

**PROJECT DATA**

**PROJECT NAME & ADDRESS:**  
PIONEER PLACE APARTMENTS  
SWC of BROADWAY ROAD & S. PIONEER  
MESA, ARIZONA

**PROJECT DESCRIPTION:**  
A NEW 2-STORY RESIDENTIAL APARTMENT DEVELOPMENT WITH OUTDOOR AMENITY SPACE AND SURFACE PARKING. PROJECT INCLUDES COMMERCIAL OFFICE, MEETING AND SUPPORT SPACES.

**GENERAL ZONING ANALYSIS:**  
ASSESSORS PARCEL NUMBER: APN 139-24-034C  
SITE AREA: (PER G.L.S. ALTA SURVEY DATED 12-23-2018)  
GROSS AREA: 0.851 GROSS ACRES / 37,054 S.F.  
NET AREA: 0.851 NET ACRES / 37,054 S.F.  
(±.46 ACRES ON RM-2)  
(±.37 ACRES ON LC)  
SITE AREA REDUCED TO 0.828 AC. (36,087 S.F.) PER CITY OF MESA CAPITAL IMPROVEMENT DEPARTMENT DUE TO WIDENING OF BROADWAY RD. R.O.W. TO 50'

**ZONING:**  
EXISTING: RM-2 / LC  
PROPOSED: UNCHANGED

**DENSITY (RM-2):**  
ALLOWED: 15 D.U./ AC.  
PROPOSED: (7 D.U. ON RM-2) 15 D.U./ AC.

**BUILDING HEIGHT:**  
MAX ALLOWED: 30'  
PROPOSED: 30' (2 STORIES)

**CONSTRUCTION TYPE:**  
PROPOSED: TYPE V-A

**UNIT MIX:**

1 BR / 1 BA	±612 S.F.	1 D.U.	(11%)
2 BR / 2 BA	±915 S.F.	8 D.U.	(89%)
<b>TOTAL</b>		<b>9 D.U.</b>	<b>(100%)</b>

**NET UNIT AREAS:**

# D.U.	D.U. AREA	TOTAL
1 BR / 1 BA	1 D.U.	±612 S.F.
2 BR / 2 BA	8 D.U.	±915 S.F.
<b>TOTAL</b>	<b>9 D.U.</b>	<b>±7,320 S.F.</b>

**REQUIRED PARKING:**  
RESIDENTIAL REQD.: (2.1 SPACES / D.U.) 19 P.S.  
COMMERCIAL REQD.: (2,973 S.F. / 375 S.F.) 8 P.S.  
PROVIDED: 22 P.S.  
(ACCESSIBLE PARKING PROVIDED: 2 P.S.)

**OPEN SPACE:**  
REQUIRED: (200 S.F. / D.U.) TOTAL REQUIRED 1800 S.F.  
PROVIDED: (PRIVATE) 936 S.F.  
(COMMON) 1870 S.F.  
TOTAL PROVIDED 2806 S.F.

**BUILDING SETBACK DATA:**

	MIN. REQUIRED	PROPOSED
FRONT (NORTH)	20'	10'
SIDE (EAST)	30'	10'
SIDE (WEST)	30'	60'-11"
REAR (SOUTH)	20'	46'-5"

**LANDSCAPE SETBACK DATA:**

	MIN. REQUIRED	PROPOSED
FRONT (NORTH)	20'	10'
SIDE (EAST)	20'	10'
SIDE (WEST)	30'	16'
REAR (SOUTH)	30'	8'

