

01 February 2014

Ms. Ally Miller  
Supervisor, District 1  
Pima County Board of Supervisors  
130 W. Congress, 11<sup>th</sup> Floor  
Tucson, Arizona 85701-1317

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We have had the opportunity to meet with Mr. Porter. The meeting went as I had anticipated and why I was so admit about being present for the meeting with the Sonoran Desert Society and Mr. Porter. The 30 acres to the west of Maya Estates (Pima County Case No. Co7-13-06 – Hardy-Thornycroft Associates – W. Hardy Road) was used as a bargaining chip to get the set aside on the property below the Audubon Society in our opinion. It was stated and the direction of the board that these properties would be treated as separate. This was not the case that was presented to us in our separate meeting with Mr. Porter. The set aside of property for the Co7-13-06 as stated it would be 33%. From the information presented they added only an additional 8 acres set aside on this property. The property at Cortaro Farms and Thornycroft was given 60% set aside. The property at Linda Vista and Thornycroft was given 48.4% set aside. The property at Magee and Thornycroft was given a 40.5% set aside. The new update plans are supposed to be submitted this week for your review from Mr. Porter.

Maya Home Owner Association and my family are in opposition to Co7-13-06 plan amendment. The current plan and zoning would have a total of **80 %** set aside on the 30 acres. This is what we bought into when we invested in and purchased our property.

We opposed it in 2002 when it was proposed under Co7-02-12 & Co7-02-13 when the proposed amendments would cause overcrowding in our roads and schools. Our property values would decline due to blocked views. Once this desert is destroyed, we will not be able to get it back. We would like to preserve as much as possible. We bought into this property knowing it was zoned Low Intensity Urban.

The developer states that they want to build similar to what is existing. The properties that this will back up to on the east, south and partially to north are not similar to this. They are 3.3 acre lots. The comprehensive plan was established to keep this so there was not a parking lot of houses. As you can see by the map (attached below) the area is currently laid out to not have overcrowding.

In the reason for amendments they are also requesting that an even higher density residential product might be desirable but they will probably keep it similar density (Pg. 2 1. par 3). Their business is to stick as many houses on this property as you will let them to make money.

They also state they will cluster, compact spatial arrangements this is a prime example as to what happened in other nearby subdivisions. i.e. the corner of W Club Dr. and Hopdown Dr. that the houses are built practically on top of each other. They were all two story houses except those backing up to existing houses with a 10 ft buffer. The houses are built practically on top of each other (estimated 5ft apart). The streets are built so narrow that you are not allowed to park on them.

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Our neighborhood is unique. We have 9 of the original owners that have been here for 16 years and many other longtime residents. This community supports both new families and retirees that have chosen to live here for the location. We have a 28 home community that is set back in this area that was known by all the area we back up to was to be built on some day but under the current zoning of Low Intensity Urban which would complement our area.

The property to the north was denied rezoning from Low intensity to Medium Intensity Urban in late 2004 or early 2005. Why would the Board of Supervisors have denied this rezoning and then turn around and rezone this property.

We are not against development of this property. Just as we purchased this and invested our properties they have the right to do the same. We are only asking that you keep it as it was originally zoned and defined in the Comprehensive Plan.

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