

**WHAT WE ARE REQUESTING?
REZONING AND**

ADDITIONAL BONUS INTENSITY ZONE OVERLAY REQUEST

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This location at the busy and noisy intersection of Miller and Brown may have deterred a prospective residential use but now infill lots are at a premium. Within this rezoning, we are making two requests as part of city code under the BONUS INTENSITY ZONE OVERLAY.

- First, recent building requirements state a garage must be three feet in back of the front most portion of the house including portals. Many of the homes in the Michaels Estate, as was *practice at the time of development*, have the garage forward. In trying to bring the main portion of the house away from the intersection – and noise – we request the garage to come forward of the portal two feet. See attached site plan.
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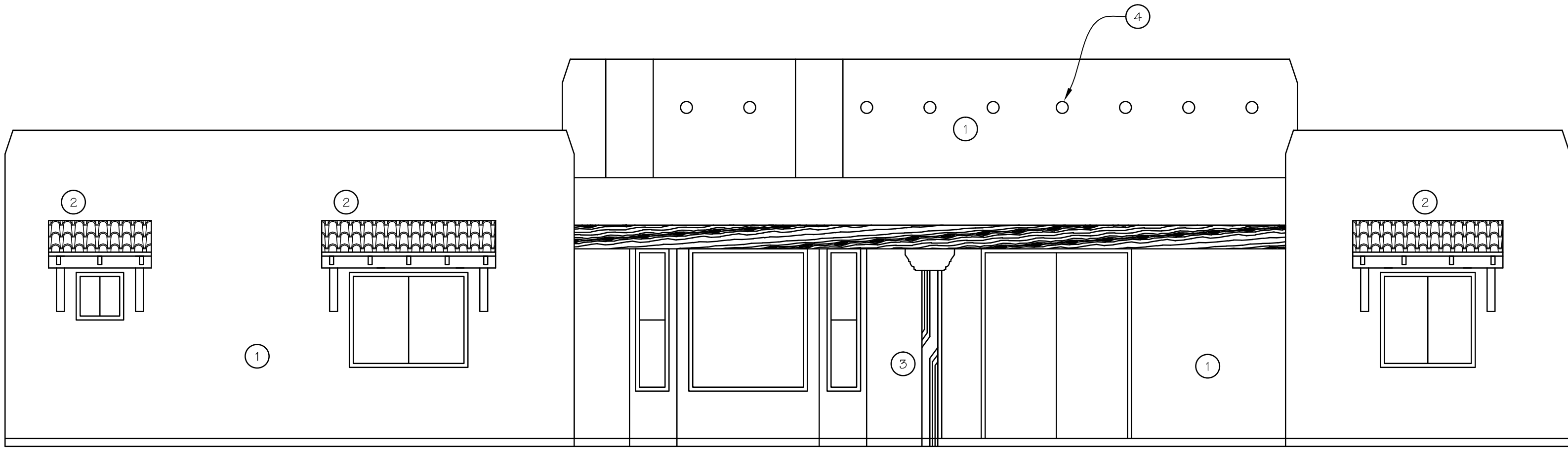
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TRANSPORTATION Driveway shall enter on Miller. No pavement disturbance on roadways is expected. Sight Visibility Triangle (SVT) at intersection is well within parameters.

