

AGENDA MATERIAL

DATE 10-6-20 ITEM NO. RA 27

From: BEN TUCHI
To: COB mail
Subject: Rezoning Petition 319RZ00010
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To: The Honorable Pima County Commissioners

Re: Yates Rezoning Petition 319RZ00010

My name is Ben Tuchi and I am the treasurer of our HOA, The Tucson National Estates Improvement Association (TNEIA).

By now you have received many letters of opposition relating to the Yates rezoning from our HOA and from the neighboring one, Como del Sol. To keep from being overly repetitive, I will simply focus my opposition on two issues. The first is that our development has been in place for 50 years. We have 75 homes in our association while the proposed development will contain 55 homes on 1/10 as much acreage. The point is that the new development will change the TNEIA in ways that are detrimental to its residents, specifically in terms of property values because the properties will be dramatically different, and in terms of traffic flows and dangers.

The proposed development will have only one entrance. That fact will make it very difficult for the residents to exit the new development in the event of an emergency.

However, we know it is up to the residents of the proposed development to contend with the fact that the 2016 Street Development specs call for two entrances. It would be too late to do so if the rezoning is approved. My reason for raising this particular issue is much more of direct concern to our HOA.

You will notice in the Greenlight traffic study the map of the development will allow its residents to exit the property and immediately turn right (even before attempting to exit onto Magee), wend their way thru the Magee Center commercial development, past the Como del Sol condominiums and then turn on Como Drive. That exiting methodology will allow an avoidance of the Magee Road blind curve, and will allow

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much safer access to a traffic light onto Magee Road at Tuscany. Once thru that Magee Center opening, vehicles will simply travel the 1/10 of a mile north on Como to Tuscany, then 3/10 of a mile to the traffic light at Tuscany and Magee. What portion of the estimated 600 daily vehicle trips will this entail? Because of the other traffic issues, I suggest that the answer is: most of them.

The homeowners will have two reasons to simply use that opening onto Como. The first is that driving 4/10 of a mile to access Magee via a traffic light makes the thought of using the development exit to access Magee directly a defiance of logic. Leaving the development and turning east on Magee will mean crossing thru the blind curve. Not a blind curve? Have one of your staff members drive south on LaCholla to make a right turn on Magee, as a test definition of the term. When the property to the east of the entrance is developed, blind curve is the nicest descriptor that will be used. When the very large tract south of Magee and east of La Cholla is developed, the traffic volume on Magee will grow exponentially and so will the blind curve issue become even more relevant. The alternate development plan for the Foothills Mall will be its own major contributor to the Magee traffic volume.

Finally, the difficulty in exiting the development will allow drivers to use their ingenuity in simply driving west while wending their way thru the commercial development, past the Como del Sol condos (those residents had better plan on simply assuming that their front steps were merely a dream), on to Como to Tuscany to the traffic light. Obviously that scheme would apply equally to mail carriers, garbage trucks, utility vehicles, police, and so on. The blind curve when travelling east on Magee will be the direct cause of this contribution to the increased vehicular traffic on Como and Tuscany.

The traffic study argues that the traffic volume now and in the future is easily handled by Magee Road. That is a red herring. The issue is not the traffic volume. Rather it is the blind curve and the forcing of the new development traffic load onto Como and Tuscany. The traffic study adeptly avoids addressing these two issues.

Respectfully Submitted,
Ben J Tuchi