



October 28, 2015

Planning and Zoning Commission Meeting

- 7) **P15RZ00007 ESTATE OF EMILY STOWELL STRATTON – WEST ANKLAM ROAD REZONING**
 - a. Letter received 10/19/15
 - b. Letter received 9/20/15

Received
10-19-15

Donald A. & Mary S. Uhlir
661 N Mountainside Way
Tucson, AZ 85745-9139
dauhlir@gmail.com
520.349-2156

Item
7

15 October 2015

Pima County
Planning and Zoning Commission
c/o Development Services Department
Planning Division
201 N Stone Ave.
Tucson, AZ 85701

Subject: Protest to Proposed Zoning Request of Estate of Emily Stowell Stratton – W. Anklam Road Rezoning

RE: Case # P15RZ00007

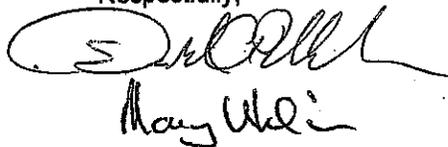
Dear Members of the Planning and Zoning Commission,
As Homeowners within the 1000 foot notification area of the subject rezoning, we strongly object to the referenced proposal to rezone the subject property. Below are just a few of the issues we have with the requested rezoning:

- 1) The request is completely out of character of the existing area.
- 2) It sets a potential precedence for all of the remaining undeveloped land in the same area.
- 3) It makes no improvements to the roadway to handle additional traffic for safe travel of bicyclists, runners and vehicular travel.
- 4) Reduces the value to the County/Public of the recently acquired "Painted Hills" open space, directly across the street.
- 5) It is not an appropriate zoning density for a scenic corridor.
- 6) The same request has been turned down before.

In addition, we find the map included inaccurate to the point of fraud, or as a minimum, misrepresentation, that could potentially affect the outcome of the hearing. The map (dated 10/06/2015) sent with the notice of this hearing to the affected area residence incorrectly labels the zoning of the property across Anklam to the North. The map labels this area as being CR-1, the same request of this case. That land has never been zoned CR-1. Its highest zoning was LIU 0.3 but is now the Painted Hills Open Space. This misrepresentation projects an inaccurate depiction of the character of this area.

Please keep the character of this area as it is. As was desired when the Painted Hills open space was acquired. Please disapprove this request for the subject property's rezoning.

Respectfully,



Donald and Mary Uhlir,
for The Uhlir Family Revocable Trust.

OBIE AND SUSAN PETERSON
641 N. Mountain Side Way
Tucson, AZ 85745

OCT 20 2015

Date: October 20, 2015

RE.: Rezoning- P15RZ00007- Estate of Emily Stowell Stratto

Dear Planning and Zoning Commission,

Our names are Sue and Obie Peterson living within 300' of the proposed zoning area. We reside at 641 N. Mountain Side Way within 300 ft. of the notification area. We strongly oppose the rezoning of the above case number on West Anklam Road for the below listed reasons.

- 1.) It will destroy the character of the area, nature, wildlife, and existing conditions.
- 2.) There are no improvements to West Anklam Rd. for additional traffic safety concerns for runners, bicyclists, and vehicular traffic.
- 3.) We feel this will set precedence for remaining undeveloped land in the area to be further developed.
This will have a significant impact on the native vegetation, specifically the Saguaro cactus, and the native wildlife.
We are extremely concerned about the migration of the native wildlife from this proposed area (south side of Anklam) to the North side of Anklam, the recently County acquired Painted Hills open space.
We feel this will cause a sever displacement of a wide range of Arizona game and fish protected wildlife in this area.
- 4.) This will further reduce property values even further from the economic decline they have already suffered.
- 5.) Reduces value of County land recently acquired / Painted Hills open space

Please keep this area as is for all the above stated reasons. Lets keep this beautiful area in its existing form for the existing residence and for the thousands of tourists that come here to view, stay and photograph the natural beauty of this Tucson treasure.
We applaud the County's efforts to maintain the open space by acquiring Painted Hills open space.
It is truly a unique area of Tucson and we feel strongly about maintaining its integrity.

Please feel free to contact me to discuss further.
Thank you for you time and consideration.

Sincerely,


Obie Peterson
Obie1@paceelectrical.com
(520)940-3902

CC: Douglas Zirkle
McCarthy Law Firm