercial property that has been empty for many years, bringing into question the need for more commercially-zoned lands in the area. The Silverado Hills neighborhood residents are opposed to rezoning additional lands as C-1 without a consultation process. Specifically, we seek to have a say in the types of commercial enterprises established, and to work with developers to preserve the character and serenity of our neighborhood.

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4. We request a minimum 20% reduction of total houses in Houghton Reserve.

Signatures and addresses below are from Silverado Hills Neighborhood Block 3 homeowners who are in agreement with the above statements and requests. We hope you understand our concerns and provide your support through this process. Thank you for your time, consideration, and action. We look forward to conversing with you.

The Silverado Block 3 Neighborhood

Signature	Printed Name	Address
<i>Carl R. Dudro</i>	CARL R. DUDRO	77 N. SOUTHERN SWALE AVE., TUCSON 85748
<i>Katherine M. Dudro</i>	KATHERINE M. DUDRO	77 N. SOUTHERN SWALE AVE., TUCSON 85748

1043

10 Nov 2019

Zoning Examiner  
City of Tucson PDSO  
Entitlements Section  
201 N Stone Av.  
PO Box 27210  
Tucson AZ 85726-7210

SUBJECT: CASE C9-19-18, Houghton Reserve Rezoning

Our home is within 300 feet of the property that Lazarus, Silvyn & Banks has requested to change zoning from SR to R1 and C1. Our home owners association, High 40 HOA, has filed a letter with you, defining our neighborhood's position regarding this development. We are respectfully requesting that our neighborhood will be able to continue providing the life and privacy that we have enjoyed for many years. When we were young and working hard, we decided to settle down here on the Eastside of Tucson. We searched for that perfect place that would keep us close to Tucson and still give us room to roam and enjoy the solitude in which we wanted to raise our kids. Bingo! We found the Hi-Forty subdivision that was being developed with SR-1 zoning, perfect. We built our house, raised the kids and now are enjoying retirement. To preserve the Hi-Forty subdivision's original intent, we are asking that any development along 5<sup>th</sup> street would maintain the SR-1 zoning. We also understand that Tucson needs to continue its development, but maintaining the one house per acre along 5<sup>th</sup> seems like a small concession for the developer to agree with. Thank you for hearing us...

Gregg & JoAn Lucas  
675 N. Circle D Way  
Tucson, AZ 85748

[loslucas@g.com](mailto:loslucas@g.com)  
(520) 404-6829

The following is an excerpt from Don & D'Ann Hunt's letter.

The purpose of zoning restrictions on land is to allow people to know, within limits, the intended use of the neighboring land before investing in construction of home sites or businesses of their own. The land in question is zoned SR which allows 1 home per 3.3 acres, or a maximum of 30 houses on the entire 100 acres. The proposal to build 243 homes on that land is 8 times as many homes as presently zoned. This is the kind of radical change in land use that zoning laws are supposed to protect us from.

Obviously, we would prefer for the zoning to remain as it was when our home sites were laid out. If there is insufficient resolve to enforce the current SR zoning on the 100 acres, then the letter from the High 40 HOA defined the minimum considerations we feel are needed to preserve the character of our neighborhood. I will repeat those requests and elaborate on our justification for each one:

1. The lots adjacent to 5<sup>th</sup> St. (i.e.: adjacent to High 40 neighborhood) need to be set back 100 feet from the south edge of 5<sup>th</sup> St. leaving undisturbed desert as a barrier.
  - a. If we assume a 3.3 acre lot in accordance with the current zoning that is square in shape, and place a single story large home of 6241 sqft (twice as big as the average home in the High 40 neighborhood), then there will still be 150 feet between the house and the edge of the lot on all sides. By asking for only a 100 ft set back, we are giving up a third of the set back implied by SR zoning.
  - b. High 40 is the only adjacent neighborhood with housing density as low as 1 house per acre, but it has been given the least buffer to the proposed development of any of the adjacent neighborhoods. We have been offered only 50 feet of buffer where the Silverado neighborhood has been offered 80 feet. The developer has tried to characterize the presence of 5<sup>th</sup> Street as buffer from their development, but a roadway offers no visual screen nor sound barrier. The set back of this development needs to be measured from the south edge of 5<sup>th</sup> Street.
2. The first tier of houses closest to High 40 must be of similar density to the houses already built in the High 40 neighborhood.
  - a. This comes right out of the Houghton East Neighborhood Plan (HENP), page 9, Policy 1,A.
  - b. The density of housing in High 40 is 1 house per acre, and the most recent plan we have been shown for Houghton Reserve has houses on 1/4 acre lots or smaller.
  - c. Asking for 1 house per acre on the first tier of houses next to High 40 is a significant concession from the 1 house per 3.3 acres that was "guaranteed" by the SR zoning, and does not restrict the developer on the majority of the 100 acres they plan to develop.
3. Restrict the construction of 2 story housing to lots that are far enough removed from E 5<sup>th</sup> St. that they will not be visible above the roof line of the first tier of houses when viewed from 5<sup>th</sup> St.
  - a. The HENP, Policy 2,B and illustration 3 on page 10 shows this concept in relation to major streets "in order to maintain a sense of open space". Our homes were built here for the purpose of living with that sense of open space. If it is reasonable to preserve the sense of open space for people driving down a multilane road, surely it makes sense to take action to preserve the sense of open space for the people who bought or built homes along 5<sup>th</sup> St. next to land that was zoned SR.



ILLUSTRATION 3: DEVELOPMENT ALONG  
MAJOR STREEFS

**4. A 35% reduction of the 101 housing units between 5<sup>th</sup> Street and Silverado Hills 3 neighborhood.**

- a. The FLD calculation allows the developer to make smaller lots in one area when he leaves open space in another. In the case of the 100 acres being considered here, there are riparian areas that are protected from development on the west side of the property near Houghton, so the smallest lots and most densely packed houses in the development proposal are concentrated on the east half of the property next to existing neighborhoods. The negative impacts of cramped housing placed next to our homes is not mitigated by open space preserved on the other side of that housing from us.
- b. Many of the proposed lots between of 5<sup>th</sup> Street and Silverado Hills 3 neighborhood appear to be as small as 4,000 sqft: less than 1/10 acre. An 11,000 sqft minimum lot size would be more appropriate in this section of the development.
- c. The location of existing neighborhoods and riparian areas are preexisting elements of this property that can't be moved. They are not reasons to change or relax existing zoning restrictions or neighborhood plans. Their protection is the reason those plans were created. If it is not economically feasible for the developer to build homes that are more similar to existing neighborhoods and provide proper transitions to them, then a different site better suited to their business plan should be chosen.
- d. We should not have the value of our homes depressed by the introduction of housing next to us that is designed to be significantly below our lot size, house size, and the size of the lots that was established by zoning regulations when our homes were built.

**5. Time phasing with regard to the Houghton Corridor Expansion Project and the Regional Transportation Authority's schedule.**

- a. The final section of the project to widen Houghton Rd from I-10 to Tanque Verde is the section from 5th St. to Tanque Verde Road. Regional Transportation Authority has not published a start date for the work in that area, but the two sections before it are scheduled to start construction in 2020 and 2021.
- b. The Traffic Impact Study for Houghton Reserve should comprehend the impact of Houghton being a construction zone with traffic moving at 25 mph and restricted to 1 lane in each direction about the time Houghton Reserve is planning to add construction traffic and 243 new residents to the mix.
- c. If this rezoning is approved, new home construction should be postponed until after the Houghton Corridor Expansion Project is completed.

Each of these points represents a compromise on our part allowing more dense development than this land was zoned for when our home sites were laid out. If this developer can't compromise their development plan to meet the compromises we've offered to our rights, then we hope mayor and council will disapprove the rezoning request and the development permit. There are other developers who should have a chance to offer a more appropriate development plan for this site.

November 6, 2019

John Iurino, Zoning Examiner  
c/o John Beall  
City of Tucson Planning & Development Services Dept.  
201 N. Stone Ave.  
Tucson, AZ 85701

**Re: C9-19-18: Houghton and Broadway Rezoning**

Dear Mr. Iurino,

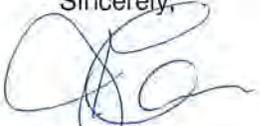
We are writing this letter to express our appreciation for the working relationship we have developed with Lisa Hoskin (Director of Land Acquisition and Forward Planning for Meritage Homes), Robin Large, and Keri Silvyn (Lazarus, Silvyn, and Bangs P.C.). We live directly adjacent to the proposed development Houghton Reserve by Meritage Homes on Fenceline Dr. in Silverado Hills 3. When we first discovered the plan for rezoning and the density level of the proposed development, we were devastated. A large majority of homeowners in Silverado Hills are retirees living in their forever homes. Many homeowners have lived in this community for 20+ years and several have lived here from the beginning of the development. My husband and I purchased our home 5 years ago for the peaceful quiet neighborhood and spectacular private views. Our backyard has an incredibly beautiful unobstructed view of the entire Catalina mountain range. The thought of a 99acre development with 240+ homes was very hard to digest. Although our preference would be to have the land remain undeveloped or remain zoned SR (3.3 acre lots), we are very aware of the current owner's desire to sell the property. So ultimately with the support and cooperation of the Meritage team we are in **support** of the proposed Houghton Reserve development and the rezoning requirement.

We contacted Robin Large after researching the rezoning plan and discovered the builder was Meritage Homes. She informed us that the rezoning plan was in the preliminary stage of development. Robin, Keri, and Lisa chose to work alongside us instead of against us. On several occasions, they met with a small group in Silverado Hills at one of our homes. They kept us up to date on the developments of the plan to rezone and provided us with current copies of the plan as it went through many different stages. They listened to our complaints and objections to the proposed plan and were able to negotiate modifications to help ease some of the impact we would be encountering from this development being so close to our existing homes. Some of these modifications included:

- Increasing the original 20-foot buffer along the edge of Silverado Hills to 80-feet
- Limiting all homes on the perimeter adjacent to Silverado Hills to single story only
- Increasing landscaping in the buffer to help with privacy issues
- Working with homeowners on an individual basis to determine what type of foliage in the buffer would help to maintain and protect mountain views
- Removing the walking trail originally planned for the perimeter of the development

In conclusion, we would like to express our appreciation for the effort Lisa, Robin, Keri, and the Meritage team put forth to try and resolve the concerns we had about the rezoning plan for the proposed development. Having a receptive team to work with made negotiating more effective with a level of respect on both sides.

Sincerely,



Jim Grow  
286 N Fenceline Dr  
Tucson, AZ 85748



Tracy Grow  
286 N Fenceline Dr  
Tucson, AZ 85748



Mike Perry  
294 N. Fenceline Dr  
Tucson, AZ 85748

### Approval – Protest Form



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of 3/4 of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Emily H Sullivan  
Property/Owner(s) (PLEASE PRINT)  
Mark J Sullivan

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

The density of this proposal is much to dense for the acreage; the combination of commercial on two plots and the congestion on our roads will negatively impact the tranquility, beauty and quality of life here on the East side.

We bought our property specifically because we cherish the combination of natural desert beauty and the residential quality of life. This development should bring in much needed tax revenue while maintaining our property values; so

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Emily H Sullivan</u>	<u>135 N Cheesebrush Ave, Tuc, AZ 85748</u>	<u>135 N Cheesebrush Ave, Tuc, AZ 85748</u>

lets negotiate a different

Date 11/12/2019

rezoning effort.

## Approval – Protest Form

NOV 14 2019 PM 1:55



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

William J. Heaslip

Property Owner(s) (PLEASE PRINT)

Jill A. Heaslip

APPROVE the proposed rezoning/special exception

PROTEST the proposed rezoning/special exception

**Reason:**

- Semi rural feeling will be taken away from the area. There are already enough single story and two story homes in the area.
- placing yet another subdivision of middle income homes will actually devalue existing homes in the area. Why buy an existing home for the same value if you can buy new. Highend homes or custom homes with large lots would be better.
- traffic will increase with high density housing. Houghton doesn't need more.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Jill A. Heaslip</u>	<u>641 N. Hearthside Ln Tucson AZ 85748</u>	<u>7310 Caballo Range Ave Las Vegas, NV 89179</u>
<u>William J. Heaslip</u>	<u>641 N. HEARTHSTONE LN TUCSON, AZ 85748</u>	<u>7310 CABALLO RANGE AVE LAS VEGAS, NV 89179</u>

Date 11/13/19

\* we just returned from being out of town for an extended period.



NOV 14 2019 11:35

November 11, 2019

Mr. John Iurino, Zoning Examiner  
[John.Iurino@tucsonaz.gov](mailto:John.Iurino@tucsonaz.gov)

Re: Support the Rezoning of the NEC of Broadway and Houghton Rd, Project No. C9-19-18

Dear Mr. Iurino:

I am writing to support approval of the above mentioned rezoning case. I am aware that the Developer has worked extensively with the surrounding neighbors on a very appropriate infill project at two major intersections.

- The Developer has designed the project to maintain the major washes for wildlife movement, and 35% of the project site is being set aside as open space.
- This is at the corner of two major intersections that have already been improved in anticipation of future growth. There is a Sun Tran Park and Ride at the Northwest corner of Broadway and Houghton.
- Infill is needed for us (as a region) to accommodate future growth in a sustainable fashion – we have to stop sprawling outward and find these parcels of infill where development has already occurred and infrastructure is readily accessible around the parcel.
- 

The construction of this community will create good jobs, help our economy grow, and support local business in the area.

Thank you for your consideration.

Sincerely,

David Ollanik

cc: John Beall, Principal Planner – [john.beall@tucsonaz.gov](mailto:john.beall@tucsonaz.gov)

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Paul Cunningham; Katie Bolger; [katiebolger@yahoo.com](mailto:katiebolger@yahoo.com); Ted Prezelski; ...  
**Date:** 11/13/2019 1:52 PM  
**Subject:** Fwd: [EXTERNAL]Housing Proposal

Please see below

Christopher Desborough MSW  
Constituent Services  
Office of Council Member  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 11/13/2019 1:28 PM >>>

>>> George Reel <[reel.geo@gmail.com](mailto:reel.geo@gmail.com)> 11/13/2019 9:23 AM >>>

Dear Councilman,

Please stop the proposal to rezone and build high density housing at Houghton & Broadway. I happen to live in this region and do NOT want all the negative effects which will happen if this goes through.

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Paul Cunningham; Katie Bolger; katiebolger@yahoo.com; Ted Prezelski; ...  
**Date:** 11/13/2019 1:53 PM  
**Subject:** Fwd: [EXTERNAL]rezoning houghton and broadway

Please see below

Christopher Desborough MSW  
Constituent Services  
Office of Council Member  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 11/13/2019 1:27 PM >>>

>>> The DeLeons <[DELEON500@msn.com](mailto:DELEON500@msn.com)> 11/13/2019 10:31 AM >>>

Dear councilman,

Please stop the plan that calls for rezoning of the 99 acre parcel on the northeast corner of Houghton and Broadway. This would destroy the natural habitat. This would also overpopulate the area. Please do not let rezoning for this area or the area on Tanque Verde and Houghton go through for the same reason.

Carrie DeLeon

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Paul Cunningham; Katie Bolger; [katiebolger@yahoo.com](mailto:katiebolger@yahoo.com); Ted Prezelski; ...  
**Date:** 11/13/2019 1:54 PM  
**Subject:** Fwd: [EXTERNAL]Fwd: Proposed housing development at Houghton & Broadway

Please see below

Christopher Desborough MSW  
Constituent Services  
Office of Council Member  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 11/13/2019 1:26 PM >>>

>>> jan dowling <[rubytues98@hotmail.com](mailto:rubytues98@hotmail.com)> 11/13/2019 12:33 PM >>>

Sent from my iPad

Begin forwarded message:

**From:** Jan Dowling <[rubytues98@hotmail.com](mailto:rubytues98@hotmail.com)>  
**Date:** November 13, 2019 at 12:30:24 PM MST  
**To:** [ward2@tucson.az.gov](mailto:ward2@tucson.az.gov)  
**Subject:** Proposed housing development at Houghton & Broadway

Dear Mr Cunningham,

It concerns me greatly that, given climate change, the fact that we live in a desert & that our water supply is already limited, the city continues to issue permits to construct large housing developments. Is the tax base all that is considered? What about the water table, dwindling resources from the Colorado, increased traffic on already overcrowded roads & increased expenditures for infrastructure needed to accommodate that?

I am opposed to this rezoning to create many, many more homes than originally planned.

Sincerely,  
Jan Dowling  
85710

Sent from my iPad

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Paul Cunningham; Katie Bolger; katiebolger@yahoo.com; Ted Prezelski; ...  
**Date:** 11/13/2019 1:56 PM  
**Subject:** Fwd: [EXTERNAL]Broadway & Houghton Rezone Request

Please see below

Christopher Desborough MSW  
Constituent Services  
Office of Council Member  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 11/13/2019 1:27 PM >>>

>>> Frank Glick <[efglick@att.net](mailto:efglick@att.net)> 11/13/2019 12:09 PM >>>

Please, as an Eastside resident and property owner, vote AGAINST the request to rezone the 99 acre lot at B&H (behind Walgreens) to permit building 243 new homes. This property was and is zoned for 30 new homes. An eightfold increase is absurd and offensive. We bought our home here for the peace and quiet the area offers and in the four years we've lived here have endured the Houghton expansion and for the last two years the Broadway expansion. Enough is enough. We don't have the infrastructure to handle that kind of growth and don't want it. 30 houses? Yes. 243 houses? NO! We don't want to leave the area but will if this request is honored. We voted for you, please don't make us regret having done so.

Thank you,  
Emmett Frank & Leeann Glick  
715 N. Northern Vista Place  
Tucson, AZ 85748

Sent from my iPhone

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Michael Wyneken; Ted Prezelski; Katie Bolger; katiebolger@yahoo.com; ...  
**Date:** 11/13/2019 4:03 PM  
**Subject:** Fwd: [EXTERNAL]Rezoning for Houghton Reserve Development

Please see below

Christopher Desborough MSW  
Constituent Services  
Office of Council Member  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 11/13/2019 3:07 PM >>>

>>> anna frances <[frannatruth@gmail.com](mailto:frannatruth@gmail.com)> 11/13/2019 2:36 PM >>>

Dear Councilman Cunningham:

I am writing to express my objections to the proposed rezoning of the land North and East of Houghton and Broadway. I chose to live in the Silverado Hills neighborhood because of the wonderful tracts of nature surrounding it and the low density of homes. There is a marked feeling of space opening up as, upon returning from work In the evening, I reach Harrison Rd. This open feeling increases the farther East I drive on Broadway. My neighborhood is so quiet and peaceful. At night the coyotes sing and javelina wander out for their evening feeding.

All of this would be destroyed by the proposed Houghton Reserve development. To add 243 homes to the area will significantly increase traffic congestion by at least 243 cars. General noise will increase and wild life will be deprived of habitat. It is just too many homes!

There is also the issue of water: in our dry city, developing this land and adding so many new homes will place a burden on our water supply.