**BUILDING CALCULATIONS**

**GROSS BUILDING AREA:**

LOWER LEVEL GROSS AREA	8,619 S.F.
UPPER LEVEL GROSS AREA	7,413 S.F.
<b>TOTAL</b>	<b>16,032 S.F.</b>

**BUILDING AREA BREAKDOWN:**

LOWER LEVEL RESIDENTIAL AREA	5,026 S.F.
LOWER LEVEL COMMERCIAL AREA	2,472 S.F.
LOWER LEVEL EXT. COMMON AREA	1,121 S.F.
<b>TOTAL LOWER LEVEL</b>	<b>8,619 S.F.</b>
UPPER LEVEL RESIDENTIAL AREA	6,064 S.F.
UPPER LEVEL COMMERCIAL AREA	501 S.F.
UPPER LEVEL EXT. COMMON AREA	848 S.F.
<b>TOTAL UPPER LEVEL</b>	<b>7,413 S.F.</b>

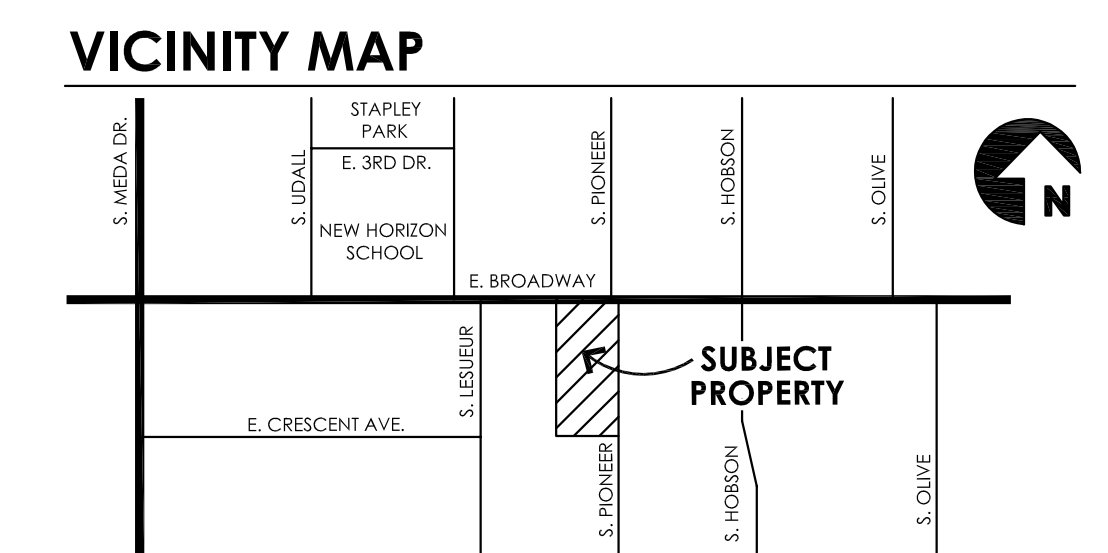
**BUILDING AREA IN LC ZONING:**

LOWER LEVEL RESIDENTIAL AREA	1,176 S.F.
LOWER LEVEL COMMERCIAL AREA	2,472 S.F.
<b>TOTAL LOWER LEVEL AREA IN LC</b>	<b>3,648 S.F.</b>

**LOWER LEVEL PERCENTAGE**  
1,176 S.F. / 3,648 S.F. = 32.2% RESIDENTIAL  
2,472 S.F. / 3,648 S.F. = 67.7% COMMERCIAL  
(MINIMUM 65% COMMERCIAL ATTAINED)

**TOTAL RESIDENTIAL AREA** 4,121 S.F.  
**TOTAL COMMERCIAL AREA** 2,973 S.F.  
**TOTAL AREA IN LC** 7,094 S.F.

**TOTAL PERCENTAGE**  
4,121 S.F. / 7,094 S.F. = 58.1% RESIDENTIAL  
2,973 S.F. / 7,094 S.F. = 41.9% COMMERCIAL  
(MINIMUM 40% COMMERCIAL ATTAINED)



**CONCEPTUAL SITE PLAN**

SCALE: 1" = 16'-0"  
0 8' 16' 32'

**PIONEER PLACE APARTMENTS**

SHEET 1