

AGENDA MATERIAL

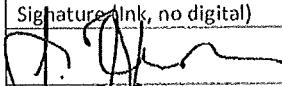

DATE 7/11/23

ITEM NO. RA 63

Print copy of petition and ink signatures only.

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

| Signature (Ink, no digital) | Printed Name | Address | Phone or email | Date |
|---|-------------------|------------|----------------|--------|
|  | John P. Hansen | [REDACTED] | [REDACTED] | 7/6/23 |
|  | Lindsay M. Hansen | [REDACTED] | [REDACTED] | 7/6/23 |
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Send petitions to COB_mail@pima.gov or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

20230711 10:00 AM

From: Duff C Hearon
To: Jackson Cassidy
Subject: Support for Quail Canyon Rezoning, Case No. P22SP00003
Date: Wednesday, July 5, 2023 2:48:26 PM

Honorable Members of the Board,

I support the proposed Quail Canyon Rezoning.
I do this as a neighbor a mile to the southeast of this property. I drive pass by this land nearly every day on Rudasill. Even more, the Quail Canyon par 3 course is where I played countless rounds of golf with my son as he grew up. While it is always hard to see change. It is even harder to see this land lay fallow and dumpier each month. The homebuilder is not only reputable, but, has many other subdivisions that show me it will have a much better future and be much better maintained by the future homeowners. Please quickly allow the rezoning. Duff

Kind regards,

Duff C. Hearon



JUL 05 2023 02:48:26 PM

From: Nicole Reilly
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 12:42:55 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

As you know, the Pima County Planning and Zoning Commissioners recently recommended approval of the project (7 to 2) at a density that will help address the housing shortage. With this recommendation, the Commissioners commented on the quality and thoughtfulness of the project proposal, extensive efforts to mitigate impact and protect the environment, the substantial collaboration that occurred with the local community and conservation groups, and the fact that Quail Canyon Homes is the exact type of project that can responsibly and sustainably help address Tucson's housing crisis.

We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,
Nicole Reilly
Street Address: 3021 N Olsen Ave Apt 1
City: Tucson
State / Province: Az
Postal / Zip Code: 85719

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 07/10/2023 BY [REDACTED]

From: Nick Arnold
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 1:11:25 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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Respectfully,
Nick Arnold
Street Address: 105 N Regency Pl
City: Tucson
State / Province: AZ
Postal / Zip Code: 85711q

2023-07-05 1:11:25 PM

From: Junko Nagao
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 1:21:04 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
Junko Nagao
Street Address: 1234 NORTH 5TH AVE
City: TUCSON
State / Province: AZ
Postal / Zip Code: 85705

20230705152104

From: Danielle Coquyt
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning ~ Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 1:24:03 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
Danielle Coquyt
Street Address: 5750 S Houghton Road
Street Address Line 2: Apt 7203
City: Tucson
State / Province: AZ
Postal / Zip Code: 85747

From: Emily Bressler
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning -- Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 1:57:34 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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Respectfully,
Emily Bressler
Street Address: 3016 n Dodge Blvd
City: Tucson
State / Province: AZ
Postal / Zip Code: 85716

EMILY BRESSLER

From: [ellie hutchison](#)
To: [Jackson Cassidy;](#) [REDACTED]
Subject: Support for Rezoning -- Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 2:59:10 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
ellie hutchison

111-00304108-0005-00
W

From: Amy C
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 3:26:30 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
Amy C

JUL 06 11:00 AM '23

From: Becca Fealk
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 3:40:03 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
Becca Fealk
Street Address: 2510 e Mabel st
City: Tucson
State / Province: Az
Postal / Zip Code: 85716

20230705154003

From: Sofia Blue
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 4:08:37 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
Sofia Blue
Street Address: 3217 E 25th st
City: Tucson
State / Province: Az
Postal / Zip Code: 85713

MAILED 07/05/2023 10:15

From: Barbara Amodei
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 4:11:38 PM

Dear Supervisors,

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Respectfully,
Barbara Amodei
Street Address: 3542 E 3rd St
City: Tucson
State / Province: AZ
Postal / Zip Code: 85716

ALLEGED DOCUMENT

From: Shane McMurphy
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 4:41:44 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
Shane McMurphy