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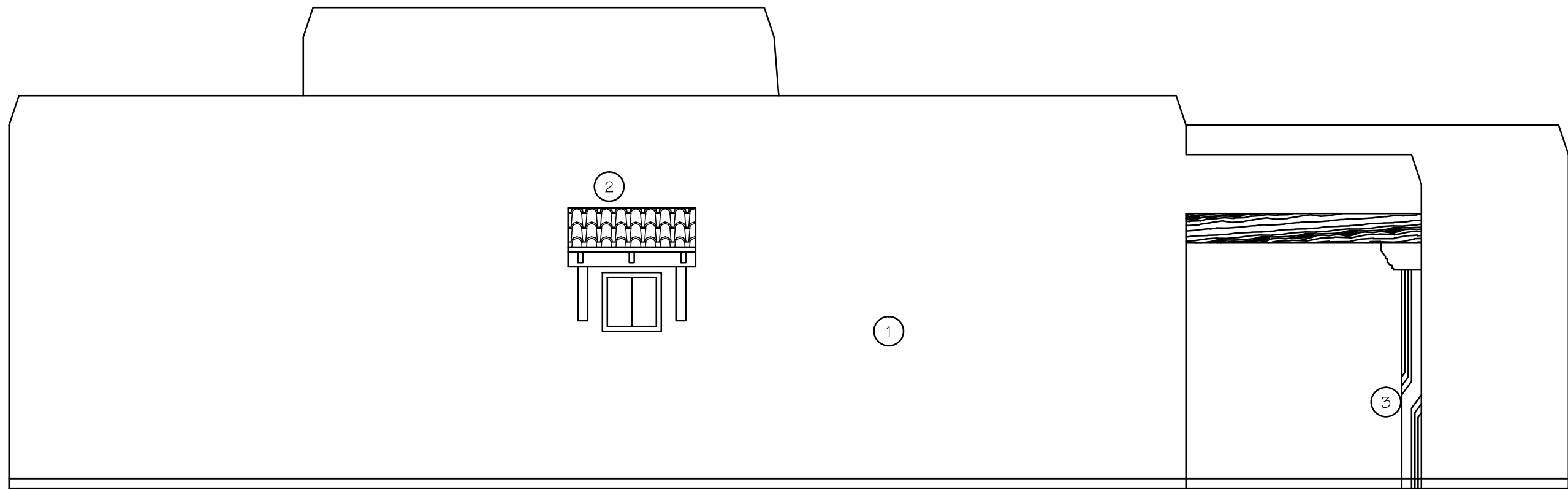
ELEVATION VIEWS Elevation drawings, also attached, can be interpreted as being the same “fit and finish” as colored photos shown.



REAR ELEVATION

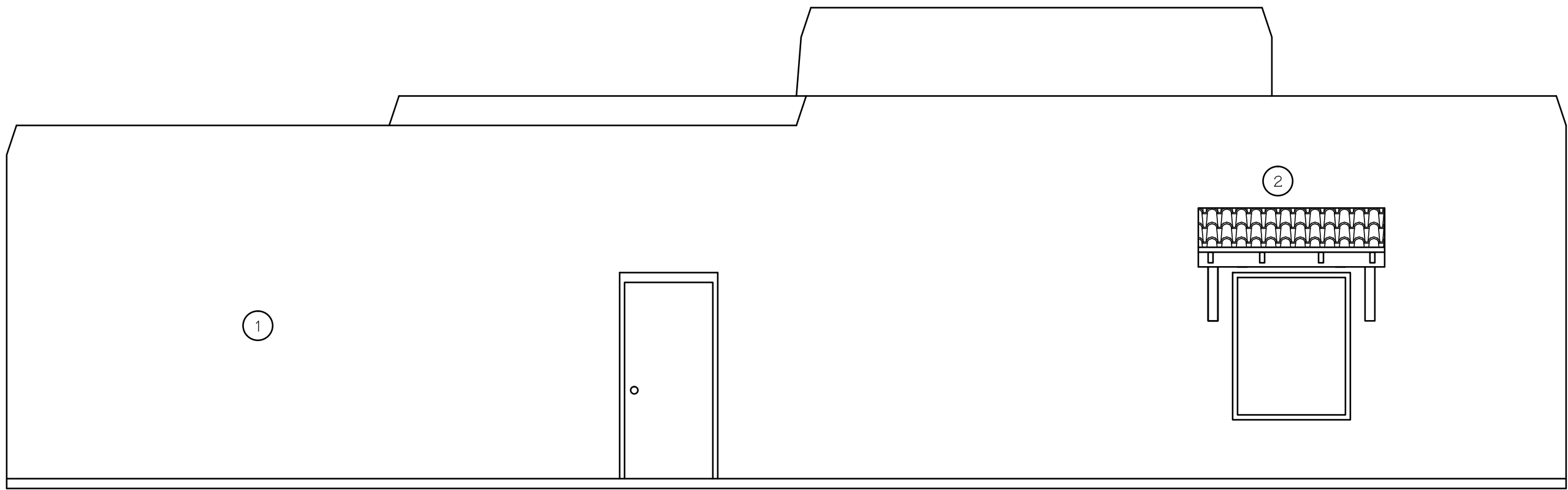
SCALE: 1/4" = 1'

