

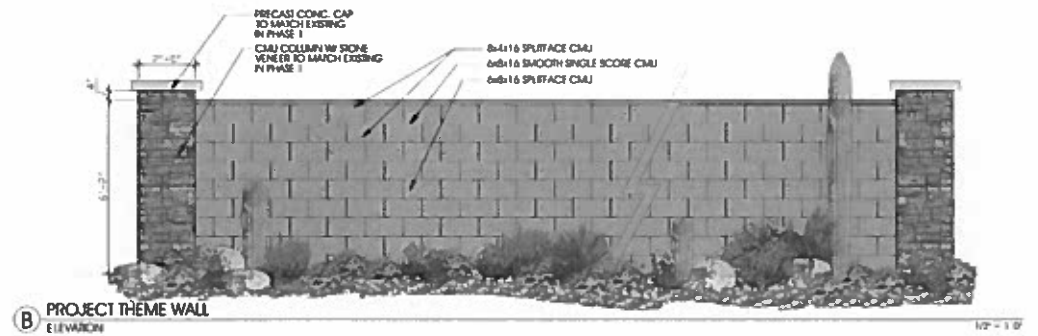
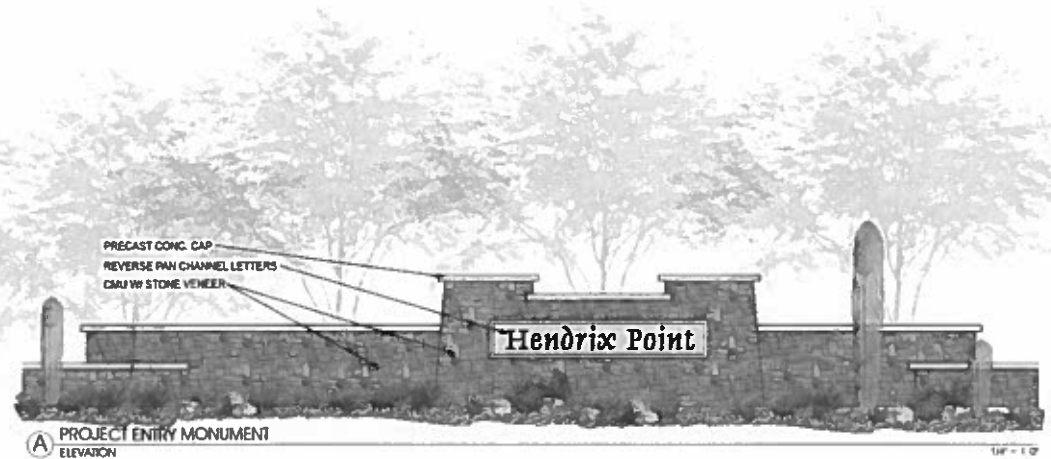
LEGEND

- 6' HIGH PROJECT THEME WALL - SEE ELEVATION THIS SHEET
- STONE VENEER THEME COLUMN - SEE ELEVATION THIS SHEET
- ENTRY MONUMENT - SEE SEE ELEVATION THIS SHEET

PRELIMINARY WALL PLAN

HENDRIX POINT

MESA, ARIZONA



PRELIMINARY - NOT FOR CONSTRUCTION



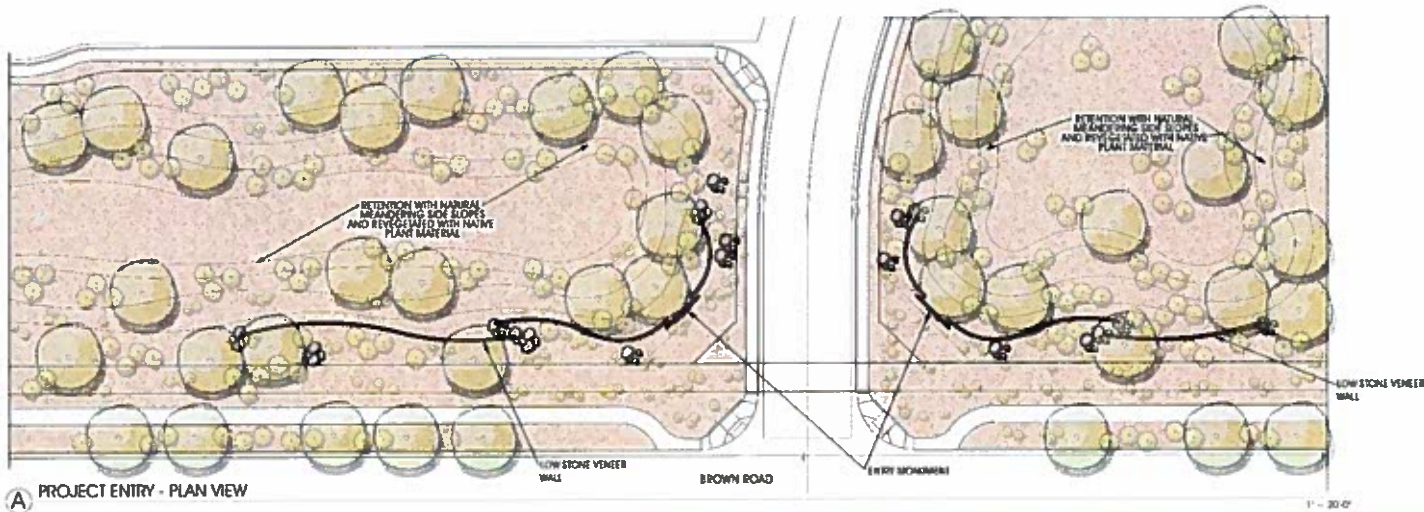
NORTH
1"=60'-0"
5.20.14



Bowman
CONSULTING

F2GROUP
ARCHITECTS
4883 JENSEN DRIVE, SUITE 100
MESA, ARIZONA 85205-1000

SHEET
L2



PRELIMINARY ENTRY PLAN

HENDRIX POINT

MESA, ARIZONA



PRELIMINARY - NOT FOR CONSTRUCTION



NORTH
1" = 20'-0"
5.20.14

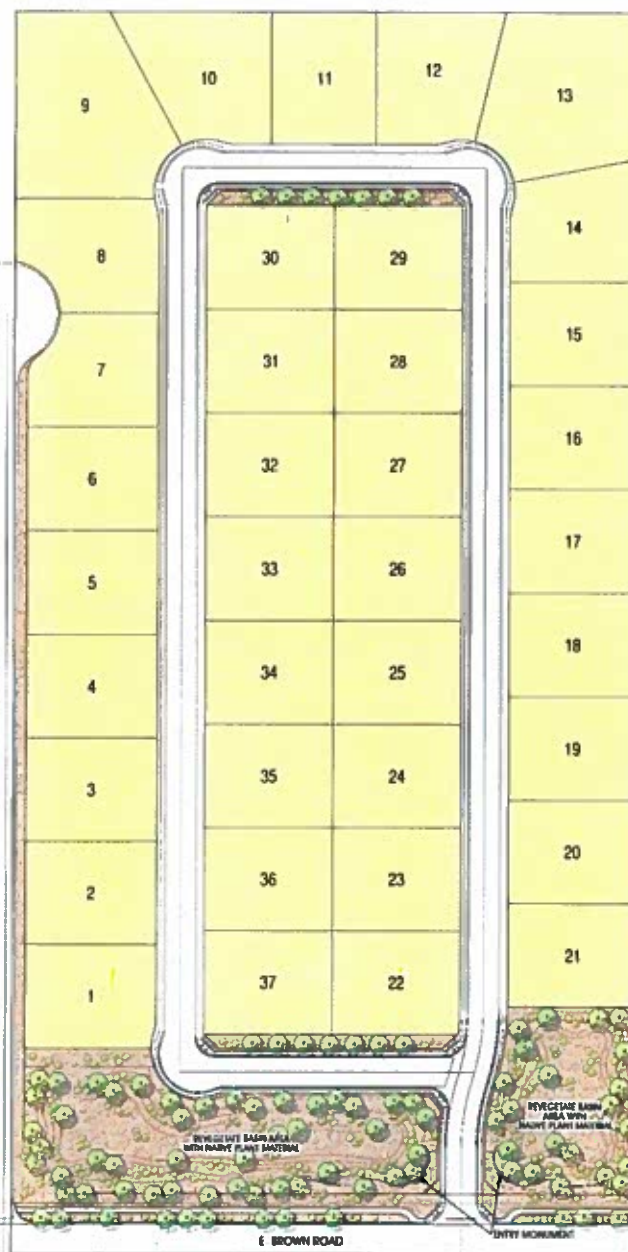


Bowman
CONSULTING

F2GROUP
5775 W. WILLOW BLVD.
480.752.0717 P
480.752.0717 F

SHEET
L3

A collage of eight photographs of various desert plants and cacti. The plants are labeled with their names: Palo Verde, Palo Verde, Palo Verde, Palo Verde, Palo Verde, Palo Verde, Palo Verde, and Palo Verde.