AL032501028300 / 100
4/2

From: Debbie Mackinney
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 4:44:58 PM

Dear Supervisors,

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Respectfully,
Debbie Mackinney
Street Address: 10241 E Lucille Dr
City: Tucson
State / Province: AZ
Postal / Zip Code: 85730

10/23/2023 4:44:58 PM

From: Chelsea Bowdren
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 5:10:50 PM

Dear Supervisors,

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Respectfully,
Chelsea Bowdren
Street Address: 502 E University Blvd
City: Tucson
State / Province: AZ
Postal / Zip Code: 85705

20230705 15:10:50 PM

From: Isabella Baldauf
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 5:34:54 PM

Dear Supervisors,

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Respectfully,
Isabella Baldauf
Street Address: 2201 East Eastland
City: Tucson
State / Province: AZ
Postal / Zip Code: 85719

11-11-2023 10:00 AM

From: Rafael Jeffery
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 5:56:51 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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Respectfully,
Rafael Jeffery
Postal / Zip Code: 85213

MA 20230705 15:56:51

From: Lauren McCullough
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning -- Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 6:10:25 PM

Dear Supervisors,

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Respectfully,
Lauren McCullough
Street Address: 203 S Cherry Ave
Street Address Line 2: #1
City: Tucson
State / Province: AZ
Postal / Zip Code: 85719

From: Douglas Henley
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning - Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 7:14:52 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
Douglas Henley
Street Address: 1140 e 10th St
City: Tucson
State / Province: AZ
Postal / Zip Code: 85719

1140 E 10TH ST
TUCSON, AZ 85719
PH: 520-298-1140
FAX: 520-298-1141
WWW.DHENLEY.COM

From: Andrew-John Torre
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 7:34:52 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
Andrew-John Torre
Street Address: 5430 North Rattler Way
City: Litchfield Park
State / Province: Arizona
Postal / Zip Code: 85340

20230705 10:05:00 AM

From: Debbie Federico
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Wednesday, July 5, 2023 11:46:38 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
Debbie Federico
Street Address: 330 w 32nd st
City: Tucson
State / Province: AZ
Postal / Zip Code: 85713

From: Emerson DeMeester-Lane
To: Jackson Cassidy;
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Thursday, July 6, 2023 6:28:25 AM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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Respectfully,
Emerson DeMeester-Lane
Street Address: 249 S Tucson Blvd
City: Tucson
State / Province: AZ
Postal / Zip Code: 85716

20230706 10:00 AM

From: Taylor Blackwell
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Thursday, July 6, 2023 7:02:19 AM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

As you know, the Pima County Planning and Zoning Commissioners recently recommended approval of the project (7 to 2) at a density that will help address the housing shortage. With this recommendation, the Commissioners commented on the quality and thoughtfulness of the project proposal, extensive efforts to mitigate impact and protect the environment, the substantial collaboration that occurred with the local community and conservation groups, and the fact that Quail Canyon Homes is the exact type of project that can responsibly and sustainably help address Tucson's housing crisis.

We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,
Taylor Blackwell
Street Address: 961 N Euclid Ave
City: Tucson
State / Province: AZ
Postal / Zip Code: 85719

JUL 06 2023 10:00 AM

From: Amanda Martinez
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning -- Quail Canyon Specific Plan
Date: Thursday, July 6, 2023 7:23:56 AM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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Respectfully,
Amanda Martinez
Street Address: 907 W Nearmont Dr
City: Tucson
State / Province: AZ
Postal / Zip Code: 85745

FILED
JUL 10 2023
TUCSON, AZ

From: Brittany Dobroslavic
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Thursday, July 6, 2023 9:34:47 AM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
Brittany Dobroslavic
Street Address: 3130 W Rock Hill Rd Apt 37
City: Tucson
State / Province: Arizona
Postal / Zip Code: 85745

20230706 10:00 AM

From: Ash Avila
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Thursday, July 6, 2023 9:44:18 AM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

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Respectfully,
Ash Avila
Street Address: 2007 e 2nd street
City: Tucson
State / Province: AZ
Postal / Zip Code: 85719

RECEIVED
JUL 10 2023 11:00 AM