

Danielle Greene

From: Ann Peterson [REDACTED]
Sent: Saturday, June 12, 2021 12:43 AM
To: COB_mail
Subject: RE: Co9-15-04 Landmark title TR 18109 W Sunset Road Rezoning

Hello,

This letter is in regard to the C09-15-04 Landmark title TR 18109 - W Sunset Road Rezoning. Our property lies completely within the 1000 - 300' Zone on the Southwest corner. Our address is 5230 W. Avenida Comba.

We are protesting the rezoning of this property because it is not a "time extension" as it appears in bold on the letter, but a complete rezoning from the original plan. We had supported the first plan, *but we are not in favor of the higher density rezoning for the following reasons:*

1. *It seems that this "extension" is being billed as just that, not a rezoning.*

If a property is truly being rezoned from a previous plan, then it should be listed as a rezoning - not a rezoning time extension. A time extension on the previously approved plan should be advertised as such. This should just be announced as a rezoning... which it is. The previous approved plan should be included in any public notices that go out regarding public meetings, so that the new plan can be compared to the old.

These types of announcements are in the public interest, but the way this one was presented feels slightly underhanded in its approach. Any new property owners in the area would not be aware of the changes that are being requested from the previous plan. They would simply see it as a time extension on the previous plan because the from/to portion in the first paragraph is underemphasized. Clearly delineating the "From" and "To" sections by bullet points would make this type of announcement much clearer to the public.

2. *Impact on traffic for Sunset Road/potential for accidents*

With the addition of the Sunset Road bridge, it is already almost impossible to make a left hand turn onto Sunset Road off Sunset. The traffic coming on Silverbell has greatly increased over the years and the new bridge access point has impacted safety in this area.

Sunset Road already has a number of blind driveway access points and hills that are difficult to see over. The left turns into these neighborhoods are in areas with limited sight visibility. Making a left hand turn into any of these access points (or a right turn coming out) is hazardous to both residence of this neighborhood and those living to west. Sunset Rd is not designed for the higher traffic levels and we are super concerned about serious accidents in the area.

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

3. *This plan no longer includes the equestrian and walking public access trail:*

cc: Development
Service

DATE

6.14.21

Our property includes an EECU that is constantly being used by horseback riders and pedestrians and this wash leads to the larger wash and trail access across the property in question. This public access trail has been here since before we moved in in 1994 and we use this trail at least once a week. This change of rezoning impacts all equestrian riders/walkers in the Tucson Mountain Area and this was an essential part that was lost from the initial rezoning request to this new rezoning request.

4. Wildlife Impact:

Builders must be held accountable to the Level 2 Peaks and Ridges restrictions so as to prevent people from building too close to the tops of the hills. These homes would have the potential of impacting all wildlife in the area - deer, bobcats, javelina, are abundant in this area with an occasional mountain lion. Our property, as well as our neighbors to the north are bigger lots designed with wildlife access and free movement through the area. (Ours is 1.9 acres.) Higher density in this open area means higher impact on wildlife.

5. Dark Sky Impact:

Builders must be required to shield their lights in accordance to the Pima County Ordinances. We are seeing too many builders that are being given passes on this ordinance and any homes that are built need to have these regulations in place. The Tucson Mountains are known for its protection of natural habitat and dark skies and this increased density in an already darker area with impact night viewing for astronomer lovers in the area. The Level 2 Peaks and Ridges restrictions also protects viewing intrusions from light pollution.

We appreciate the notification and would once again like to reiterate that we are filing a protest against the new changes of zoning for this property.

Ann and Eric Peterson
5230 W. Avenida Comba
Tucson, AZ 85745