

Brian Marchetti and Courtney Holbrook

3440 W. Sumter Drive
Tucson, AZ 85742

October 10, 2016

Via Hand Delivery

Pima County Building Services Department
Planning Division
201 N. Stone
2nd Floor
Tucson, AZ 85701

RE: Notice of Protest - P16CA00002

The undersigned **formally protest** the proposed changes to the Pima County Comprehensive Plan, specifically identified as P16CA00002. That proposed change, submitted on behalf of the Wong Family, LP, seeks to amend the Comprehensive Plan from Low Intensity Urban 0.3 (LIU-0.3) to Medium Low Intensity Urban (MLIU) for approximately 76.74 acres located on the south side of W. Sumter Drive, between N. Thornydale Road and N. Shannon Road.

We own and are currently building a residential house on W. Sumter, directly north of the Wong Family parcels. We are well within 300 feet of the parcels included in P16CA00002, but did not receive notice of the proposed changes. Regardless, our neighbors provided us with a copy of the Notice of Public Hearing dated September 30, 2016.

The changes proposed in P16CA00002 will not have a minimal impact on surrounding properties. Rather, the proposed amendment to the Comprehensive Plan will have a severe, negative impact on the surrounding properties and in particular those along the north side of W. Sumter. Currently, our house (and, we believe the majority of homes on the north side of W. Sumter) are zoned as Suburban Ranch. As such, those homes are all on large lots and many of the properties have horses. A large, higher density development (North Ranch) is located directly north of the area this amendment seeks to address. Allowing another higher density development to the south of W. Sumter will essentially surround the parcels on the north side of W. Sumter, including ours, in high density developments. For that reason, we oppose the proposed amendment and request the Board of Supervisors reject the same and keep the Wong Family, LP's parcels at their current density.

Sincerely,


Brian Marchetti


Courtney Holbrook

