



CANDELARIA

PROJECT NARRATIVE

TO:

City of Mesa

SUBJECT:

Rezoning Narrative

ATTACHMENTS:

Exhibit A

Survey

FROM:

Meredith Thomson- Project Architect

DATE ISSUED:

4.18.22

RE: PROJECT:

1433 North Val Vista Drive, Mesa, AZ

The owners of the 2 parcels at 1433 North Val Vista Drive, APN 141-31-004C and 141-31-004F, are currently zoned as AG and they would like to rezone each property, with the intent to eventually combine the two lots, to RS-35. The intent is to demolish the existing house and build one single family residence with detached guest house. As you will see this proposed rezoning and design meets the requirements and design goals of its designation of Neighborhood with a Large Lot/ Rural-Citrus Sub-Type.

During early design research, it was made aware to our team that the lots, although zoned AG, do not meet the minimum requirements for zoning AG. The minimum lot size is 10 acres. Each of the parcels are less than 3 acres, not meeting the minimum lot size. The client is unable to combine the two lots since combining them would result in one lot that is still less than 10 acres and therefore be a non-compliant lot tie.

As you will see in the exhibit attached, a majority of the surrounding properties are zoned as RS-35. The minimum lot size for RS-35 is 35,000sf. Lot 141-31-004C is 97,480sf and Lot 141-31-004F is 105,499 sf and therefore they would both meet the minimum lot area requirements.

We feel rezoning these two lots is not only necessary to correct what area incorrectly zoned parcels but also an appropriate zoning designation that is in alignment with the surround area- please refer to Exhibit A.

To meet the goals of a Neighborhood with a Large Lot/Rural-Citrus Sub Type the proposed project will:

- Maintain 4 rows of existing citrus along Val Vista, 2 rows of citrus along Huber, and 1 row each of citrus along interior and rear yard setbacks. This will continue the citrus grove connection to the rest of the neighborhood.
- Sidewalks and street improvements will be made to both Val Vista and Huber, including streetlights, which will create a safer sense of community.
- The existing house will be demolished and there will be one single family residence with detached guest be built, which will be set back from the road

In addition, the existing site walls to the north and east will remain. New site walls, meeting setbacks and height restrictions will be placed beyond the required rows of citrus along Huber and Val Vista.

We have also attached the existing survey for reference.

Regards,
Meredith Thomson
Candelaria Design Associates, LLC.