

# AGENDA MATERIAL

DATE 7/7/20 ITEM NO RA.20

Aileen Padilla

From: Suzi Hileman [REDACTED]  
Sent: Friday, July 3, 2020 3:30 PM  
To: COB\_mail  
Cc: [REDACTED]  
Subject: PR19RZ00010 - N Como Dr Rezoning

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I adamantly oppose the construction proposed by Mr. Yates. His project is a danger to our community.

1. His report is clear about the roadway between his new driveway and Como Drive. Our safety concerns were with La Cholla and the driveway. The report only addresses this area by saying, on the bottom of page 6, *Existing right turn intersection sight distance is less than the required intersection sight distance.*

If I read it correctly, Mr. Yates's report supports our contention that there is not enough distance between LaCholla and the new driveway just around the corner on Magee. If it is a requirement that there be more distance between La Cholla and Magee and the new driveway, then his application is asking for a waiver. A lot of time and effort went into the reconstruction of Magee/LaCholla; it seems absurd to add another vector without a similar investment of time and energy.

2. There is no consideration of the effects of the 300 left turns per day (from Magee to the driveway) in his report. Obviously, his homeowners will be driving east and west on Magee. Combined with the increase in left turns at Magee due to the elimination of the left turn from Mona Lisa, this will create an interesting bottleneck at peak times. The waiting lanes for the left turns weren't designed to accommodate 300+ more cars.

Add to this the impaired sightlines resulting from the rising road as you drive east, and you've got a disaster in the making.

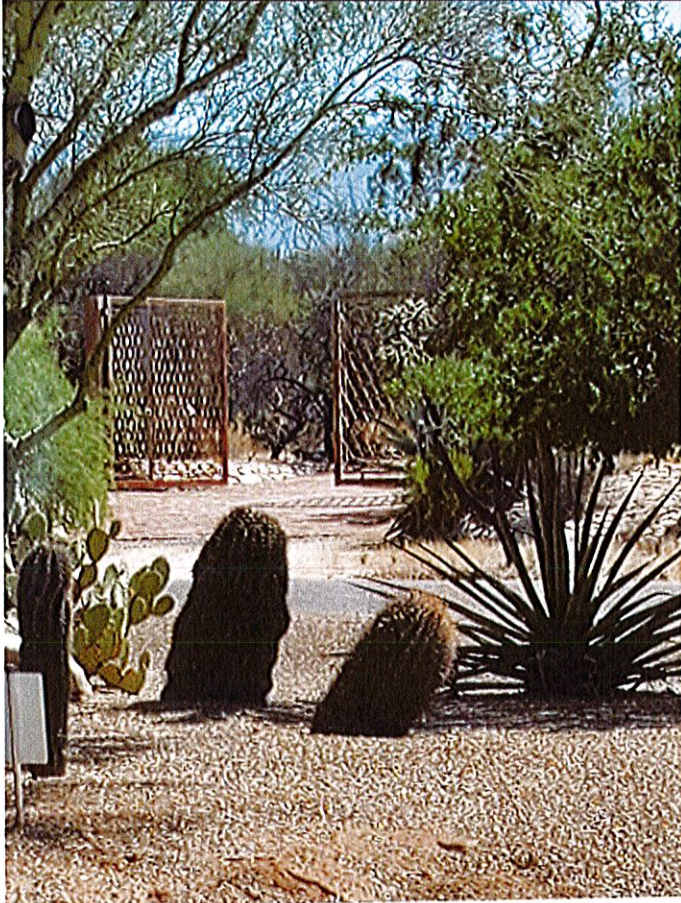
3. The report refers to the driveway as *the primary entrance/exit*. I reject this characterization. It is *the only entrance/exit*, emergencies excepted. This must be clarified in any decision you make. His homeowners cannot use the Como Drive gate currently available to the 1 homeowner on the land. They cannot exit onto LaCholla, according to Transportation and Planning. His new driveway is the only way into and out of the proposed development.

4. The report suggests that accidents will increase to 3/year at Como and Magee if this change is implemented. Since 2006, when I moved here, there have been 0 accidents there. I find it reprehensible that Mr. Yates is so cavalier about this increase in damage (and death?) in our community - a community in which he does not live.

5. This project is not really an in-fill development. The nearest bus stop is over a mile from the end of the driveway, therefore a much longer walk from any of the houses. All this does is put more cars on the road.

6. We have offered Mr. Yates several options that would meet both his and our needs. We have offered him access to Como Drive for a project that is more in keeping with our HOA. He has steadfastly refused to consider our offers.

7. Mr. Yates is an absentee landlord. His gate is open (and clanking) more often than not.(see attached photos), right across the street from my house. He has not maintained the trees; many are dying or mildew infested.





8. Our property values are endangered by this project. We purchased a home with a view across 12 acres with one home. Mr. Yates is proposing to change our bucolic environment to a busier, higher density, more modestly priced one.

In conclusion, I do not see how my elected representatives can side with an out-of-state developer over the voters here in town. We live here, shop here, work here, drive here, and vote here. Mr. Yates can say none of these things. I hope that you will consider the feelings of those of us who are your constituents in this matter.

Sincerely,  
Susan A Hileman  
7835 N Como Drive  
Tucson AZ 85742

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<http://GRandparentsINresidence.com>  
<http://ashleighburroughs.blogspot.com>

# AGENDA MATERIAL

DATE 7/7/20 ITEM NO. RA.20

Aileen Padilla

**From:** bill hileman [REDACTED]  
**Sent:** Friday, July 3, 2020 3:33 PM  
**To:** COB mail [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** PR19RZ00010 - N Como Dr Rezoning

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I write to oppose the proposal by Ira Yates.  
My wife has written a detailed response.  
I agree, completely.

Wilson T Hileman Jr  
7835 N Como Dr  
Tucson AZ 85742

JUL 06 2020 08:55 PC CLKF-BJ  
Gp

# AGENDA MATERIAL

DATE 7/7/20 ITEM NO. RA. 20

Melissa Whitney

**From:** RICHARD howell [REDACTED]  
**Sent:** Monday, July 6, 2020 11:07 AM  
**To:** COB\_mail  
**Cc:** [REDACTED]  
**Subject:** Letter Against Case #P19RZ00010

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To Whom It May Concern:

My wife and I own and live at 7846 N. Tuscany Drive, Tucson, Arizona 85742. The above referenced case will soon be before the Board of Supervisors for approval. It is a development near our house/property and contemplates adding a number of new homes to the area.

The concern I have for this project moving forward is traffic entering the community I live in. Traffic from this new development could use Como Drive to Tuscany Drive to access a left turn signal onto Magee or to go south onto Shannon. These roads and the houses on them are low traffic areas, accessed almost exclusively by residents. The houses in this area are built on larger than normal lots with low density in order to enjoy a quiet and safe area. The additional traffic this development would add change the make-up of the neighborhood and negatively affect our quality of life.

Please note our desire for this development to declined.

Sincerely,

Richard and Jessica Howell  
7846 N. Tuscany Dr.  
Tucson, AZ 85742

08-10-2020 10:11:00 AM  
JUL 06 2020 11:07 AM  
JUL 06 2020 11:07 AM

*me*