September 28, 2026

Terrill L. Tillman, AICP
Principal Planner
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701

RE: Objection to Rezoning Application P26SP00002

Technical Concerns Regarding Topographical Noise Amplification Affecting Mission Hills Townhomes

Dear Ms. Tillman and Members of the Pima County Planning and Zoning Commission:

On behalf of the Mission Hills Townhomes Homeowners Association Board of Directors ("the Board"), I am writing to formally register our opposition to Rezoning Application P26SP00002, submitted by The Club at Skyline, LLC, for property located at 5200 East Saint Andrews Drive ("the Plan").

The Mission Hills Townhomes sit on the lower eastern edge of a ravine, approximately 20 feet lower than the upper western natural edge. Placing multi-story structures (26 feet high according to the Plan) on the opposing high ridge of the shared ravine amplifies the vertical scale difference from 20 feet to 46 feet, creating a severe topographical and acoustic conflict inherent to this site's unique geography that directly threatens the Mission Hills Townhomes neighborhood.

We urge staff to evaluate the following unaddressed acoustic impacts on Mission Hills Townhomes during the project review phase:

1. The "Amphitheater Effect" of the Ravine
   The physical topography of this wash will act as a natural acoustic channel. Because the lower level of the proposed townhomes is designed to hang below the western edge of the ravine, sound waves generated by structural elements, drainage

pipes, and residential activity will strike the sloped canyon walls. Rather than dispersing upward into the open air, this noise will be compressed and deflected directly toward the Mission Hills Townhomes. (See attachment 1).

2. Complete Loss of Natural Ground Noise Reduction
   In standard flat-terrain developments, noise traveling along the ground loses significant energy due to friction against soil, desert brush, and ground vegetation (known as the acoustic ground effect). Because these proposed townhomes sit high on a ridge, noise from upper decks, large windows, and outdoor living spaces will travel entirely through open air across the ravine. The sound will arrive at Mission Hills Townhomes with almost zero natural structural dampening.

3. Concentrated Mechanical Noise Line-of-Sight
   With 12 to 14 multi-story units, the development will introduce a high concentration of mechanical equipment—specifically HVAC compressors. Because the physical placement of these compressors has not been disclosed, they present an unmitigated risk to our community. If these units are roof-mounted, wall-mounted, or positioned on the eastern-facing facades of the 26-foot-tall western structures, they will have a completely unobstructed acoustic line-of-sight to the Mission Hills Townhomes. The continuous low-frequency hum of up to 14 units running simultaneously during peak summer months would be entirely unshielded by the terrain, creating an unacceptable noise nuisance.

4. Micro-Echo Chambers Under Hanging Structures
   Designing a lower level that physically hangs below the ridge line creates an acoustic trap. Any structural vibrations or mechanical utilities tucked beneath those cantilevered elements will reverberate loudly off the wash walls, effectively acting as a loudspeaker oriented directly toward Mission Hills Townhomes.

For the reasons listed above, the Board urges Pima County Development Services and the Planning and Zoning Commission to **deny this rezoning request**. The proposed elevation and massing fail to respect the unique topography of the ravine, unfairly shifting the burden of this high-density design onto the lower-lying existing residents while introducing unmitigated and disruptive acoustic amplification into the Mission Hills community.

Please ensure this letter is fully incorporated into the official staff report and public record for Rezoning Application P26SP00002. We request formal notification of all future public hearings and staff reports.

Sincerely,

Janet Emery
President, Mission Hills Townhomes Homeowners Association
5251 E Mission Hill Drive, Box 7

Attachments: 1

Attachment 1: Cross section diagram demonstrating the “amphitheater effect” and noise amplification.

NOTE ON ARCHITECTURAL STYLE:

Building designs and layouts shown for both the proposed development and the existing Mission Hills Townhomes are generic conceptual placeholders. They are used strictly to demonstrate scale, approximate heights (12' vs. 26'), and topographical lines-of-sight. They do not reflect the actual architectural style, finishes, or designs of either community.

