

Ysaura Rodriquez

From: T C SATHER [REDACTED]
Sent: Tuesday, June 27, 2023 11:12 AM
To: COB\_mail
Subject: Quail Canyon Specific Plan Rezoning Case number P22SP0000

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

June 27, 2023

To: Pima County Development Services Planning Division
Pima County Planning and Zoning Commission
Pima County Board of Supervisors

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP0000

To whom it may concern:

I hereby OBJECT to the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. which was the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan stated above for the following reasons:

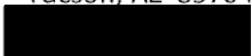
- The developer's plan should remain zoned as CR-1.
The increase in density should NOT be approved.
Proposed changes to the current land use designation are incompatible with the zoning of the adjacent neighborhood.
The proposed zoning/change in land use designation is too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor.
The proposed plan requires use from Rudasill Rd. to enter/exit the development which causes many safety, traffic, and congestion concerns detailed as follows:
o It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots.
o Additional traffic will significantly degrade the safety of pedestrians and bicyclists.
o Safety concerns with the Rudasill/1st Ave intersection. The proposed plan will make the long delays and poor levels of service at this intersection even worse.
o Safety/congestion with the Rudasill/Oracle intersection.
The proposed plan will also increase traffic on Oracle Rd and raise additional safety issues for intersections along Oracle Rd (Kanmar Place, Roller Coaster Rd).
This development will negatively impact and reduce the privacy for landowners adjacent to Pima Wash.
Many of us bought/built in the neighborhood because of the zoning and our voice should matter greatly to all.

JUN 27 23 AM 11:15 POC:K OF PD

- There is a need for affordable housing in Tucson, however, this development will **not** provide that.
- Planning a development such as this in a flood plain area is a terrible idea and could have significant negative/expensive consequences for both the homeowners, taxpayers, and the commission. The last thing the county should do is let more homes be built in a flood prone area. Reference the article recently written in the AZ Daily Star where taxpayers are being displaced from their home which are being purchased because they are in a flood plain area (reference article in AZ Daily Star in which Brian Jones stated: **We're letting the floodplain be what it was meant to be: open space." By removing people from harm's way.**

For the reasons stated above, I respectfully request that the rezoning of the above-named property be denied.

Sincerely,

Carol Sather  
416 E. Yvon Dr.  
Tucson, AZ 85704  


*Quail - This is what I sent to the  
BOARD of Supervisors. It is the template  
from June 10/2002*

TO: Clerk of the Board, COB\_mail@pima.gov or  
Clerk of the Board  
33 N Stone Avenue  
Suite 100

*Quail*

ATT: Pima County Board of Supervisors Clerk of the Board

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

To Whom It May Concern:

We hereby PROTEST the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons:

- We **object** to the developer's plan to construct a high-density development. The property should remain zoned as CR-1 as it is consistent with the low-density nature of the community.
- We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property because the lack of sustainable water supplies.
- We **object** to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned.
- We **protest** the proposed rezoning /change in land use designation because the development will be located within or too 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 the use is it lacks the capacity to absorb additional traffic due, in part, to the narrow road, steep hills, sharp curves, and blind spots. Additional traffic will also significantly degrade the safety of pedestrians and bicyclists.
- The proposed plan will make the long delays and poor levels of service at this failing intersection even worse. We have been told that funding is not available for a traffic signal. Safety/congestion with the Rudasill/Oracle intersection will become worse.
- We **protest** the proposed plan which will increase traffic on Oracle and make the delays and poor levels of service at Oracle/Kanmar Place and Oracle/Roller Coaster Road even worse. We are also concerned about the safety of these intersections for our neighborhood.

WE HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.

Members of the Catalina Foothills Estates #9  
Homeowners Association Board of Directors  
PO Box 36225, Tucson, AZ 85740

JUN 27 2010 10:08 PM COB.KCF.RD

Print copy of petition and ink signatures only.

AGENDA MATERIAL  
DATE 6/20/23 ITEM NO. RA92

**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
<i>Julian P. Donahue</i>	JULIAN P. DONAHUE	2985 E. WAZANITA RIDGE PL., TUCSON 85718	[REDACTED]	21 JUNE 2023

JULIAN P. DONAHUE

Send petitions to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404