

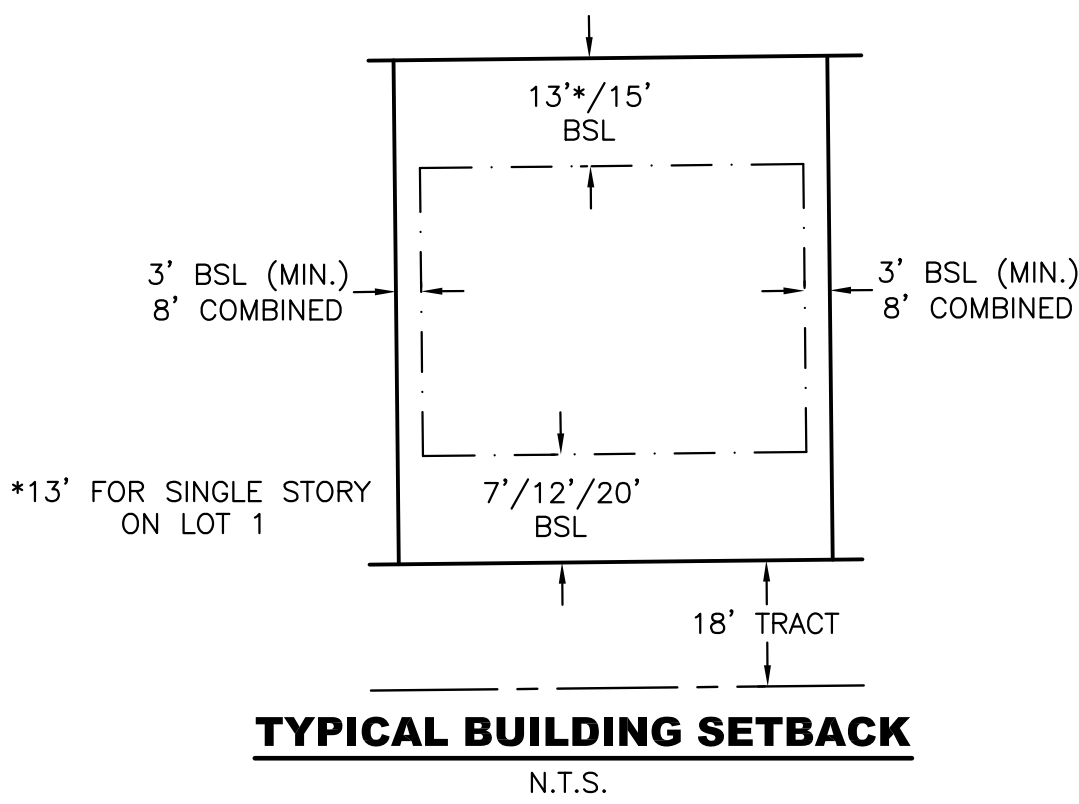
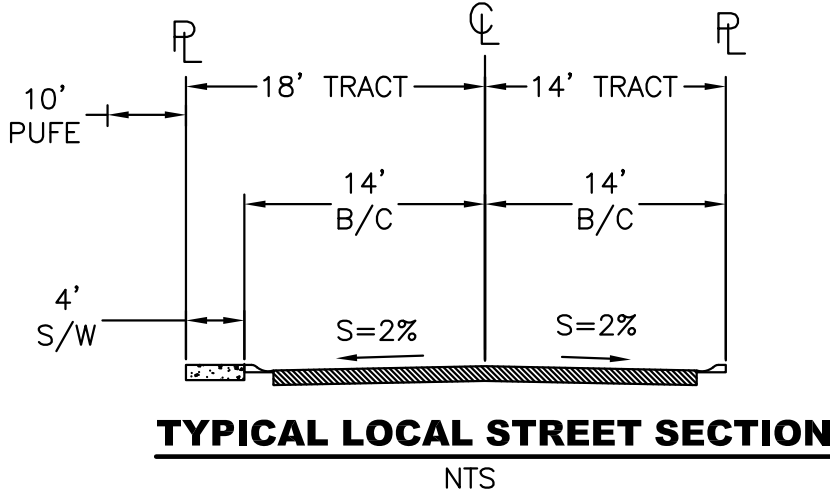
SITE DATA