HENDRIX POINT

CONCEPTUAL PLANT PALETTE

TREES • 15G. / 24" BOX / 36" BOX

ACACIA GREGGII / CAJALAN ACACIA
ACACIA FARNESIANA / SWEET ACACIA
CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE
CE BODIUM / LORQUINA / BLUE PALO VERDE
CE CECIDRUM MICHOPHYLLUM / COOHILL PALM / VERDE
CHILDRESS LILABARE / DESERT WILLOW
OLIVEA RESOTA / BONAHOOD
PARSONSIA HYBRID / DESERT MUSEUM
PROSOPIS VILLUANA / MESQUITE

SHEETS - 5 GAL MIN

ACACIA SPECIES / CAN CANY ACACIA
 AMBROSIA DELTOIDA / THROATLE LASH BURSCA
 ARCEUTHOBIA PULCHRA / DESERT ARBUTUS
 CASAHUANA PULCHRA / RED BIRD OF PARADISE
 CALIFORNIA SPECIES / EARLY DUSTER
 CELASTRUS PALLIDUS / DESERT HAZEL
 DALEA SPECIES / DALEA
 DODONAEA VIRESCENS / HOPBUSH
 EUCALYPTUS TAINOIA / BIRDBUSH
 FRAXINUS LAEVOFOLIA / SPRINGBEE BUSH
 GYNOCHLOA ACICULARIS / FLATTOP BUCKWHEAT
 JACQUINIA CALIFORNICA / CHAPARRAL
 LARREA TRIDENATA / CREOSOTE BUSH
 LEUCODAPHNE SPECIES
 JULIA PANDULOSA / BAJA JULIA
 JULIA SPECIES / BAJA
 SENECIO WAGNERII / SHRUBBY SENECIO
 SAMOLUSIDA CHINENSIS / GOLDEN
 VICTORIA CRISTACEA / CRISTACEA FIVE

ACCENTS / CACTI - 5 GAL. MIN.

AGAVE SPECIES
CARBONIA GIGANTEA / SAGUARO
DAPHNORHINUS / DESERT SPOON
ECHINOCEPHALUS / ASCOCLARUS / METOPHOG CACTUS
FEROCACUS ACANTHOIDES / COMPASS BARREL
FEROCACUS WILSONI / FISH-POOF BARREL
FOURLEAF SPLENDENS / OCOILLO
HEPETHALOE PARVIFLORA / RED YUCCA
OPUNIA SPECIES
YUCCA SPECIES

GROUNDCOVERS - 1 GAL. MIN.

BACCHARIS CV. 'CELESTINA' / CELESTINA BACCHARIS
BAPTISMA BRADSHAW / DESERT MARIGOLD
MELAMPYRUM LULICANUM / BLACK-FOOT DASY
CELESTINA BRADSHAW / MEXICAN EVENING PRIMROSE
PENSILVANIA SPECIES
SPHARALCEA AMBROSEA / GLOBE MALLOW
LANTANA SPECIES / LANTANA
VERBENA SPECIES

DECOMPOSED GRANITE
3/4" THICK / 7" DEPTH - COLOR MADISON GOLD

PRELIMINARY - NOT FOR CONSTRUCTION



NORTH
1" = 60'-0"
5.29.14



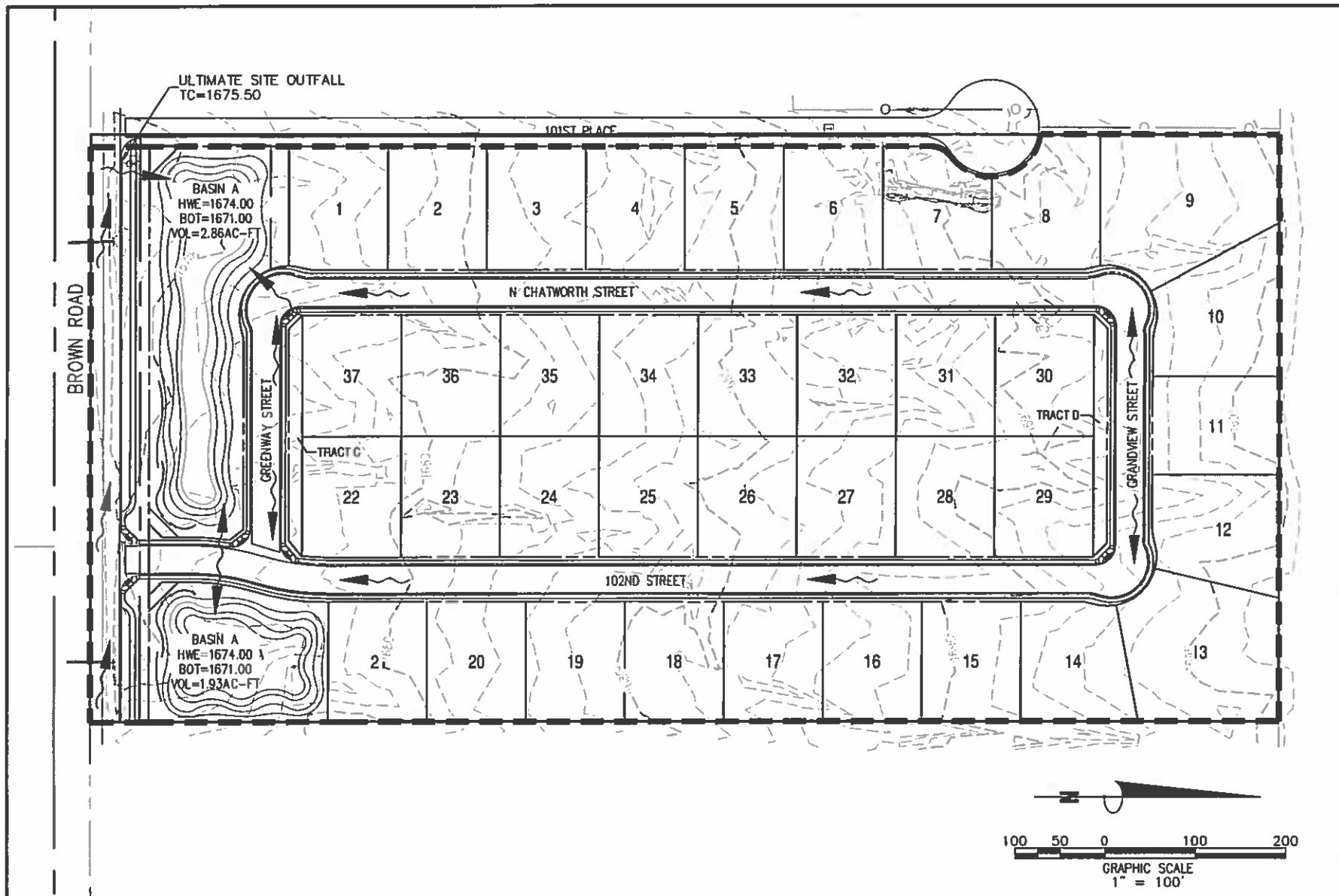
Bowman
CONSULTING



F2GROUP
 4883 7552 0717 P.
 4883 7552 0717 P.

