September 1, 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

Quality of Life & Neighborhood Impact

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

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

Background and Context

The Mission Hills Townhomes (locally known as "the casitas"), located at 5251 E. Mission Hill Drive, were established in 1966 and comprise thirty-nine (39) homes arranged in seven (7) rows directly adjacent to the Skyline Country Club property. The casitas feature unobstructed views of the Tucson Valley, a natural ravine, and western sunsets. This topographically unique location provides residents and seasonal visitors with a quiet, low-density environment that has helped to maintain the stable character of the Foothills for six decades.

Topographical Incompatibility and Visual Intrusion

The proposed development introduces a row of 12 to 14 three-story townhomes along the western upper edge of a narrow ravine. The eastern lower edge of this same ravine forms the direct boundary of the Mission Hills Townhomes.

The physical topography of this site exacerbates the impact of the proposed design:

- **Severe Grade Imbalance:** There is an approximate baseline 20-foot rise from the natural ravine bed to the lower ridge where the existing Mission Hills Townhomes sit. From that same ravine bed, there is an approximate 35-to-40-foot rise to the upper western ridge where the new multi-story development is planned. Because our historic community already sits at a significant topographic disadvantage, placing multi-story structures on the opposing high ridge amplifies the vertical scale.
- **Proximity Constraints:** The horizontal distance across the ravine between the planned multi-story structures on the upper ridge and the existing Mission Hills Townhomes on the lower ridge is narrow, spanning approximately 150 to 225 feet.

Potential Community and Environmental Impacts
Building a dense, multi-story row of townhomes on the upper ridge presents a heightened risk of negative effects on the surrounding environment and our established community:

- **Loss of Privacy:** The elevation advantage and height of the proposed townhomes can result in invasive sightlines into patios of the western-most Mission Hills Townhome residents below.
- **Degradation of Neighborhood Character:** The scale and massing of the proposed structures are incompatible with the established 1966 low-profile footprint of our historic neighborhood.
- **Obstruction of Views and Light:** Constructing a solid, elevated row of townhomes directly to our west will obscure the iconic western sunset views and natural evening light currently enjoyed from both the private patios of individual townhomes and our community's west-facing pedestrian walkways. (see attachments 1 and 2).
- **Acoustic Amplification and Noise Pollution:** The natural topography of the narrow ravine can act as an acoustic amplifier. Ambient residential noises, vehicular activity and mechanical equipment (such as HVAC units) placed on the elevated western ridge can echo directly down in the lower-elevation Mission Hills properties, permanently disrupting the quiet, tranquil character of our neighborhood.
- **Environmental Harm:** This massive footprint risks disrupting the natural drainage systems and wildlife patterns inherent to the ravine ecosystem.

For the reasons listed above, the Board urges Pima County Development Services and the Planning and Zoning Commission to deny this rezoning request in its current form to protect the architectural integrity, environmental topography, and quality of life of the existing 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
Tucson, Arizona 85718

Attachments: 2

1 - Proposed construction **will irreparably ruin the iconic western sunset vistas and natural evening light** currently enjoyed from our private patios and pedestrian walkways.



2 – **Panoramic western sunset views** over the ravine from the pedestrian entrance path, though this natural opposite ridgeline **faces total destruction from future development**.