APN 218-07-014H  
GROSS AREA = 237010 SF (5.4410 AC)  
NET AREA = 205615 SF (4.7203 AC)  
LOTS = 36  
GROSS DENSITY = 6.62 DU/AC  
NET DENSITY = 7.63 DU/AC  
EXISTING ZONING = RS-43  
PROPOSED ZONING = RSL-2.5  
EXISTING GENERAL PLAN CLASSIFICATION = LOW DENSITY RESIDENTIAL 4-6 (1-2 DU/AC)  
PROPOSED GENERAL PLAN CLASSIFICATION = MEDIUM DENSITY RESIDENTIAL 4-6 (6-10 DU/AC)  
OPEN SPACE = 38704 SF (18.8%)

RETENTION CALCULATIONS

VOLUME REQUIRED = 205615 SF \* (2.2"/12") \* 0.85 = 32042 CF  
VOLUME PROVIDED = (13429 SF + 7327 SF) \* 3.5' = 36401 CF  
2

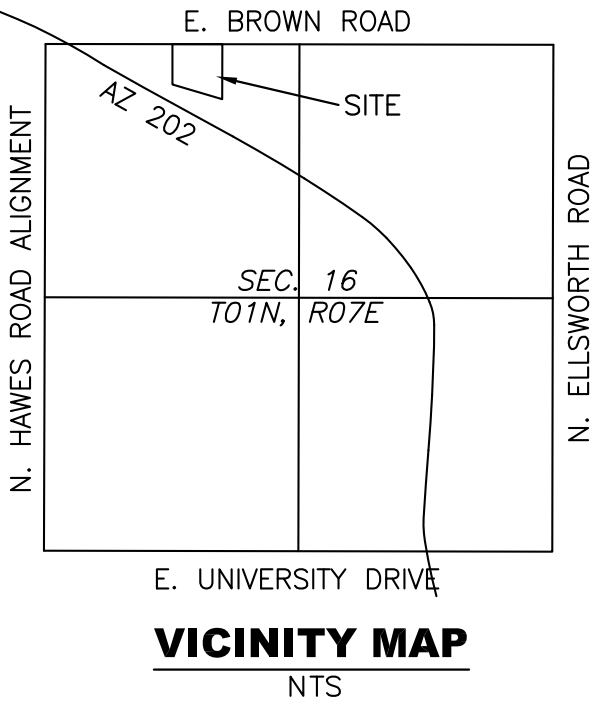
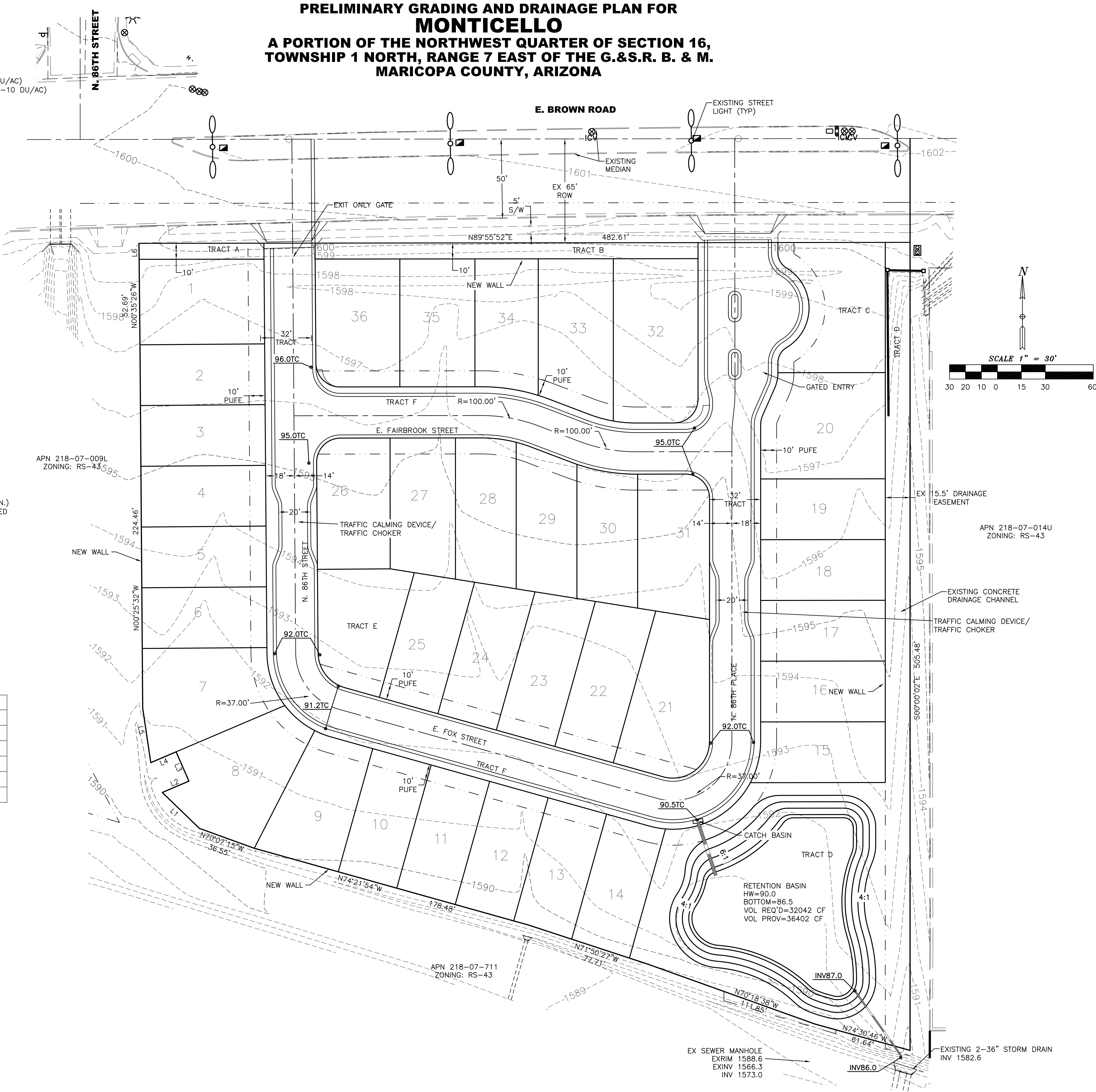
RETENTION BASIN TO BE BLED OFF TO EXISTING DRAINAGE EASEMENT



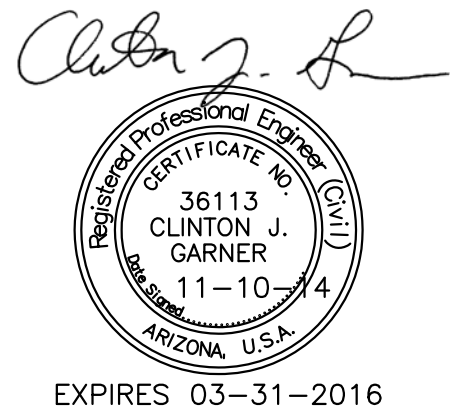
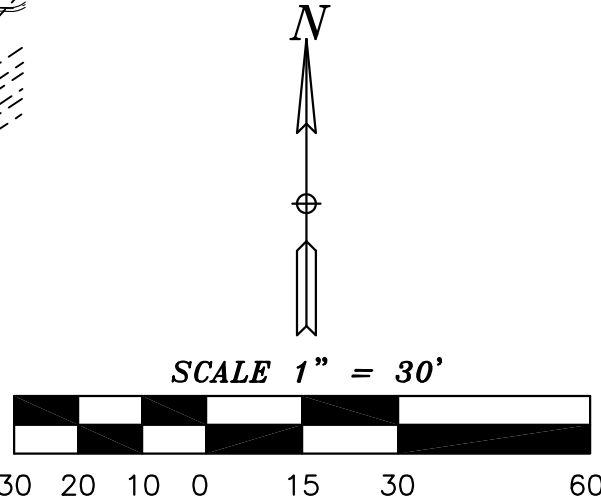
TRACT TABLE