I strongly urge you to fight for the preservation of the peace and integrity of Siverado Hills and other existing developments such as Sienna and High 40. Meritage Homes brought this rezoning proposal in with little time for citizens to learn about it and object. Please stand up for your constituents, not the developers!

Sincerely, Anna Frances

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Paul Cunningham; Katie Bolger; katiebolger@yahoo.com; Ted Prezelski; ...  
**Date:** 11/13/2019 4:45 PM  
**Subject:** Fwd: [EXTERNAL]Need your support for those who came before

Please see below.

Christopher Desborough MSW  
Constituent Services  
Office of Council Member  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 11/13/2019 4:43 PM >>>

>>> "Dave Saffold" <dgsdgs1@comcast.net> 11/13/2019 4:32 PM >>>  
Mr Paul Cunningham

I would like to officially ask you represent myself as a Tucson resident and others to disapprove the Meritage Homes zoning request that is trying to get the 99 acre parcel on the northeast corner of Houghton and Broadway rezoned to allow construction of 243 new homes. Current zoning only allows 30 units.

Current owners and residents already here invested their life savings on property / residence where space is key and essential. This project in Eastern Tucson would:

Clearly Obstruct beautiful views of desert and mountains which is becoming even harder to preserve. I'm gravely concerned with a potentially decrease property values.  
I and others are not in favor of even more traffic emplaced on poorly maintained roads.  
The environmentally based zoning was done with intent to preserve the natural vegetation and wildlife in the area which collectively support indigenous species and profit is more of a motivation than our depleting desert. This is intolerable in Eastern Tucson where the mountainous terrain and desert merge.

Please represent myself and many others in disapproving this zoning. Let the Northwest expanse towards Phoenix support our growth instead of mortgaging East Tucson.

David Saffold  
2851 S Quail Trail,  
Tucson.

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Paul Cunningham; Katie Bolger; [katiebolger@yahoo.com](mailto:katiebolger@yahoo.com); Ted Prezelski; ...  
**Date:** 11/13/2019 1:50 PM  
**Subject:** Fwd: [EXTERNAL]Broadway and Houghton re-zoning

Please see below.

Christopher Desborough MSW  
Constituent Services  
Office of Council Member  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 11/13/2019 1:30 PM >>>

>>> JAN HAY <[haykubik@msn.com](mailto:haykubik@msn.com)> 11/12/2019 6:53 PM >>>

Dear Mr. Paul Cunningham,

I am writing to oppose the new re-zoning at Broadway & Houghton for 243 houses instead of what it was originally zoned for - 30 homes. We have lived on the Eastside of Tucson since 1982 and all we keep seeing is the land around us, being re-zoned for commercial gain. People voted and created the original zoning conditions with alot of thought and planning for our's and our future generations. It seems anyone with money can just sway the Tucson city council to change the rules.

This area is a "buffer" zone. There are 3-5 acre lots on Freeman Road. Then the one acre lots that are along Houghton. That is exactly what a "buffer" accomplishes. There are enough empty lots in city, especially west of Houghton, that developers should be considering. Why destroy the desert more? There are Tucson treasures east of Houghton that need protection - Saguaro National Monument, Tanque Verde Guest ranch, not to mention all the hiking trails in the area.

Please reconsider and vote "NO" to the re-zoning.

Thank you,]

Janice Hay

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Paul Cunningham; Katie Bolger; katiebolger@yahoo.com; Ted Prezelski; ...  
**Date:** 11/13/2019 1:51 PM  
**Subject:** Fwd: [EXTERNAL]Houghton Reserve - Houghton and Broadway.

Please see below

Christopher Desborough MSW  
Constituent Services  
Office of Council Member  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 11/13/2019 1:28 PM >>>

>>> Jan Lentowicz <[J.Lentowicz@gte.net](mailto:J.Lentowicz@gte.net)> 11/13/2019 9:01 AM >>>

Dear councilman,

I am writing to you to express my strong opposition to the plan that calls for rezoning of the 99 acre parcel on the northeast corner of Houghton and Broadway.

I was alerted when I heard that Meritage Homes wants to be allowed to construct 243 new homes in this parcel while current zoning allows only 30 units.

If this plan would be approved it will dramatically change the character of the area very close to the Saguaro National Park.

Currently it is the area of small houses hidden between trees and cactuses with the beautiful view of desert and mountains.

This would be lost forever along with the wildlife habitat and natural vegetation.

There would be intense traffic and dense population instead.

Sincerely

Jan Lentowicz  
9713 East 2nd Street

**Michael Wyneken - [EXTERNAL]Support of Rezoning of NEC of Broadway and Houghton Rd, Project No C9-19-18**

---

**From:** James Kai <james.kai@kaienterprises.com>  
**To:** "John.Iurino@tucsonaz.gov" <John.Iurino@tucsonaz.gov>  
**Date:** 11/14/2019 12:51 AM  
**Subject:** [EXTERNAL]Support of Rezoning of NEC of Broadway and Houghton Rd, Project No C9-19-18  
**Cc:** "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>

---

Dear Zoning Examiner,

We have meet with the Developer on this project and would like express our support for the approval of the zoning case No C9-19-18, located on the NEC of Broadway and Houghton Rd.

I am writing on behalf of JMK Family Properties LP the owner of Berkshire Village Shopping Center which is located on the SWC of Broadway and Camino Seco. JMK Family Properties has owned Berkshire Village for nearly 40 years, the success of the businesses in our center rely on responsible growth and development in our neighborhood.

We support the rezoning of Houghton Reserve for some of the following reasons:

- Additional homes and residents to the community are imperative to help support existing businesses and are a key measure in attracting new businesses.
- The viability of retail sales are the financial engine that help support the City of Tucson's financial health.
- Development on an in-fill property with all the major utilities nearby and being adjacent to 2 major roadways such as Broadway and Houghton is wise and a good use of existing infrastructure and resources.

We are aware that the Developer has worked extensively since this spring with the surrounding neighbors to create a very appropriate infill project. That work has translated into the following benefits to the existing neighbors and the community at large.

- The project has been designed to maintain the major washes for wildlife movement, and 35% of the project site is being set aside as open space.
- Impact to the existing neighbors is limited since the perimeter homes in the project will be single story and the developer is providing mature trees to help create privacy for the existing neighbors.
- Density has been limited to match the surrounding neighborhoods
- The creation of transitions/buffers to benefit existing neighbors

It is important to have responsible growth in our community, the new construction will create good jobs, help our economy grow and support local business in the area. I urge you to please support and approve this zoning case.

Thank you for your time and consideration.

Best Regards,

James Kai

James M. Kai, LEED-AP, CCIM  
VP Operations/Finance  
JMK Family Properties

November 3, 2019

Mr. John Lurino

City of Tucson Zoning Examiner

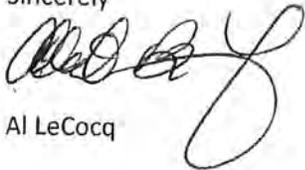
Dear Mr. Lurino,

On November 14, 2019 the Zoning Examiner's office will review the rezoning request for the proposed development at the intersection of N. Houghton Rd. and East Broadway Blvd. The proposed development not only achieves the goals of Houghton East Neighborhood Plan but it also creates sustainable residential development for our City.

As a Business owner and a resident of Tucson, I have witnessed a growing population that needs more housing options which are close to employment areas and transportation. The intersection of N. Houghton Rd and East Broadway Blvd was improved to accommodate for anticipated population growth making this location perfect for quality infill residential development. This project is the type of sustainable development that is necessary to meet current and future residential demand in the area. If we are to continue attracting quality employers, there must be quality housing options available for their employees.

Thanks for your time!

Sincerely



Al LeCocq

November 12, 2019

Mr. John Beall, Section Manager  
Mr. John Iurino, Zoning Examiner  
City of Tucson  
Planning and Development Services  
Entitlements Section  
201 N Stone Avenue  
P O Box 27210  
Tucson AZ 85726-7210

Re: Houghton Reserve  
Case C9-19-18

Dear Messrs. Beall and Iurino,

We are writing to you to let you know our thoughts on the communications we have had with Meritage Homes and their representatives from Lazarus, Silvyn & Bangs, P.C.

In the past six months we have been working closely with Lisa Hoskins of Meritage Homes along with Keri Silvyn and Robin Large of Lazarus, Silvyn & Bangs, P.C. They have kept us informed about the rezoning project and their door was always open to us for communication. They held four meetings at our home with homeowners in Silverado Hills who live along the perimeter of the subject property and one personal meeting at our office. They were always willing to listen to our concerns and were always available to us either by phone or email and sometimes even answered our questions over a weekend on their days off. We feel that they have been more than generous and accommodating in their communications with us.

Please don't hesitate to contact us should you have any further questions.

Sincerely,



Warren and Joan Carr  
Silverado Hills Block 3  
REALTORS  
415 N. Doeskin Place  
520.721.4400  
520.400.9300  
[wacrenandjoan@gmail.com](mailto:wacrenandjoan@gmail.com)

cc: Robin Large

**John Beall - [EXTERNAL]Concerns regarding Houghton Reserve rezoning request**

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**From:** "Nathan Gladish" <nathan@sunrisechapel.org>  
**To:** <john.beall@tucsonaz.gov>  
**Date:** 11/13/2019 4:09 PM  
**Subject:** [EXTERNAL]Concerns regarding Houghton Reserve rezoning request

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November 13, 2019

Dear Zoning Examiner John Iurino,

As a homeowner on the East side of Tucson, living about a mile East of Houghton Reserve, I am writing to submit my strong objection to the rezoning proposal for the 99 acre space at the Northeast corner of Broadway and Houghton. To put it bluntly, my wife and I are appalled by the proposal to change the zoning from SR to R1-FLD to allow Meritage Homes to build 243 dwellings where the current zoning would only allow 30. I consider it an affront to our natural resources including our green infrastructure and our wildlife, but it is especially an attack on our diminishing water supply and our city's and county's environmental sustainability.

When my wife and I moved to our current SR zoned property, we immediately took measures to implement passive rainwater harvesting and also implemented systems to conserve our precious surface water. Albeit a small effort, we believe every bit of water conservation is important to the whole. It is all the more important in regard to the Houghton Reserve property since such a high density development will undoubtedly be a long-lasting drain on the available natural resources.

We feel it is imperative for the city and county administrators to work together to ensure development plans that put the highest priority on environmental sustainability. The priceless natural resources available to us cannot be maintained if development practices continue to reduce our already diminishing water supply and put our green infrastructure at risk. For the protection of our precious resources, it is common sense to immediately limit the density of new developments including the one proposed at Houghton Reserve and then, as soon as possible, start reviewing and revising development codes in support of improving environmental sustainability.

This proposed development plan for the Houghton Reserve area will have a continuously deteriorating impact on our environment for decades to come. I urge you to turn down this rezoning request.

Sincerely,



Nathan Gladish  
[ngradish@gmail.com](mailto:ngradish@gmail.com)  
Call 520-870-5148

November 12, 2019

RE: C9-19-18 Houghton Reserve – Houghton & Broadway

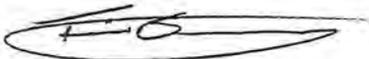
Dear Zoning Examiner,

I am writing to offer my support for the Houghton Reserve rezoning you will soon consider. As our City continues its economic recovery, its imperative quality residential infill projects be encouraged and supported. Beyond the immediate economic impact this project will create, it will also provide much needed housing for city residents, both current and future.

This area is appropriately planned for future growth and this project helps facilitate the City's vision for the area and neighborhood. This sustainable housing development will offer future residents' adequate open space, appropriate buffers from surrounding neighbors and also encouraging continued movement of wild life important to the area.

As a local business owner, I appreciate the time and effort that has been forth into ensuring this is a well-designed, sustainable economic development project. This is the type of quality development important to our continued economic success.

Thank you for your consideration.



Tim Staring  
3885 S. Saguaro Monument Pl.  
Tucson AZ 85730

November 9, 2019

Zoning Examiner  
City of Tucson PDSD  
Entitlements Section  
201 W. Stone Ave.  
P.O. Box 27210  
Tucson, AZ 85726-7210

SUBJECT: CASE C9-19-18, Houghton Reserve Rezoning

I just would like express my concerns about the property that Lazarus, Silvyn & Banks has requested to change zoning from SR to R1 & C1. My husband and I have only lived here for little over a year and we love this neighborhood. We realize that there is always going to be change and progress. That being said, when people bought homes in this area it was with the idea that the zoning laws would stay in effect and that we would not have high density residential development in our neighborhood. The surrounding areas here are unique, we have the Saguaro National Park and some horse ranches and homes with acreage. These zones should be preserved.

Respectfully submitted,

*Edgar A. Houser*  
*Donna Reed*

Edgar Houser and Donna Reed  
700 N. Circle D Way  
Tucson, AZ 85748  
[domareed@gmail.com](mailto:domareed@gmail.com)  
(520) 507-6491 or (520) 507-2961

Bruce Winters  
Alyda Drury  
661 N. Lazy J Way  
Tucson AZ 85748

John Iurino  
Zoning Examiner

Re: REZONING C9-19-18 Houghton Reserve, Houghton and Broadway  
SR to R-1 and C-1 (Ward 2)

We are writing this letter as residents of the High 40 adjacent to the proposed development to the South.

Although we have enjoyed the openness that the land in questions has given, as well as the natural habitat it has provided for wildlife, from the more common coyotes, rabbits, racoons, hawks, owls etc. to less common deer, badgers and, we believe protected, desert tortoises, we always knew at some time a developer would come in and change that.

Our concern is the amount of change being proposed and the effect it will have not only on the High 40 but also future development plans as the city continues to grow.

The High 40's homes are limited to 1 acre lots reserving natural habitat and vegetation for wildlife. Silverado Hills, to the East, is more densely developed with ¼ acre lots, still allowing for natural habitat and vegetation.

The Houghton East Neighborhood Plan was written to protect the lands from over development and to protect land values and wildlife in the area.

If we allow the new developers to continue with the plans currently in front of you, it would, in turn, set a new precedent for future development on the East side. Future developers could point to this new development in rezoning efforts as they infringe more and more on the East until, eventually, they are forced to stop by Saguaro National Monument.

The new development is suggesting 243 homes. We cannot assume that these homes would have only one vehicle. We would venture to say most would have two. This means, give or take, 450 new vehicles would be present in the area. Houghton is already a busy road and where there is more traffic, there are more traffic incidents.

Noise, now at a minimum would increase. Human created sound and pollution does not stay in the small area it is created but travels adversely affecting all in the vicinity. This would create the noise and pollution so many of us moved out here to avoid. Another factor that could potentially lower the property values of current residents.

I am not asking you reject the development proposal in front of you, but to limit it to its immediate surroundings. I respectfully request you allow at least a 100' buffer from the South edge of 5<sup>th</sup> street with the first row of houses being one per acre to match the existing lots in the High 40 thus allowing for the continued privacy of its residents. I further request that a minimum lot size per home be set to be

compatible with the bordering areas so as to blend with Silverado Hills to the East (approximately 1 home to ¼ acres) and the High 40 to the North (1 home per acre). Lastly, to be ensured that the natural water flow and habit disturbances are kept as much to a minimum as possible allowing for the continued growth of natural vegetation and wildlife usage.

Thank you for your consideration and time.

**John Beall - [EXTERNAL]Support for Houghton Reserve - Houghton & Broadway (C9-18)**

---

**From:** "Matt Nance" <matt@arizonadesigns.net>  
**To:** <john.lurino@tucsonaz.gov>  
**Date:** 11/13/2019 7:58 AM  
**Subject:** [EXTERNAL]Support for Houghton Reserve - Houghton & Broadway (C9-19-18)  
**Cc:** <john.beall@tucsonaz.gov>

---

Dear Zoning Examiner,

On November 14<sup>th</sup> the Zoning Examiner's office will be discussing the rezoning request for the proposed development at the intersection of N. Houghton Rd & E. Broadway Blvd. The proposed development achieves the goals of Houghton East Neighborhood Plan and works to provide Tucson residents with high quality housing options. Tucson's growing population needs more housing options that are closer to the high employment areas and this project does just that, while respecting the surrounding neighborhood density levels. For these reasons, City staff has expressed support for this development. I ask for your consideration of this rezoning request to help Tucson grow and provide housing for its continued employment attraction efforts.

Sincerely,

Matt Nance  
Arizona Designs Kitchens and Baths, LLC  
2425 E. Fort Lowell Rd.

MR. & MRS. RICHARD TAYLOR  
278 N FENCELINE DR  
TUCSON, AZ 85748

November 12, 2019

John Iurino, Zoning Examiner  
c/o John Beall  
City of Tucson Planning & Development Services Dept.  
201 N. Stone Ave.  
Tucson, AZ 85701

**Re: C9-19-18: Houghton and Broadway Rezoning**

Dear Mr Iurino

You have already received a letter of support from my husband and me for the Houghton Reserve development. Because of additional opposition I have been made aware of, ***I feel compelled to write a second letter.***

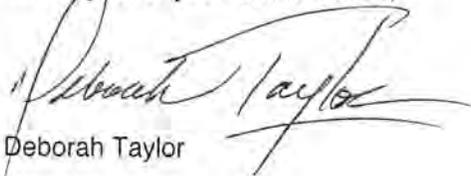
I was Vice President for a successful developer in California for many years, and I can tell you that no one in adjacent neighborhoods to a proposed development such as Houghton Reserve, likes the prospect of change; especially if it affects open space and views. I would love it if someone magically assured me that the 99 acres of natural desert behind us would remain forever. However, the land is privately owned, and the owner has the right to sell. We always knew it would someday be developed. ***My concern has always been who would develop it and how.***

I would like to reiterate that Meritage Homes has worked long and hard to address the concerns of homeowners in Silverado Hills Block 3. They have made numerous concessions to lessen the impact on our homes, met with our homeowner group many times, listened to our concerns, made adjustments where they could and still manage to maintain a close version of their original vision. Any builder must also consider their bottom line in designing a project, but this builder has gone above and beyond to try and work with homeowners. I believe they will build a quality development. I have seen examples of their homes, and I feel certain that this development will blend with the area.

Our home is one of the most impacted by this development. We have view fencing that overlooks the desert; but it has all along been a priority of mine to make sure, that a quality community would be built, by a quality builder. No one should take for granted the efforts and lengths this builder has gone to, to make that a reality.

I will not be able to make the rezoning meeting on November 14th as I have another commitment, so please let this letter serve as my voice for that hearing.

Thank you for your consideration,

  
Deborah Taylor

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Michael Wyneken; Paul Cunningham; Katie Bolger; katiebolger@yahoo.com...  
**Date:** 11/18/2019 8:58 AM  
**Subject:** Fwd: [EXTERNAL]Rezoning at Broadway and Houghton

Please see below.

