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VIA EMAIL & HAND DELIVERY

John Wesley, AICP
Planning Director
City of Mesa
55 North Center Street
Mesa, Arizona 85201

Re: ZON18-00246, Washington Park Infill Incentive Plan – 405 N Sirrine

Dear Mr. Wesley:

Please accept this letter on behalf of our client, Mr. David Johnson (Johnstar, LLC), and his request to change the current building form standards of two parcels owned by Mr. Johnson within the Washington Park Infill Incentive Plan area from T3N to T4NF, which is scheduled for consideration by the Mesa Planning & Zoning Board on Nov. 14, 2018. Specifically, we are kindly requesting that 405 N. Sirrine (APNs 137-25-064 & 065), which property is located adjacent to University Drive, be changed from the current T3 Neighborhood (T3N) development regulations designation to T4 Neighborhood Flex (T4NF) development regulations. The reasons for this requested change are as follows:

- The property is located directly on University Drive where the allowed land uses and development standards support a T4NF designation.
- The adjacent properties to the West, that also front onto University Drive, are proposed to have the T4NF designation.
- The parcels are currently vacant and ready for new development. Mr. Johnson plans on townhomes / rowhouses, which are allowed in the T4NF designation, but not the T3N.
- To the east is an office use (DR-3 zoning), which makes this Property a logical stopping point for the T4NF designation on the north side of University Drive.

Please see the attached map illustrating the proposed T4NF boundary change. We will be attending the Planning & Zoning Board Study Session and Public Hearing and will be available for questions at any time.

Sincerely,



Reese Anderson
PEW & LAKE, PLC

cc: Mr. David Johnson

Exhibit B: Washington Park Development Regulations

B1: Zoning Area

405 N. Sirrine
Existing T3N Designation



Exhibit B: Washington Park Development Regulations

B1: Zoning Area

405 N. Sirrine
Proposed T4NF Designation

