

From: Alex Byron [REDACTED]
Sent: Sunday, June 19, 2016 4:53 PM
To: Sharon Bronson <Sharon.Bronson@pima.gov>; District3 <District.3@pima.gov>
Subject: Please vote against the proposed rezoning on West Sunset Road!

Dear Supervisor Bronson,

I am a neighbor on West Sunset Road and I am contacting you to ask your help to preserve the spirit and character of our current neighborhood here on Sunset Road.

The proposed rezoning CO9-15-04 has only one goal: To financially benefit the owner of the property.

However, the downsides are plenty:

- * It will completely change the character of this plot of land from 22 individual custom homes on 3.3 acre lots to more than double the number of tract housing in subdivision format on 1 acre or smaller lots.
- * It will reduce home values by creating bad comps due to smaller houses on smaller lots in the proposed configuration. Right across the street are homes in the \$500 to \$700K range that would see a significant negative impact on their value as a result of the lower comps this new subdivision would create.
- * It will reduce our well water quality downstream of the new septic tanks. Yes, a study has been made claiming it won't, but it was paid for by the party requesting the rezoning, making it of dubious value.
- * It will further reduce the appeal of the current character of W Sunset Road: A quiet, open, natural, individual neighborhood - the main reason why most of us live out here: to get away from subdivisions and tract housing!
- * It will increase traffic and risk of accidents on Sunset road. The most hilly and dangerous portion of Sunset Road with very little visibility is right where the proposed turn-offs will be. This is a recipe for many accidents waiting to happen.
- * It will negatively impact the native fauna and flora as pointed out in more details by various concerned local organizations such as the Tucson Mountain Association, Tucson Cacti and Succulent Club, etc.
- * It will reduce the quality of our views. While the proposal claims to protect the ridge line, nobody wants to see a subdivision on their daily commute in and out or from their patio.
- * It will increase population density. More cars, more traffic, more noise, etc.

In summary, there is absolutely nothing positive about the proposed rezoning.

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What's worse is how the proposal has been handled. The minimum notification range around the affected property is 1000 feet which is ridiculous. Even 1000 yards would not be enough. Hardly any of the neighbors have known about this until it was brought to their attention. Of the several dozen neighbors I spoke with, 95% of them reacted as follows:

"No, I did not know this was happening. Why did I not hear about this?" and
"No, I do not want this to happen. What can we do to stop this?"

The remaining 5% did know and also object.

Not a single person of the literally several dozen neighbors I spoke to was ambivalent about or in favor of this proposal.

Therefore I urge you to help preserve our beautiful neighborhood from being invaded by yet another anonymous tract housing subdivision, of which there are already too many in Tucson.

Please vote against this proposal and help preserve a piece of Tucson.

Thank you for your time and attention.

Respectfully,

Alex Byron
4816 W Sunset Road

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