TRACT	USE	AREA S.F.
A	LANDSCAPE, RECREATION	782 SF
B	LANDSCAPE, RECREATION	2397 SF
C	LANDSCAPE, RECREATION	4676 SF
D	LANDSCAPE, RECREATION, DRAINAGE, RETENTION	27137 SF
E	LANDSCAPE, RECREATION	3712 SF
F	INGRESS/EGRESS, PUE	39557 SF

PRELIMINARY GRADING AND DRAINAGE PLAN FOR  
MONTICELLO  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE G.&S.R. B. & M.  
MARICOPA COUNTY, ARIZONA



LINE	BEARING	DISTANCE
L1	N45°56'54"W	32.29'
L2	N66°54'09"E	18.14'
L3	N23°40'12"W	19.99'
L4	S66°55'52"W	17.25'
L5	N08°24'25"W	34.48'
L6	N00°35'28"W	13.64'



JOB NUMBER14-039

DRAWINGPG14039

DATE11-10-14

SHEET1 OF1

GarnerGroup

engineering

EMAIL:CLINT@GARNERGROUP.COM

(P) 480-292-2673 (F) 480-287-9019

2064 E. NORCROFT ST. MESA, AZ 85213

PRELIMINARY GRADING AND DRAINAGE PLAN

MONTICELLO

DATE

REVISION

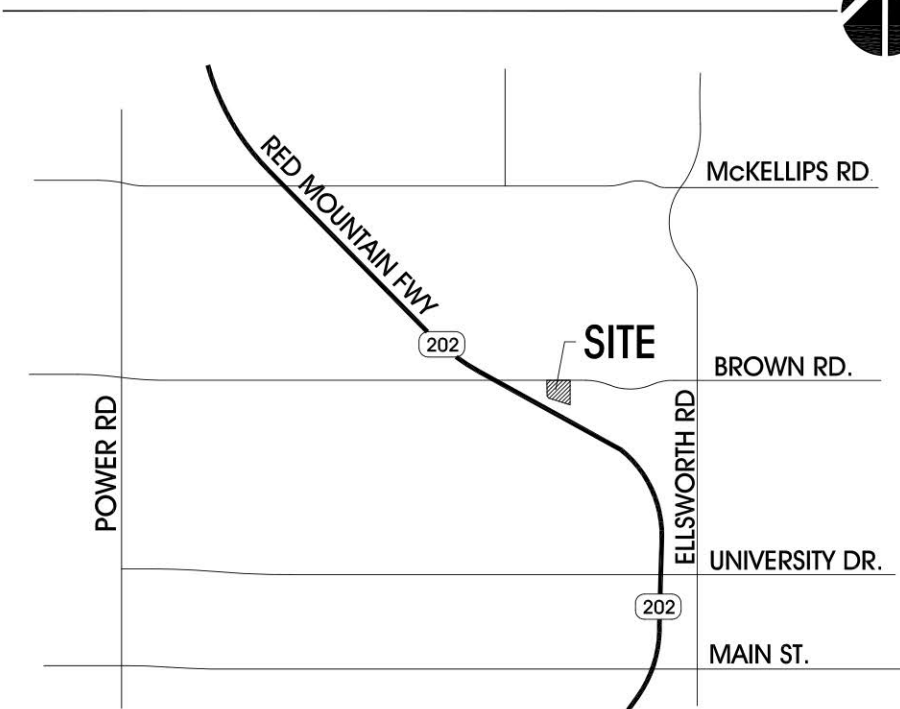
Page 103



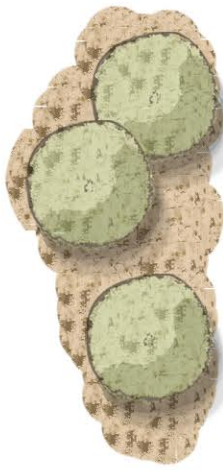
# MONTICELLO

MESA, ARIZONA

VICINITY MAP



CONCEPTUAL PLANT PALETTE



TREES - 15G. / 24" BOX / 36" BOX

ACACIA GREGGII / CATCLAW ACACIA  
ACACIA FARNESIANA / SWEET ACACIA  
CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE  
CERCIDIUM FLORIDUM / BLUE PALO VERDE  
CERCIDIUM MICROPHYLLUM / FOOTHILL PALO VERDE  
