

January 12, 2018

Pima County Board of Supervisors
Pima County Administration Building
130 Congress Street, 1st Floor
Tucson, AZ 86701

RE: P17RZ00004 Michael E. & Linda A. Arnold Family Tr. – N. La Cholla Boulevard
Rezoning

Dear Honorable Supervisors,

We are writing this letter and will attend the January 16 Board Meeting in **support of the Rezoning request.**

Considering the past several months of meetings and options, we believe the proposed plan is the highest and best use for this property because:

- a) *This is a unique location* – the acreage is relatively small, the topography varied and as such, the builder has fairly designed the site to produce the highest value possible for the neighborhood. Some vocal neighbors have required a solution that restricts access to and from the property from La Cholla only. This would severely limit use of the property to options such as high density, high traffic, multifamily use – we have enough of these buildings located close to this property already.
- b) *The current plan is the best use for the property* – including a mix of custom quality built homes in a small gated community in the upper portion of the property that would have access from McCarty along with three multifamily buildings in the lower portion of the property with access from La Cholla is the best option for use of this site.
- c) *The development as planned may increase our property values* – unlike other neighboring subdivisions built by national production type homebuilders, Kachina Homes is a long established, Tucson based, small builder who has built a strong reputation on quality products. Having quality built, individually designed homes in our neighborhood will potentially increase our values.
- d) *Traffic impacts must be considered* – the best solution for the neighborhood to maintain our peaceful, and less than ideal county roads, is for no new development whatsoever. That is not a real option. The plan will put more traffic through the neighborhood and at the McCarty & La Cholla intersection. To help mitigate this change, we encourage the Board to work with the Pima County Department of Transportation to:
 - a. replace (not trim) the trees in the median north of the McCarty/La Cholla intersection – recommend replacement with low profile plantings
 - b. request a speed zone indicator with radar technology to influence drivers on La Cholla traveling south in this area to obey speed limits.
 - c. assess the current life of McCarty Rd, Dawn Drive and other access roads through the neighborhood for potential replacement or repair.

We fully recognize there is not complete agreement of neighbors affected by this zoning request. We do however feel the proposal presented is the best alternative use.

Thank you for your consideration.



Roger & Debbie Spring
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