- KEYED ELEVATION NOTES
1. WESTERN ONE KOTE STUCCO SYSTEM OVER 1" FOAM BOARD AND 1/2" OSB SHEATHING. IAPMO APPROVAL REPORT NO. UES382
 2. CONCRETE TILE AWNINGS SEE SECT D/A5
 3. 8" Ø VIGA POST W/ ZAPATA UNDER BEAM
 4. 8" Ø VIGA BEAM END (DECORATIVE ONLY)
 5. METAL OVERHEAD GARAGE DOOR



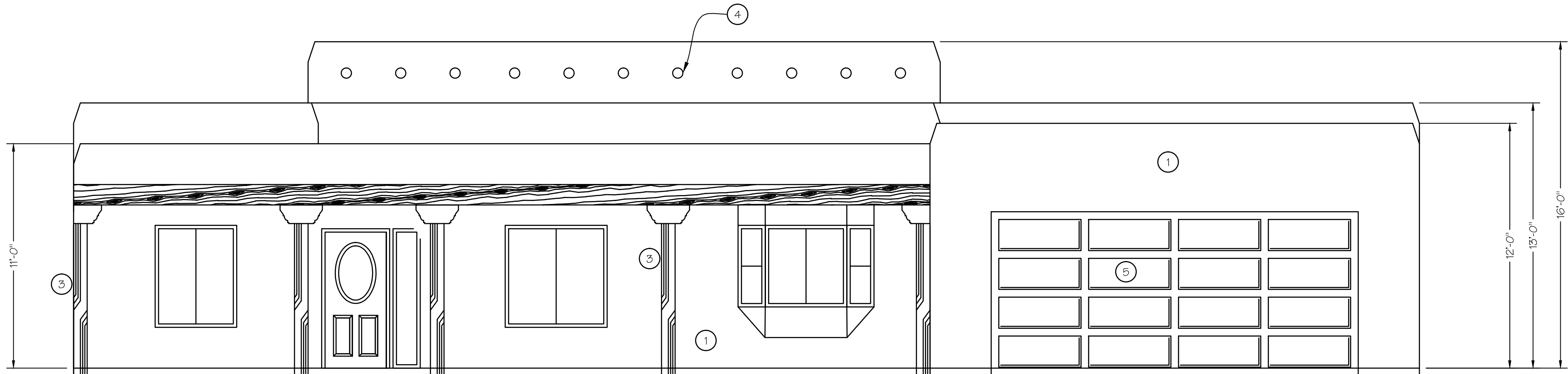
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'



FRONT ELEVATION

SCALE: 1/4" = 1'

REVISIONS	

1141 N MILLER ST
MESA AZ

A NEW RESIDENCE
FOR:
RICHARD CORROW

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(480) 649-1346

SHEET
A-2
OF SHEETS

**CITIZEN PARTICIPATION PLAN - REZONING
1141 N. MILLER STREET, MESA
and
BONUS INTENSITY ZONE OVERLAY REQUEST**

APPLICATION CASE NUMBER ZON-18-00221

Date: May 1, 2018

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of this site of an application for rezoning. This site is located at 1141 N. Miller Street on the southeast corner of Miller Street and Brown Road. This lot has been vacant for about 40 years. **The application for the rezoning is from a commercial lot back to the original residential designation.** This would be for one single family home. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on this proposal.

WHO ARE WE?

We are Richard and Marlie Corrow, both long-time residents of the valley, and purchasing the property for *our own home*. Richard is a General Contractor AZ ROC #318898 and builds custom homes in the Santa Fe style as this home shall be also. Below are samples of previously built Corrow homes and this home shall be in the same style and quality.



This property was rezoned for Commercial Office but due to easements on four sides, difficult parking and setbacks requirements was found unsuitable and after 40 years we are bringing the lot back to its original residential status.

This property was number one of the Michaels Estate sub-division and we will make this a fine improvement to our community and seek your support. We are spending a great deal of time and effort to go through this rezoning process – far more than we anticipated.

Contact:

Richard Corrow
[2401 W Southern Ave #101](#)
[Tempe, Arizona 85282](#)
(505) 690-7600
Email: richardcorrow@gmail.com

Pre-submittal Meeting: A pre-application has been made with the city and Staff Comments have been received and follow:

- **The proposed rezoning is consistent with the General Plan for this area**
- **The proposed rezoning to RS-9 is consistent with the surrounding neighborhood.**
- **Staff reviewed the application and recommended that adjacent residents, Mesa School district and nearby registered neighborhoods be contacted.**

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts the building of this home may have upon members of the community.