Christopher Desborough MSW  
Constituent Services  
Office of Council Member  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 11/18/2019 8:09 AM >>>

>>> Jacqueline Thurmond <[jacquelinethurmond@yahoo.com](mailto:jacquelinethurmond@yahoo.com)> 11/15/2019 8:36 PM >>>

**Mr. Cunningham**

I strongly oppose the rezoning variance proposed for the housing community on Broadway and Houghton. The proposed housing community is vastly over-scaled with 240 homes. It is also estimated to increase traffic by at least 2,300 additional vehicles PER DAY in this already busy intersection and will create an ongoing traffic problem in the area. As it is, we have seen a spike in crime, graffiti and homeless people since the bus station was built. This area already lacks infrastructure, police and schools. The proposal housing community will have an irreversible impact to the local environment as well. This area will suffer from light pollution, noise pollution, street trash, destruction of natural vegetation and disrupt wildlife. Worst of all, the desert wildlife will be dislocated and will be forced to move into the surrounding communities where their lives are in danger. Surrounding neighborhoods will be unhappily impacted as well.

**As a councilman you were elected to represent this community. You now have the opportunity to represent us and are counting on you. Don't let us down.**

Sincerely,

Jacqueline Thurmond, 100 South Chelsea Park Place

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Michael Wyneken; Paul Cunningham; Katie Bolger; katiebolger@yahoo.com...  
**Date:** 11/14/2019 3:09 PM  
**Subject:** Fwd: [EXTERNAL]Meritage Homes

Please see below.

Christopher Desborough MSW  
Constituent Services  
Office of Council Member  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 11/14/2019 3:07 PM >>>

>>> Becky Evers <becevers@hotmail.com> 11/14/2019 2:49 PM >>>

Please say NO to the rezoning at the NE corner of Broadway and Houghton. This is unfair to the property owners in this area. It will lower our property values, insanely increase traffic Thank you  
Harold and Rebecca Evers  
1440 S Corsica Place 85748  
928-587-1723

Sent from my iPhone

## Approval – Protest Form

NOV 15 2019 13:12



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of  $\frac{3}{4}$  of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Michael + Michele Sotak

Property Owner(s) (PLEASE PRINT)

APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**Reason:**

We are concerned about the high density of this development. It will be impacting the traffic on Houghton with easily 500 cars using Broadway + Houghton roads. We have difficulty exiting from 5<sup>th</sup> Ave now — can't imagine what it will be like after all those homes are built!

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Michele Sotak</u>	<u>335 N. Dijon Ct.</u>	<u>335 N. Dijon Ct.</u>
<u>Michael Sotak</u>	<u>335 N. Dijon Ct.</u>	<u>335 N. Dijon Ct.</u>

Date 11-14-19

**Approval – Protest Form**



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of 3/4 of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Michael and Janice DOWLING  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**Reason:**

- ① Upgrade of Broadway is still only 2 lanes in each direction east of Camino Seco – not wide enough to handle increased traffic heading west on Broadway from the proposed development
- ② Overcrowding of local elementary school

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>M. Dowling</u>	702 S Front Royal Dr	same
<u>J. Dowling</u>	85710	

Date 11/13/19

**Approval – Protest Form**

REV 10/2013-1711



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Ellen Keith  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**Reason:**

I can see only 2 two entrance/exits for all these many homes, I own the 3rd house from Broadway, with the south entrance/exit directly across from my street S. Happy Valley Saddle Drive. All of the construction trucks and contractors will be continuous noise and dust. When the development is built, the home owner traffic/headlights will be a detriment to the value and desirability of my home. I see there is no other alternative route onto Broadway. But I protest the plan.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
Ellen A. Keith	48 S. Happy Valley Saddle Dr.	1420 Beryl St. San Diego, Ca. 92109

Date Nov. 12, 2019

## Approval – Protest Form

WV182019-11:12



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

NORMA A TAYLOR  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**Reason:**

OVERCROWDING / DENSITY  
WILDLIFE SERIOUSLY IMPACTED

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	10551 E WILDFIRE DR TUCSON	10551 E WILDFIRE DR TUCSON AZ 85748
<u>NORMA A TAYLOR</u>		

Date \_\_\_\_\_



### Approval - Protest Form

NOV 13 2019

If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR 19 R-1 FLD and C-1 (Ward 2)

GRANT ADAMSON

Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

Reason:

CONCERN ABOUT WATER SUPPLY - SEE AZ DAILY STAR 10/19/19: "ARIZONA WILL STRUGGLE TO FIND ENOUGH WATER FOR SUBURBAN GROWTH, REPORT SAYS."

CONCERN ABOUT IMPACT ON WILDLIFE AND PLANTS

CONCERN ABOUT INCREASED TRAFFIC AND IMPACT ON ROAD MAINTENANCE

AT MOST, DENSITY SHOULD MATCH SURROUNDS

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	175 N. WINDYBROOK LN	85748
	41	41

Date NOV 13, 2019

**Approval – Protest Form**

APR 19 2018 4:15:13



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

ANTHONY & SHARON DANIELLA  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**Reason:**

PERMIT # C9-19-18, HOUGHTON RESERVE  
PARCEL # 1810, BOOK 133, MAP 45

INCREASED TRAFFIC ON INSUFFICIENT ROADWAYS  
INCREASED SPAN ON INFRASTRUCTURE

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Anthony Daella</u>	<u>85748</u> <u>434 N ARCON CT</u>	<u>85748</u> <u>434 N ARCON CT</u>
<u>Sharon Danella</u>	<u>85748</u> <u>434 N ARCON CT</u>	<u>85748</u> <u>434 N ARCON CT</u>

Date 4/15/19

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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Gabriel Alper  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

In terms of the environment, the change would destroy the desert landscaping and wildlife. It will also cause noise pollution.

With regards to my home, it will destroy the privacy, tranquility, and view that I love. It is very relaxing to just sit peacefully and look out at the desert, the mountains behind it, and enjoy the wildlife. That is why I bought this home.

Please do not destroy this land. Please do not rezone this land.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Gabriel Alper</u>	246 North Fenceline Drive Tucson, Arizona 85748	246 North Fenceline Drive Tucson, Arizona 85748

Date 11-7-19

### Approval – Protest Form

NOV 19 2019 11:12



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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)

(Mr & Mrs) Thomas Angulo and Bonita Barthel

Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

Reason:

please see attached

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>Thomas M. Angulo</i>	407 N. Keepsake Place	407 N. Keepsake Place
<i>Bonita M. Barthel</i>	Tucson, AZ 85748	Tucson, AZ 85748

Date 11-10-19

As you know, buying a home is a big investment in one's future. We purchased our "forever home" under the criteria of the HENP that the property adjacent to our home has SR zoning.

The HENP was thought out carefully to provide protections for exactly this sort of thing. But low and behold, a paid team of attorneys for Meritage Homes states in their proposal that they meet the guidelines of the HENP; that they are in accordance of the HENP. Just because they SAY it is so, doesn't mean it IS so. The HENP was formulated with that property being zoned SR; NOT R1 so, in fact, then, none of what they propose is in accordance with the plan.

The HENP goal is to ensure superior site design in new development which preserves open space, addresses drainage and erosion considerations, and protects existing residential uses. Likely they have addressed drainage. The proposed density is not superior site design by anyone's opinion except the developer's and none of it protects existing residential uses.

The HENP calls for protecting the integrity of existing neighborhoods. The integrity of our neighborhood ***will decline en mass.***

Point: Neighbors should not need a team of paid attorneys to rightfully keep what they paid for with their hard-earned money. That is why we have elected council members and City officials because we trust they will make good decisions in our best interest.

Why is it that zoning can be so easily overturned where the neighbor's say so is *last* in the sequence of events where all the maps have already been drawn up, all tests completed, etc., where everyone "at the top" has already had a chance to agree on what will happen in a neighborhood that they don't live in? The seller paid years of taxes ***as SR*** and now he can sell as R1 at his neighbor's expense? Will there soon be no nice area of town that's free of crowding and unnecessary retail? Is there any way to convince our officials to help us with this? Is there any chance to even consider C-O zoning for the commercial?

**From:** Brent Edwards <edwardsb@vailschooldistrict.org>  
**To:** <John.Beall@tucsonaz.gov>  
**Date:** 12/16/2019 5:08 PM  
**Subject:** [EXTERNAL]Houghton and Broadway C9-19-18

Good afternoon Mr. Beall,

I am writing to register OPPOSITION to the proposed rezoning C9-19-18. As a homeowner within 150' of the proposed rezone, I strongly urge you to maintain the SR zoning, and not approve the proposed R-1 / C-1. If you would like further information or input, I can be reached at this email address or (520) 977-0837.

Thank you,

Brent Edwards  
270 N Fenceline Drive

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Michael Wyneken; Paul Cunningham; Katie Bolger; katiebolger@yahoo.com...  
**Date:** 12/17/2019 8:56 AM  
**Subject:** Fwd: [EXTERNAL]Proposed rezone near Houghton and Broadway

Good Morning,

Please see below.

Christopher Desborough MSW  
Constituent Services  
Office of Vice Mayor  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 12/17/2019 7:53 AM >>>

>>> Brent Edwards <[edwardsb@vailschooldistrict.org](mailto:edwardsb@vailschooldistrict.org)> 12/16/2019 5:03 PM >>>  
Hello Mr. Cunningham,

I'll keep this short: I am a homeowner in Silverado Hills since '07, and an active and (I hope) informed voter. I write to you today to register my strong opposition to the proposed rezoning of Case C9-19-18 on the NE corner of Houghton and Broadway. One of the reasons we purchased the house we did was the low-density SR zoning behind us.

Per the map, I am a property owner within 150' of the perimeter of the property under consideration.

I appreciate your representation on this matter, and hope you vote to maintain the current ST status, and vote NO on the proposed R-1/C-1 zoning.

Brent Edwards  
270 N Fenceline Drive



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)**

Diane Smith  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**NOTE: If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.**

**Reason:**

- 1) I would much rather have natural vegetation on the other side of my backyard wall. I've lived here 8 yrs.
- 2) Wildlife will disappear.
- 3) Esthetic beauty will be negatively altered.
- 4) There will be too many homes built in a small area. This means more traffic and noise.
- 5) More than 80 ft buffer is required for maximum privacy.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Diane Smith</u>	<u>93 N. Cheesebrush<sup>Ave</sup> Tucson, AZ 85748</u>	<u>93 N. Cheesebrush Ave Tucson, AZ 85748</u>

Date 12/19/19

DEC 26 2019 10:02

### Approval – Protest Form



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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)

Larsonne C. Beckford  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

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Reason:

Will Run Views more Noise Run Desert habitats more traffic  
more crime

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	205 N. Cheesebush Ave	205 N. Cheesebush Ave
	Tucson Arizona 85748	Tucson, AZ 85748

Date \_\_\_\_\_

### Approval – Protest Form



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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)

DARRON MICKELSEN  
Property Owner(s) (PLEASE PRINT)

APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

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Reason:

I HAVE ATTENDED THE BUILDER MEETINGS AND NEIGHBORHOOD MEETINGS AND IT SOUNDS LIKE MERITAGE HAS SATISFIED ME WITH HER PLANS.  
NO OBJECTIONS.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	10720 E. MIGRATION RD	9760 E. SUBURB DR TUCSON AZ 85748

Date \_\_\_\_\_

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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)

RAYMOND LICKSON  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

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Reason:

NO MENTION OF ERZ ZONES ON GRADING  
MAP OR SITE MAP. BUILDING HEIGHT IN  
COMMERCIAL AREA IN VIOLATION OF HENP REQUIREMENTS.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	600 N. CIRCLE D WAY TUCSON, AZ 85748	600 N. CIRCLE D WAY TUCSON, AZ 85748

Date 12/24/19

## Approval – Protest Form



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)**

GLENN JUELL  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

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**Reason:**

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	37 N CHEESEBRUSH	37 N CHEESEBRUSH

Date 12-18-19

### Approval – Protest Form



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)**

Charles Gerbens  
Carol Gerbens  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

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**Reason:**

See Attachment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Charles Gerbens</u> <u>Carol Gerbens</u>	<u>247 N. Fenceline Dr.</u>	<u>247 N Fenceline Dr</u> <u>Tucson, AZ 85748</u>

Date 12-19-2019

**We bought our home in Silverado Hills #3 approx. 2 ½ years ago, with the understanding that the property Houghton Reserve-Houghton & Broadway (Ward 2) was zoned for approx. 35 homes, what a surprise we are now being asked to approve a 243 home subdivision, which would mean the following changes to our community in Silverado Hills #3.**

**Approx. 500 more cars or more in the area**

**Noise Pollution**

**Disruptions of wildlife trails**

**Increase in Crime**

**Years of construction noise etc.**

**Etc. etc.**

**I'm sure you have heard the same complaints from the existing home owners before. In my 70 plus years watching the developers ruin existing communities instead of actually having a workable plan in mind for development of our cities and towns.**

**The bottom line for this kind of development is always MONEY not for the best of our city and communities. I watched politicians from Washington and yes also local Arizona politicians and developers ruin communities with the bottom line of how much money can we make, I believe this is just another one of those cases.**

DEC 17 2019 3:00 PM

### Approval – Protest Form



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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)

Warren & Susan Goff  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

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**Reason:**

We are very concerned about the traffic & traffic noise on Houghton. It is already heavy - the traffic - and will only get worse. We moved to the far east of Tucson because it was quiet, no light pollution, and beautiful views. We are also concerned about the water levels and the wild life

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Warren Goff</u>	<u>414 N. Dijon Court Tucson, AZ 85748</u>	<u>414 N. Dijon Court Tucson, AZ 85748</u>
<u>Susan Goff</u>	<u>414 N. Dijon Ct Tucson, AZ 85748</u>	<u>414 N. Dijon Ct Tucson, AZ 85748</u>

Date 12/18/19

## Approval – Protest Form

USE 12/2018 AND LATER



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SMC R-1 and C-1 (Ward 2)**

ERIC CHENEY  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**NOTE: If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.**

**Reason:**

PROPER USE OF VACANT LAND.

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	10620 E. NORTHERN CREST DR TUCSON AZ 85748	10620 E. NORTHERN CREST DR TUCSON AZ 85748

Date 12/17/09

## Approval – Protest Form

JAN 11 2020 7:22 AM



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of 3/4 of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)**

*Ronald Thomson*  
*Colleen LeBlanc*  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**NOTE: If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.**

**Reason:**

*Loss of natural desert environment*  
*Increased traffic noise*  
*mountain views blocked*

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>Ronald Thomson</i>	10477 E Saucita Canyon PL 85748	10477 E Saucita Canyon PL 85748
<i>Colleen LeBlanc</i>	//	//

Date 1-2-2020



### Approval – Protest Form

JAN 5 2020 4:23

JAN 5 2020 4:23

If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)

Gabriel Alper  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**NOTE:** If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.

**Reason:**

Please don't destroy the desert and its wildlife behind my home.

Please don't rezone.

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Gabriel Alper</u>	246 North Fenceline Drive Tucson, Arizona 85748	246 North Fenceline Drive Tucson, Arizona 85748

Date 12-30-19



### Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)

Michael & Barbara Chehoski  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**NOTE: If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.** Jan 7 2020 11:23:21

**Reason:**

Traffic on Houghton Road is already dense. It is difficult to exit 5th St. to Houghton at many times during the day. The housing density proposed will only ~~exacerbate~~ <sup>exacerbate</sup> an already bad situation. Also, there is not nearly enough open space in the proposed plan. Suggest that the plan be commended to accommodate 1/2 of the proposed houses.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>Michael Chehoski</i>	Tucson AZ 85748 352 N. DIJON CT	352 N. DIJON CT Tucson AZ 85748
<i>Barbara Chehoski</i>	352 N. DIJON CT Tucson, AZ 85748	352 N. DIJON CT Tucson AZ 85748

Date 1/2/2020



### Approval – Protest Form

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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)**

Robert Bowers  
Property Owner(s) (PLEASE PRINT)

APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**NOTE: If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.**

**Reason:**

JAN 7 2020 12:11

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\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Robert Bowers</u>	<u>10015 E LORIAN ST</u>	<u>SAME</u>
	<u>85748</u>	

Date \_\_\_\_\_

## Approval – Protest Form



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)**

Edward RODRIGUEZ  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

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**Reason:**

This dramatically increase traffic on Houghton ROAD & I oppose another intersection ~~at~~ midway between Broadway and Speedway to attempt to satisfy the difficulty getting on to Houghton. Tucson has too many traffic stops and it takes forever today to get across town.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Edward Rodriguez</u>	<u>312 N Dison Court</u>	<u>312 N. Dison Court</u>

Date 12/31/19

## Approval – Protest Form



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)**

Jami Tallias  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

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**Reason:**

I have attached an extension to my letter dated Oct 31, 2019.

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Jami Tallias</u>	<u>399 N Deshaun Pl</u>	

Date 1/16/2020

1-85

2020-150

6 January 2020

The Honorable Mayor of Tucson, and Members of the Tucson City Council  
PO Box 27210  
Tucson AZ 85726-7210

RE: Case # T19PRE0116 Houghton Reserve Rezoning Permit# C9-19-18

Dear Mayor and Members of the City Council,

This is a continuance of our letter to you dated October 31, 2019 for the zoning application for Case C9-19-18 Houghton Reserve.

As stated in my previous letter, I am opposed of this rezoning because of some issues stated in my original letter and of the information that follows in this letter.

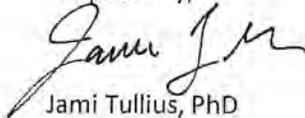
- 1) The rezoning application and the proposed lot sizes are all based on the Flexible Lot Development (FLD) option for R1 that "allows for a denser, clustered development in exchange for a project that provides a greater community benefit" from section 8.7.3 in the Unified Development Code. The homes are clustered together, to allow for more usable natural open space for the community. However, looking at the proposed cluster development, the NUOS runs along the washes and the buffers with little functional open space throughout the neighborhood. It is not clear based on the proposed development what greater community benefit was provided. The densification of homes and reduction of lots sizes allowed by the FLD option particularly along the existing neighborhoods has the potential to negatively impact the community vs benefit them. With the allowance of this option, it has allowed Meritage Home to squeeze too many homes on this property without fulfilling the requirements of FLD.
- 2) The current ERZ last updated 1995, attached to this letter, only shows 2 major washes in this region north of Broadway and east of Houghton. It identifies the Coronado Ridge wash that flows near where the proposed commercial property will be. Along the rest of the property in question, there is no identified ERZ washes amongst the property. However, along all the existing neighboring subdivisions, it implies that there are major washes through the land in question. Silverado Hills got an exemption from the ERZ plan (#) and should anything be changed in the High Forty neighborhood, they must comply with the ERZ plan (\*). The city has not outlined any major washes through this property but a proposed ERZ plan was created by the developer. Supporting Documentation can be found in Figures 1-3. I feel this is biased towards the developer's desires. My Property is on Doeskin place bordering Houghton Reserve. I walked the region along the proposed 80ft buffer. I identified a large wash highlighted in Figure 2 but was not considered by Rick Engineering (paid for the developer) in their proposed ERZ plan. At the boundary of the 80 ft buffer which in the proposed plans would overlay of the first row of homes. This wash is a major concern to me as the water would have to be redirected and may impact existing neighborhoods, i.e. pushing the water flow through the NUOS 80 ft buffer. I request that the city updates the ERZ plan in accordance to the land and not based on the

proposed biased plan by the developer. ERZ plans are used in order to protect the land from developers whom wish to maximize profit at the expense of the land.

