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3/12/2015

MS. KAELEE WILSON
PLANNING DIVISION
CITY OF MESA

RE: ZONE CHANGE FOR THE DEVELOPMENT OF HANNIBAL CIRCLE

DEAR MS. WILSON,

IT WAS A PLEASURE SPEAKING WITH YOU BY PHONE TODAY.
I HAVE THE PROPERTY IMMEDIATELY TO THE NORTH OF THE LOT IN
QUESTION. LOT 1 IS JUST BEHIND THE SOUTH WALL OF MY YARD.
I MUST TELL YOU THAT I AM VERY CONCERNED ABOUT THIS PROPOSED
ZONE CHANGE.

FIRSTLY, THIS NEIGHBORHOOD IS AN ENCLAVE OF THREE STREETS
CONSISTING OF CUSTOM HOMES ON ONE ACRE LOTS, SURROUNDED BY
MUCH SMALLER HOMES ON SMALLER LOTS.
ANY DEVELOPMENT WITHIN THIS AREA SHOULD BE OF SIMILAR SIZE AND
QUALITY TO FIT IN WITH THE CHARACTER OF THIS NEIGHBORHOOD.
ANYTHING ELSE WOULD BE OUT OF CHARACTER AND COULD
NEGATIVELY EFFECT THE QUALITY OF LIFE HERE.

SECONDLY, AS THE OWNER OF ONE OF THE ADJACENT PROPERTIES,
I AM CONCERNED ABOUT THE HEIGHT OF THE PROPOSED HOUSES.
WITHOUT A HEIGHT RESTRICTION. OR A CLAUSE STATING SINGLE STORY
CONSTRUCTION ONLY, I COULD HAVE A TWO STORY HOUSE LOOKING
DIRECTLY DOWN INTO MY BACK YARD! NOT ACCEPTABLE!

THIRDLY, THE ENGINEERED SITE PLAN SHOWS FOUR LOTS AND FOUR
HOUSES. THIS MAY BE THE MAXIMUM NUMBER OF HOUSES POSSIBLE
ON THIS LOT WITH THIS DRAINAGE AND RETENTION CONFIGURATION.
BUT IF THE ZONING IS CHANGED FROM RS-35 TO RS-15, WHO'S TO SAY IF
THIS PLAN WOULD NOT BE SCRAPPED AND A NEW PLAN WITH A
DIFFERENT DRAINAGE AND RETENTION CONFIGURATION MIGHT BE
SUBMITTED, ALLOWING FOR MORE HOUSES TO BE BUILT ON THIS LOT?

THE REASON I BOUGHT THIS HOUSE WAS BECAUSE OF THE LARGE ONE
ACRE LOT, AND I DO NOT WANT A BUNCH OF LITTLE HOUSES BEHIND MY
YARD! I AM SURE ALL OF MY NEIGHBORS WILL FEEL THE SAME WAY.

SINCERELY, CONCERNED PROPERTY OWNER,
DAVID A. LEVITT