A contact list will be developed for citizens and agencies in this area including:

- All registered neighborhood associations within one mile of the project.
- Homeowners associations within one half mile of the project.
- Property owners within 500 feet from the site but may include more.

All persons listed on the contact list will receive a letter describing the project, site plan, and an invitation to a series of two neighborhood meetings to be held as shown above. THE APPLICANTS HOPE TO START CONSTRUCTION THE END OF SUMMER 2018.

WHO ARE YOU? – OUR NEIGHBORS!

NEIGHBORHOOD PARTICIPATION MEETINGS NOTICE

- **A Citizen Participation Meeting will be held on May 15, 2018 at Fire Station #201 at 360 E. 1st Street Mesa at 7:00 PM.**
- **A follow-up Citizen Participation Meeting will be held on May 30, 2018 at Fire Station #201 at 360 E. 1st Street Mesa at 7:00 PM.**
- **A Public Hearing date is set and will be held June 20, 2018.**
- The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns.
- The second meeting will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign- in list and comment cards will be copied to the City of Mesa Planner.

Presentations will be made to groups of citizens or neighborhood associations upon request.

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ELEVATION VIEWS Elevation drawings, also attached, can be interpreted as being the same “fit and finish” as colored photos shown.

**CITIZEN PARTICIPATION REPORT
REQUEST FOR RE-ZONING FROM COMMERCIAL TO RESIDENTIAL
AP# 137-09-204 ADDRESS 1411 N. MILLER ST., MESA**

APPLICATION # ZON18-00221

Submit Citizen Participation Report – The applicant is responsible for submitting a report of the citizen outreach efforts, complete with minutes of neighborhood meetings, list of those contacted, and responses to all inquiries.

This report verifies all requirements for the above application.

- A pre-submittal application had been made previously.
- All fees have been paid.
- May 8, 2018 dateline to submit revised materials was met.
- Staff comments and concerns were received with minor objections from staff.
- After review by Applicant, a Citizen Participation Plan was submitted and objections and observations from staff were reviewed and responded to.
- A *Bonus Intensity Zone (BIZ) Overlay District* has been requested for a change in setback requirement for garage placement two feet in front of residence.
- Applicants have made a request for a variation in front yard wall.

The previously submitted Citizen Participation Plan included scheduling for two citizen meetings; May 15th and May 30. Both meetings were held at City of Mesa Fire Station #201 at 7:00 PM to 8:00PM. The Applicants, Richard and Marlie Corrow were there timely and there were no other Participants at either session.

Applicants brought to Planning Zoning Department for mailing 42 notification letters alerting neighbors, Home Owners Assoc. and Schools of our request. There have not been any comments whatsoever. (List attached)

The required sign posting was completed June 5, 2018 and affidavit is attached.

This should complete the Applicants requirements for the Re-zoning Application and Citizens Participation Report.



