

A. PROJECT REQUESTS

NuSash Investments (Eric and JoAnne DeRoche) as “Owners” are respectfully requesting a Rezone and Preliminary Plat for the residential development of approximately 4.62 acres of undeveloped land located at 2451 N. Val Vista Drive (DeRoche Estates), also known as Maricopa County Parcel # (141-27-001S). Specifically, we are requesting rezoning from the current RS-35 designation to RS-35 PAD (Planned Area Development) to allow for the creation of a three lot custom residential subdivision (Lot #1/North 1.25 acres, Lot #2/South 1.25 acres, Lot #3 East 2.10 acres). The PAD request is being sought to allow for deviations from the City of Mesa Development Standards to maximize opportunities to develop a cohesive residential use at this location. Accordingly, we request specific deviations from the RS-35 Developmental Standards as noted below:

PROJECT REQUESTS
LOT #1 DIRECTION PROPERTY FACES In lieu of standards requiring homes to face west toward Val Vista, to be allowed to face SOUTH towards new proposed private road "Armiger Lane."
LOT #2 DIRECTION PROPERTY FACES In lieu of standards requiring homes to face west toward Val Vista, to be allowed to face NORTH towards new proposed private road "Armiger Lane."
GATED PRIVATE ROAD In lieu of a public street, authorize a gated private road as the primary point of ingress/egress.
PERIMETER WALL ALONG VAL VISTA In lieu of tearing down the existing fence/fenceline the owners would like to make Improvements to the existing fence in place.

B. EXISTING AND SURROUNDING SITE USES

The surrounding zoning and uses are identified as follows:

Direction from Property	Existing Zoning	Current General Plan	Existing Use(s)
North	RS-35	Neighborhood	Residential
South	RS-35	Neighborhood	Residential
East	RS-35	Neighborhood	Residential
West	RS-35 PAD	Neighborhood	Val Vista Drive & Residential

C. LOCATION AND ACCESSIBILITY

The site is located adjacent to the east side of Val Vista Drive approximately halfway between McDowell Road and McKellips Road. Primary access will be from Val Vista Drive via a proposed gated private road as represented on the plans.

D. CIRCULATION SYSTEM

The trip generation from the proposed three lots will not have a significant impact on the surrounding circulation system. The on-site circulation will be controlled by the proposed private road with cul-de-sac as indicated on the plans. Consistent with City of Mesa's standards, the onsite entry is designed to accommodate access, turning movements, and maneuverability of large recreational vehicles, emergency vehicles, and solid waste vehicles.

E. COMMUNITY FACILITIES AND SERVICES

Due to the low density nature of the proposed use, additional new services such as parks, schools, or other regional amenities are not needed or required.

F. PUBLIC UTILITIES AND SERVICES

As directed by City of Mesa Development Planning Staff, the “Owners” and their engineer anticipates that the existing City of Mesa 6-inch public water and 8-inch public sewer mainlines located in Val Vista Drive, will be of sufficient size and capacity to extend down the new private road to serve the potable water, fire protection, and sanitary sewer needs for this proposed development.

G. STORMWATER DRAINAGE & RETENTION

Stormwater retention is being proposed for EACH lot to create and maintain its own basins/areas. The “Owner’s” engineer will prepare the requisite drainage calculations and G&D design showing compliance with the City of Mesa’s adopted standards.

H. CITRUS SUB-AREA

While the owners recognize that the area is a citrus sub-area, the current property at 2451 N. Val Vista Drive does not have any citrus trees at all and has not had citrus in the prior ownership or development. Properties directly to the north, south, east and west of above said property do not have citrus as well. Citrus trees bring much work to maintain as well as cause an increase in pests such as scorpions, roaches, etc. which can be detrimental to children’s health. With the difficulties of allergens, pests and costly maintenance, the owners would like to limit citrus plantation to the discretion of each of the plot owners.

I. CONCLUSION

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and Zoning Ordinance. The applicant and “Owners” look forward to receiving input on this application and working with the City of Mesa staff to bring this project to completion.