

Aliza Barraza

From: Gary Brostek [REDACTED]
Sent: Friday, November 29, 2024 2:03 PM
To: COB\_mail
Subject: Protest Zoning change on Mars Dec3
Attachments: No ReZone on Mars 2.rtf

You don't often get email from [REDACTED]. Learn why this is important

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I, Gary Brostek of 4540 W. Calle Marco, absolutely protest this rezoning. If Habitat for Humanity wanted to build to CR-4 criteria then they should have acquired land that is CR-4 zoned. The neighborhood was zoned CR-3 a long time ago and should remain so.

Presumably the parties requesting this zoning change are grownups. As such, isn't it about time someone tells them that they are not the center of the universe? They are not so important that they should be aided and abetted by the county in acquiring what they knew was CR-3 zoned property and then just forcing CR-4 zoning on people who do not want it. I protest this. They are not the most important thing in the universe. They must not be regarded as so important and special that they can impose unwanted zoning changes just because they feel like it. The parties requesting zoning change are grownups. As such, they must be held responsible for their own actions. They acquired CR-3 zoned property. They knew what they were getting. They can build to CR-3 zoning -- one house per 8,000 sq. ft., etc.-- because that is the zoning of the property they acquired. The responsibility must lay upon them. If they want to build to CR-4 specifications, then the responsibility must lay upon them to go get CR-4 zoned property where it exists. Any competent real estate agent can help them with that. They might even be able to trade the property on Mars for a suitable property already zoned CR-4. Otherwise, they can accept responsibility for the life choices they have made and build to CR-3 zoning on that property that they chose. That would be one house per 8,000 sq. ft.

Also, to some extent CR-4 density would increase traffic and population density. Mars Street is a feeder into these residential streets. Currently, it is a good access into and out of these residential streets. That could change. Have you not noticed? Lately, a simple observation of motorists at large suggests an utter lack of traffic enforcement. This modern generation is obviously populated with a large number of motorists who drive substantially faster than the speed limit, who make erratic movements in traffic, who do not use turn signals, who drive around corners at an irresponsibly excessive speed and on the side of the street reserved for oncoming traffic, who continue to drive through intersections when the light is not green and has been red for a while (it is not uncommon to be at a green light and see five or more cars continue to drive through the red light on the cross street). I know someone who recently was killed by a driver while walking in another neighborhood some distance from this one, in Tucson. That was a different neighborhood, but the motorists at large are the same everywhere. I absolutely protest increasing the density in this neighborhood. I absolutely protest the proposed zoning change and any rezoning action that would possibly result in more of these modern, maladjusted, malbehaved motorists

who display complete disregard for the lives and property of others, and who appear to be not subject to any substantive traffic enforcement -- driving around in this neighborhood. I do not want to share the road with THEM. I do not want more of THEM in this neighborhood.

As stated in my previous letter in protest of this proposed zoning change: Habitat for Humanity makes housing available to low income persons. Have you not noticed? Such persons turn neighborhoods into slums. They have no respect for others, nor for the property of others. They call out for defunded police departments and for communities without law enforcement. When they drive cars, they violate rules & safety protocols constantly (see above paragraph). That would make this tranquil neighborhood dangerous. Absolutely no, no, no, no, no, no to this rezoning. I protest this rezoning. CR-4 zoning would destroy the quality of this neighborhood in which I have long dwelt.

So, let it be but CR-3.

Here follows the rezoning that I protest:

P24RZ00008 HABITAT FOR HUMANITY TUCSON INC – W. MARS STREET  
REZONING

Habitat for Humanity Tucson LLC, represented by Lazarus & Silvyn, request a rezoning of approximately 4.46 acres (parcel codes 225-36-0520, 0530, 0540, 0550, 0560, 05700, 0580, 0590, 0600, 0610, 0620, 0630, 0640, 0650, 0660, 0670) from the CR-3<sup>®</sup> (Single Residence - Restricted) to the CR-4 (Mixed-Dwelling Type) zone, located on the north side of W. Mars Street, approximately 600 feet east of N. Camino de Oeste. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Medium Intensity Urban. (District 3)

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