Richard Corrow



Date



Marilyn Corrow



Date

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
136-26-306	GAONA DAVED/IANE L	919 E GREENWAY ST MESA 85203	26619 S 202ND ST QUEEN CREEK AZ 85142	26619 S 202ND ST	QUEEN CREEK	AZ	85142
136-26-307	CANAL WALK LLC	925 E GREENWAY ST MESA 85203	11802 S RURAL RD TEMPE AZ 85284	11802 S RURAL RD	TEMPE	AZ	85284
136-26-308	BURM ROBERT T/MARY ANN	933 E GREENWAY ST MESA 85203	933 E GREENWAY ST MESA AZ 85202	933 E GREENWAY ST	MESA	AZ	85202
136-26-309	REYNA RICHARD H & NELLIE	941 E GREENWAY ST MESA 85203	941 E GREENWAY ST MESA AZ 85203	941 E GREENWAY ST	MESA	AZ	85203
136-26-310	STANDAGE BRAD/MONICA	1212 N MILLER CIR MESA 85203	1212 N MILLER CIR MESA AZ 85203	1212 N MILLER CIR	MESA	AZ	85203
136-26-311	OCEGUEDA MICHAEL A/RIKKI K	1206 N MILLER CIR MESA 85203	1206 N MILLER CIR UNIT 1019 MESA AZ 85203	1206 N MILLER CIR UNIT 1019	MESA	AZ	85203
136-26-312	KIM J STANDAGE AND MARGARET A STANDAGE TRUST	1201 N MILLER CIR MESA 85203	1201 N MILLER CIRCLE MESA AZ 85203	1201 N MILLER CIRCLE	MESA	AZ	85203
136-26-313	MEAD GAYLA	1207 N MILLER CIR MESA 85203	1207 N MILLER CIR MESA AZ 85203	1207 N MILLER CIR	MESA	AZ	85203
136-26-314	FAMBROUGH JUSTIN A	1213 N MILLER CIR MESA 85203	1213 N MILLER CIR MESA AZ 85203	1213 N MILLER CIR	MESA	AZ	85203
136-26-316	POWELL SOL H	1210 N MATLOCK CIR MESA 85203	1210 N MATLOCK CIRCLE MESA AZ 85203	1210 N MATLOCK CIRCLE	MESA	AZ	85203
136-26-317	SIBREL WILLIAM H/JO ANN T	1204 N MATLOCK CIR MESA 85203	1204 N MATLOCK CR MESA AZ 85203	1204 N MATLOCK CR	MESA	AZ	85203
136-26-318	POULIN JAMES	1203 N MATLOCK CIR MESA 85203	1203 N MATLOCK MESA AZ 85203	1203 N MATLOCK	MESA	AZ	85203
136-26-331	HYDE STEPHEN M	942 E GREENWAY ST MESA 85203	PO BOX 30067 MESA AZ 85275	PO BOX 30067	MESA	AZ	85275
137-09-007E	CLARK COUNTY PROPERTIES/CONTINENTAL APARTMENTS	1111 E BROWN RD MESA 85203	23705 VANOWEN ST STE 346 WEST HILLS CA 91307	23705 VANOWEN ST STE 346	WEST HILLS	CA	91307
137-09-010E	CHURCH JESUS CHRIST LDS CORP PRES BISHOP	933 E BROWN RD MESA 85203	50 E NORTH TEMPLE RM 2225 SALT LAKE CITY UT 84150	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY	UT	84150
137-09-010K	ROWLEY CLINT/KIMBERLY	950 E BROWN RD MESA 85203	950 E BROWN RD MESA AZ 85203	950 E BROWN RD	MESA	AZ	85203
137-09-104	HOME VENTURES REALTY LLC	1034 E FAIRFIELD ST MESA 85203	1063 W HARVEST ST MESA AZ 85201	1063 W HARVEST ST	MESA	AZ	85201
137-09-105	CULP FAMILY TRUST	1032 E FAIRFIELD ST MESA 85203	1032 E FAIRFIELD ST MESA AZ 85203	1032 E FAIRFIELD ST	MESA	AZ	85203
137-09-133	EDMONDS ARTHUR A/JOY ELLEN	1065 N MILLER ST MESA 85203	1065 N MILLER ST MESA AZ 85203	1065 N MILLER ST	MESA	AZ	85203
137-09-134	GREGORY FAMILY TRUST	1055 N MILLER ST MESA 85203	1055 N MILLER ST MESA AZ 85203	1055 N MILLER ST	MESA	AZ	85203
137-09-204	NICHA LLC	1141 N MILLER ST MESA 85203	733 E UNIVERSITY DR SUITE 3 MESA AZ 85203	733 E UNIVERSITY DR SUITE 3	MESA	AZ	85203
