

**WHAT WE ARE REQUESTING?
REZONING AND**

ADDITIONAL BONUS INTENSITY ZONE OVERLAY REQUEST

WHAT IS THAT??......*MESA ZONING ORDINANCE 21-1* The purpose of the Bonus Intensity Zone (BIZ) Overlay District is to provide for variation from the application of residential densities and other development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality....etc.

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.
- Secondly, current development standards require walls on side property line be reduced to three feet in height toward the front of property beginning at the front of the house. The property on three sides will have six-foot, tan colored stucco walls at sides and rear – *no bare block walls on site*. We request the six-foot wall bordering Brown Road extend west to the beginning of the radius then tapering gracefully down to the required three-foot height and continue along to end at the beginning of the driveway. There shall be a gated three-foot walkway entry along this wall. This ten-foot extension does not impede turning traffic site-line in any way as required by the SVT (site visibility triangle). See Site Plan for SVT.

The Applicants realize this high visibility corner accesses our neighborhood and our landscaping will welcome home our other community residents.

LANDSCAPING, LOW IMPACT DESIGN, GRADING AND DRAINAGE All of property shall be drip irrigation, permeable xeriscape landscaping. Most rainfall should be contained on site. Applicant has been building environmentally conscious homes since 1979.

WATER RESOURCES Sewer and water are available and stubbed out to property.

TRANSPORTATION Driveway shall enter on Miller. No pavement disturbance on roadways is expected. Sight Visibility Triangle (SVT) at intersection is well within parameters.

WHAT DO WE WANT TO BUILD???

SITE PLAN See Attached. As mentioned above, this will be a Santa Fe style home, sometimes referred in Arizona as “territorial style.” Plans show our home will be about 2017 square feet. Applicants hope to make our home a welcome addition to the neighborhood.

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