5461

L



HENDRIX POINT

MESA, ARIZONA

FIGURE 3 - DRAINAGE EXHIBIT

1255 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

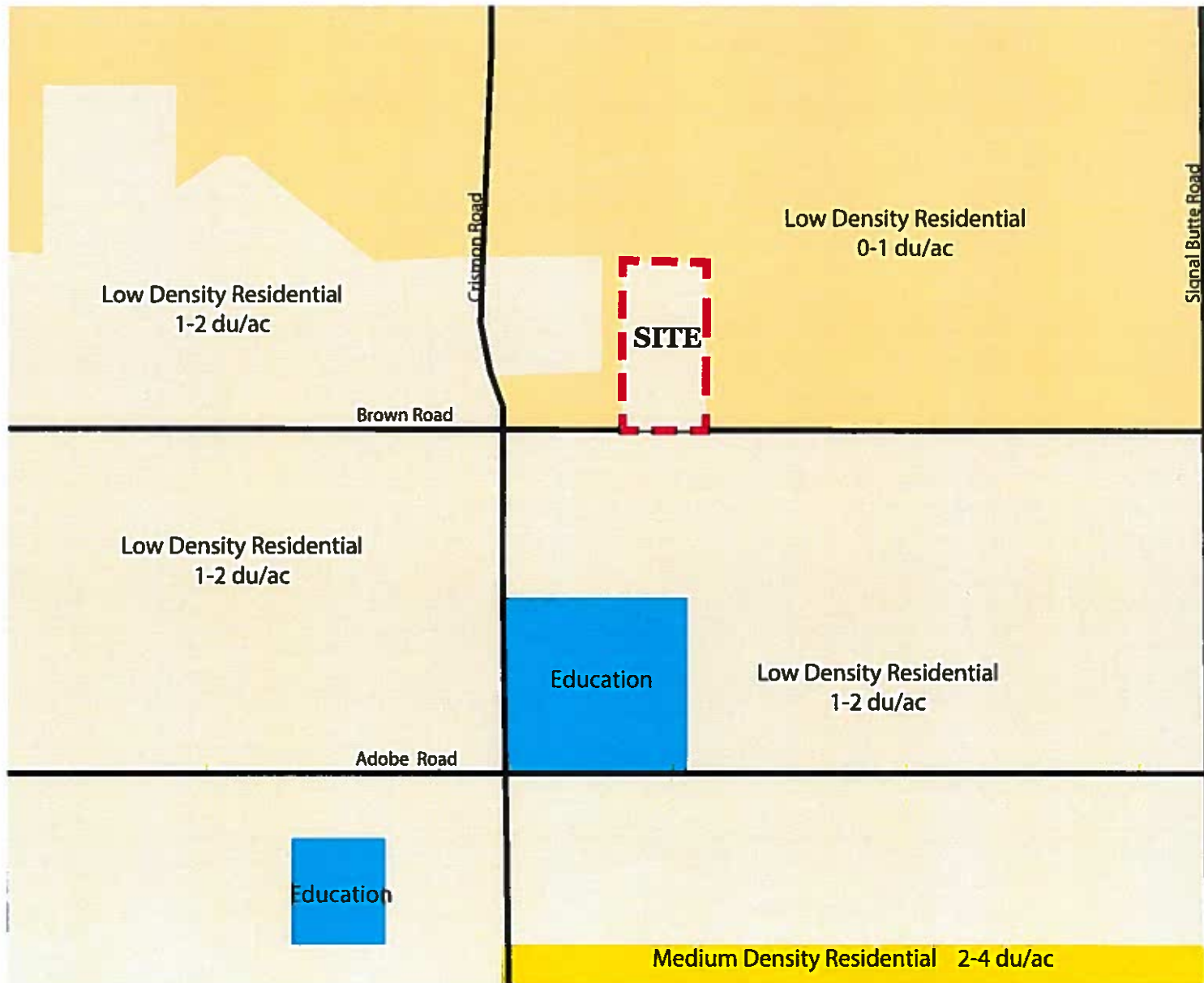
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JOB # 9887
DATE 05/21/14
SCALE N.T.S.
DRAWN SJG
SHT 1 OF 1

CAD FILE NAME: P:\9887 - 10160 E. Brown Road\9887-01-001 (DWG)\Exhibits\9887-UP-001-00A.dwg 05/21/2014

HENDRIX POINT

PROPOSED GENERAL PLAN MAP



Residential

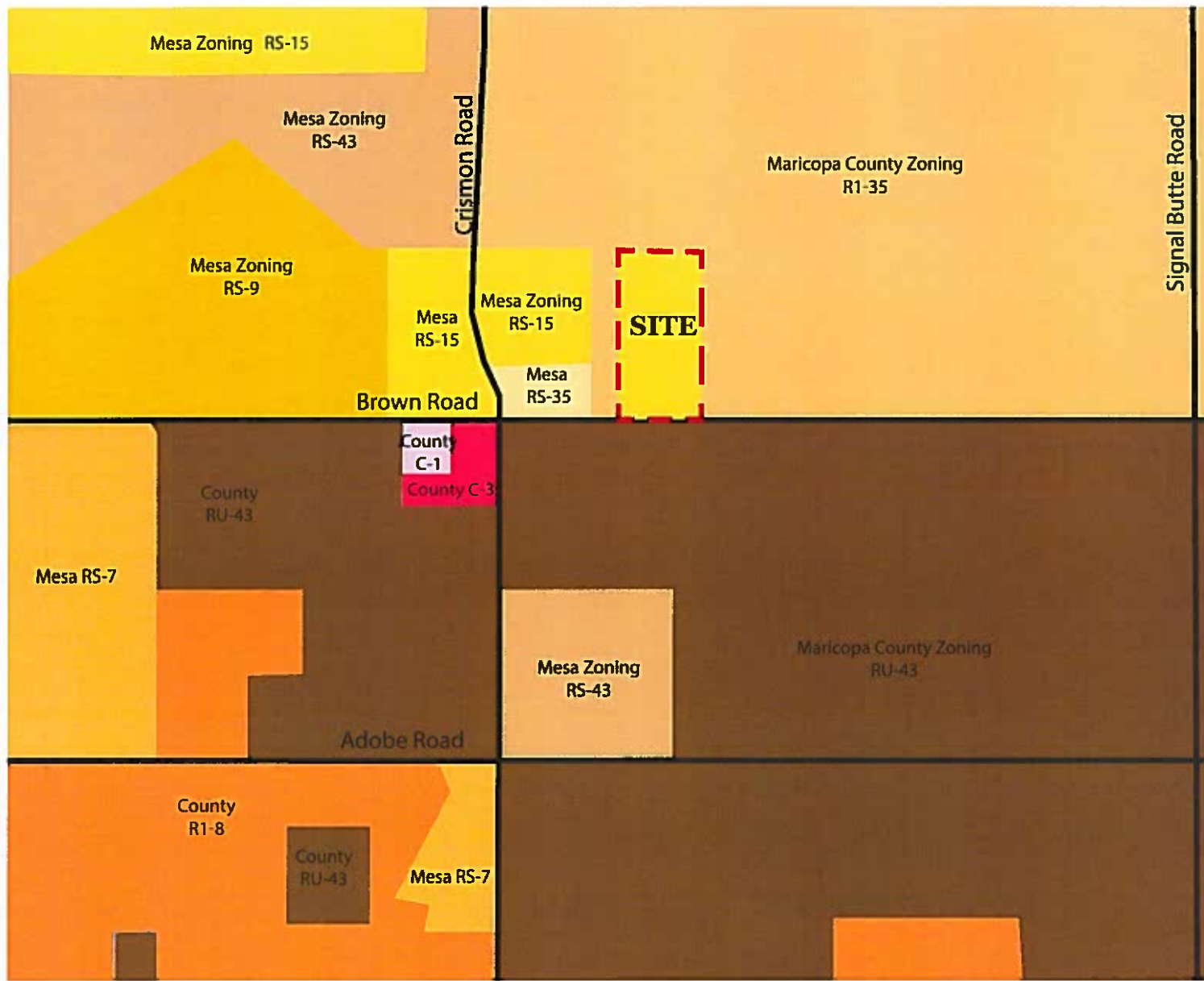
- Low Density Residential 0-1 (0 - 1 du/ac)
- Low Density Residential 1-2 (1 - 2 du/ac)
- Medium Density Residential 2-4 (2 - 4 du/ac)
- Medium Density Residential 4-6 (4 - 6 du/ac)

