

Project Narrative

1807 N. Val Vista Drive

Submitted by:

Pew & Lake, PLC.

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On behalf of:

The Dixon Family

February 4, 2024

Introduction

Pew & Lake, PLC on behalf of our client, the Dixon family, is pleased to submit this project narrative and related exhibits for the property located at 1807 N. Val Vista Drive. Furthermore, the property is known as Maricopa County Accessor parcel numbers 141-30-014N and 141-30-014L. The property is illustrated in **image 1** below, outlined in red.

Image 1 – Site Aerial



Project Description

As seen on **Image 1**, the subject site consists of two parcels, Lot 1 is an existing single-family residential home and Lot 2 is vacant. Access to Lot 1 exists off Val Vista Drive and off the private road along the southern boundary of Lot 1 and Lot 2. The applicant is proposing a new single-family home to be developed on Lot 2. The new development would utilize the private road along the southern boundary to access the home. Lot 1 remains in compliance with the RS-32 Zoning District standards with the addition of Lot 2.

Requests

As seen on the enclosed Site Plan, the applicant is requesting **(1)** Land Split, **(2)** rezoning from RS-35 to RS-35 Bonus Intensity Zone (BIZ). The Land Split would create a private drive from Lot 2 to Val Vista drive, allowing the proposed developed access to Lot 2 from Val Vista Drive. The BIZ rezoning is being requested to allow for a reduction in the minimum lot width which is proposed as part of the Flag Lot to accommodate the private access. Additionally, the applicant is requesting minor reductions to the front and side setbacks, as seen in the BIZ table within this narrative.

Zoning and General Plan Analysis

The subject site is zoned Residential Single-Family 35, (RS-35). The RS-35 zoning district allows for detached single residence housing on a minimum of 35,000 sf lot.

The General Plan designation is Neighborhood in the Mesa 2040 General Plan (Rural Residential in the Mesa 2050 General Plan). The site is also within the Citrus Sub Area Plan. The primary focus of the Neighborhoods character type is to provide safe places for people to live where they feel secure and enjoy their surrounding community. Per the Citrus Sub Area Plan, the vision for the Citrus area is development that is rural in nature and characterized by large lot, single-family residences. The proposed development will be complementary to the Neighborhood and Citrus Sub Area Plans.

BIZ Compliance

The purpose of the Bonus Intensity Zone (BIZ) Overlay district is to provide for variation from the application of residential densities or other development standards to allow greater intensity of development and encourage unique, innovative development of superior quality. Furthermore, the BIZ Overlay provides a development that furthers the goals of the General Plan and Specific Plans. An analysis of how this request complies with MZO Section 11-21-3(B) is below.

B. The City Council may approve modifications to the underlying district standards proportionate to number of items and degree of compliance provided by projects that comply either with a combination of Items 1 and 2, below; or with a combination of 1 and 3, below. Projects with few modifications need to comply with a lower percentage of criteria. Projects with a higher number and greater deviation from adopted standards shall comply with a higher percentage of criteria.

1. Provide distinctive, superior quality designs. (See Section 11-31-32, Superior Design)

- ✓ **The proposed single-family home to be built on Lot 2 will be a high-quality custom home that meets the development standards of the RS-35 Zoning District.**

2. Address environmental performance standards outlined below:

a. Site selection criteria. Sites shall meet one or more of the following criteria.

i. Redevelop and rehabilitate economically distressed properties (particularly greyfield sites), damaged sites or environmentally contaminated 'brownfield' sites.

ii. Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.

- ✓ **The proposed development is within existing utility, transportation infrastructure and community services.**

iii. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible

b. Site design criteria. Designing the site to facilitate alternative modes of transportation and to reduce onsite environmental impacts.

i. Provide safe and secure storage for bicycles. For commercial, employment or institutional projects, bicycle storage areas shall be within 200 yards of the building entrance, and shall have a designated and convenient pedestrian access route connecting the storage area to the building. For residential projects, safe and secure bicycle storage areas shall be provided on-site for a minimum 15% of the residents.

ii. Include priority location parking for low-emission vehicles in parking areas.

- iii. Provide priority location parking spaces for carpool or vanpool vehicles.
- iv. Provide the number of parking spaces designed to serve a development site consistent with the number of spaces required to meet the minimum parking ratio. Parking spaces over the minimum number are discouraged.

✓ **The proposed single-family home will have a typical amount of parking for the residence.**

v. For greenfield sites, protect or restore natural areas on site with native vegetation to encourage biodiversity and for enjoyment by people. For previously developed sites, restore areas with native or adapted vegetation to encourage biodiversity and for enjoyment by people. The size of the space should be appropriate for the size of the site and the activity level or use of the site.

vi. Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of renewable energy. The design also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that have efficient HVAC systems, incorporate passive solar heating, cooling and day lighting strategies within an efficient building envelope, as recommended by the Department of Energy's Energy Efficiency and Renewable Energy (EERE) section, including buildings designed to earn the EPA ENERGY STAR or designed to meet LEED™ Silver or equivalent third-party criteria are considered to be energy efficient and no higher standard shall be used

✓ **The proposed single-family custom home will be built to be energy efficient in the following ways:**

- **Solar Panels and Battery Back-up system**
- **Full Spray Foam Insulation with 3rd party energy inspections and testing during and post construction to ensure fully sealed attics, walls, other penetrations. No Air permeable insulation should be used as a sealing material.**
- **Continuous air barrier fully sealed between all living and garage spaces.**
- **Fully sealed ducting and air systems, tested and certified by 3d party inspectors during and post construction.**
- **High efficiency Air Conditioning units.**
- **Timer switches on all electrical circuits where necessary to reduce electricity consumption.**
- **The use of water pressure and flow regulators, back-flow preventers, and pressure reduction valves where necessary to maximize water usage and create efficiencies.**
- **High efficiency glass, doors and windows.**
- **During construction (if applicable), we are committed to recycling extra building materials and construction waste.**

The proposed development is consistent with the General Plan and the Citrus Area Plan. Lot 1 and Lot 2 exceed the minimum 35,000 sf requirement and a single-family residence will eventually be developed on site. Additionally, there are existing utility, transportation, and community services available on this site/within the area.

As previously stated, the applicant is requesting a BIZ overlay to allow for the reduction of the required lot width. Per Section 11-5-3.A.1 the Minimum Lot Width – Interior Lot (ft.) is 130'. The proposed Site Plan illustrates a 20'

minimum lot width to allow for the private drive along the southern boundary of the site. The table below specifies the deviations requested.

BIZ Overlay – Deviation Table

Standard	Proposed
Section 11-5-3.A.1 Minimum Lot Width – Interior Lot (ft.) 130’	20-ft-wide flag (southern boundary to Val Vista Drive)
Section 11-5-3.A.1 Side Setback – 20’	1-ft (Lot 1 - south boundary existing detached garage)
Section 11-30-4 No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet.	Existing 7’ wall to remain

Conclusion

The applicant on behalf of the Dixon Family looks forward to working with the City of Mesa on this project. It is our belief that this development will be complementary to the surroundings and adhere to the Goals set forth in the General Plan. The BIZ Overlay request provides a simple solution to providing access to Lot 2.