CHIOLOPSIS LINEARIS / DESERT WILLOW  
OLNEYA TESOTA / IRONWOOD  
PARKINSONIA HYBRID / 'DESERT MUSEUM'  
PROSOPIS VELUTINA / MESQUITE

SHRUBS - 5 GAL. MIN.

ACACIA GREGGII / CAT CLAW ACACIA  
AMBROSIA DELTOIDEA / TRIANGLE LEAF BURSAGE  
ASCLEPIAS SUBULATA / DESERT MILKWEED  
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE  
CALLIANDRA SPECIES / FAIRY DUSTER  
CELTIS PALLIDA / DESERT HACKBERRY  
DALEA SPECIES / DALEA  
DODONEA VISCOSA / HOPBUSH  
ENCELIA FARINOSA / BRITTLEBUSH  
ERICAMERIA LARICIFOLIA / TURPENTINE BUSH  
ERIOGONUM FASCICULATUM / FLATTOP BUCKWHEAT  
JUSTICIA CALIFORNICA / CHUPAROSA  
LARREA TRIDENTATA / CREOSOTE BUSH  
LEUCOPHYLLUM SPECIES  
RUELLIA PENINSULARIS / BAJA RUELLIA  
SALVIA SPECIES / SALVIA  
SENNA WISLIZENII / SHRUBBY SENNA  
SIMMONDSIA CHINENSIS / JOJOBA  
VIGUIERIA DELTOIDEA / GOLDEN EYE

ACCENTS / CACTI - 5 GAL. MIN.

AGAVE SPECIES  
ALOE SPECIES  
CARNEGIEA GIGANTEA / SAGUARO  
DASYLIRION WHEELERI / DESERT SPOON  
ECHINOCEREUS FASCICULATUS / HEDGEHOG CACTUS  
FEROCACTUS ACANTHODES / COMPASS BARREL  
FEROCACTUS WISLIZENII / FISHHOOK BARREL  
FOUQUIERIA SPLENDENS / OCOTILLO  
HESPERALOE PARVIFLORA / RED YUCCA  
OPUNTIA SPECIES  
YUCCA SPECIES

GROUNDCOVERS - 1 GAL. MIN.