Public/Institutional

- Public/Semi-Public
- Education
- Parks



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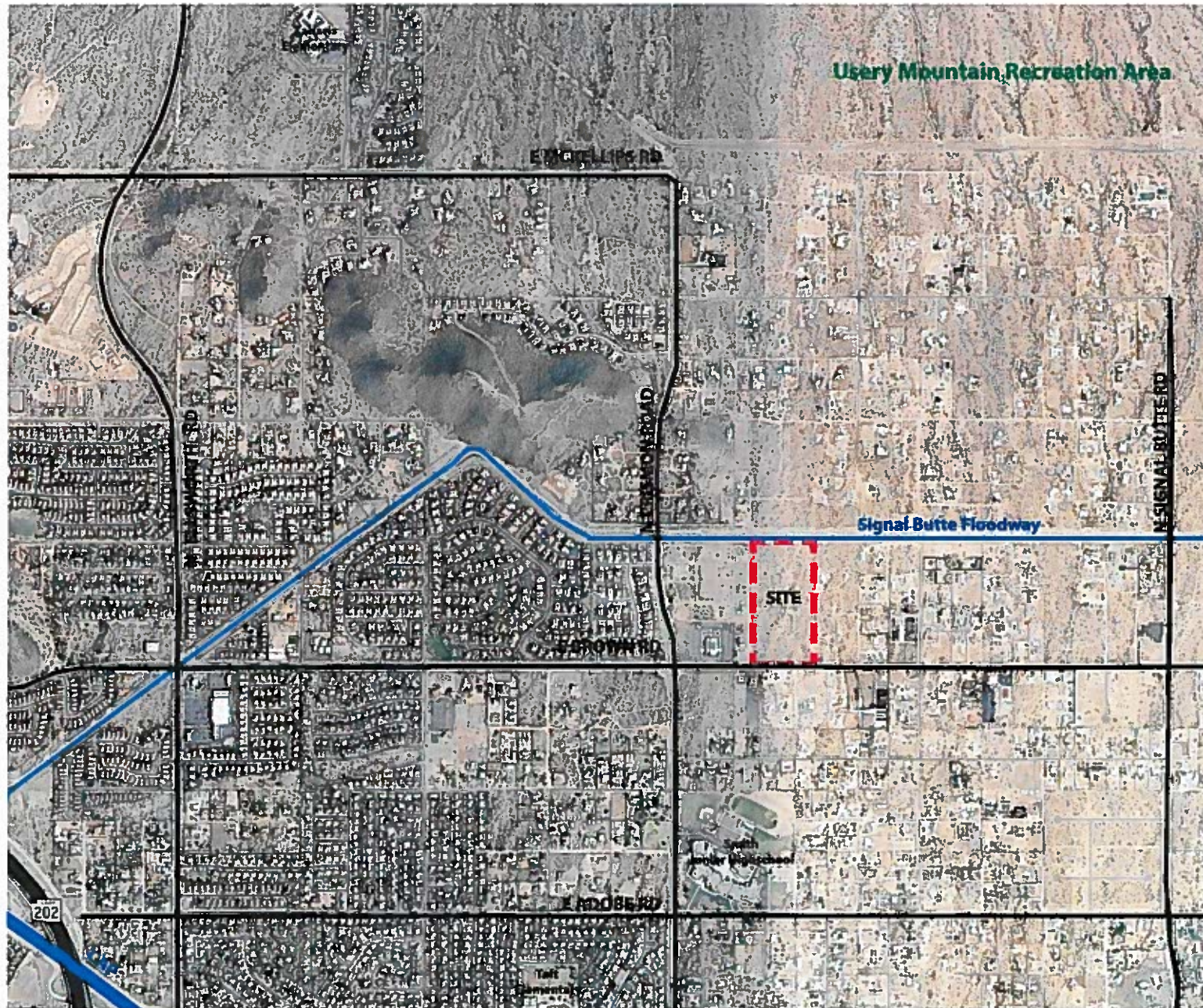
HENDRIX POINT PROPOSED ZONING MAP

Mesa Zoning

- RS-43
- RS-35
- RS-15
- RS-9
- RS-7

Maricopa County Zoning

- RU-43
- R1-35
- R1-8
- C-1
- C-3



HENDRIX POINT

VICINITY MAP



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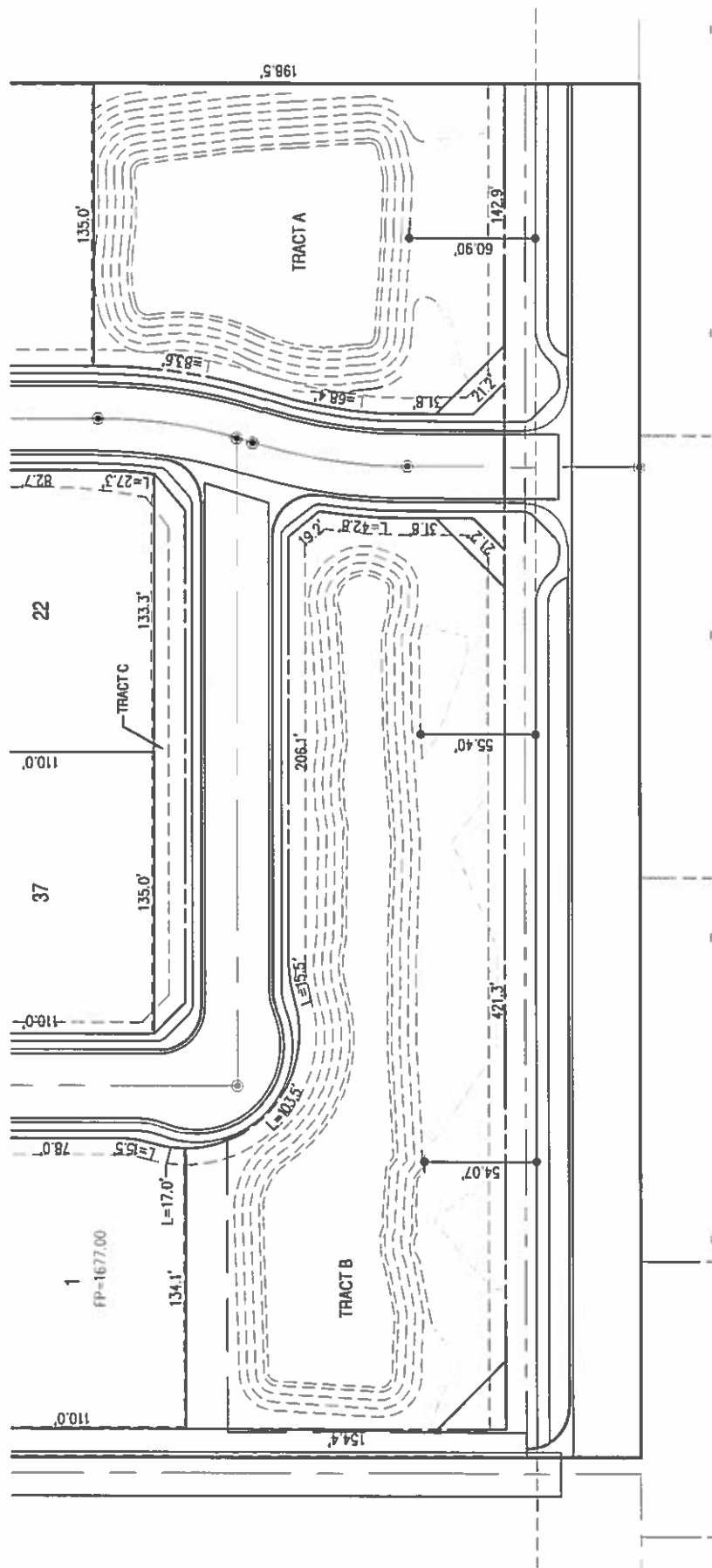
HENDRIX POINT ESTATES

