

Letters of Support Received from April 26, 2016 through June 6, 2016.

Summary Totals in Support of the Request: 5 additional Letters April 26 – June 6th

87 Letters of Support up to April 25, 2016

Summary Total Letters of Support: 92

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No additional letters of protest have been received.

Summary Total of Protests: 2

April 18, 2016

Mr. Chris Poirier
Executive Secretary, Pima County Planning and Zoning Commission
201 N. Stone Avenue, Tucson, Arizona 85701

Mr. Poirier:

We are writing with regard to a Rezoning Case, P16RZ00003, that pertains to the property adjoining West Overton Road. GST LLC, Et Al, is proposing this change.

My wife and I enthusiastically support the proposed rezoning and urge the County to approve the project, conditionally, on the inclusion of the maximum building height restriction of 19' as specified in the list of standard and special conditions. The developer has already specified the height restriction as a part of the SELF-IMPOSED REZONING CONDITIONS connected with the proposal. We urge Pima County to accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban".

We own our home in the Fairfield LaCholla Hills community that is just downhill and West of the project. If "medium intensity urban" remains the southern section designation, we fear the potential change in drainage patterns and water runoff that will result from construction and occupancy. We also seek to maximize remaining natural habitat the area provides to wildlife.

It is clear to us that imposing 5 or more residential units per acre to any part of the project is wholly out of character with the neighborhood. Fairfield LaCholla Hills has a density of less than 3 per acre in the portion adjacent to that parcel, and our complex is surrounded largely with homes at a density below 3 per acre. Lower density will also allow GST to maximize the project's buffer spaces of natural desert. This will safeguard the large number of saguaro, many with heights ranging from 6 to 18 feet.

We have reason to hope and believe in Pima's willingness at times to minimize the density of new home development to assuage environmental and related concerns. A few years ago we discussed an earlier proposal with former Pima County Supervisor Ann Day, a personal friend, where a higher-density project was declined for many of the same concerns we raise here.

We love Pima's open spaces just East of our home, but also recognize that appropriate land development there is inevitable. So we urge the Committee's wisdom in this case. While keeping your eye on growth issues, please respect the lifestyle of those already here. We chose our only homesite carefully, to be close enough to the City to enjoy its amenities, yet in a rural enough setting to allow a fundamental enjoyment of nature and desert life. These things make Tucson Tucson for us, and are the things we seek to preserve.



Barbara Peters



Al Peters

8480 N Coral Ridge Loop
Tucson, AZ 85704

19
April 28, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

We (I) support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration

Robert V Klein *Robert V Klein*
Robert A Klein *Robert A Klein*
Names and signatures

Address

1716 W. Dalehaven Circle
Tucson AZ 85704

Fairfield La Cholla Hills
Lot 150

April 15, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING
Rezoning Case P16RZ00003

We support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a **maximum building height restriction of 19'** in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

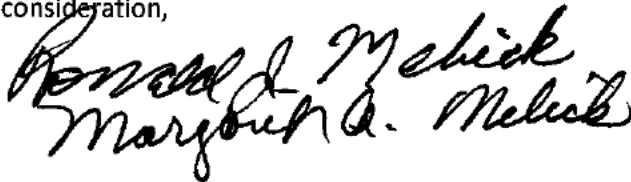
We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration,

Ronald J. Melick

Margaret A. Melick



8551 N Candlewood Loop Tucson, AZ 85704

Ph: [REDACTED]

April 14, 2016

Suggested letter of support

April xx, 2016

Mr. Chris Poirier
Executive Secretary
Pima County Planning and Zoning Commission
201 N. Stone
Tucson, Arizona 85701

SUBJECT: SUPPORT of GST LLC, ET AL. – W. OVERTON ROAD REZONING

Rezoning Case P16RZ00003

We (I) support the proposed rezoning and urge the County to approve this project conditionally on the inclusion of a maximum building height restriction of 19' in the list of standard and special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.

We believe that it is important to that the county accept the reduction in residential density in the smaller southern portion of the property that is now designated "Medium Intensity Urban". Two important environmental conditions must be considered. First, a number of large saguaro, many over 6' tall and one over 18' tall, are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. Second, we live in the La Cholla Hills community downhill from the project. We are very concerned with a possible change in drainage patterns and water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.

We know that the county allows a reduction in density for environmental concerns but there are also some critically important human concerns. We chose to live in the part of the county because we enjoy the desert life including the accompanying birds and wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife, the natural residents of this area.

Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than 3 per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than 3 per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and we urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration

Names and signatures
Address

ALEXA MAESTRANZI
Alexa Maestranzi
8556 Coral Ridge Loop

April 18, 2016

page 1

Mr Chris Porter

Executive Secretary

Pima County Planning & Zoning Commission

201 N. Stone

Tucson, AZ 85701

Re: Support of GST LLC, et al - W. Querforn Rd Rezoning
Rezoning Case P16 RZ 00003

- 1) I support the proposed rezoning & urge the County to approve the project conditionally on the inclusion of a max building height restriction of 19' in the list of standard & special conditions. This condition agrees with what the developer has already specified in the Self-Imposed Rezoning Conditions connected with the proposal.
- 2) I believe it is important that the County accept the reduction in residential density in the Southern portion of the property now designated "Medium ~~Int~~ Intensity Urban". Two environmental conditions must be considered - 1) a # of large saguaro, many zones 6' tall & one over 18' tall are located around the perimeter of that parcel. These will be protected by the large natural desert "buffer zones" of open space in the periphery of the development. 2) We live in the LACHOYA Hills community down hill from the project. We are very concerned with a possible change in drainage patterns & water runoff resulting from the construction. The large natural desert buffer space will help mitigate this problem.
- 3) I know the County allows a reduction in density for environmental concerns but there are also some critically important human concerns. I chose to live in the part of the County because I enjoy the desert life, including the

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pg 2) continued - Rezoning Case P16 RZ 00003

accompanying birds & wildlife. The proposed plan, with relatively low housing density, helps maintain a significant amount of undisturbed desert which is important to those of us living on the edge of the property and probably more important to the wildlife.

- 4) Finally, the imposition of a minimum of 5 residential units per acre in the southern portion is out of character with the existing neighborhood. Our own community has a density of fewer than three per acre in the portion adjacent to that parcel. So that parcel is surrounded on about 85% of its perimeter with homes at a density less than three per acre. Forcing a density of 5 or more residences per acre would not be consistent with what exists and I urge you to treat the two portions together as one project of the lower density that predominates in the whole region.

Thank you for your consideration.

Rose Mary Ramirez
8778 N. Coral Ridge Loop
Tucson, AZ 85704
(Home owner at La Cholla Hills)

April 18, 2016