

August 15, 2014

Pima County Development Services Department
Planning Division
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701

RE: Co7-14-02 Signature Homes by Miramonte, LLC –W. hardy Road Plan Amendment

Dear Sirs:

I have a home within 1000 feet of the above request and am in receipt of the public hearing notice. From the map I received, it appears that the current zoning of LIU-0.3 is there for a reason: to provide for a mix of density's in the area. I see no reason to amend the Pima County Comprehensive Plan. I would like to be included in any future notices concerning this request. Thank You.

Sincerely,



Steven Ottmar
9121 N. Jessy Lane
Taxcode: 225-03-4540

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AUG 19 2014
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT

MEMO

TO: Pima County Planning and Zoning Commission

FROM: James and Deborah Gessaman

James and Deborah Gessaman
8822 N Sky Dancer Cir, Tucson, AZ 85742

SUBJECT: Co7-14-02 Signature Homes by Miramonte, LLC – W. Hardy Road Plan Amendment

DATE: August 15, 2014

We, as residents of Hardydale II, look over our backyard concrete wall fence into the property, which is being discussed the morning of Wednesday, August 27, 2014, at 9:00 A.M. for rezoning from SR to medium density housing. One of the reasons we bought this house eight years ago was that the property to the east, which was not developed, was zoned for 3.3 acre lots, thus portending of low density housing if and when it was developed, a possibility that we were comfortable with.

Our main concerns about this present request by the developer to rezone this area are in two areas: 1) potentially dangerous traffic congestion on Hardy and Thornydale near the intersection of those two roads, resulting from the increased traffic load ingressing and egressing from one (or possibly two new subdivisions) along Hardy Rd; and 2) potential building of two-story homes among existing subdivisions between Hardy and Overton, which currently have mainly one-story homes.

Regarding the first concern, during the monsoons, we have witnessed a Thornydale Wash road closure by the Sheriff, just north of the Hardy and Thornydale intersection, to prevent driving through a torrent of water passing over this area. Heading north on Thornydale, cars that reached the Hardy intersection turned right, thinking they could circumvent the closure, soon realized by driving a short distance on Hardy, that it was not a through street. They quickly did a U-turn on Hardy, drove back to the intersection, and headed south on Thornydale from where they had come.

Obviously, Hardy Road East is the only egress escape route from the two subdivisions that already feed exclusively into Hardy (a third subdivision south of Hardy feeds into Hardy as well as Thornydale). Won't a proposed 52-home subdivision north of Hardy (petitioned for rezoning at this meeting)—and another subdivision south of Hardy and east of the north plot (already approved by Pima County for medium intensity housing)—create a traffic bottleneck for residents and an evacuation nightmare for emergency response teams? Indeed, increasing the density of housing along Hardy east of Thornydale from its current SR zoning to medium density will significantly exacerbate all of these problems.

Regarding the second concern, over-development of two-story homes next to one-story homes is intrusive, demonstrating the developer's lack of aesthetics within a community. Why would a developer want to alienate neighbors near its new subdivision by over-building two-story homes that block Hardydale II's view of the Catalina Mountains?

In summary, 1) we do not support a change in the current SR zoning for this 20-acre plot north of Hardy Road due to exacerbation of traffic problems; and 2) if this 20-acre property were rezoned to medium density housing, we are not in favor of allowing the developer to build a majority of two-story houses in this development.

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BY: _____