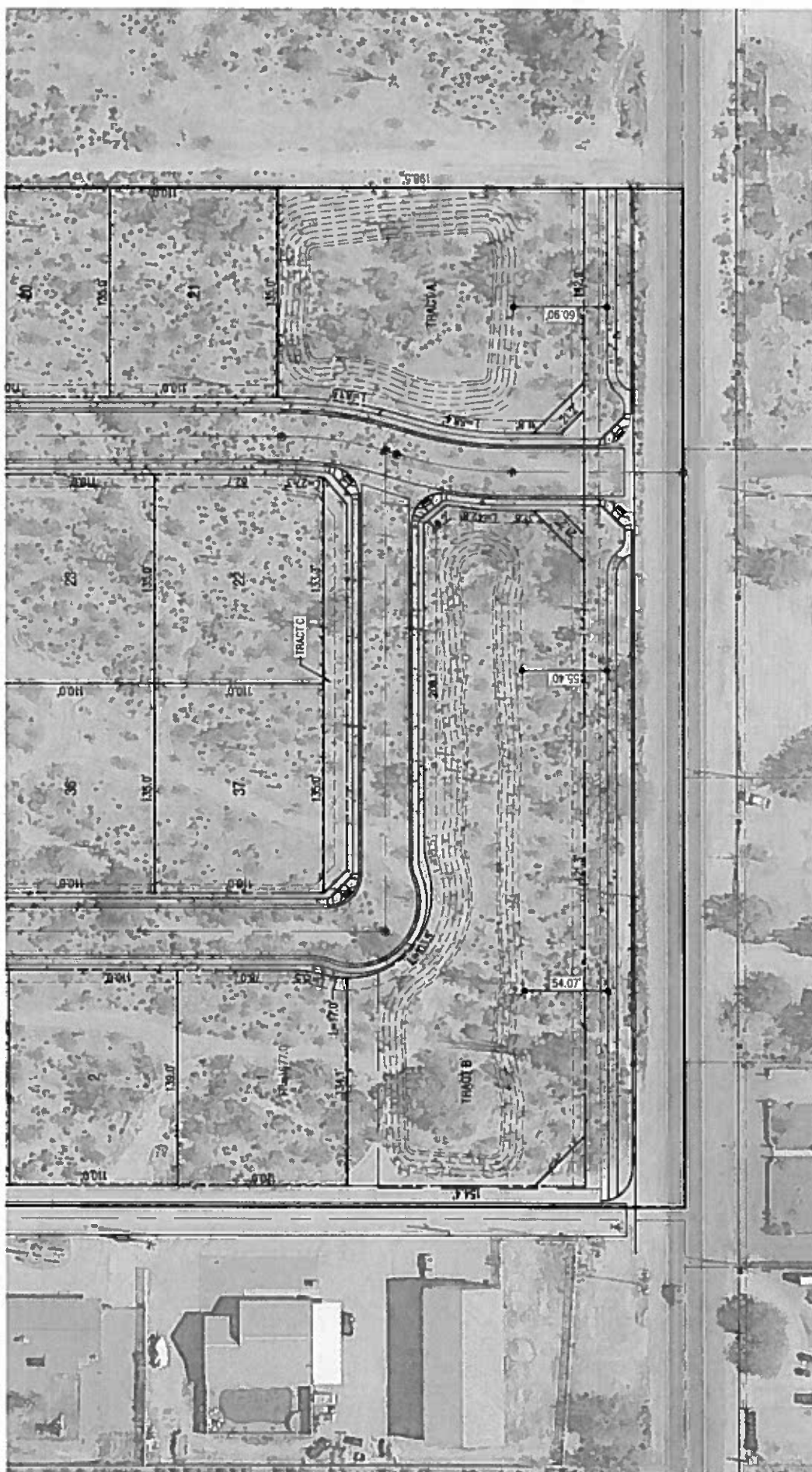
Minor General Plan Amendment
Rezone
Preliminary Plat

Located east of the northeast corner of
Crismon and Brown Roads

GPM14-011
Z14-032
Z14-030

Resubmitted: May 20, 2014
Submitted: April 1, 2014







HENDRIX POINT ESTATES

Minor General Plan Amendment, Rezone and Preliminary Plat

Development Team

Property Owner:	M. Laurin Hednrix 421 East Elgin Street Gilbert, Arizona 85295
Engineer / Planning:	Bowman Consulting Group Troy Peterson, PE/Jessica Sarkissian, AICP 1295 West Washington Street Suite 108 Tempe, Arizona 85281 480 / 629.8830 tpeterson@bowmanconsulting.com jsarkissian@bowmanconsulting.com
Applicant / Legal Representative:	Withey Morris PLC Lindsay C. Schube, Esq. 2525 East Arizona Biltmore Circle Suite A-212 Phoenix, Arizona 85016 602 / 230.4619 lindsay@witheymorris.com



HENDRIX POINT ESTATES

Minor General Plan Amendment, Rezone and Preliminary Plat

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II. Location and Topography / Adjacent Properties	4
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X. Phasing	10



I. Introduction

The purpose of this proposal is to request approval of **Minor General Plan Amendment, Rezone and Preliminary Plat** applications (collectively, the "Applications") on the approximate twenty (20) acres of property generally located east of the northeast corner of Crismon and Brown Roads (the "Property") to allow for Hendrix Point Estates, a single-residence subdivision. Further, as part of the approval of the Preliminary Plat application, the ability to seek minor administrative modifications to lot lines, width and depth, building setbacks, and lot coverage as shown on the Preliminary Plat dependent upon the builder product and market demand, is requested.


More specifically, the Minor General Plan Amendment application requests to change the land use designation on the Property from Low Density Residential (LDR) 0 to 1 dwelling unit per acre to Low Density Residential 1 to 2 dwelling units per acre. The Rezone application requests to change the zoning on the Property from Single Residence RS-35 (upon annexation) to Single Residence RS-15 (RS-15) Planned Area Development overlay. The Preliminary Plat application requests to subdivide the Property for 37 single-family residential lots.

The Property is currently located within unincorporated Maricopa County and zoned R1-35 (Single Family Homes – 35,000 square-feet). An Annexation application has been submitted for City of Mesa review concurrently with the filed General Plan Amendment, Rezone and Preliminary Plat Applications.

II. Location and Topography / Adjacent Properties

Comprised of 19.9 gross acres, the Property is immediately bounded to the north by the Maricopa County Flood Control / Signal Butte floodway and to the south by Brown Road. The Property is undeveloped desert, and generally slopes from northeast to southwest.

The property immediately to the east is developed with one (1) residence and eight (8) undeveloped desert lots zoned R1-35 in Maricopa County. The properties to the immediate west make-up an approximate 165-foot wide strip of remnant unincorporated Maricopa County, on which five (5) developed residences are located, zoned R1-43 in the County. The properties further west have been annexed into the City of Mesa and are developed with a church zoned RS-35 and a single-family residential



subdivision currently under construction zoned RS-15 with a Planned Area Development overlay at 1.8 du/acre for 28 lots.

Across Crismon to the west along Brown Road are more single-family subdivisions which have been developed within the City of Mesa. These communities have been developed under the Low Density Residential (1-2 du/ac) land use category with densities ranging from 1.5 du/ac across the street at Whisper View up to 2.2 du/acre at Saquaro Mountain.

The communities located to the north along Crismon and to the east are for the most part still located within unincorporated Maricopa County and are developed under the standard R1-43 zoning category or remain undeveloped. A few communities such as Whisper Mountain and Granite Ridge have developed within the City of Mesa under the RS-15 PAD and RS-35 PAD zoning categories in order to accommodate smaller lot sizes while preserving other aspects of the land.