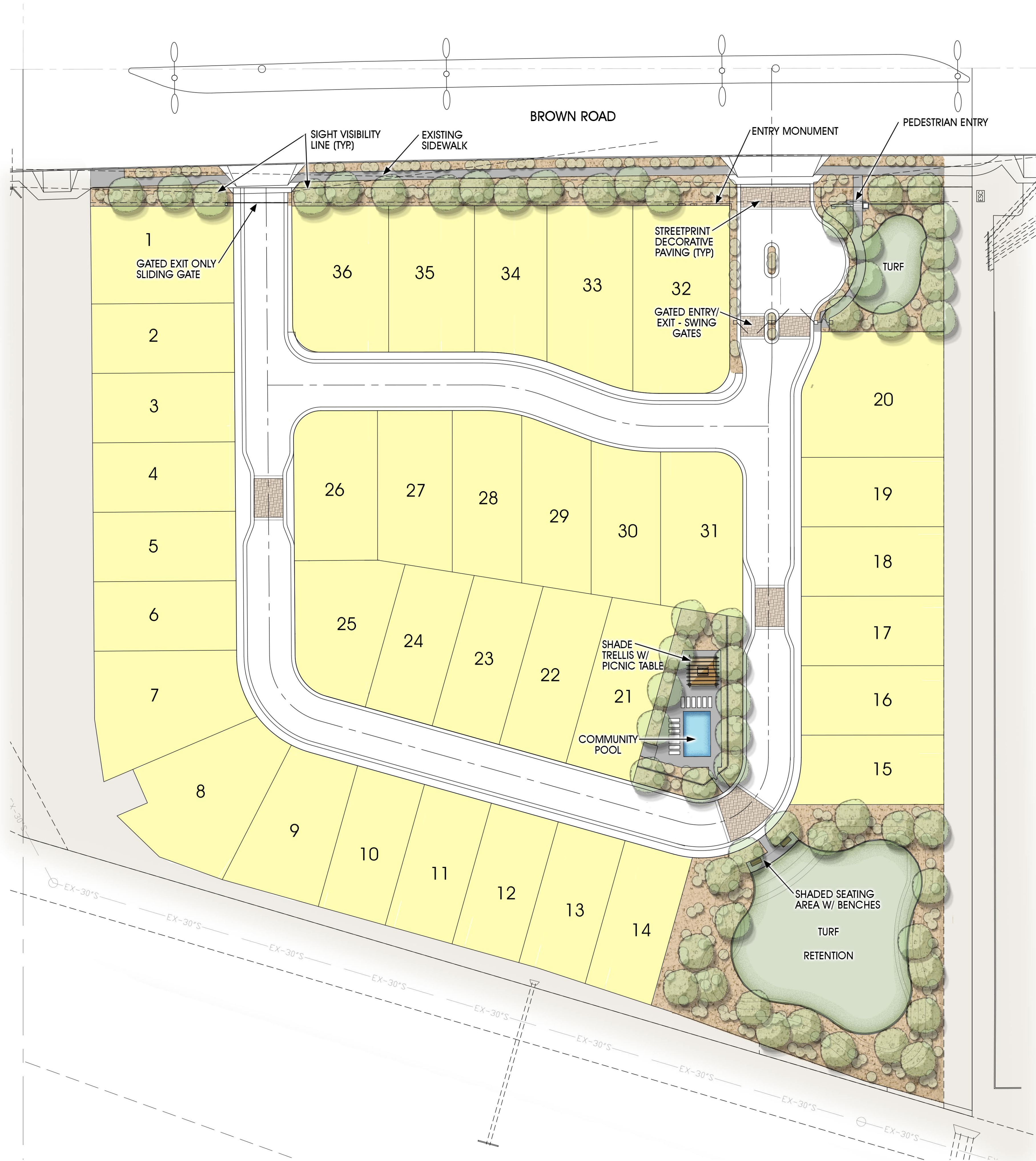
BACCHARIS CV. 'CENTENNIAL' / CENTENNIAL BACCHARIS  
BAILEYA MULTIRADIATA / DESERT MARIGOLD  
MELAMPODIUM LEUCANTHUM / BLACKFOOT DAISY  
OENOTHERA BERLANDIERI / MEXICAN EVENING PRIMROSE  
PENSTEMON SPECIES  
SPHAERALCEA AMBIGUA / GLOBE MALLOW  
LANTANA SPECIES / LANTANA  
VERBENA SPECIES

