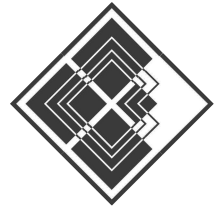


PROJECT NARRATIVE & SPECIAL USE PERMIT (SUP) REQUEST



Project: Arthereal Design – Fuller Residence

Applicant: Kepton Lloyd Fuller

Address: 1333 E Hale St, Mesa, AZ 85203

Project Site: 521 E Lehi Rd, Mesa, AZ 85203

APN: 136-13-283

NARRATIVE

The subject property is located at 521 E Lehi Rd, Mesa, AZ 85203 and consists of an approximately 80,641 square-foot (1.85-acre) residential parcel within the City of Mesa. The site is currently developed with a single-family residence, zoning RS-4.

The proposed development results in a total lot coverage of 38.4%, which is below the maximum allowable limit of 40%. It also results in a future building lot percentage of 18%, which is below the maximum allowable limit of 40%

The request does not include:

- Any increase in dwelling units/purposes (no ADUs proposed)
- Any commercial or non-residential use
- Any intensification of use impacting infrastructure or surrounding properties

ZONING CONFORMANCE

The property is zoned RS-43, which is intended to accommodate large-lot, low-density residential development.

The proposed accessory structures:

- Are customary and incidental to residential use
- Are located at the rear of the property
- Maintain compatibility with surrounding rural and residential development patterns

A Special Use Permit (SUP) is requested to allow increased accessory structure size relative to the primary dwelling, as the combined gross floor area will exceed 100% of the area of the primary dwelling.

1. SUP REQUEST & JUSTIFICATION STATEMENT (Combined gross floor area to exceed 100%)

A. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:

The proposed project advances the goals and policies of the Mesa 2050 General Plan by preserving the integrity of a Traditional Residential area while allowing reasonable use of a large parcel. The structures are accessory in nature and support residential and agricultural activities consistent with the “Sustain” growth strategy. No increase in density or change in land use is proposed. The proposed project is consistent with the 2050 Mesa General Plan.

B. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies:

The RS-43 zoning district is intended for large-lot residential development. The proposed accessory structures are proportional to the unusually large lot size and consistent with rural residential development pattern and the addition of the structures/additional lot coverage stays under the 40% maximum coverage and 30' (as shown in the future site plan) maximum height (as seen in elevations).

C. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City

The proposed project will not be injurious or detrimental to adjacent or surrounding properties. The structures are:

- Similar in function to nearby accessory buildings such as barns, workshops, and storage

- Positioned to minimize visual impact in the rear side of the lot
- Intended for typical uses including RV storage, agricultural equipment storage, and residential outdoor use (BBQ ramada)
- No additional traffic, noise, or environmental impacts are anticipated

D. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

The property is currently served by adequate public services and infrastructure. The proposed accessory structures will not create additional demand beyond what is typical for a single-family residence. Therefore, all necessary services are available and sufficient.

2. Proposed Height: Per MZO Section 11-30-17(B)(2)(d), detached accessory building or structures shall not exceed the maximum Building Height of the underlying Zoning District, or the height of the Primary Building as measured at the peak of the roof, whichever is less, unless approved by a Special Use Permit. Please confirm the proposed height in your project narrative and provide building elevations showing the proposed height. If the proposed building or structure is taller than the primary structure, a secondary SUP request must be made in the project narrative.

The existing residence is approximately 14' in height, while two of the three proposed accessory structures are 22'-4" & 17'-3.5" in height. Although this is below the RS-43 maximum of 30 feet, it exceeds the height of the primary residence.

Therefore, a secondary Special Use Permit is being requested to allow the proposed height.

SUP REQUEST & JUSTIFICATION STATEMENT (Height exceeding primary residence)

A. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:

The request is consistent with the Mesa 2050 General Plan. It supports low-density residential use and allows reasonable use of a large lot. The increased height accommodates typical residential and agricultural storage without changing land use or density.

B. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies:

The RS-43 district allows large-lot residential development with accessory structures. Although two of the proposed structures (being 22'-4" & 17'-3.5") exceed the height of the primary residence of 14', they both remain below the 30-foot maximum. The added height is necessary for functional use (ex- RV storage and entertainment ramada) and remains proportional to the lot size as seen in the elevations.

C. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City

The structures will not negatively impact surrounding properties. They are located toward the rear of the lot, reduce visibility, and are similar to other accessory buildings in the area. No additional traffic, noise, or other impacts are expected.

D. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Adequate public services and infrastructure are already in place. The proposed height increases will not create additional demand beyond a typical single-family residence

3. Advisory: Per MZO Section 11-30-17(A), Detached Accessory Buildings or Structures shall not be constructed or used for dwelling purposes. Please provide written acknowledgement in a revised project narrative and confirm the proposed buildings and structures will not be used as Accessory Dwelling Units (ADUs).

All proposed detached accessory structures will not be used for dwelling purposes.