III. Project Design

Arrival at Hendrix Point Estates will be via the 102nd Place alignment from Brown Road. From this entrance, the drive extends north eventually looping west and then south back to the entrance. The lots are positioned along both sides of this looped drive to emphasize neighborhood interaction. Two (2) open space tracts, which will be revegetated using the desert uplands plant palette and plants natural to the site, are proposed along Brown Road to support the natural character of the Desert Uplands area, as well as to provide for an enhanced streetscape along Brown Road.

These open space areas will have meandering basins and natural landscape which will match the surrounding landscape and provide a visual buffer between the residential lots and Brown Road. Further project design will comply with the standards set forth within the Desert Uplands Subdivision regulations in regards to the project design theme.

Natural colors and materials will be utilized as much as possible when creating the project theme wall and entry monuments. Lighting for the site will seek to minimize impact to the surrounding properties and lighting will be placed throughout the project as needed for safety and entry monumentation only. Lighting intensity will be similar to those as found in the neighboring communities of La Jara Farms.



IV. Minor General Plan Amendment Request

The Minor General Plan Amendment application requests to change the General Plan Land Use Map from Low Density Residential 0 to 1 dwelling unit per acre to Low Density Residential 1 to 2 dwelling units per acre on the Property similar to the properties to the west.

The Property is also located in the Desert Uplands Sub-Area of the City of Mesa General Plan. The Desert Uplands Sub-Area is generally defined as that area lying east of Power Road and the Central Arizona Project Canal, and north of University Drive, extending east to Maricopa County's Utery Mountain Regional Park and north to the Tonto National Forest.

The Hendrix Point Estates proposal is supported by numerous goals, objectives and policies within the General Plan and Desert Uplands Sub-Area, including the following:


Goal LU-1: Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities and is consistent with other plans and programs of the City.

Objective LU-1.1. Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.

Objective LU-1.2. Encourage urban growth in a planned, orderly manner with high quality development and an innovative and sustainable urban development patterns.

Hendrix Point Estates has been designed with the intent of achieving a unique and integrated site plan that responds to the existing surrounding land uses while providing additional housing opportunities in the City of Mesa which provide an appropriate transition from the smaller, higher density products to the west to the more rural unincorporated properties to the east. The site plan gives the feel of a larger lot development from the entrance by providing a large, natural landscaped area along Brown Road which matches with the streetscape of the unincorporated properties to the east with large natural desert front yards.

Furthermore, Hendrix Point Estates will comply with the City of Mesa Desert Uplands Development Standards, which include the use of plants



from the Desert Uplands Plant List in the common area landscaping, perimeter theme walls that preserve desert vistas, and conformance with the street lighting and other standards, further emphasizing the developer's commitment to sync in with the surrounding community.

Goal LU-3. Provide for a high quality, balanced, and diverse housing stock for existing and future City residents.

Objective LU-3.1. Promote a balanced stock of single residence and multiple residence types and styles at appropriate locations.

Objective LU-3.3 Strive to establish compatibility among residential, employment and public facility uses.

Hendrix Point Estates is compatible with the other existing and planned development in the area. Hendrix Point Estates supports the proper development transition from the residences to the east to the church and single-residence subdivision to the west within incorporated Mesa.

Objective LU-1.4. Determine the direct and indirect utility, land use, schools, and fiscal implications of potential annexation of unincorporated areas.

Policy LU-1.4b. Accommodate future growth of the City through annexation of adjacent land in a planned manner that maximizes infrastructure investment.

Goal EPC-1. Promote a high level of environmental quality with a safe, healthy, and enjoyable environment for Mesa residents.

Objective EPC-1.3. Ensure the availability of an adequate and safe water supply and the maintenance of high quality water in sources of domestic supply.

Policy EPC-1.3f. Promote the use of public wastewater systems for all types of development to minimize the potential for groundwater contamination.

Hendrix Point Estates promotes a logical progression of development in the area by taking advantage of existing infrastructure to efficiently and economically encourage a project that addresses housing needs in the



City of Mesa while transitioning incorporated properties and infrastructure systems to the edge of the community.

V. Rezone Request

The Rezone application requests to change the zoning from RS-35 (upon annexation) to Single Residence RS-15 Planned Area Development overlay on the Property. In order to create a neighborhood that incorporates traditional design concepts while also responds to the Desert Uplands Area, this Planned Area Development overlay proposes to modify certain developed standards to facilitate a quality, context specific development that fulfills the City of Mesa's goals and objectives.

This Planned Area Development overlay has been prepared pursuant to Chapter 22 of the City of Mesa Zoning Ordinance to establish the regulatory framework by creating development standards specific to the context of the project site. The provisions of this Planned Area Development overlay apply to the property within the project boundary.

Zoning provisions not specifically regulated by this Planned Area Development overlay are governed by the existing RS-15 zoning district provisions of the City of Mesa Zoning Ordinance. In the event of a conflict between a provision of this Planned Area Development overlay and a provision of the Zoning Ordinance, this Planned Area Development overlay application prevails.

VI. Development Standard Modifications


The development standards for the existing City of Mesa RS-15 zoning district shall apply on the property, except for the development standard modifications set forth the below table. In the event of a conflict between the development standards of this application and the City of Mesa Zoning Ordinance, the development standards set forth in the below table prevail:

Development Standards Table on next page

DEVELOPMENT STANDARDS TABLE		
	RS-15	Proposed RS-15 PAD
Minimum Net Lot Size	15,000 sq-feet	13,500 sq-feet
Minimum Lot Width	110-feet	110-feet
Minimum Lot Depth	120-feet	120-feet
Maximum Height	30-feet	30-feet
Minimum Yards		
<i>Front</i> (enclosed livable areas, porches, porte cocheres)	22-feet	22-feet
<i>Garages and Carports</i> (front and side yards)	30-feet	30-feet
<i>Interior Side</i> (minimum either side)	7-feet	7-feet
<i>Interior Side</i> (minimum aggregate of 2 sides)	20-feet	20-feet
<i>Street Side</i>	10-feet	10-feet
<i>Rear Yard</i>	30-feet	20-feet
Maximum Building Coverage (% of lot)	40%	40%

VII. Conformance with the Planned Area Development Overlay Requirements

Pursuant to Chapter 22 of the City of Mesa Zoning Ordinance, the intent of the Planned Development Overlay District is to allow for innovative design and flexibility in projects and to provide for creative, high-quality development by incorporating seven elements. These seven elements are listed below with a brief summary of the way the request complies with the applicable element.

- 
- a. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use.

Landscaping along Brown Road will be abundant to support and enhance the Desert Uplands area. The two (2) large open space tracts and other perimeter landscaping integrate Hendrix Point Estates with the surrounding properties, as well as seamlessly blend it into the larger fabric of the Desert Uplands area at a scale that is proportionate to the use.

- b. Options for the design and use of private or public streets.

Hendrix Point Estates will utilize public streets designed to City of Mesa standards.

- c. Preservation of significant aspects of the natural character of the land.

Landscaping will be provided in accordance with the Desert Uplands requirements. Native and naturalized landscaping will be preserved where appropriate and revegetated along Brown Road to enhance the Desert Uplands area. The two (2) large open space tracts alongside the entry into the community support the natural character of the area as well as the natural drainage pattern for the site which flows to the southwestern corner of the site and collects in this area.

The retention basins are designed to accommodate the natural drainage pattern and the areas surrounding will be landscaped in the most compatible desert uplands design possible utilizing the plants native to the site and area. This will create a natural appearance and feel of a drainage corridor along the property similar to what has been done at the church just to the west of this site and natural wash corridors in this area.

- d. Building, design, site design, and amenities that create a unique and more sustainable alternative to conventional development.

Hendrix Point Estates will utilize development standards and design guidelines to encourage a high-quality development form that relates to the existing residential community and encourages compatibility with the existing surrounding community and Desert Uplands area.

- 
- e. Sustainable property owners' associations.

Hendrix Point Estates will utilize a private homeowners association.

- f. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions.

The future Hendrix Point Estates homeowners association will retain ownership of the open space and community tracts throughout the site, and private covenants, conditions, and restrictions will be prepared and in-place prior to any development to ensure the project's theme and design is maintained.