- 3) The developer has allocated Natural Undisturbed Open Space (NUOS) buffer zones along existing properties. What was unclear is the grading of the plats as they level the land we want to ensure this buffer remains NUOS as promised. The re-planting of vegetation in this region does not permit NUOS. Therefore, any grading or materials of machinery should be beyond the NOUS buffer zones promised in the rezoning applications.

Like I stated in the first letter, I am not opposed to development of this land. I do feel though however, that there are issues that have been unresolved between the neighboring communities and the developer. In order to come to a better agreement between the neighboring communities and the developer, I would suggest a continuance where which all surrounding communities and the developers can come closer to a compromise and resolve more of the issues and questions. Ultimately, I ask that the land is respected and developed without impacting the integrity of existing neighboring homes and maintains the quality of life for my neighbors and I.

Respectfully,



Jami Tullius, PhD  
399 N Doeskin Pl  
Tucson, AZ 85748  
[iftullius@gmail.com](mailto:iftullius@gmail.com)  
(915)861-4222

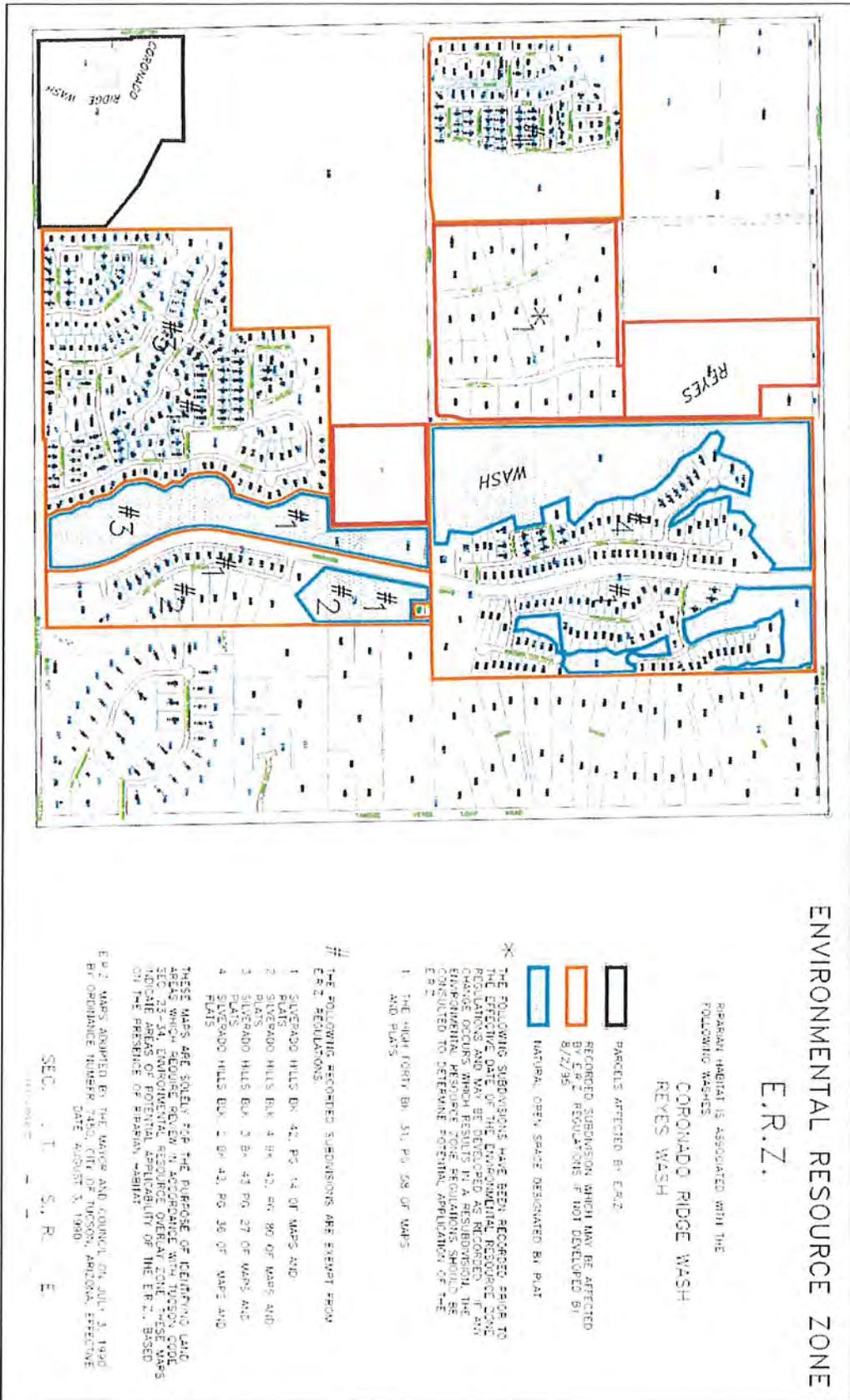


Figure 1: Current ERZ Plan

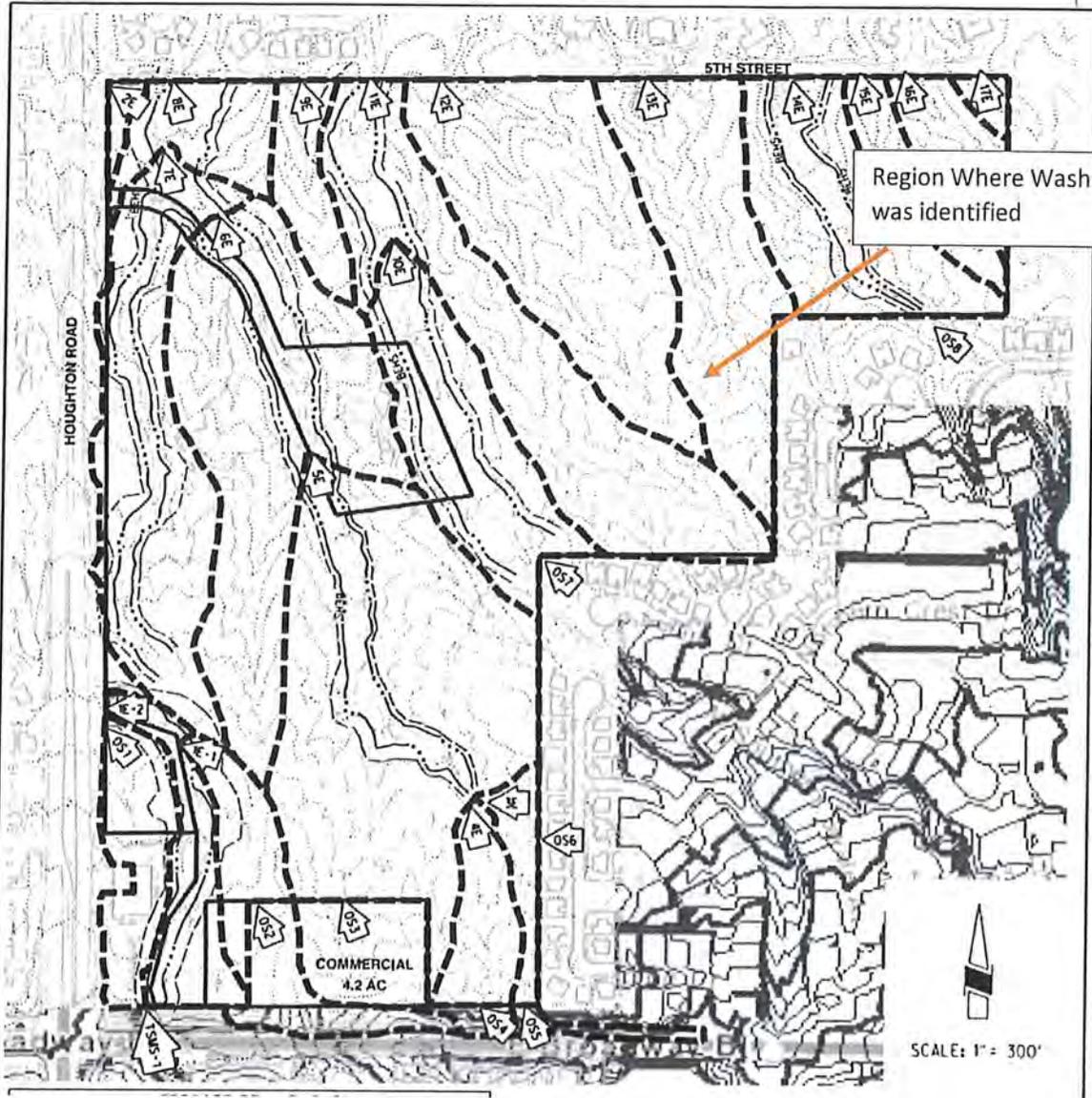


Figure 2: Topology of the land found in Rick Engineering's Report (Document ID 9572585) page 19. Narrative found on page 18.

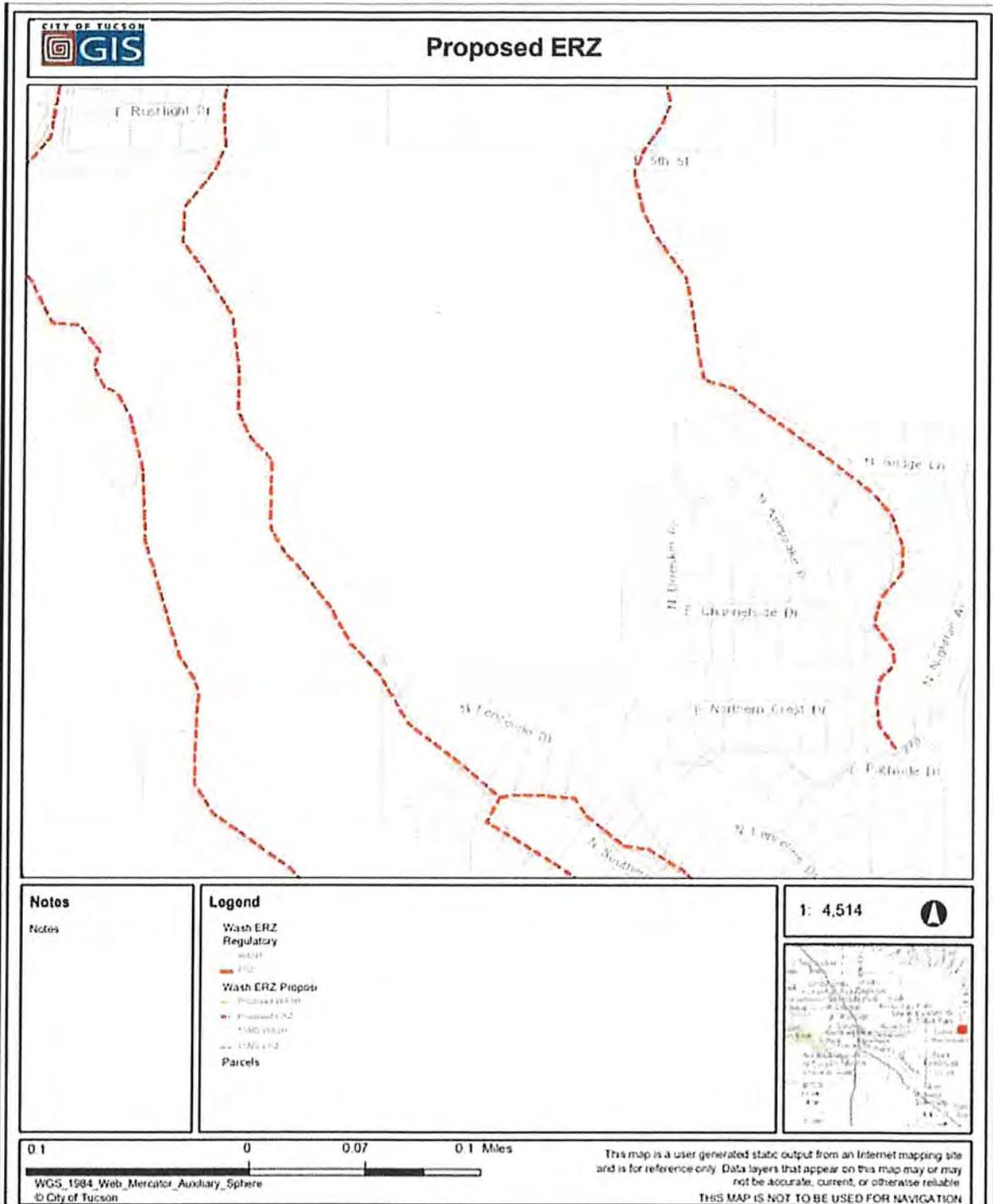


Figure 3 Proposed ERZ Plan by Rick Engineering

Monday, January 6, 2020

Zoning Examiner  
City of Tucson PDSD  
Entitlements Section  
201 N Stone Av.  
PO Box 27210  
Tucson AZ 85726-7210

SUBJECT: CASE C9-19-18, Houghton Reserve Rezoning

I retired last year after a long career as a staff member at IBM Watson Research Center in New York, and recently moved to Tucson within the High 40 community. I have also lived in California, Colorado and Washington D.C. Over the years, I have seen both good and bad examples of city planning. Good planning balances economic benefits with very important long-term needs for the community and environment. Sadly, the currently proposed Houghton Reserve development adjacent to my community is a bad example. The biggest problem is a proposed density that is much too high, drastically changing the current zoning. While this development may increase the tax revenue for the city, as proposed, it undermines the quality of life and property values of adjacent communities. In the long term, it is not beneficial to the overall development of Tucson to allow the formation of high-density housing far from the city center. It substitutes sprawl for continued improvements downtown, where economic development and social programs for the public can be optimized.

There are many other issues with the proposed development other than housing density, that I am sure will be raised with the zoning examiner and planning board. I wish to mention some issues that may not be discussed at upcoming meetings. First, having lived in Colorado and knowing a bit about the stress on the Colorado river basin, I would like to know what the developer has done to minimize the impact of the proposed development on water consumption in the city of Tucson. Examples include landscaping and plumbing design that minimize water consumption. The bottom line: How does the proposed high-density development help replenish the Tucson water aquifer?

JAN 13 2010 10:55

It seems that the proposed development places new burdens on the residents of High 40 and with no benefits. It is my understanding that neither the city or the county currently provides maintenance on the sole access road to High 40, yet there are fire hydrants along this road and there is mail delivery within the High 40 development. Since this road is to be used as one of the emergency access routes to the proposed development, it is only reasonable that the city assume maintenance of this right of way.

Another benefit that the proposed development has is sewer systems that would be connected to the East 5<sup>th</sup> Street portion of High 40, but not to the rest of the High 40 development that is on septic systems.

Finally, in moving to Tucson, I was surprised to learn that for internet connection, residents of High 40 have the choice between low-speed copper twisted-pair DSL connections offered by Century Link, or even lower-speed satellite connections. The cable or optical fiber connections to be contracted by the Meritage Homes developer could be extended to the High 40 development. In some small way, this could diminish the impact of decreasing property values within High 40, and provide some benefit to the community.

Sincerely,



Steven Wright  
Resident, 761 N Circle D Way  
Tucson, AZ 85748  
Parcel ID: 133-37-0540

### Approval – Protest Form



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)**

Warren & Jean Carr  
Property Owner(s) (PLEASE PRINT)

APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

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**Reason:**

See attached letter as <sup>this is</sup> a continuance  
to our letter to the zoning examiner dated  
November 12, 2019.  
Total of 17 pages

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Warren Carr</u>	<u>415 N. Doeskin Pl</u> <del>415 N. Doeskin Pl</del>	<u>415 N. Doeskin Pl</u> <u>TUCSON AZ 85748</u>
<u>Jean Carr</u>	<u>415 N. Doeskin Pl</u>	<u>415 N. Doeskin Pl</u> <u>TUCSON AZ 85748</u>

Date 1-17-2020

**John Beall - [EXTERNAL]Houghton Reserve Rezoning (C9-19-18)**

---

**From:** Aubrey Finkelstein <afinkelstein@picor.com>  
**To:** "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>  
**Date:** 01/08/2020 9:37 AM  
**Subject:** [EXTERNAL]Houghton Reserve Rezoning (C9-19-18)  
**Cc:** "ksilvyn@lsblandlaw.com" <ksilvyn@lsblandlaw.com>  
**Attachments:** Houghton Reserves Support Letter 1-8-2020.pdf

---

I am writing to support the above-referenced rezoning project, please see letter attached.

Thank you!

Aubrey Finkelstein  
Assistant, Commercial Properties  
PICOR Commercial Real Estate Services

Direct: [+1 520 546 2734](tel:+15205462734)  
Mobile: [+1 520 250 1204](tel:+15202501204)  
Fax: [+1 520 546 2799](tel:+15205462799)  
[afinkelstein@picor.com](mailto:afinkelstein@picor.com)



5151 E. Broadway, Suite 115  
Tucson, AZ 85711 | USA  
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[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Blog](#)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Zoning Examiner  
City of Tucson  
c/o Mr. John Beall  
Planning and Development Services Dept.  
[John.Beall@tucsonaz.gov](mailto:John.Beall@tucsonaz.gov)

**RE: Support for Houghton Reserve Rezoning (C9-19-18)**

I am writing to support the above-referenced rezoning project.

This project exemplifies respectful infill. While some neighbors would certainly rather have this land be maintained as open space, I recognize this is private property and the Gegenheimer family has the right to develop their property, just as all the properties around them have been developed over the years. The design has worked to incorporate environmental needs, as well as the concerns of neighboring users, with plans for wash and wildlife management, large open areas, and landscaped transitional zones to accommodate the privacy and views of existing neighbors.

Infill is needed for us as a region to accommodate future growth in a sustainable fashion. We have to stop sprawling outward and find these parcels of infill where development has already occurred and where infrastructure is readily accessible. This is at the corner of Broadway and Houghton—two major intersections that have already been improved in anticipation of future growth. It makes sense to develop this project at this location.

Tucson's growing employment numbers require the City to increase housing options that are closer to transportation and high employment areas. This proposed development addresses these needs by creating housing inside Tucson's city limits on the growing east side, rather than building on the edge of the City. This rezoning request respects and fits in with the surrounding neighborhood zoning and densities and will help Tucson to grow in a sustainable manner and provide housing for its continued employment attraction efforts.

The C-1 zoning proposed with this development is appropriate, as it permits the lowest-intensity commercial uses that are complementary to the neighborhood. Commercial uses belong along the major arterial roadways, and commercial uses are already locating along these corridors. The construction of this project will be beneficial to the area and provide services to the existing and proposed new homes there.

City staff has expressed support for this development. I am supportive of this development. I ask for you to vote in support of it as well.

