

**From:** Ed Booth [REDACTED]  
**Sent:** Thursday, July 16, 2020 4:09 PM  
**To:** COB\_mail  
**Subject:** Yates rezoning case #P19RZ00010

DATE 7/7/20 ITEM NO. RA20

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I am Edwin Booth residing at and owning 7855 N Como Dr, Tucson, AZ 85742 writing on behalf of my wife, Jan, and myself.

We live inside the 300' distance of the proposed Yates rezoning.

We are strongly opposed to Mr Yates' proposed rezoning of his property.

There are multiple reasons for opposing this rezoning which have been documented in the recent and several prior rezoning attempts with the Zoning Board.

At the Zoning Board rejection of the request, locals were able to explain the unexamined safety problems that the rezoning would create which were not contemplated by the separate master plan designation of the property for higher density or the massive changes created by the "widening, curving and tea-cupping" from the new Magee/LaCholla intersection.

Some time after the Magee widening the county traffic folks prudently also decided to block left turns coming from the south on Mona Lisa onto Magee due to the new curvation of Mcgee and the bunched Magee traffic accelerating and coming west from both the East and South at the La Cholla interchange. Those turning folks now have to go east toward LaCholla, making a u-turn to go west on Magee.

Meanwhile, business and residence folks north and east of Como wanting to go east on Magee, go west and also take a uturn to the east at Como.

So at Como and Magee, people are going in and out of Como in both directions, and people on Magee are also doing uturns in both directions.

In April the county road folks put up much needed new signs and street arrows on Magee just after folks going west across the intersection on LaCholla. There are 3 lanes to accommodate Magee travelers plus those coming north on LaCholla who have just gone through the teacup turn. Signs and arrows say merge left as traffic enters a 40 degree bend to the right. The squeeze to the left is needed to make room for bikes and a driveway that appears exactly at the end of the 40 degree turn. A very dangerous squeeze spot.

Fortunately, the quickly appearing driveway is the entrance for the lot designed for retail. At this time, that driveway has no "primary" users since that lot has not been developed. I have personally seen squeeze events and twice seen 2 cars stopped which might have bumped together in the squeeze.

Mr Yates has acquired a right-of-way from his property through the commercial center to the driveway on Magee.

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To my knowledge the county has not closely examined this situation which I believe to be a major safety hazard that has not been professionally studied since all of the changes in the area have occurred.

I don't know that the current status at that driveway or the already-compounding rush hour jam-up at Magee and Como were anticipated. If so, the major impact from a large development multiplying the use of that driveway would guarantee major safety problems, even before the contemplated commercial development takes place.

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