137-09-205	DAVIS GREGORY W	1131 N MILLER ST MESA 85203	1131 N MILLER RD MESA AZ 85203	1131 N MILLER RD	MESA	AZ	85203
137-09-206	NAREAU GRETA/FRA/DELGADILLO MAGDIEL TR	1125 N MILLER ST MESA 85203	PO BOX 2171 MESA AZ 85214	PO BOX 2171	MESA	AZ	85214
137-09-207	BRIAN DOUGLAS MOSBRUCKER TRUST	1018 E FAIRBROOK CIR MESA 85203	1018 E FAIRBROOK CIR MESA AZ 85203	1018 E FAIRBROOK CIR	MESA	AZ	85203
137-09-208	SNITZER STEVEN C & FAITH R	1024 E FAIRBROOK CIR MESA 85203	1024 E FAIRBROOK CIR MESA AZ 85203	1024 E FAIRBROOK CIR	MESA	AZ	85203
137-09-209	STEWART MICHAEL/KATHERINE	1026 E FAIRBROOK CIR MESA 85203	1026 E FAIRBROOK CIR MESA AZ 85203	1026 E FAIRBROOK CIR	MESA	AZ	85203
137-09-210	KESTNER DONALD J JR	1030 E FAIRBROOK CIR MESA 85203	1030 E FAIRBROOK CIR MESA AZ 85203	1030 E FAIRBROOK CIR	MESA	AZ	85203
137-09-211	PAULK JACOB T	1034 E FAIRBROOK CIR MESA 85203	1034 E FAIRBROOK CIR MESA AZ 85203	1034 E FAIRBROOK CIR	MESA	AZ	85203
137-09-212	OSWALT GREG D/CHRISTINA L	1042 E FAIRBROOK CIR MESA 85203	1042 E FAIRBROOK CIRCLE MESA AZ 85203	1042 E FAIRBROOK CIRCLE	MESA	AZ	85203
137-09-213	C V R J PROPERTIES LLC	1050 E FAIRBROOK CIR MESA 85203	355 S BALBOA DR GILBERT AZ 85296	355 S BALBOA DR	GILBERT	AZ	85296
137-09-216	KLINE GARRY D/VALENTINE V	1047 E FAIRBROOK CIR MESA 85203	1047 E FAIRBROOK CIR MESA AZ 85203	1047 E FAIRBROOK CIR	MESA	AZ	85203
137-09-217	POULSON ROSEMARY L	1039 E FAIRBROOK CIR MESA 85203	10436 E PERALTA CANYON DR GOLD CANYON AZ 85118	10436 E PERALTA CANYON DR	GOLD CANYON	AZ	85118
137-09-218	SANTANA SABINO/LUZ E	1031 E FAIRBROOK CIR MESA 85203	1031 E FAIRBROOK MESA AZ 85203	1031 E FAIRBROOK	MESA	AZ	85203
137-09-219	FLORES MANUEL J JR/MONICA J	1023 E FAIRBROOK CIR MESA 85203	1023 W FAIRBROOK DR MESA AZ 85203	1023 W FAIRBROOK DR	MESA	AZ	85203
137-09-220	BROWN ZACHARY/SHANNON	1013 E FAIRBROOK CIR MESA 85203	1013 E FAIRBROOK CIR MESA AZ 85203	1013 E FAIRBROOK CIR	MESA	AZ	85203
137-09-221	MARTINEZ MIKE S	1007 E FAIRBROOK CIR MESA 85203	1007 E FAIRBROOK CIR MESA AZ 85203	1007 E FAIRBROOK CIR	MESA	AZ	85203
137-09-330	FLORES MARGARITA	860 E BROWN RD 65 MESA 85203	6301 OWENSMOUTH AVE WOODLAND HILLS CA 91367-2216	6301 OWENSMOUTH AVE	WOODLAND HILLS	CA	91367-2216
137-09-331	SPRAGUE TODD PATRICK/JENNIFER BASARABA	860 E BROWN RD 69 MESA 85203	1281 WESTBROOK DR NW SALEM OR 97304	1281 WESTBROOK DR NW	SALEM	OR	97304
137-09-332	DEC INVESTMENTS LLC	860 E BROWN RD 73 MESA 85203	246 W SCOTT AVE GILBERT AZ 85233	246 W SCOTT AVE	GILBERT	AZ	85233
137-09-333	HEARD DEBBIE/RANDY	860 E BROWN RD 77 MESA 85203	6435 E HOBART ST MESA AZ 85205	6435 E HOBART ST	MESA	AZ	85205
137-09-334	SOLOMON CAPITAL INTERNATIONAL LLC	860 E BROWN RD 13 MESA 85203	40 N CENTRAL AVE SUITE 1400 PHOENIX AZ 85004	40 N CENTRAL AVE SUITE 1400	PHOENIX	AZ	85004
17-09-341	SUN GARDENS HOMEOWNERS ASSOCIATION	860 E BROWN RD MESA 85203	PO BOX 21763 MESA AZ 85277	PO BOX 21763	MESA	AZ	85277