Sincerely,

Aubrey Finkelstein

January 7, 2020

Mr. John Beall, Section Manager  
Mr. John Iurino, Zoning Examiner  
City of Tucson  
Planning and Development Services  
Entitlements Section  
201 N Stone Avenue  
P O Box 27210  
Tucson AZ 85726-7210

Re: **Houghton Reserve** (Houghton Rd. and Broadway Blvd.)

**Case: C9-19-18**

Rezoning of SR to R-1 with an FLD option and C-1

Dear Messrs John Beall and John Iurino,

**This is a continuance of our letter to you dated November 12, 2019 for the rezoning application for Case C9-19-18 Houghton Reserve.**

As we've stated in our prior letter, we are not against new development; we are active residential real estate agents in Tucson and recognize that the city needs to have growth. However, below are some of our unresolved issues and our concerns that we feel still need to be addressed prior to any recommendations made to Mayor and Council for this rezoning case.

1. We are concerned with the density and the number of lots in the overall subdivision but we are especially concerned about the lots that are proposed to border our street in Silverado Hills Block 3. Currently, the developer is proposing 13 lots along the western perimeter of Doeskin Pl to our 7 - almost double the number of lots along our border. Of the 13 lots, 5, or 38.5%, are bordering our own lot to the west (see attached map). In addition, another 3.5 border my neighbor's property to the south. So, we're now looking at 8.5 lots. The proposed 13 lots lined up in a row are hardly "similar in density" (as has been stated) to ours and are **not at all** in harmony with the HENP Residential Policy 1.A "where the first-tier of new development is **limited to similar densities**". The combined lot size/square footage for our 7 lots that border the subject property along the 663.76' of the western edge of Doeskin Place. is 88,025 square feet with an average lot size of 12,575 square feet. By comparison, **the 13 proposed lots** with an average lot size of 45' x 190' (**which includes the 80' buffer**) would be on average 8,550 square feet. **This is far less than our combined average lot size of 12,575 square feet for Doeskin Place.** This amounts to approximately 32% smaller lot sizes than ours...**hardly "similar"**. Of the other perimeter streets in Silverado Hills Block 3 and 5<sup>th</sup> Street to the north, our street (Doeskin Place) is the only one that is so **severely impacted** by this development with the proposed 13 homes. To substantiate this statement, attached is a copy of the recorded plat map for Silverado Hills Block 3 showing lot number and square footage of each lot along the perimeter/first-tier of the subject property. We have also included for your reference our calculations as to how we arrived at these figures as we feel an error was stated in Director Scott Clark's memorandum to you dated December 23, 2019 under the section "Design Considerations". It states that the first-tier lots in Silverado Hills #3 were comparable to the 8,500 square foot lots of Houghton Reserve. As shown in our calculations, the average lot size for Houghton Reserve **is not at all comparable or similar** to the first-tier of lots in Silverado Hills Block 3 in fact; it is **dissimilar by more than 28%**! The average lot size in Silverado Hills Block 3 along the perimeter is 11,845 square feet compared to the 8,500 square feet as stated in the memorandum to you by Director Scott. Since density is of

paramount importance to all of us, we are requesting that you have the developer meet again with the property owners along the first-tier only of Silverado Hills Block 3 and those of the High Forty so that we can work out a compromise to maintain the spirit of HENP of **similar density** along the perimeters.

2. Currently, there are four washes crossing the subject property. Of the four, three are "regulatory washes" with only the Coronado Ridge wash designated as an ERZ wash. We are requesting a condition be applied to this rezoning legislative procedure for Houghton Reserve to designate the other three regulatory washes as Environmental Resource Zone (ERZ) washes. This ERZ overlay zone specifically serves to protect the critical and sensitive wildlife habitat along these riparian areas. The three "regulatory washes" have been noted on the attached as Wash 2, 3 and 4. These washes must conform to the Tucson Code Chapter 23, Land Use Code Article II Division 8 Sec. 2.8.6 (See attached Proposed ERZ) map given to us by Mr. Chuck Martin from Rick Engineering.

3. Regarding the Arizona Native Plant Protection Law ... The highly safeguarded and stately saguaros on this 99.5 acre parcel help contribute to the stabilization of the desert soils and decrease erosion as well as promote and sustain property values. To the west of our lot and to the north are several stately saguaros. We have noted their approximate locations on the PDP map for your reference. They are on the edge of the 80' buffer and we are concerned that moving them would be to their detriment and survivability. We are requesting as a condition of the rezoning process for Houghton Reserve that these saguaros shall remain in their present location and shall not be disturbed.

4. Regarding the Buffer areas for the entire Houghton Reserve project .... "Are the *Buffers* included in the developers overall calculations of the 35% *Consolidated Open Space*" stated on the PDP?"

If so, the definition for "*Consolidated Open Space*" found on page 4 of HENP states that open space should be contiguous within the project site and linked with other open spaces areas surrounding the site to create continuous areas of ***undisturbed natural vegetation***. Meaning, it shall remain undisturbed. In reviewing the ERR concept "Grading Map" and the commentary in the memorandum from Director Scott to you dated December 23, 2019, it states otherwise; the memorandum states that there will be several incursion points into the buffer areas. See attached ERR Concept Grading Map. This is unacceptable to us! It was our understanding that the 80' buffer was going to remain in its natural state and was **not** going to be disturbed. We are requesting that as a condition of the rezoning for Houghton Reserve these buffer areas remain undisturbed with no incursions, whatsoever! If the developer needs more space for grading of the lots they should add additional footage to the 80' buffer to allow for the grading to take place **outside of the 80' buffer**. We feel that once cuts are made into the buffer areas it will take many years for the vegetation to become what it is today. If the 80' buffer area is factored into the 35% "Consolidated Open Space" then it **must** remain **undisturbed as stated in HENP**.

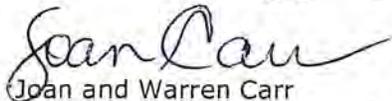
5. As stated in HENP, page 10 2.F. any new development proposals shall demonstrate sensitivity to the natural drainage and topography. We are requesting that the developer reconsider the layout of the following proposed lots within Houghton Reserve and either place them elsewhere within the subdivision or remove them entirely. The lots in question are: Lots 125 - 131, Lots 150 - 154 and Lots 164-166. Where these lots are proposed to be built, there's a large, natural wash that exists with sensitive wildlife habitat along with native vegetation bordering the edges. So, we feel that this wash needs to be protected. See attached map. This wash travels north from Doeskin Place in Silverado Hills Block 3 to 5<sup>th</sup> St and then across 5<sup>th</sup> into the High Forty subdivision.

6. Question for the Developer or PDSO... will "Phased Grading" be used for this development? If so, will there be any changes to the grading plans after the first Phase has been completed and if so, how will the neighbors bordering Phase II be notified of the changes? Our reason for asking this question is that we're concerned that if all 242 lots were to be graded at the same time and then there's a downturn in the housing market, we would then be looking at vacant lots for many years to come. With 242 homes to sell how many years is Meritage Homes anticipating that it will take them to complete this project?

As you've heard from many of us along the perimeter, we feel very passionately about how this unique and last large parcel of pristine desert at the NE corner of Broadway and Houghton Rd. should be developed. As we've mentioned in our prior letter to you, we are original property owners in Silverado Hills Block 3 for the past 25 years and have enjoyed the privacy and quality of life that the SR zoning has provided us. We paid a high premium when we purchased our lot 25 years ago and feel that our privacy, our quality of life and our property values may now be exchanged for another's. We are all very reasonable people and understand that this beautiful desert parcel is going to be developed; we just want to be smart and responsible citizens so that our future generations can say that we put some thoughtfulness into how this land got developed. All we are looking for is some improvements to the plan. So for the reasons we've stated above, we are asking that you grant a continuance of this Public Hearing to allow us to have the opportunity to meet again with the developer to remedy our unresolved issues. In order for us to achieve a consensus, we are asking that the developer and or their representatives conduct all future meetings jointly with property owners along the first-tier only in Silverado Hills Block 1 & 3 and the High Forty as our prior meetings were all held separately in individual homes and not everyone was invited. As we've stated in our prior letter to you we feel that we could have a better outcome for everyone if we were granted additional time to work through these issues with the developer.

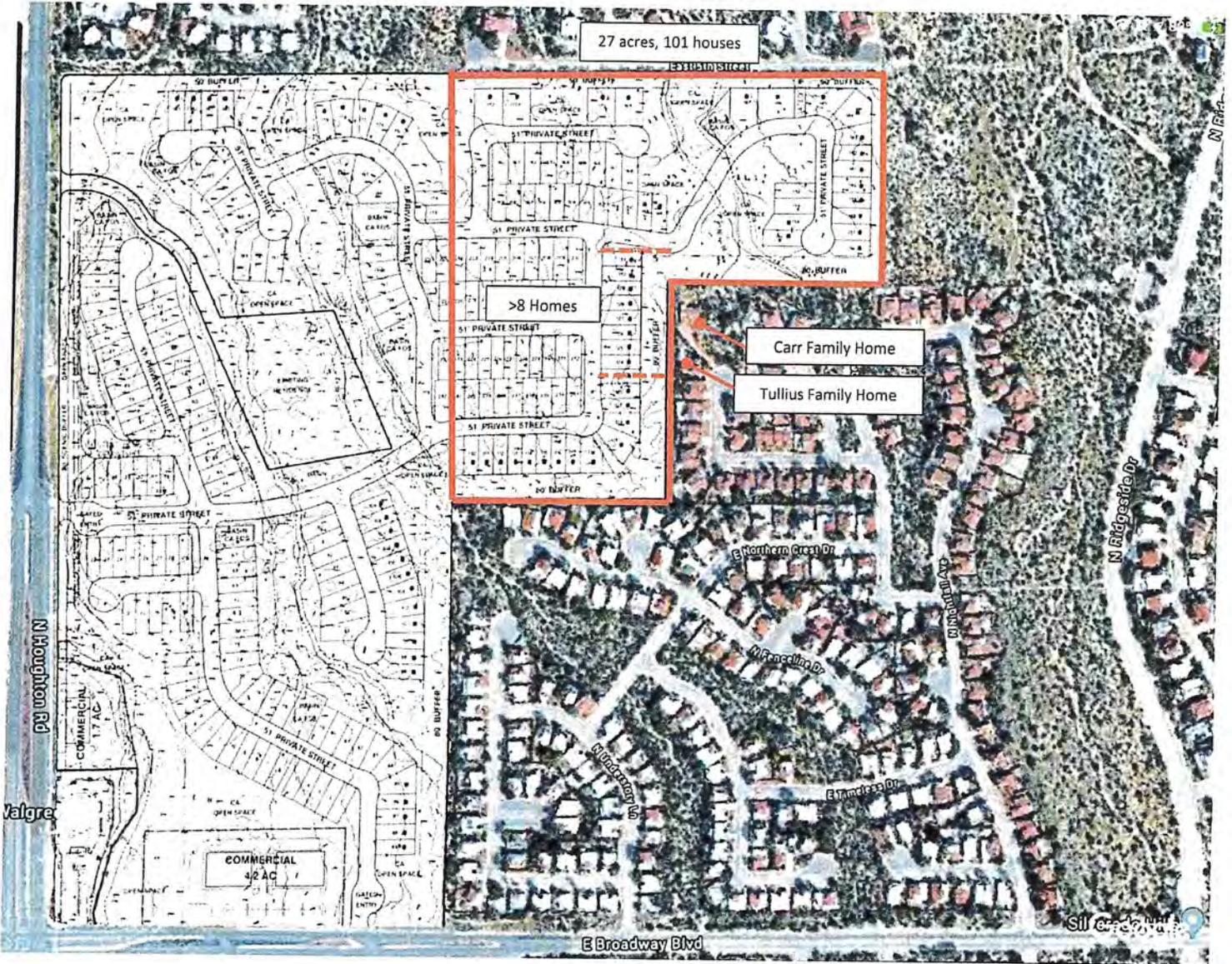
We thank you for your time and your consideration and we will look forward to working with Meritage Homes and their representatives on these unresolved issues.

Respectfully,

Joan and Warren Carr  
Silverado Hills Block 3 Residents  
REALTORS  
415 N Doeskin Place  
Tucson AZ 85748  
520.721.4400  
520.400.9300  
[warrenandjoan@gmail.com](mailto:warrenandjoan@gmail.com)

# Document To support Item # 1 of our letter



This map shows the 8.5 homes to the west of our home and our Neighbor's home

# Recap of Perimeter Streets in Silverado Hills Block 3 along First Tier

13 homes on Cheesebrush	124,633
3 homes on Keepsake Pl	60,577
7 homes on Doerken Pl	88,025
7 homes on Fenceline Dr	74,210
1 home on Sedge Ln	19,758

---

31 Lots 367,203

Average Lot Size = 11,845

~~AD~~ This is supporting documentation for  
 item #1 of our letter

This is supporting documentation of Item #1  
of our letter

7 Lots affected along Doeskin Place Perimeter

# 97	32,377	▣
98	10,978	▣
99	8,168	▣
100	8,400	▣
101	8,368	▣
102	8,837	▣
103	10,897	▣
Total Sq Ft	88,025	▣
Average lot size by street	12,575	▣

7 Lots along Fenceline Drive

124	9,672	▣
125	7,008	▣
126	8,960	▣
129	10,387	▣
130	8,366	▣
131	7,072	▣
132	22,745	▣
Total Sq Footage	74,210	▣
Avg lot size by st	10,601	▣

1 home on Sedge  
Lot 84

$$26171 - \text{TUSD section } 6413 = 19758$$

approx Adjusted

This is supporting documentation for Item 1  
of our letter

### Cheesebrush

13 lots affected along the perimeter  
of the subject property

146	38,647	☐
147	7,000	☐
148	7,000	☐
149	7,000	☐
150	7,000	☐
151	7,000	☐
152	7,700	☐
153	7,000	☐
154	7,000	☐
155	7,000	☐
156	7,000	☐
157	7,116	☐
158	8,170	☐

Total Sq Ft 124,633

Average lot size by lot 9587.15 ☐

3 lots affected on Keepsake Place

85 19,131

86 17,660

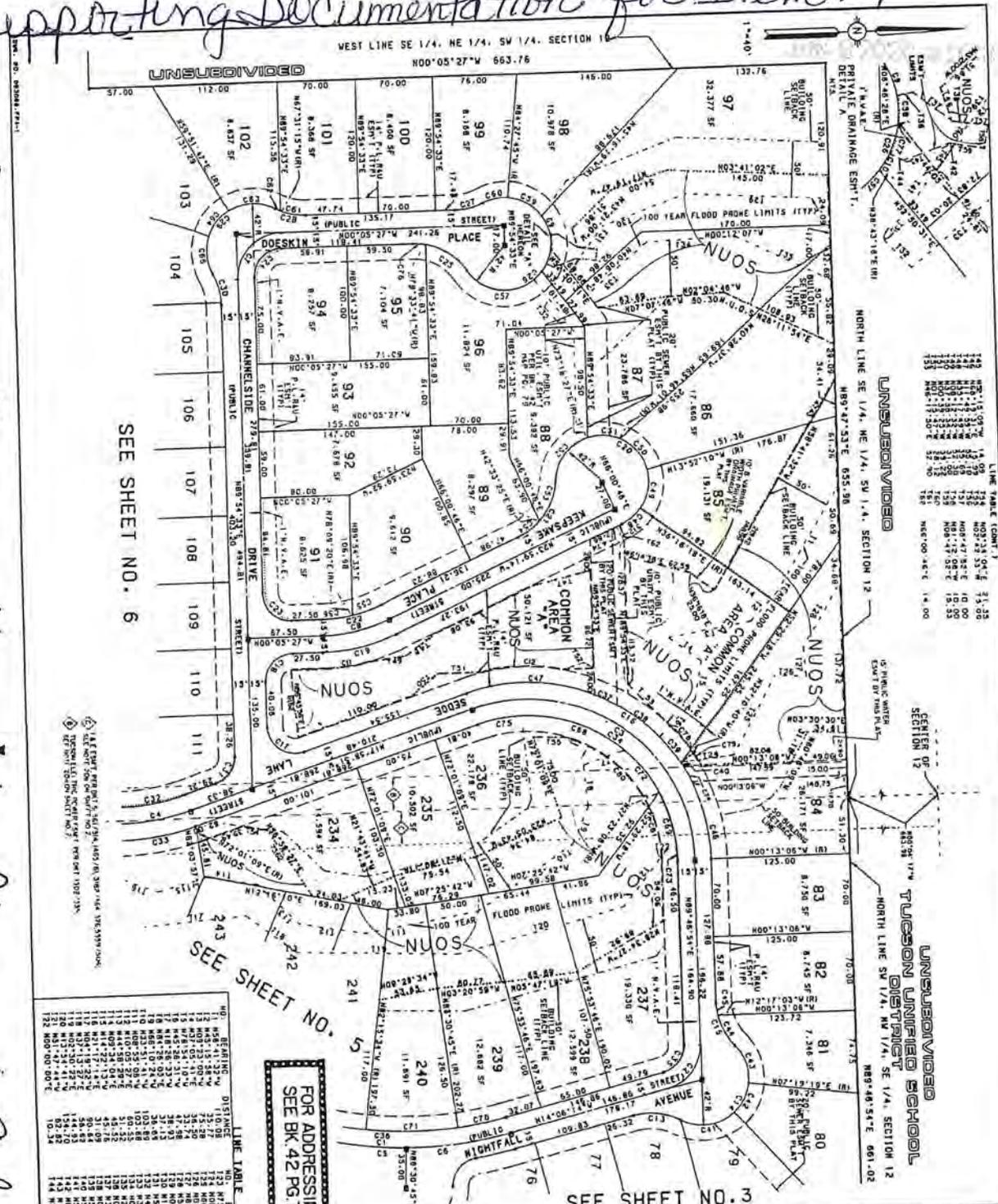
87 23,786

Total Sq Ft 60,577 ☐

Avg lot size 20,192 ☐

# Supporting Documentation for Item #1

*Dooskin Place - Keopake Place & Sedgwick*



**ANNOTATED COPY**

SEE SHEET NO. 6

NO.	BEARING	DISTANCE
101	N89°54'33"E	135.17
102	N89°54'33"E	135.17
103	N89°54'33"E	135.17
104	N89°54'33"E	135.17
105	N89°54'33"E	135.17
106	N89°54'33"E	135.17
107	N89°54'33"E	135.17
108	N89°54'33"E	135.17
109	N89°54'33"E	135.17
110	N89°54'33"E	135.17
111	N89°54'33"E	135.17

