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Your Neighborhood  
Your Association

La Cañada/Magee Neighborhood Association, Inc.  
~ serving the area since 1977 ~

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130 W Congress 11<sup>th</sup> Floor  
Tucson, AZ 85701

RE: November 21 2017 Agenda Item #30: P17RZ00004 North La Cholla Boulevard Rezoning

Dear Honorable Supervisors,

LCMNA members, residents proximate to the subject property, and I have attended the meetings with the developer.

1. The subject property (Kachina development) is located on the west edge of Section 27, in which the majority zoning is CR-1 Horse Property. The rezoning to CR-5 and the development of Club Carmel (now Tierra Vida) on the southern edge of this section (along what is now Old Magee Trail) caused a major negative impact on the adjacent 5-acre residential property (Marian Munsinger), culminating in her finally having to move her horses off-property. Two other parcels along La Cholla, on either side of the proposed Kachina development, have been rezoned to CR-5, though not yet built out. The residents conclude that the proposed Kachina subdivision is overly dense for the parcel, leaves no open space; blades the parcel flat and impacts the native foothill vegetation and existing residential ambience. CR-2 development seems more appropriate to them rather than crowding the area.

*Consequently, the residents feel that rezoning the final vacant parcel (subject property) to CR-5 is adding insult to injury, and recommend a CR-2 or CR-3 rezoning instead, for a semblance of compatibility with the existing CR-1 residential buildout. Perhaps a special condition might be added to the rezoning conditions requiring all areas not being developed, including buffers, to remain in their natural state.*

RE: 01-17RZ00004-PC-CLK-05-17  
M.A.

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Section 27 Area Rep

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Tom Unger - consultant

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2. The mere thought of additional traffic at the Dawn/McCarty intersection and increased traffic at the La Cholla/McCarty intersection engendered a unanimous clamor for a traffic signal at the McCarty/La Cholla intersection. Proximate residents had asked for this same traffic signal earlier at the adjacent (north of subject property) Bowers rezoning, which property borders McCarty Rd at La Cholla and all the way around to the proposed Kachina (subject property) proposed development. (The Bowers Rezoning is Co9-07-15, approved Jan 25 2008). Residents were advised at that time, and again in conjunction with the recent La Cholla widening, that there would be no traffic signal at the La Cholla/McCarty intersection. Currently, *southbound* access onto La Cholla at McCarty during peak hours is difficult and worsening, causing many to turn north and make a U-turn ASAP instead, and the stacking lanes are growing.

*Hopefully, with the fruition of developments on the west side of La Cholla between Old Magee Trail and Overton and in the interest of traffic/pedestrian/equestrian safety, southbound traffic from the east side of La Cholla can be mitigated with a traffic signal at Coral Ridge Loop across from the new subdivision development adjacent to Tucson National Golf Course.*

3. The final issue I wish to address is the safety and well-being of both equestrians and horses at the designated equestrian crossing at the La Cholla/McCarty intersection. The crossing indicated on the pavement below is the designated equestrian crossing on La Cholla at McCarty, which is properly signed



both at the intersection and a couple hundred feet prior. *Slow, noisy, heavy construction vehicles and equestrian crossings are not compatible uses.* (Eastbound McCarty travels uphill) Such crossings are designated locations that are designed to accommodate the equestrian community. In this instance, the conflict can be mitigated to help ensure the safety of both user groups, because the developer already

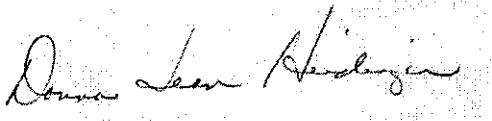
has an additional access to his property granted further south on La Cholla. Construction vehicles that would travel from the La Cholla/McCarty intersection will travel 1500 feet around the Bowers' parcel to reach the Kachina property – whereas they will access the property directly off La Cholla at the property's direct access.

The County might be mindful of the types of uses it permits so as not to erode the residential uses already permitted in the area, and not allow risk to the permitted uses so that horse property residents are not marginalized in the rezoning process. Sometimes it appears that the residents really do not have much of a standing as stakeholders, considering that for most, their homes are their biggest and main investment. Would it not be best to try to eliminate the potential conflict and interaction between these two incompatible uses?

*Please add a special condition to this rezoning which requires the developer to use his own access to his parcel for construction vehicles rather than impede or imperil the use of the designated equestrian crossing.*

Thank you very much for your kind attention and consideration of these issues.

Sincerely,



Donna Heidinger  
LCMNA Liaison

C: C H Huckelberry, Pima County Administrator  
Chris Poirier, PCDS  
Rick Ellis, PCDOT  
Brian Underwood, The Planning Center  
LCMNA Board of Directors