

September 5, 2015

Ms. Robin Brigode
Clerk of the Board of Supervisors
130 W. Congress Street 5th Floor
Tucson, AZ 85701

Ref: Co9-15-002

Dear Board of Supervisors,

I am writing in opposition to the W. Briar Rose Lane rezoning request.

Several times over the last nine years the County has denied requests to develop this parcel of land. There are a variety of reasons why these denials were issued and I believe that those reasons are as valid today as they have been in past years.

My opposition to this change is based on the increased traffic, and decreased child safety, at Ironwood Elementary School and the change in character between the Briar Rose development and that of the neighboring communities.

The traffic at Ironwood Elementary is already a big problem. Parents choose to drive their children to school rather than put them on the school buses, creating very dangerous situations during the morning and afternoon rush hours. During school events in the evenings or on weekends, the parents park their cars all throughout the Huntington Ridge subdivision, often blocking driveways or driving on the community's common areas. Many children in two of the neighboring communities walk to school and the extra traffic generated by 34 homes will only put those children at greater risk. These concerns have been raised to the Sheriff's department over the years but the department does not have the resources to adequately ensure the public's safety in the area around the school. The school district does not own the land to the north of the school so any proposal to direct traffic through that area and connect it to a future expansion of Linda Vista Blvd is premature and inappropriate.

Of the 34 lots being proposed for this development, only seven are confirmed to be one-story homes; the remaining 27 could be two-story structures. This is a much higher percentage of two-story homes than in any of the neighboring communities, thus making this area stand out. Additionally, the lot sizes will be smaller than those in the surrounding areas, making this development appear quite different from what is in the area today. I feel this change in character will adversely affect property values.

Sincerely,

Joe & Shannon Cardea
Joseph & Shannon Cardea
Linda Vista Ridge
3581 W. Lenihan Lane
Tucson, AZ 85742

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