FOR ADDRESSING  
SEE BK 42 PG 79

SEE SHEET NO. 3

NO.	BEARING	DISTANCE	AREA	AREA	AREA
76	N89°54'33"E	135.17	135.17	135.17	135.17
77	N89°54'33"E	135.17	135.17	135.17	135.17
78	N89°54'33"E	135.17	135.17	135.17	135.17
79	N89°54'33"E	135.17	135.17	135.17	135.17
80	N89°54'33"E	135.17	135.17	135.17	135.17
81	N89°54'33"E	135.17	135.17	135.17	135.17
82	N89°54'33"E	135.17	135.17	135.17	135.17
83	N89°54'33"E	135.17	135.17	135.17	135.17
84	N89°54'33"E	135.17	135.17	135.17	135.17
85	N89°54'33"E	135.17	135.17	135.17	135.17
86	N89°54'33"E	135.17	135.17	135.17	135.17
87	N89°54'33"E	135.17	135.17	135.17	135.17
88	N89°54'33"E	135.17	135.17	135.17	135.17
89	N89°54'33"E	135.17	135.17	135.17	135.17
90	N89°54'33"E	135.17	135.17	135.17	135.17
91	N89°54'33"E	135.17	135.17	135.17	135.17
92	N89°54'33"E	135.17	135.17	135.17	135.17
93	N89°54'33"E	135.17	135.17	135.17	135.17
94	N89°54'33"E	135.17	135.17	135.17	135.17
95	N89°54'33"E	135.17	135.17	135.17	135.17
96	N89°54'33"E	135.17	135.17	135.17	135.17
97	N89°54'33"E	135.17	135.17	135.17	135.17
98	N89°54'33"E	135.17	135.17	135.17	135.17
99	N89°54'33"E	135.17	135.17	135.17	135.17
100	N89°54'33"E	135.17	135.17	135.17	135.17
101	N89°54'33"E	135.17	135.17	135.17	135.17
102	N89°54'33"E	135.17	135.17	135.17	135.17
103	N89°54'33"E	135.17	135.17	135.17	135.17
104	N89°54'33"E	135.17	135.17	135.17	135.17
105	N89°54'33"E	135.17	135.17	135.17	135.17
106	N89°54'33"E	135.17	135.17	135.17	135.17
107	N89°54'33"E	135.17	135.17	135.17	135.17
108	N89°54'33"E	135.17	135.17	135.17	135.17
109	N89°54'33"E	135.17	135.17	135.17	135.17
110	N89°54'33"E	135.17	135.17	135.17	135.17
111	N89°54'33"E	135.17	135.17	135.17	135.17

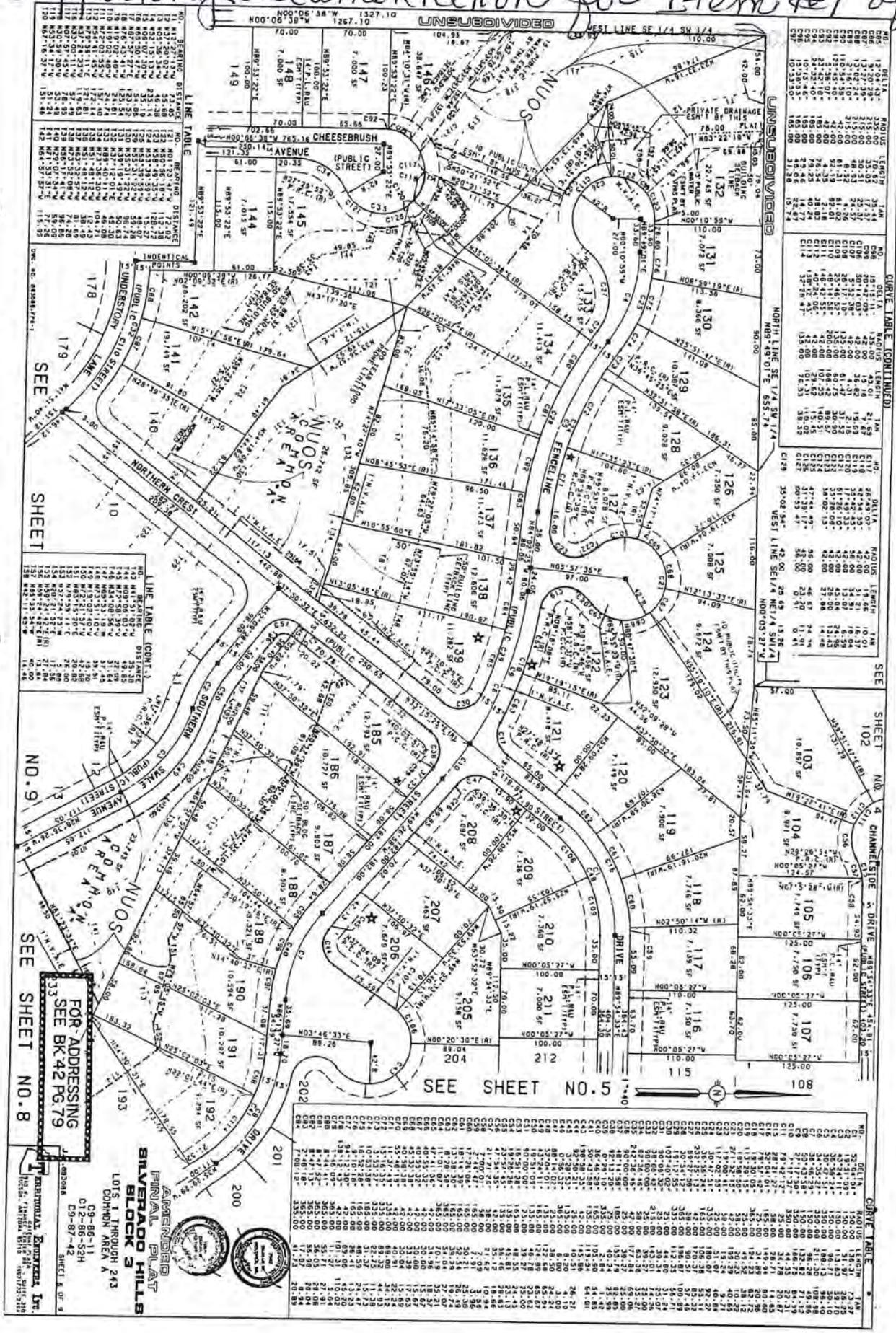
**AMENDED FINAL PLAT**  
**BLVARADO HILLS BLOCK 3**  
LOTS 1 THROUGH 243  
COMMON AREA A

C9-86-11  
C12-86-53H  
C9-87-42

**TRAVELERS DEVELOPMENT, INC.**  
10000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202

Supporting documentation for Item #1 of our Letter

Enclosure Part of Cheesebrush Ave



ANNOTATED COPY

LINE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
1	N 89° 52' 32" E	100.00	11	N 89° 52' 32" E	100.00
2	N 89° 52' 32" E	100.00	12	N 89° 52' 32" E	100.00
3	N 89° 52' 32" E	100.00	13	N 89° 52' 32" E	100.00
4	N 89° 52' 32" E	100.00	14	N 89° 52' 32" E	100.00
5	N 89° 52' 32" E	100.00	15	N 89° 52' 32" E	100.00
6	N 89° 52' 32" E	100.00	16	N 89° 52' 32" E	100.00
7	N 89° 52' 32" E	100.00	17	N 89° 52' 32" E	100.00
8	N 89° 52' 32" E	100.00	18	N 89° 52' 32" E	100.00
9	N 89° 52' 32" E	100.00	19	N 89° 52' 32" E	100.00
10	N 89° 52' 32" E	100.00	20	N 89° 52' 32" E	100.00

CURVE TABLE (CONTINUED)

NO.	DELTA	CHORD	LENGTH	AREA
101	115.00	115.00	115.00	115.00
102	115.00	115.00	115.00	115.00
103	115.00	115.00	115.00	115.00
104	115.00	115.00	115.00	115.00
105	115.00	115.00	115.00	115.00
106	115.00	115.00	115.00	115.00
107	115.00	115.00	115.00	115.00
108	115.00	115.00	115.00	115.00
109	115.00	115.00	115.00	115.00
110	115.00	115.00	115.00	115.00

FOR ADDRESSING  
SEE BK 42 PG 79

ANNEXED  
SILVERADO HILLS  
BLOCK 3  
LOT 1 THROUGH 243  
COMMON AREA A  
C9-85-11  
C12-85-52H  
C9-87-42  
SHEET 6 OF 8

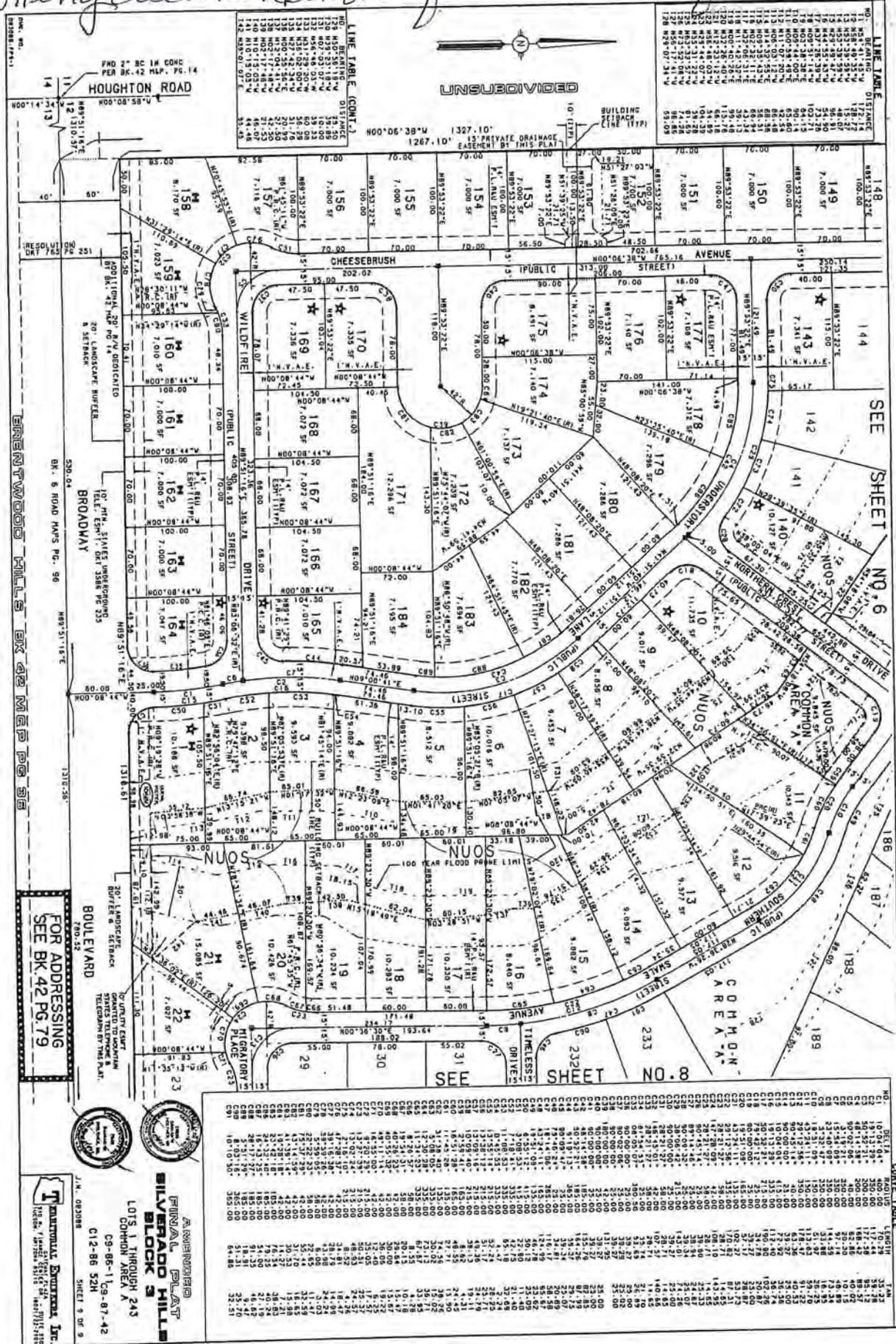


CURVE TABLE

NO.	DELTA	CHORD	LENGTH	AREA
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103	115.00	115.00	115.00	115.00
104	115.00	115.00	115.00	115.00
105	115.00	115.00	115.00	115.00
106	115.00	115.00	115.00	115.00
107	115.00	115.00	115.00	115.00
108	115.00	115.00	115.00	115.00
109	115.00	115.00	115.00	115.00
110	115.00	115.00	115.00	115.00
111	115.00	115.00	115.00	115.00
112	115.00	115.00	115.00	115.00
113	115.00	115.00	115.00	115.00
114	115.00	115.00	115.00	115.00
115	115.00	115.00	115.00	115.00
116	115.00	115.00	115.00	115.00
117	115.00	115.00	115.00	115.00
118	115.00	115.00	115.00	115.00
119	115.00	115.00	115.00	115.00
120	115.00	115.00	115.00	115.00
121	115.00	115.00	115.00	115.00
122	115.00	115.00	115.00	115.00
123	115.00	115.00	115.00	115.00
124	115.00	115.00	115.00	115.00
125	115.00	115.00	115.00	115.00
126	115.00	115.00	115.00	115.00
127	115.00	115.00	115.00	115.00
128	115.00	115.00	115.00	115.00
129	115.00	115.00	115.00	115.00
130	115.00	115.00	115.00	115.00
131	115.00	115.00	115.00	115.00
132	115.00	115.00	115.00	115.00
133	115.00	115.00	115.00	115.00
134	115.00	115.00	115.00	115.00
135	115.00	115.00	115.00	115.00
136	115.00	115.00	115.00	115.00
137	115.00	115.00	115.00	115.00
138	115.00	115.00	115.00	115.00
139	115.00	115.00	115.00	115.00
140	115.00	115.00	115.00	115.00
141	115.00	115.00	115.00	115.00
142	115.00	115.00	115.00	115.00
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144	115.00	115.00	115.00	115.00
145	115.00	115.00	115.00	115.00
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149	115.00	115.00	115.00	115.00
150	115.00	115.00	115.00	115.00
151	115.00	115.00	115.00	115.00
152	115.00	115.00	115.00	115.00
153	115.00	115.00	115.00	115.00
154	115.00	115.00	115.00	115.00
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170	115.00	115.00	115.00	115.00
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173	115.00	115.00	115.00	115.00
174	115.00	115.00	115.00	115.00
175	115.00	115.00	115.00	115.00
176	115.00	115.00	115.00	115.00
177	115.00	115.00	115.00	115.00
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210	115.00	115.00	115.00	115.00
211	115.00	115.00	115.00	115.00
212	115.00	115.00	115.00	115.00

Supporting documentation for Item #1 of our Letter

*Cheesebush Ave*



ANNOTATED COPY

FOR ADDRESSING  
SEE BK. 42 PG. 79

**SILVERADO HILLS**  
BLOCK 3  
COMMON AREA A  
LOTS 1 THROUGH 243  
C9-65-1-C9-07-42  
C12-86-52H  
SHEET 9 OF 9

NO.	BEARING	DISTANCE	AREA	ACRES
148	N89°53'22"E	100.00	100.00	2.28
149	7,000 SF		7,000	0.16
150	100.00		100.00	2.28
151	7,000 SF		7,000	0.16
152	100.00		100.00	2.28
153	7,000 SF		7,000	0.16
154	7,000 SF		7,000	0.16
155	7,000 SF		7,000	0.16
156	7,000 SF		7,000	0.16
157	7,000 SF		7,000	0.16
158	7,000 SF		7,000	0.16
159	7,000 SF		7,000	0.16
160	7,000 SF		7,000	0.16
161	7,000 SF		7,000	0.16
162	7,000 SF		7,000	0.16
163	7,000 SF		7,000	0.16
164	7,000 SF		7,000	0.16
165	7,000 SF		7,000	0.16
166	7,000 SF		7,000	0.16
167	7,000 SF		7,000	0.16
168	7,000 SF		7,000	0.16
169	7,000 SF		7,000	0.16
170	7,000 SF		7,000	0.16
171	7,000 SF		7,000	0.16
172	7,000 SF		7,000	0.16
173	7,000 SF		7,000	0.16
174	7,000 SF		7,000	0.16
175	7,000 SF		7,000	0.16
176	7,000 SF		7,000	0.16
177	7,000 SF		7,000	0.16
178	7,000 SF		7,000	0.16
179	7,000 SF		7,000	0.16
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183	7,000 SF		7,000	0.16
184	7,000 SF		7,000	0.16
185	7,000 SF		7,000	0.16
186	7,000 SF		7,000	0.16
187	7,000 SF		7,000	0.16
188	7,000 SF		7,000	0.16
189	7,000 SF		7,000	0.16
190	7,000 SF		7,000	0.16
191	7,000 SF		7,000	0.16
192	7,000 SF		7,000	0.16
193	7,000 SF		7,000	0.16
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203	7,000 SF		7,000	0.16
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231	7,000 SF		7,000	0.16
232	7,000 SF		7,000	0.16
233	7,000 SF		7,000	0.16

