

Oracle Foothills Neighborhood Association

Special Call Meeting
Catalina Foothills Center Project/Tea Room
June 10, 2014
5459 N. Agave Dr.
Minutes

The meeting was called to order at 7pm by president Robert Bolton.

Board Members Present: Bente Jensen, Robert Bolton, Mary Jo Schwartz, Ron Kuykendall, Leo Roop, John Battaile, Jay DeAngeli, Susan Berger, Roxie Lopez.

Board Members Absent: Tom Scarborough, Delann DeBenedetti

Neighbors Present: Barbara Bolton, Robert Lanier, Carole DeAngeli (Recording Secretary)

Carole introduced Jim Portman, Projects International, who represents the Catalina Foothills Center (the Lodge).

West Yvon ROW - Jim first summarized the status of the West Yvon Drive ROW Abandonment project. The Lodge has joined the project and the ROW will be abandoned from Genematas to Oracle Rd. After the properties have been surveyed and new legal descriptions written, the County surveyor will review and bless them, at which time the project will proceed to the Board of Supervisors for their approval. It may be October before the Board of Supervisors hears the request. Jay asked if the Lodge would be willing to fund the road closure, such as installing a gate. Mr. Portner's clients have been advised of the request.

Lodge Redevelopment - The Lodge's longtime owners are a Los Angeles family who has vacationed in Tucson for many years and would like to create a high-end multi-use project which currently does not exist in Tucson. As envisioned at this early stage, the project would consist of a small boutique hotel, a 'main street' shopping/dining complex, housing such as casitas or patio homes and, possibly, a high-quality senior-living facility. The first step in the redevelopment is to request an amendment to the Pima County Comprehensive Plan, changing the land use density designations. This is a very broad-brush, conceptual plan at this point until approval is given to amend the Comp. Plan. The request will be to have 13 acres of Neighborhood Activity Center, 27 acres of Medium Intensity Urban and 10 acres of Resource Transition. The plan envisions extensive buffers between the project and the Oracle Foothills neighborhood, but will require two entries - one at the current entry on Yvon and another on Genematas.

The next step in the redevelopment would be the rezoning, which would require detailed plans. At that time, Mr. Portner would have specific information regarding building heights, number of housing units, the layout of the entire project, etc.

The tentative timetable:

- A public informational meeting will be held by Mr. Portner around the first week of August. He will notice all property owners within 1000' of the development boundaries.
- The Planning and Zoning Commission will hear the project on Wednesday, August 27th. They can approve, disapprove or ask the petitioner to come back with more information.
- If approved by P&Z, the project will go to the Board of Supervisors for approval of the change to the Comp Plan. This hearing will probably in October at the earliest. The Board considers public testimony, the P&Z recommendation and the Planning staff report.
- If the Board approves the amendment, the project will next move to the rezoning phase. Mr. Portner does not foresee any actual construction to begin for about 3 years.

OFNA board members asked Mr. Portner to provide examples of past projects by Jess S. Morgan, the client, so we can see the track record. We are interested in knowing the quality of their projects, their commitment and follow-through. Mr. Portner agreed to provide this information. The other concerns raised by board members and neighbors included traffic impact and accesses, especially on Genematas; building heights; maintaining, to the greatest extent possible, the natural contours of the land; the long-term economic viability of the project and adequate buffering from abutting Oracle Foothills properties. Mr. Portner emphasized the importance of an ongoing dialog with the neighborhood.

Tea Room - Mr. Read has asked this board to reconsider the number of potential uses we would approve for the Tea Room site, and has provided us with a requested list of 10 business types within CB-1, two of which we have already approved. He doesn't feel that he is able to properly market and sell his property if the potential uses are so limited. A discussion of the various pros and cons ensued. It was moved and seconded that the board approve the list in its entirety. The vote was 7-2 in favor. Thus the motion passed. The board will notify PC planners that we will agree to the following potential uses for the site:

(Numbers are from Pima County Zoning Code 18.43.030, Permitted Uses within Local Business Zone, CB-1)

- 3. Apparel Store**
- 5. Art Gallery or Store**
- 15. Beauty Shop/Salon**
- 37. Florist Shop**
- 43. Gift, Curio or Novelty Shop**
- 50. Interior Decorator**
- 52. Jewelry Store**
- 64. Office: Business, Professional or Semi-Professional
Pilates/Yoga Studio (Not currently specified in the zoning code)**

A letter will be sent by Robert to the planning staff specifying the above and reiterating our requirements for limitations on the uses as specified in our original letter dated 5/17/14.

The meeting was adjourned at 9:10pm.