- g. Single or multi land use activities organized in a comprehensive manner, and designed

Hendrix Point Estates will provide residential development in a cohesive neighborhood that utilizes traditional neighborhood design concepts with development standards that enable diverse floor plans, elevations, and attract diverse home buyers that complement adjacent development patterns.

VIII. Preliminary Plat Request

The Preliminary Plat application for the Hendrix Point Estates development is designed with thirty-seven (37) lots that are generally 110-feet in width by 120-feet in depth for a gross density of 1.85 dwelling units per acre. This also provides for nearly eleven percent (11%) open space of the gross area. During the final plat, modifications to the lot lines, lot width and depth, building setbacks, and lot coverage may occur to respond to changing market conditions and to meet the specific needs of homebuilders.

IX. Public Improvements

Water

Water improvements will include the installation of a new water line within the Hendrix Point Estates street alignments and tracts. This water line will connect to the existing water line located within Brown Road. In addition, the water line will service all Hendrix Point Estates lots with fire line taps,



domestic services and landscape services. Fire hydrants will be placed per City of Mesa Code.

Sewer

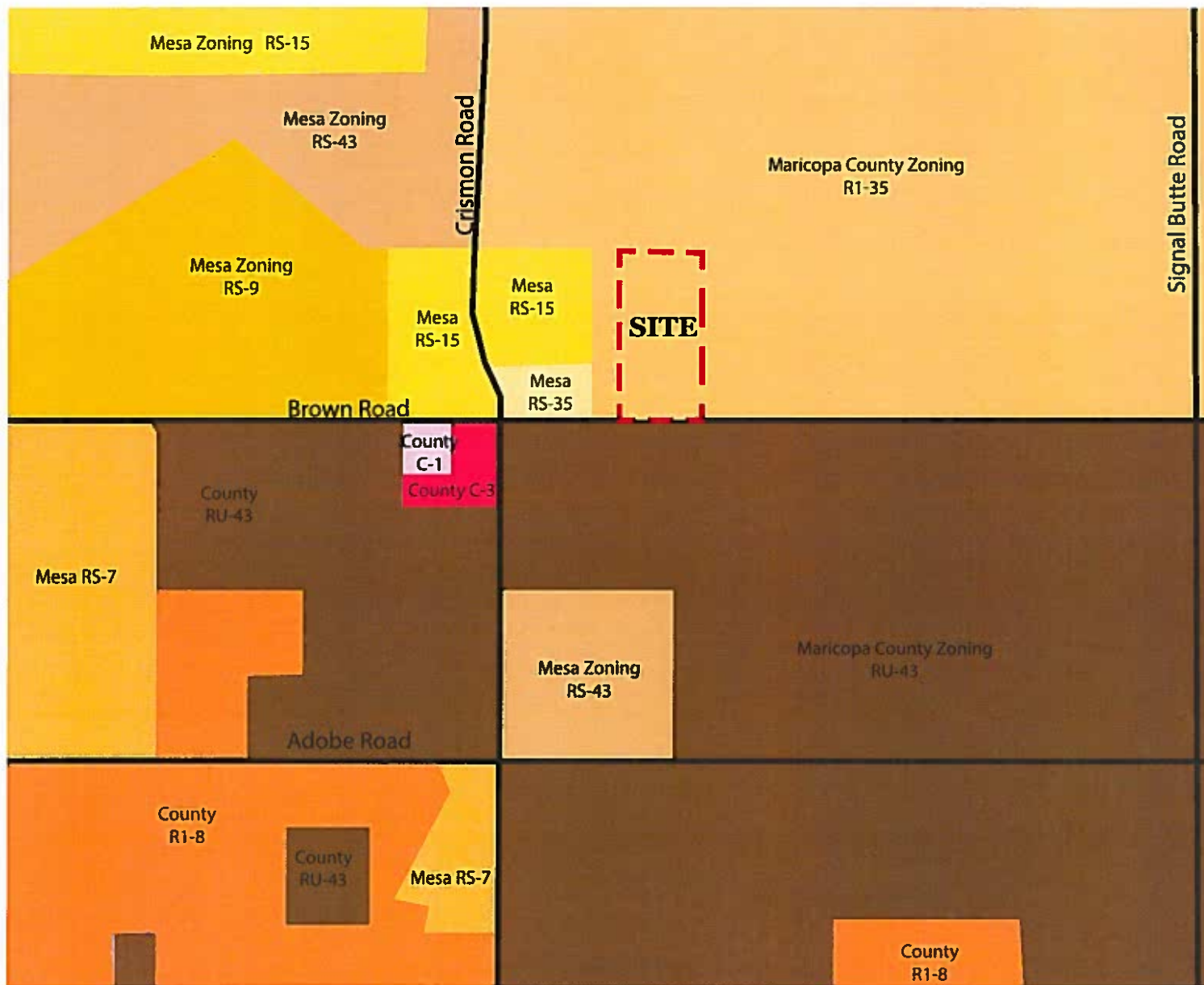
Sewer improvements will include the installation of a new sewer line within Hendrix Point Estates street alignments. This sewer line will service all lots within Hendrix Point Estates and will connect to the existing sewer line located within Brown Road.

Storm Water Drainage

Roadway improvements will include curb and gutter, sidewalk and pavement. These roadways will drain into on-site retention basins via strategically located catch basins and/or sidewalk scuppers. The retention basins will be sized to retain storm water run-off from the adjacent half-street of Brown Road.

X. Phasing

Hendrix Point Estates will be constructed in a phased manner depending on market demand. It is anticipated that the first phase of development will include the infrastructure and off-site improvements. Individual homes (together with the necessary site work) will be developed within the Property as market conditions warrant.



HENDRIX POINT EXISTING ZONING MAP

Mesa Zoning

- RS-43
- RS-35
- RS-15
- RS-9
- RS-7

Maricopa County Zoning

- RU-43
- R1-35
- R1-8
- C-1
- C-3



April 16, 2014

Dear Property Owner, Resident or Association President:

Our firm represents M. Laurin Hendrix, the owner of the approximate twenty (20) acres of land generally located east of the northeast corner of Crismon and Brown Roads within the City of Mesa as shown on the enclosed aerial map (the "Property"). We recently filed Minor General Plan Amendment, Rezone and Preliminary Plat applications on the Property to allow for *Hendrix Point Estates*, a new large-lot, low-density single-residence subdivision. The purpose of this letter is to simply introduce ourselves.

Hendrix Point Estates has been designed to achieve a unique and integrated site plan that responds to the existing surrounding land uses within the Desert Uplands area. Enclosed with this correspondence is a copy of the site plan. It is anticipated that site features will include large open space tracts along Brown Road, the use of native desert plants in the common landscape areas, perimeter theme walls that promote the preservation of the natural desert vistas, and low-level lighting compatible with the desert environment.

The Minor General Plan Amendment application requests to change the land use designation on the Property from Low Density Residential 0 to 1 dwelling unit per acre to Low Density Residential 1 to 2 dwelling units per acre. The Rezone application requests to change the zoning on the Property from Single Residence RS-35 (upon annexation into the City of Mesa) to Single Residence RS-15 Planned Area Development overlay. The Preliminary Plat requests to subdivide the Property for single-residence lots. To date, City of Mesa Staff has been very supportive of the applications and the development concept.

