



not represent the 'real' or 'actual' density. The ~2.8 houses per acre manner of reporting densities is not accurate and in this case, favors the developer's cause.

B) We were shown the above-mentioned exhibit and told that the proposed rezoning would allow for a project with similar densities to those of the surrounding areas. This, too, is only partly the case. The zoning at the northeast section of the parcel is SR as is the zoning at the immediate southeast end of the parcel. As we 'zoom out' and view the area as a whole, it can be seen that by maintaining the existing SR zoning on the parcel under consideration, a stair step corridor is maintained creating a natural habitat as well as preserving animal transit and hunting routes.

C) While at the meetings we were shown only the construction plan if rezoning is approved. Red Point was asked if we could be shown the construction plan if rezoning is NOT approved. They stated that they have no plan for an SR development on the property. Questioned further, they stated that it would not be profitable and that SR homes are not selling and that they would not pursue an SR development. We certainly know many people our age who are looking for a semi-rural experience yet near enough to the amenities of Tucson and Oro Valley such as shopping and health care. It also gave us the impression that the rezoning hearing was merely a formality and that the parcel would indeed be rezoned and their development plan of 84 homes would be accepted. We know this is not the case as once again, the PZ Commission saw no compelling reason to alter the comprehensive plan in the first place and that continues to be the case. There is no compelling reason to rezone this parcel.

D) We asked at these meetings that if rezoning was approved, when we might expect construction to begin. While there understandably was a wide time frame, another comment stood out. The development company stated that they would want to wait until Thornydale is improved by the county rather than having to expend their own dollars to improve the Hardy-Thornydale intersection. Why should all the taxpayers of Pima County pay for improvements that should be paid by the developers? Of course this is a business decision designed to maximize profits but is it fair...I don't think so. Simple greed...perhaps. Considering the failure of the recent bond issues Thornydale road improvement projects may be pushed further into the future.

So here we are. This beautiful parcel with its wonderful desert saguaros, mesquites, old growth ironwood can be a win-win situation for all involved if the current zoning is maintained at SR. The builder would certainly make a profit. With nine homes neither the county NOR the builder would be pressured to recondition the Hardy-Thornydale intersection as 18 cars (at 2 cars per household – 9 homes) is quite different from 168 additional cars (at 2 cars per household – 84 homes). The natural corridor for wildlife would be maintained. Finally, the neighboring landowners would realize that a promise made by Pima County (SR zoning) is a promise we can count on.

Thank you for considering my comments. I see 'no compelling reason' to change the zoning and I oppose P15RZ00003. To the developers, please build now on the existing SR parcel.

Respectfully,

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