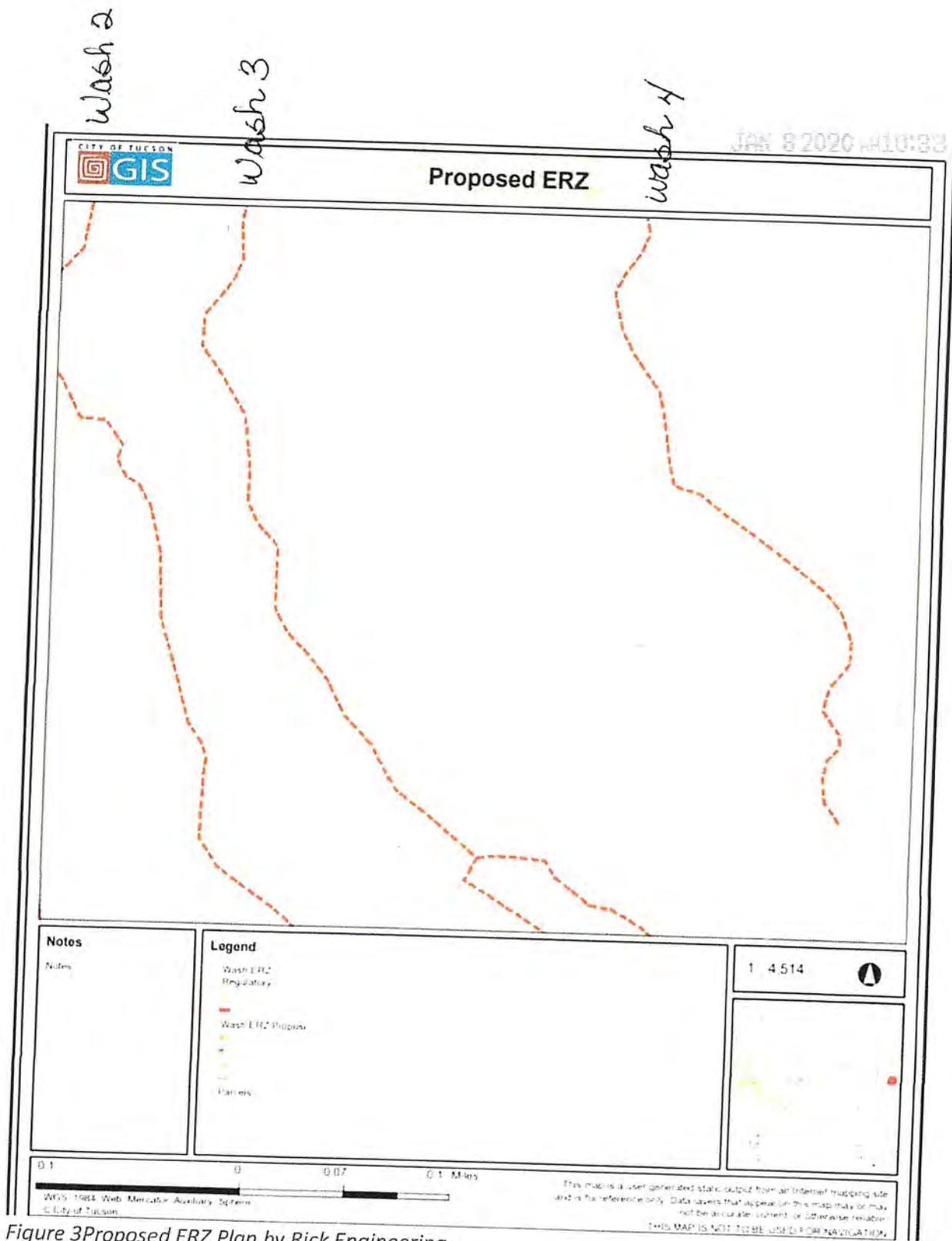
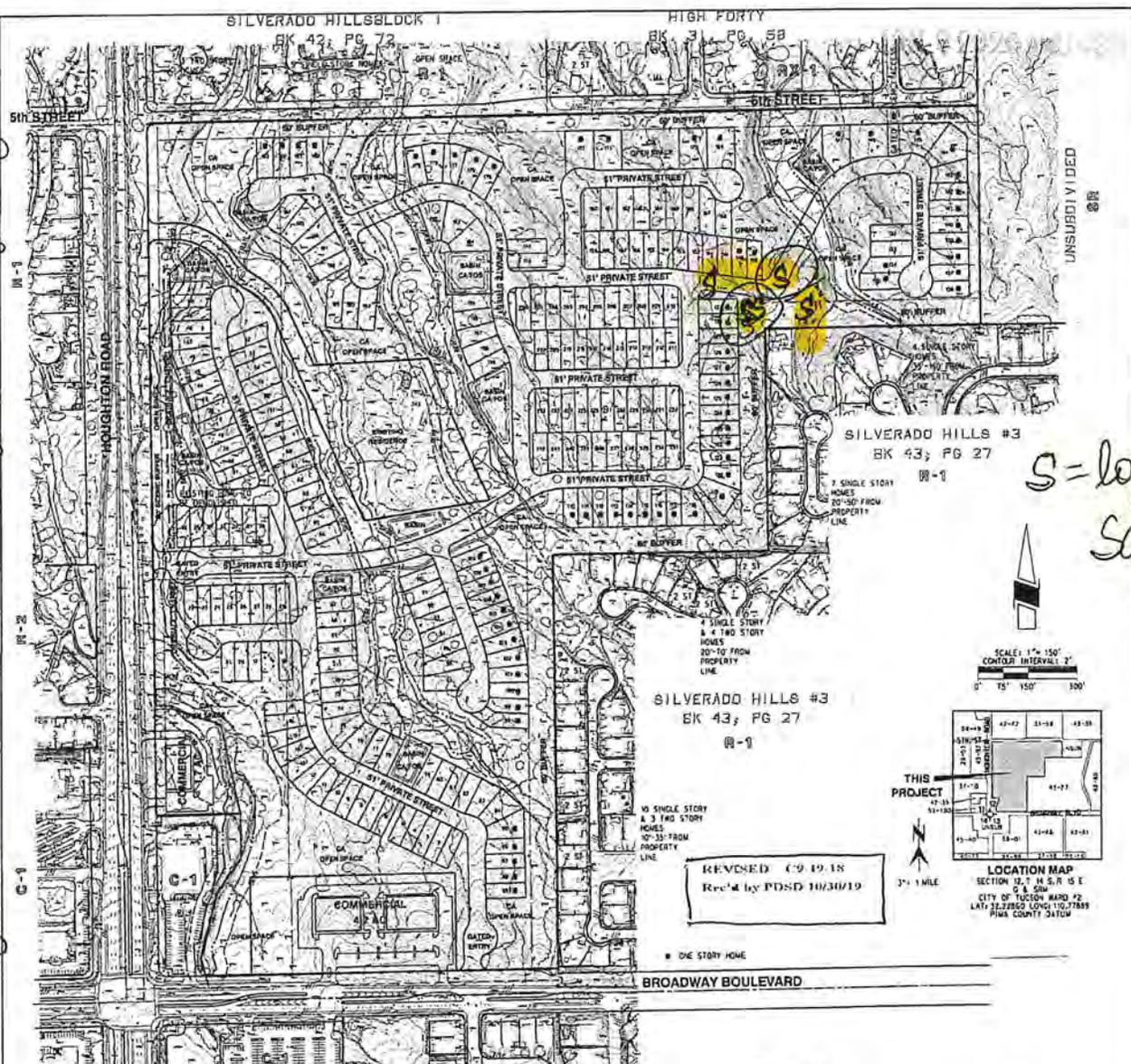


Figure 3 Proposed ERZ Plan by Rick Engineering

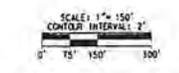
Supporting Documentation for Item #2  
of our letter

*Showing approx location of Stately Saguaros*

*Item #3 of Appendix*



*S = location of Stately Saguaros*



REVISED 09/19/18  
Rec'd by PDSO 10/30/19

**TABULATIONS:**  
Total Site Area: 99.5 acres  
Deduct for commercial parcels: 5.9 acres  
Gross Residential Area: 93.6 acres

**TABULATIONS:**  
Existing Zoning: SR  
Proposed Zoning: R-1 (FLD)  
Use: R-1 - Residential (FLD)

**TABULATIONS:**  
Existing Zoning: SR  
Proposed Zoning: C-1  
Use: C-1 - Commercial

**Residential Development:**  
35% Consolidated Open Space  
Gross Residential Area: 93.6 acres  
35% OS required: (93.6 ac x 35%)  
Developable Area (65%): 60.8 acres

**Commercial Development:**  
20% Consolidated Open Space  
Gross Commercial Area: 5.9 acres  
20% OS required: (5.9 ac x 20%)  
Developable Area (80%): 4.7 acres

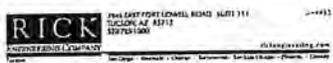
Open Space Required: (32.8 ac + 1.2 ac) 34.0 acres  
Open Space Provided: 34.5 acres

Criteria	Required/Allowed	Proposed
Site Area:	0 Acres	93.6 Acres
RAC:	5.14	2.59
Building Height:	25'	25'
HDZ:	24'	24'
Perimeter Yards:		
5th Street (north)	21' or H*	50'
SR Zone (east)	6' or 2/3H*	20'
R-1 Zone (east/south)	6' or 2/3H*	30'
Broadway Blvd (south)	21' or H*	200'
C-1 Zone (southwest)	10' or 3/4H*	130'
Houghton Road (west)	21' or H*	70'
* From travel lane		
Parking Data:		
Residential: 2 SP/OU x 243	486	Garage 486
Visitor: 0.25 SP/OU x 243	60.8	Street 80
Total:	546.8	566
Landscape Border:		
5th Street:	10'	50'
SR Zone:	None	20'
R-1 Zone:	None	80'
Broadway Blvd:	10'	210'
C-1:	None	70'
Houghton Road (Scenic):	30' Natural	30' Natural

Criteria	Required/Allowed	Proposed
Site Area:	0 Acres	4.2 & 1.7 Acres
Building Height:	30'	30'
Perimeter Yards:		
R-1 Zone (east/north)	11/2H*	45'
Broadway Blvd (south)	21' or H*	21' or H*
C-1 Zone (south)	None	
Houghton Road (west)	21' or H*	30'
* From back of future lots		
Parking Data:		
Commercial: 30,000 SF x 1/250	120	132
10,200 SF x 1/250	41	43
Total:	161	175
Landscape Border:		
R-1 Zone:	10'/5' Wall	10'/5' Wall
Broadway Blvd:	10'/30" Screen	10'/30" Screen
C-1:	None	
Houghton Road (Scenic):	30'/30" Screen	30'/30" Screen

Functional Open Space:  
269 SF/Lot (243 x 269 SF) 65,367 SF 98,000 SF

PDP

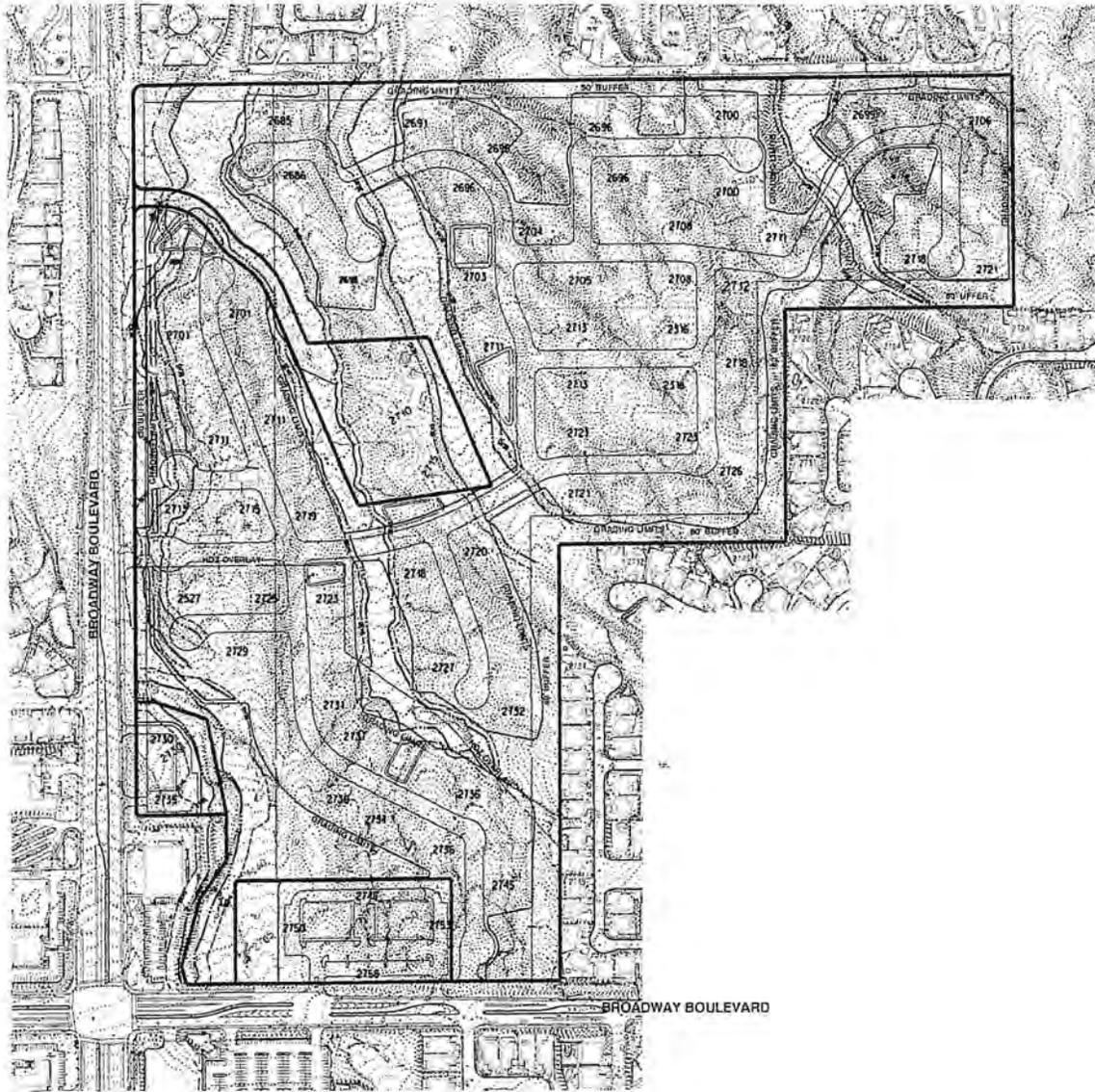


# HOUGHTON RESERVE

A PORTION OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GLA & SALT RIVER MERIDIAN, TUCSON, PIMA COUNTY, ARIZONA.

DATE: 10-29-19

Supporting documentation  
 See Item #4 of our Letter



**LEGEND**

- 2736 EXISTING GRADE
- 2736 APPROXIMATE PAD GRADE
- HDZ SLOPES
- 100-YR FLOOD PRONE AREAS AND AREAS OF DENSER VEGETATION



**ERR CONCEPT GRADING MAP  
 HOUGHTON RESERVE**

DATE: 8-30-19

**RICK**

INCORPORATED  
 1000 W. 10th St., Suite 100  
 Lincoln, NE 68502

111111

Documentation to support item #5 in our Letter  
in addition see the PDP for <sup>Proposed</sup> lot #5 to be built  
by this wash

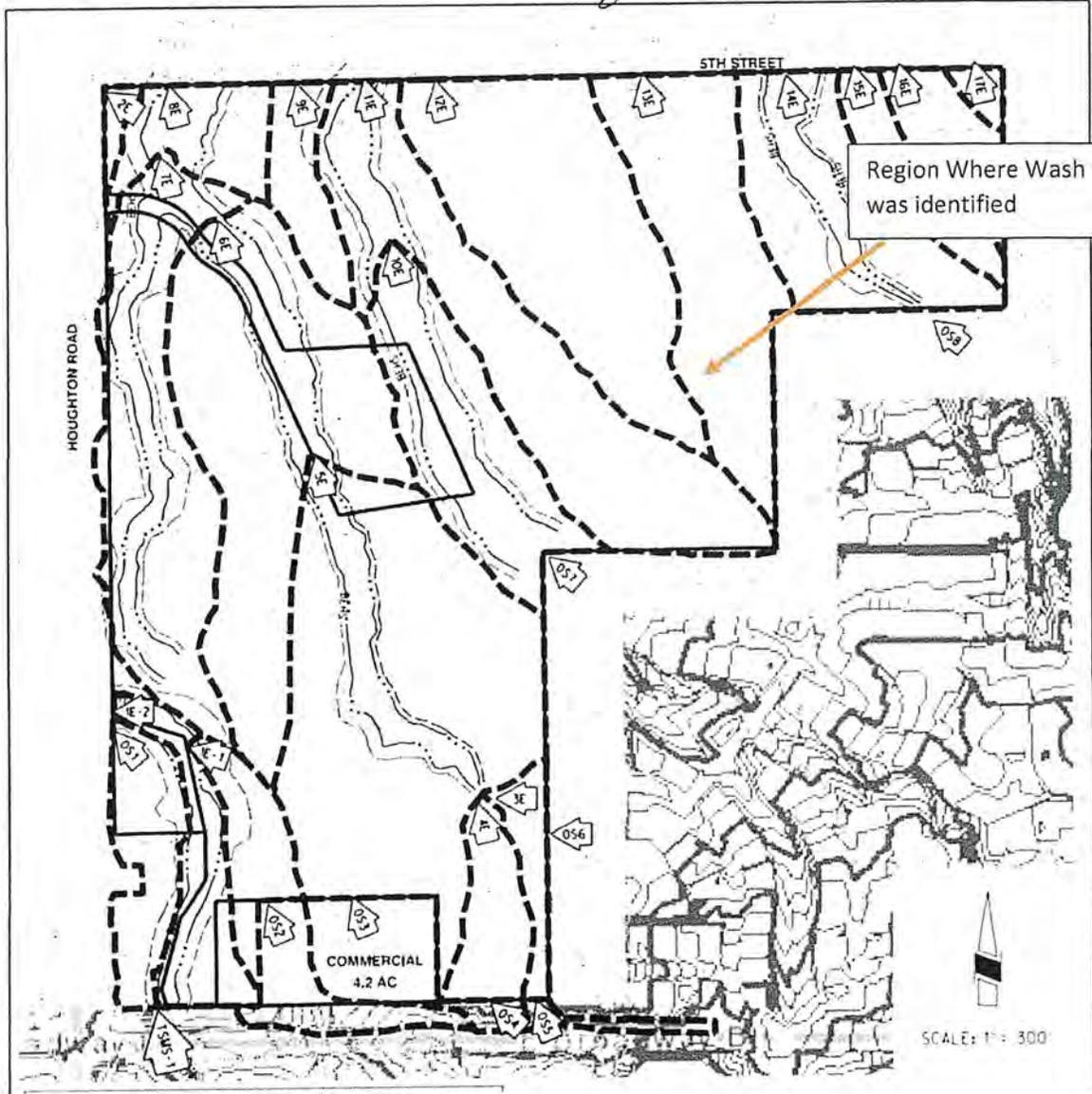


Figure 2: Topology of the land found in Rick Engineering's Report (Document ID 9572585) page 19. Narrative found on page 18.

See Item #6 of our letter

**Peak Use Times**

The period(s) during which activity at any given use is highest. Peak use times are determined on a daily, weekly, or seasonal basis depending on the type of use.

**Pedestrian Circulation Path**

An exterior way of passage that is designed for pedestrian use and which may include general pedestrian areas, such as sidewalks, plazas, and courts.

**Pedestrian Distance**

A measurable distance between supportive land uses (such as between residential uses and schools or residential uses and commercial uses) that encourage walking as part of a multi-modal strategy within a development.

**Perimeter Yard**

A setback area to separate buildings from adjacent property or streets.

**Person**

Any individual as well as any firm, corporation, partnership, company, or any other form of multiple organization for the carrying on of business.

**Phased Development**

For purposes of consideration and approval of Protected Development Right Plans, a Phased Development is a development that (a) consists of at least 40 acres depicted on a single master subdivision plat for a residential development or (b) consists of at least 20 acres depicted on a single master subdivision plat or site plan for a nonresidential development or (c) is the subject of a newly adopted Planned Area Development (PAD) zone or (d) the Mayor and Council have identified as a phased development for purposes of protected development rights.

**Phased Grading**

For grading purposes requires separate/additional grading permits where the project is more than 35 acres. Phased grading may be required for any size of development where the City determines, or the applicant proposes, that phasing is required due to design or safety-related issues for the project that may be related to public access or construction activity.

**Plan Amendment**

A proposed change(s) to a plan previously adopted by Mayor and Council.

**Plans Review Subcommittee**

The same as the Tucson-Pima County Historical Commission Plans Review Subcommittee.

**Plant Community**

A biological grouping of vegetation frequently found under natural conditions due to their common soils, moisture, climate, and orientation requirements.

**Plant Inventory**

A numerical listing and assessment of the plants on a site that includes plant genus and species, size, health, age, form or structure, and locational situation, such as soils and topography.

Presentation to Rezoning Examiner re: proposed Houghton Reserve development  
By Richard Huebschman, 20-year resident of Silverado Hills, Tucson  
Re: Rezoning Protest, Case C9-19-18, Houghton Reserve

Dear Sir:

What is behind the recent surge in zoning requests for infill housing along the Houghton corridor, and how will we be impacted?

