

AGENDA MATERIAL

DATE 7/11/23

ITEM NO. 2A63

TO: Pima County Board of
Supervisors Clerk of the Board

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

July 10, 2023

To Whom It May Concern:

The Catalina Foothills Association (CFA) hereby PROTESTS 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 the Specific Plan for the following reasons:

The CFA is a neighborhood association chartered in 1956 and charged with maintaining the highest standards and quality of life for the people who live here. Catalina Foothills Areas 1-9 now exceeds 1600 homes.

The CFA's primary mission is to act on behalf of its residents on matters which affect Catalina Foothills Estates Areas 1 - 9. Our boundaries, interrupted by other neighborhoods, are roughly within the grid formed by First Avenue, Hacienda del Sol, River Road, and Ina Road. All of this area is unincorporated in Pima County. CFA board members are unpaid volunteers who live within CFA boundaries and seek to protect the unique qualities of living in the Sonoran Desert.

Over the years, the CFA's mandate to act on behalf of residents of CFA Estates Areas 1-9, has evolved to taking an interest in communities beyond our boundaries that may have an impact on our ability to fulfill our mandate. We believe that the Quail Canyon Rezoning Specific Plan represents a potential long-term threat to our residents, because it will serve as a test case in Pima County for future development that is fundamentally antithetical to our way of life. Therefore, the CFA **objects** to the developer's plan to construct a high-density development. The property should remain zoned as CR-1.

The CFA would like to underscore the following points:

1. We understand the considerable community pressure to create housing and want to be part of this solution.
2. However neighbors need consideration as well. We understand that there has been little meaningful accommodation of adjacent neighbors' principal concerns by the development planners, including a <3% reduction in the more than 400 residence density planned.
3. We in the Catalina Foothills area have seen multiple attempts at piecemeal Comprehensive Plan amendment which, along with piecemeal annexation efforts, continues to be a threat to the Foothills. We believe that existing zoning represents a compact with the broader community of neighbors. By the same token, rezonings as requested in this case should require sincere and meaningful compromise with adjacent neighbors. There is a long history of partnership with Pima Co. Government to honor this process...this collaboration has involved La Encantada and multiple commercial developments.
4. In this case, we support our Pima Wash area neighbors in any effort to seek buffers, open space, traffic, noise and other neighborhood protections for any development in this space. They have made a

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reasonable compromise proposal that protects the adjacent community and affords the developer a successful model. Specifically, cluster development of the South Parcel has been suggested which would allow an appropriate development setback to Pima Wash, an important riparian area. We ask Supervisor Scott and all supervisors to ask the re-zoning applicants to agree to more meaningful compromises in their plans that address the concerns of the community that surrounds them.

5. We also are concerned about the potential for flooding with the density of development proposed.

6. Finally, it is disturbing to all foothills residents that this hearing is staged in the summer (when school is out June and July residents travel), and we are concerned that it denies the maximum number of residents the opportunity of participating in major land use decisions regarding rezoning. This timing has impacted multiple rezoning and variance requests and annexation actions in recent years.

In consideration of the reasons given above, the Catalina Foothills Association HEREBY RESPECTFULLY requests that the rezoning of the above-named property be DENIED.

Daphne Srinivasan

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