

Katrina Martinez

From: Ed Booth [REDACTED]
Sent: Tuesday, August 25, 2020 5:54 PM
To: COB_mail
Subject: Subject: Yates rezoning case 319RZ00010

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Case deferred at July 7 meeting and scheduled for Sept 1.

I have sent 2 prior emails, but apparently with the wrong address. Hope this works.

Jan Booth and I own and reside at 7855 N Como Dr within 300 feet of the Yates proposed development at 7801 N LaCholla.

We are opposed to this development for all reasons previously stated by many others.

In addition our #1 concern is the tremendous safety risk which has not yet been faced squarely, but has been pushed back and back to later studies; both this currently unused driveway and Como intersections will have major problems which have just not been realistically addressed. The Zoning Commission turned down a revised request saying, among other things, that a new traffic study was needed. The study was provided in May, and its weakness only heightened our concerns.

Since 1990 various private and public groups have taken actions around this property, each of which makes sense in its own context. Unfortunately, the outcome of this situation is unacceptable to us from a public safety point of view which seems to always be going to be addressed sometime later.

You don't have to read the rest of this, but this is my understanding of how this situation has come about:

1-Staff has strongly supported this project (with caveats) because it is consistent with the Pima County Comprehensive Plan, which includes this site as a good prospect for infill for several good urban planning considerations. We understand this.

The Comprehensive Plan occurred before the moving and widening of Magee road and tea-cupping of the Magee/LaCholla Intersection. This property has always had 7801 LaCholla as its address and driveway.

2-In 1990 Mr Yates' mother wanted to buy the property but saw the driveway onto La Cholla as too dangerous, even then. Eventually she and the Tucson National Property owners agreed to and documented a "one single story home" easement through the Tucson National Property owners land on the west boundary of that property. She built a gate on the east side of Como, used that driveway and everyone was happy.

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3-I have no idea whether county planners knew that changing the zoning realized that there was no other "large" access to her property other than the LaCholla single story home easement on Como.

4-Mrs Yates passed away during the planning and construction of Magee. I have no idea of whether and how she dealt with the county during that time.

Her driveway encroached on the new intersection of LaCholla and Magee; she became locked in to a one single story home easement for the property onto Como Drive which we had provided to her.

5-After Mr Yates inherited the property, he had discussions about very low density development with some of our members. In his first meeting with homeowners he proposed a very large development with a massive entry/exit way directly on to Como Drive. Our Association finally got a ruling from the Superior Court that the access to Como was indeed a 1 single story home arrangement.

6-In February, the Zoning Commission turned down a modified proposal which they amended and added special requests about traffic safety, including a safety study. The safety study was done and posted around May 20.

7-Our homeowner committee reviewed the study, pointing out major mistakes and problems, and spoke to staff, who understood our concerns. And Mr Yates' consultants subsequently delayed the hearing until they could respond to some of our concerns.

Finally, we don't know their response but we do know so far:

*The designated driveway is at the end of a 30-40 degree turn to the right on Magee while squeezing through-traffic from 3 to 2 lanes as rush hour traffic from both south and east accelerate around a curve that is narrowing with hardly any visibility from Magee-to-driveway or driveway-to-Magee

*The driveway until now has had no primary users because it was assumed to be for a small commercial center. I have tried it. During rush hour there is literally not enough time to stop at the driveway stop sign (curb, then grassy area then sidewalk, then stop sign, then view from the driver seat) look both ways and see enough to execute a left turn safely. So, like people exiting from Como del Sol who have to turn west, most wanting to go east will also turn west, try to cross 2 lanes and get into the u-turn lane at Como, already too short in the morning.

*The presented traffic study showed the development having 600 ins and outs a day out of 20,000 vehicles through the corridor per day...so only miniscule increase in traffic. Correct. The study also implicitly assumes that this driveway is no more or less dangerous than any other driveway in the area, so maybe an accident every other year or so...insignificant. But the increase in that driveway will be from almost no traffic daily to 600 at the most dangerous point in the whole area under review, and mainly during rush hours, and will create many multiples of problem situations, not an accident every few years.

*Some time after the new Magee was opened, the county looked at what was happening to the west of the subject. Mona Lisa is the next intersection west. It is a road coming north to Magee and deadending there. After seeing the new traffic loads coming from both ways on Magee, the county decided to discontinue left hand turns across Magee to go west. So the only way to exit Mona Lisa is to go east; those wanting to go west must make a u-turn at our street, Como drive.

So at Como Drive, which the study says is now the most dangerous part of the overall studied area, people coming from the north exit both east and west (no Como on the south side of Magee). Meanwhile they face

people coming from the east wanting a u-turn and people coming from the west wanting either a u-turn or entry into Como. Its a real juggling act already at Como, and all the locals know it.

*People coming onto Magee from the existing office plaza east of Como cannot turn left or east onto Magee. So they go to west to Como and execute a u-turn to east on Magee. That u-turn lane accommodates only a few cars. With 55 new homeowners in the Yates development that u-turn lane will be way overbooked, a big problem for the 3 lanes of eastbound traffic from a green light on LaCholla. Very big rush hour problem.

*In sum, the hardly used driveway at the most dangerous possible spot, will become the most used entry/exit to Magee and more than double up the already complex situation at Como.

Thank You

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