Tucson General and Sustainability Plan of 2013 (Plan Tucson) gives guidelines for future housing development in the city. With our slow economy, changing demographics and high poverty rates, special emphasis is being given to "affordable" housing solutions, specifically for families with limited incomes. City planners project a shift from traditional suburban lower-density patterns to more affordable infill housing, condos and multi-family rentals, including subsidized housing from federal entitlement funds. In Plan Tucson, Houghton East suburbs are specified as "neighborhoods of greater infill potential."

Houghton Reserve proposal contains high-density infill housing, which I feel would be incompatible with surrounding uses and better suited to the inner city. The scale and magnitude of hundreds of new homes on small, tightly-packed infill lots present a threat to property values, privacy and suburban feel of existing neighborhoods. Must middle class homeowners of East Tucson be forced to sacrifice their suburban homes in the interest of "affordable" housing? For current residents this planned development is too much, too soon. But, for the developers and investors, and for revenue-seeking city government, it can't come soon enough.

Plan Tucson affordable housing solutions appear to be too self-serving, government-based and indifferent to our suburban values. Tucson needs a more balanced market-based narrative to affordable housing including an improved and more diverse business climate, with more and better paying jobs, so that people can afford to buy homes of their choice.

Despite revisions in their original plan, Meritage has yet to make significant reductions in total lot numbers; therefore, I propose that conservative cuts of at least 20% would not be unreasonable. This could be done by cutting total infill lots by 50%, replacing them with larger (about 8,500sqft) lots of equal total area, and locating the remaining 50% infills closer to Houghton road, further removed from Silverado block 3.

Along its eastern periphery with Silverado block 3, Meritage wants to include an 80 foot NUOS buffer area within its 1<sup>st</sup> tier of homes to allow a density calculation similar to that of adjacent Silverado Hills 1<sup>st</sup> tier housing. How does this comply with provisions of Houghton East Neighborhood plan? Since the buffer is undeveloped and undisturbed open space, how can it be considered integral to the developed area? A better alternative would be to keep the buffer; placing larger lots (minimum 8,500sqft) similar to Silverado Hills along its eastern periphery. In their latest revision, Meritage proposed a lower density transition along its northern tier paralleling 5<sup>th</sup> avenue, by replacing 1<sup>st</sup> tier infill lots with substantially larger lots. So, why not create a similar transition along its eastern boundary with Silverado block 3?

Finally, should Meritage decide not to significantly reduce the amount of infill housing in its proposal, rezoning for Houghton Reserve should be restricted to R-1 residential, with no FLD, and minimum lot size of 7,000sqft, as per Tucson land use code.

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Paul Cunningham; Katie Bolger; [katiebolger@yahoo.com](mailto:katiebolger@yahoo.com); Ted Prezelski; et al  
**Date:** 01/07/2020 2:54 PM  
**Subject:** Fwd: [EXTERNAL]Houghton Reserve Development

Please see below.

Christopher Desborough MSW  
Constituent Services  
Office of Vice Mayor  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 1/7/2020 2:52 PM >>>

>>> [anna frances <frannatruth@gmail.com>](mailto:frannatruth@gmail.com) 1/7/2020 2:50 PM >>>

To the Zoning Judge and Councilman Cunningham:

I am a resident of Silverado Hills. I chose to live here, specifically for the surrounding desert, the quiet and the low density of houses. I enjoy wonderful views of the Santa Catalinas and the Rincons ; javalinas and coyotes visit my yard. As a Visiting Nurse, my job takes me into other parts of Tucson but as I hit Harrison Rd on my way home, a feeling of space opens up.

The proposed changes in zoning would alter everything that we residents value about our neighborhood. Allowing 240 new houses to be built in the area of Houghton and Broadway means at minimum, 240 additional cars bringing noise and traffic congestion. I am also grieved by the destruction of habitat and the disregard for water consumption such development would bring. I strongly object to the proposed changes and commercial development. I urge you to keep Silverado Hills the peaceful place we residents love.

Sincerely, Anna Frances

**From:** Christopher Desborough  
**To:** John Beall  
**CC:** Paul Cunningham; Katie Bolger; katiebolger@yahoo.com; Ted Prezelski; ...  
**Date:** 01/07/2020 3:02 PM  
**Subject:** Fwd: [EXTERNAL]No Rezoning for Houghton Reserve!

Please see below.

Christopher Desborough MSW  
Constituent Services  
Office of Vice Mayor  
Paul Cunningham, Ward 2  
7575 E. Speedway Blvd  
Tucson, AZ 85710  
Office: (520) 791-4687  
Fax: (520) 791-5380

>>> Ward2 1/7/2020 2:51 PM >>>

>>> Kathryn Stewart <[kqbstewart@gmail.com](mailto:kqbstewart@gmail.com)> 1/7/2020 1:44 PM >>>  
Dear Councilman Cunningham -

Meritage Homes is trying to rezone the area east of Houghton Road between Broadway and Speedway. The requested zoning would allow 243 houses on 99 acres, as compared to the current zoning that would allow 30 houses. This is a totally unacceptable change in the zoning classification. If the city allows this type of rezoning, what do zoning regulations actually mean? The requested zoning is completely out of keeping with the surrounding neighborhoods, would decimate natural vegetation, and negatively affect wildlife.

As a Tucson resident, I treasure the natural beauty of our area and feel fortunate to live here. Zoning regulations should help to preserve that environment while making good use of available land. The proposed rezoning is entirely contrary to that purpose.

I know you want to do the right thing for Ward 2, for the city, and for the environment. Please do not approve this rezoning request.

Sincerely,  
Kathryn Stewart  
134 N. Understory Lane  
Tucson, AZ 85748



### Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of 3/4 of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)

Raymond Rappaport, LLC  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**NOTE:** If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.

Reason:

*A nice subdivision is better than apartments, condos, rentals, big box commercial, etc. This well planned attractive community is the absolute best use for this property. The longer a property waits, the more likely commercial, apartments, etc. will become.*

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>Raymond Rappaport</i>	520 N. Houghton Rd. Tucson, AZ 85748	P.O. 17012 - 85731

Date Dec. 30, 2019



### Approval – Protest Form

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Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, ~~SP~~ to R-1 and C-1 (Ward 2)

Gegenheimer Properties, LLC  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**NOTE:** If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.

**Reason:**

*This property is an infill lot. It will obviously be developed and a well planned subdivision with nice homes is preferable to commercial, apartments, condos, etc.*

*This is the best use for the people of Tucson, and the surrounding community.*

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<i>Paul H. Agabrin</i>	<i>344 N. Houghton Rd.</i>	<i>P.O. 17012 - 85731</i>
	<i>Tucson, AZ 85748</i>	

Date Dec. 30, 2019

## Approval – Protest Form



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)**

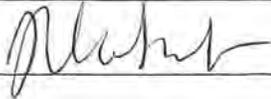
Jeanine DeSalvo  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**NOTE: If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.**

**Reason:**

- obstructed mountain views from our neighborhood
- additional construction that is unnecessary
- increased traffic in the area

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	64 S. Happy Valley. Saddle Drive	Same

Date 12/26/19

## Approval – Protest Form



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

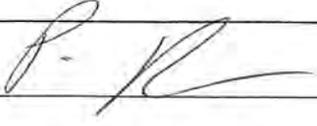
Patrick Reeder

Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception  
 PROTEST the proposed rezoning/special exception

**Reason:**

Single family residence is the best.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	10280 E Vicksburg St.	P.O. Box 31522 Tucson, AZ 85751

Date \_\_\_\_\_

### Approval – Protest Form



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 FLD and C-1 (Ward 2)**

Monica Yrigoyen  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

SFR looks like it is the best  
use for the land

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Monica M. Yrigoyen</u>	<u>10280 E. Vicksburg</u>	<u>PO Box 31522</u> <u>Tucson, AZ 85641</u>

Date 11-12-19

January 8, 2020

Zoning Examiner  
City of Tucson  
c/o Mr. John Beall  
Planning and Development Services Dept.  
[John.Beall@tucsonaz.gov](mailto:John.Beall@tucsonaz.gov)

**RE: Support for Houghton Reserve Rezoning (C9-19-18)**

I am writing to support the above-referenced rezoning project.

This project exemplifies respectful infill development. The Gegenheimer family has lived on this land for over 70 years and has watched as the area has grown and homes have been developed directly adjacent to their land. While some neighbors would certainly rather have this land be maintained as open space, I recognize this is private property and the Gegenheimer family has the right to develop their property, just as all the properties around them have been developed over the years.

The rezoning to both commercial and residential near the northeast corner of Houghton and Broadway is a very well-designed infill development project. The commercial is C-1 (neighborhood commercial) with access only to the adjacent major arterials. The residential density is identical to the adjacent Silverado Hills 3 development and is very similar to the other developments surrounding the property. Where adjacent to larger-lot development, the team has designed a transition area that has fewer homes and is less dense than the rest of the project. The project has also been designed to maintain the major washes for wildlife movement, and 35% of the project site is being set aside as open space. This project incorporates all the latest best practices in urban planning.

Infill development is needed for us (as a region) to accommodate current growth in a sustainable fashion. We need to find infill parcels where development has already occurred and where infrastructure is readily accessible. This is at the corner of Broadway and Houghton—two major intersections that have already been improved in anticipation of future growth. It makes sense to develop this project at this location.

Tucson's growing employment numbers require the City to increase housing options that are closer to transportation and high employment areas. This proposed development addresses these needs by creating housing inside Tucson's city limits on the growing east side, rather than building on the edge of the City. This rezoning request respects and fits in with the surrounding neighborhood zoning and densities and will help Tucson to grow in a sustainable manner and provide housing for its continued employment attraction efforts.

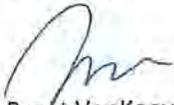
More rooftops will support commercial businesses—greater residential density will allow many merchants to be more successful. The C-1 zoning proposed with this development is appropriate, as it permits the lowest-intensity commercial uses that are complementary to the neighborhood. Commercial uses belong along the major arterial roadway, and commercial uses are already locating along these corridors. The construction of this project will help our economy grow and support local business in the area.

I understand Meritage Homes and their team have worked extensively with the adjacent property owners. As a member of the development community, I understand the time and effort required to work with adjacent neighbors. The development team has listened to the neighbors to understand their concerns and were able to offer a number of key modifications to mitigate impacts of the new development on existing homes, including:

- *Creating a minimum 100-foot transition area between Houghton Reserve and any existing home.*
- *Providing a 50- to 80-foot vegetated buffer along the project perimeter adjacent to existing homes.*
- *Limiting all homes on the perimeter to single-story construction.*
- *Offering enhanced landscaping within the buffers to provide screening and maintain privacy.*

City staff has expressed support for this development. I am supportive of this development. I ask for you to vote in support of it as well.

Sincerely,



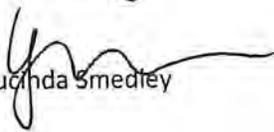
Brent VanKoevering

I understand Meritage Homes and their team have worked extensively with the adjacent property owners. As a member of the development community, I understand the time and effort required to work with adjacent neighbors. The development team has listened to the neighbors to understand their concerns and were able to offer a number of key modifications to mitigate impacts of the new development on existing homes, including:

- *Creating a minimum 100-foot transition area between Houghton Reserve and any existing home.*
- *Providing a 50- to 80-foot vegetated buffer along the project perimeter adjacent to existing homes.*
- *Limiting all homes on the perimeter to single-story construction.*
- *Offering enhanced landscaping within the buffers to provide screening and maintain privacy.*

City staff has expressed support for this development. I am supportive of this development. I ask for you to vote in support of it as well.

Sincerely,



Lucinda Smedley

Approval – Protest Form

SM 110020-12-07



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of 3/4 of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)

Kimberly Mehlhorn  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**NOTE: If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.**

Reason:

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
	462 N Dijon Ct	462 N Dijon Ct Tucson AZ 85748

Date 1/6/20

### Approval – Protest Form



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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)**

Brenton Watkins  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**NOTE: If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.**

**Reason:**

This an area of Tucson that has ample high density neighborhoods. We should aim to maintain as much of the natural habitat as possible, and lower density residential zones do this.

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Brenton Watkins</u>	<u>417 N. Sedge Lane</u>	<u>same</u>

Date 12/16/19

### Approval – Protest Form



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

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**Case: C9-19-18 Houghton Reserve, Houghton Road & Broadway Boulevard, SR to R-1 and C-1 (Ward 2)**

Jane Tullius  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**NOTE: If you have already submitted this form OR an email Or a letter regarding this case, there is no need to resubmit this form or your comments. All comments already received will be valid until Mayor and Council have taken action on this case. The Mayor and Council action date will but will occur approximately six weeks after the Zoning Examiner public hearing closes.**

**Reason:**

I have attached an extension to my letter dated Oct 31, 2019.

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS
<u>Jane Tullius</u>	399 N Deshaun Pl	

Date 1/6 2020

6 January 2020

The Honorable Mayor of Tucson, and Members of the Tucson City Council  
PO Box 27210  
Tucson AZ 85726-7210

RE: Case # T19PRE0116 Houghton Reserve Rezoning Permit# C9-19-18

Dear Mayor and Members of the City Council,

This is a continuance of our letter to you dated October 31, 2019 for the zoning application for Case C9-19-18 Houghton Reserve.

As stated in my previous letter, I am opposed of this rezoning because of some issues stated in my original letter and of the information that follows in this letter.

- 1) The rezoning application and the proposed lot sizes are all based on the Flexible Lot Development (FLD) option for R1 that "allows for a denser, clustered development in exchange for a project that provides a greater community benefit" from section 8.7.3 in the Unified Development Code. The homes are clustered together, to allow for more usable natural open space for the community. However, looking at the proposed cluster development, the NUOS runs along the washes and the buffers with little functional open space throughout the neighborhood. It is not clear based on the proposed development what greater community benefit was provided. The densification of homes and reduction of lots sizes allowed by the FLD option particularly along the existing neighborhoods has the potential to negatively impact the community vs benefit them. With the allowance of this option, it has allowed Meritage Home to squeeze too many homes on this property without fulfilling the requirements of FLD.
- 2) The current ERZ last updated 1995, attached to this letter, only shows 2 major washes in this region north of Broadway and east of Houghton. It identifies the Coronado Ridge wash that flows near where the proposed commercial property will be. Along the rest of the property in question, there is no identified ERZ washes amongst the property. However, along all the existing neighboring subdivisions, it implies that there are major washes through the land in question. Silverado Hills got an exemption from the ERZ plan (#) and should anything be changed in the High Forty neighborhood, they must comply with the ERZ plan (\*). The city has not outlined any major washes through this property but a proposed ERZ plan was created by the developer. Supporting Documentation can be found in Figures 1-3. I feel this is biased towards the developer's desires. My Property is on Doeskin place bordering Houghton Reserve. I walked the region along the proposed 80ft buffer. I identified a large wash highlighted in Figure 2 but was not considered by Rick Engineering (paid for the developer) in their proposed ERZ plan. At the boundary of the 80 ft buffer which in the proposed plans would overlay of the first row of homes. This wash is a major concern to me as the water would have to be redirected and may impact existing neighborhoods, i.e. pushing the water flow through the NUOS 80 ft buffer. I request that the city updates the ERZ plan in accordance to the land and not based on the



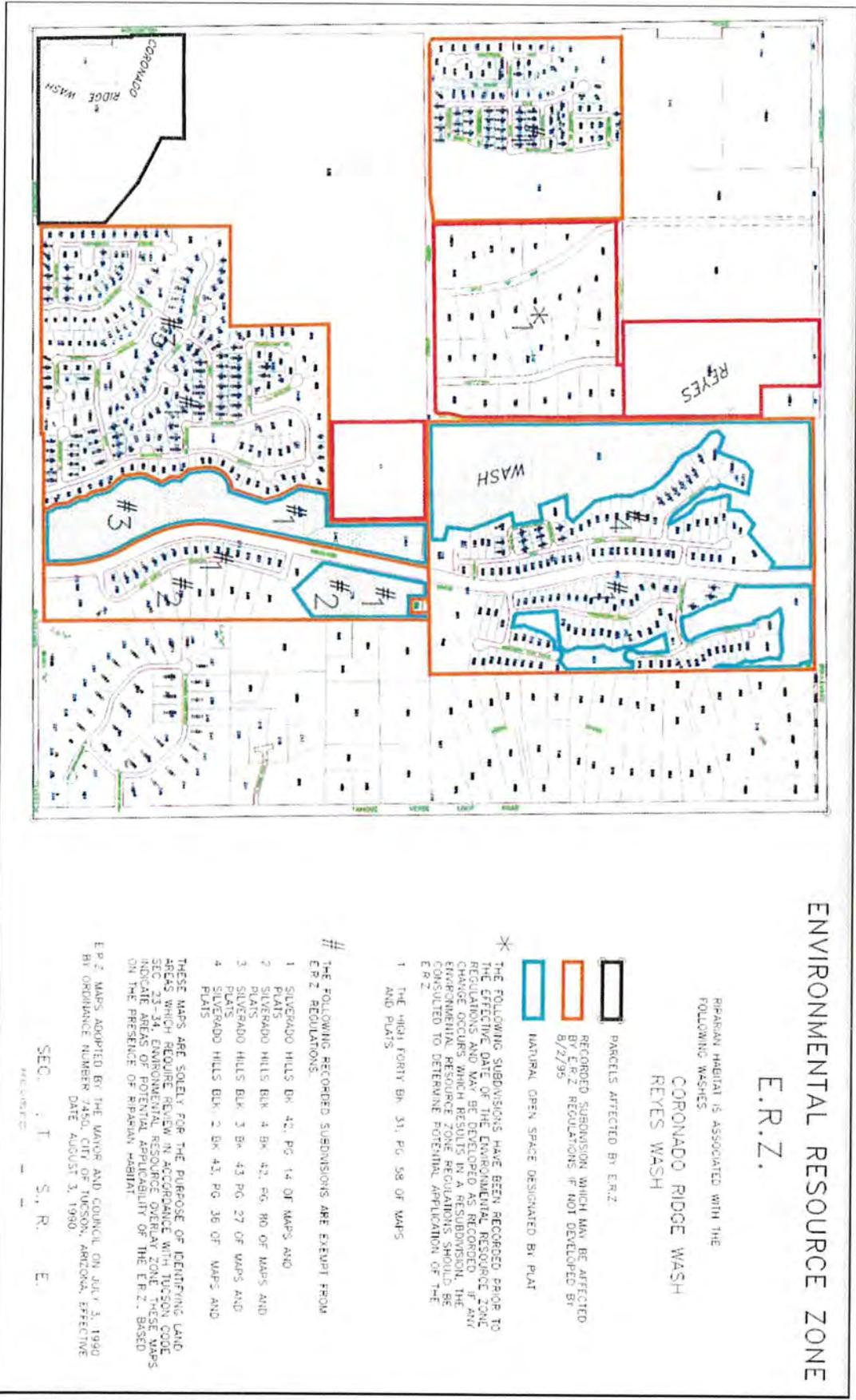


Figure 1: Current ERZ Plan