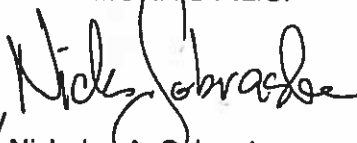
If you would like to meet the development team or have questions about the proposed development, we have scheduled the following open house meeting:

Date: April 30, 2014
Time: 5:30 p.m. to 6:30 p.m.
Location: Taft Elementary School, Multi-Purpose Room
Address: 9800 East Quarterline Road, Mesa 85207

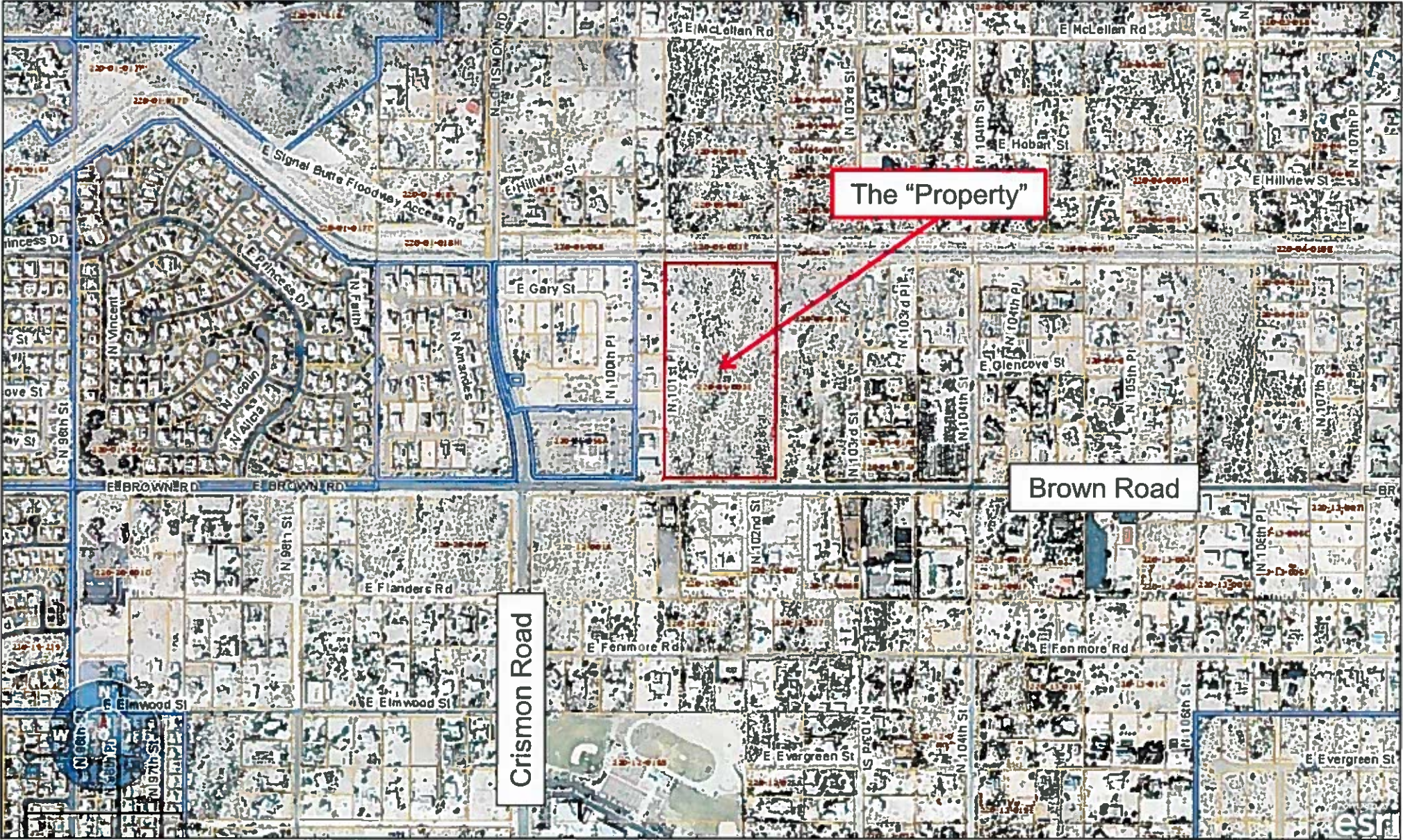
If you cannot attend for any reason, we would be happy to meet with you or a small group of your neighbors separately at your convenience. You may reach the undersigned at 602 / 230.0600 or nick@witheymorris.com. Thank you for your courtesy and consideration.

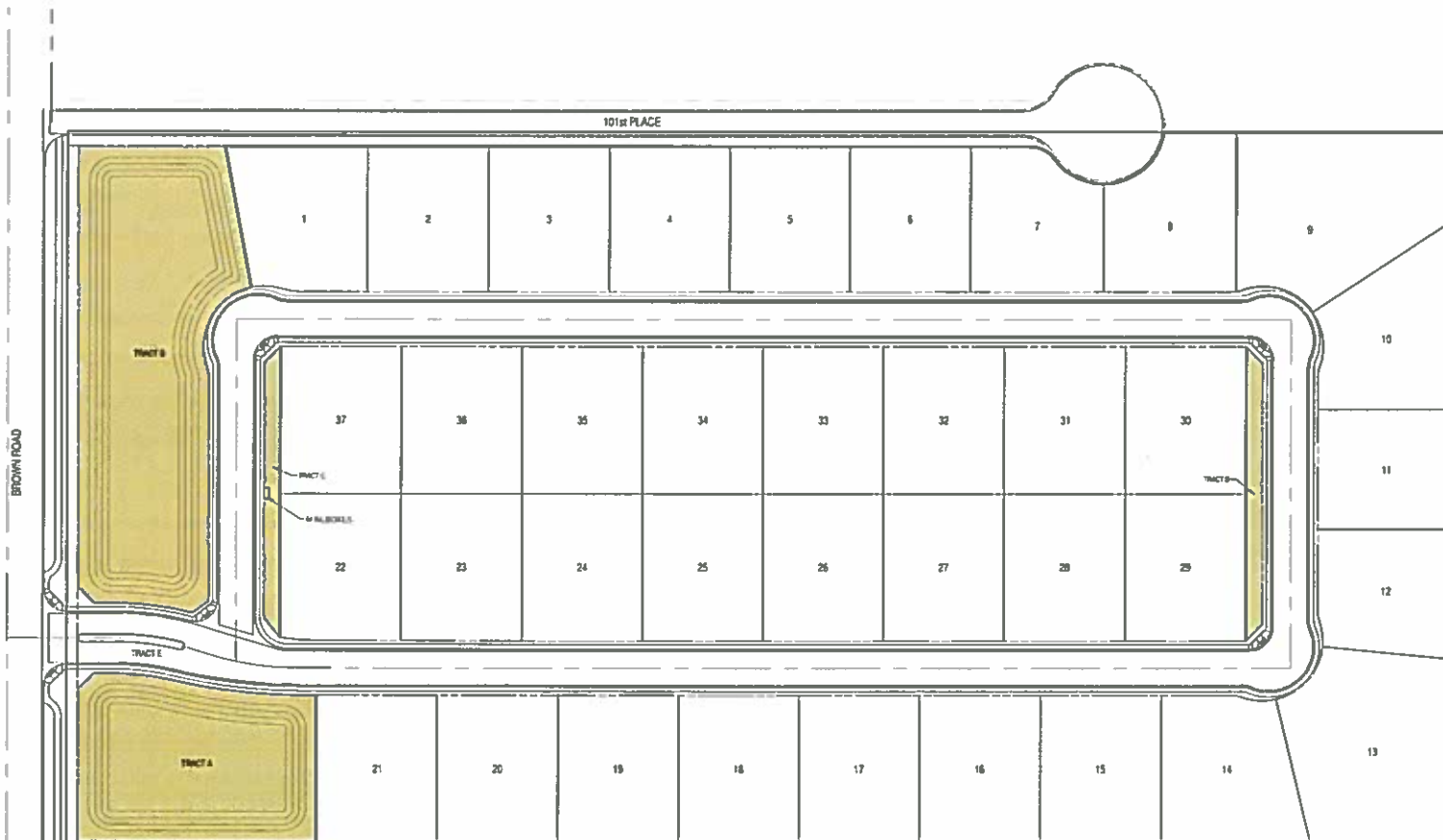
Sincerely,

WITHEY MORRIS P.L.C.

By 
Nicholas A. Sobraske

Aerial Map





SITE DATA	
GROSS AREA	654,960 SF 19.90 AC
LOT SUMMARY	
LOT TOTAL	37
PROPOSED BUNGALOWS	186 DU/AC
TOTAL OPEN SPACE AREA	61,000 SQ FT
OPEN SPACE %	9.3%
TOTAL OPEN SPACE	2.16 AC
OPEN SPACE %	16.3%

