

TO: Pima County Board of Supervisors Clerk of the Board

RE: Quail Canyon Specific Plan Rezoning. Case Number P22SP0003

Date: 06/08/2023

To whom it may concern,

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

- 1) We OBJECT to the developer's plan to construct a high-density development. The property should remain zoned as CR-1 for the following reasons
 - 1) This is what was approved when the land was originally zoned. The developers knew this before they bought the property. Sterling homes is building in the 5200 N Genematas block and they are abiding by the CR-1 zoning code.
 - 2) A Zillow search will show that there are currently 50+ townhomes or Apartments for rent within 3 miles of Genematas Dr. Indicating we don't need more Apartments in the area.
 - 3) The Arizona Daily Star; Population Growth for Tuscan Lags Behind much of Arizona. Jan 2, 2022 and updated Feb 7, 2023; By Howard Fischer Capital Media Services it states;

According to economist George Hammond of the Elder College of Business at the University of Arizona: The Tucson economy is reliant on jobs in federal, state and local government. These fields ARE NOT Growth industries. Therefore, we can expect Tucson's growth to be lower and slower than other areas of Arizona.

4) The proposed development WILL NOT provide affordable housing. The developer clearly states that the property will be HIGH-END

5) The developer will be building in a flood plain that will require filling to raise the Houses out of the flood zone. Referred to as mitigation. The county recently had to purchase 5 homes in the foothills costing tax payers \$3.7 million due to being in a flood prone area so purposely building in a flood plain seems reckless and foolish.

6) The developers want to put up 210 apartments that will ALL EXIT on to Rudasil Road a winding and dangerous road that has no sidewalks, bike lanes or road shoulders. The 100+ proposed single family homes will ALL exit on to Oracle Road in a right turn lane. IF the people in this development want to go south they will need to cross three lanes of traffic and make a U-turn on Rudasil. Therefore, Rudasil road will be further congested having to potentially manage the population of the 310 apt/homes in the development.

We Protest the proposed plan to use Rudasil Rd to enter/exit the development because: 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 significantly degrade the safety of pedestrians and bicyclists

We are aware FUNDING is NOT AVAILABLE for traffic signals. Proposed plan will impact safety at the Rudasil and 1st Ave intersection. Creating long delays and poor levels of service



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7) We PROTEST the proposed plan which increases traffic on Oracle and makes the delays and poor levels of service at ORACLE/Kanamar place and ORACLE/ROLLERCOASTER RD even worse. We are also concerned about the safety of these intersections for our neighborhood

We OPPOSE increasing the number of U-turns on Oracle from this development as this will present significant safety concerns on an already congested road.

This developer demonstrates they cannot follow long established zoning codes and seeks to change rules rather than follow them. They seek to profit at the cost of hundreds of Residents in nearby neighborhoods some of whom have lived in the area 40+ years. The developer will make their profit and leave the results of their ill planned development to the local residents. I question how many of the people working for this developer live in the area they seek to develop.

7) The developer stated that they will use less water. This is false the golf course was NOT fully irrigated as it was a desert course. The greens were watered using well water. The figures the developer used were for a 6000+ yard course that come from the USGA and do not apply to the Quail Canyon Course

Additionally, In recent news Phoenix is limiting home growth because of the foreseen limitation of water from the Colorado River. Tucson has 3 sources of water Ground water, Colorado River and treated waste water. In fact developers are now having to show WHERE EXTRA WATER will come from BEFORE they build .

8) PIMA Wash is Designated by the Sonoran Desert Conservation Plan as an Important Riparian Area. It is a Critical Wildlife Corridor that is increasing being stressed by housing developments. The proposed dense development will virtually eliminate this.

We hereby respectfully request that the RE-zoning of the above named property be DENIED.

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