DECOMPOSED GRANITE

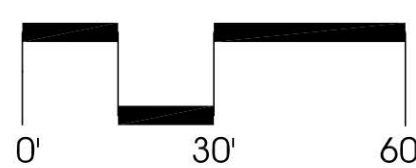
3/4" MINUS / 2" DEPTH - COLOR 'MADISON GOLD'

GENERAL NOTES

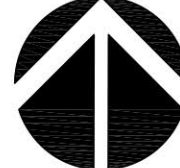
1. FINAL LOT SITE CONFIGURATIONS MAY VARY AT THE TIME OF FINAL PLAN APPROVAL
2. LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE
3. ALL NON-TURF AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE
4. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS
5. LANDSCAPE AND STRUCTURES WITHIN SIGHT TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-0"
6. FINAL PLANT SPECIES, THEIR LOCATION, SIZES, AND QUANTITIES MAY VARY AT THE TIME OF FINAL PLAN APPROVAL FROM THE CITY OF MESA
7. AT MATURITY, ALL SHRUBS WILL BE 5'-0" FROM THE REAR OF A FIRE HYDRANT AND NO MATERIAL, OTHER THAN GROUNDCOVER MAY BE PLACED BETWEEN THE STREET OR ROADWAY AND 3'-0" EITHER SIDE OF A FIRE HYDRANT
8. AMENITIES LAYOUT MAY CHANGE DUE TO FINAL GRADING CHANGES
9. ADDITIONAL PLANT MATERIALS MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT
10. LANDSCAPE TRACTS AND OPEN SPACE TO BE MAINTAINED BY HOA
11. PLANT TYPES AND QUANTITIES WILL CONFORM TO THE CITY OF MESA LANDSCAPE AND STREETScape GUIDELINES
12. THE RETENTION SHOWN ON THE PLAN IS CONCEPTUAL IN NATURE. SEE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS



PREPARED FOR: BELLAGO DEVELOPMENT



NORTH  
1"=30'-0"  
12.16.14



**F2GROUP**  
landscape architecture  
480. 752. 0717 P.  
480. 889. 6084 F.

SHEET NO.  
**L1**

PRELIMINARY - NOT FOR CONSTRUCTION



MONTICELLO

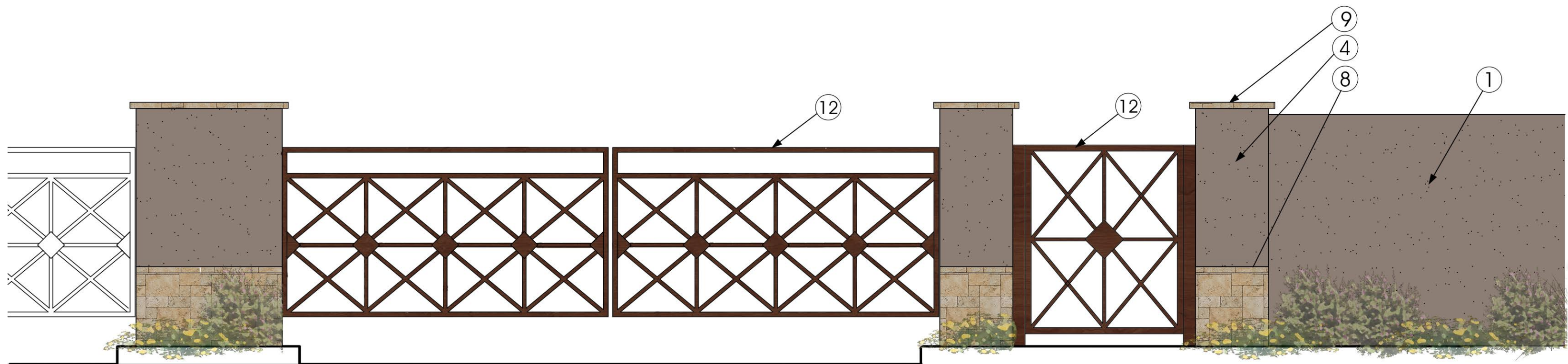
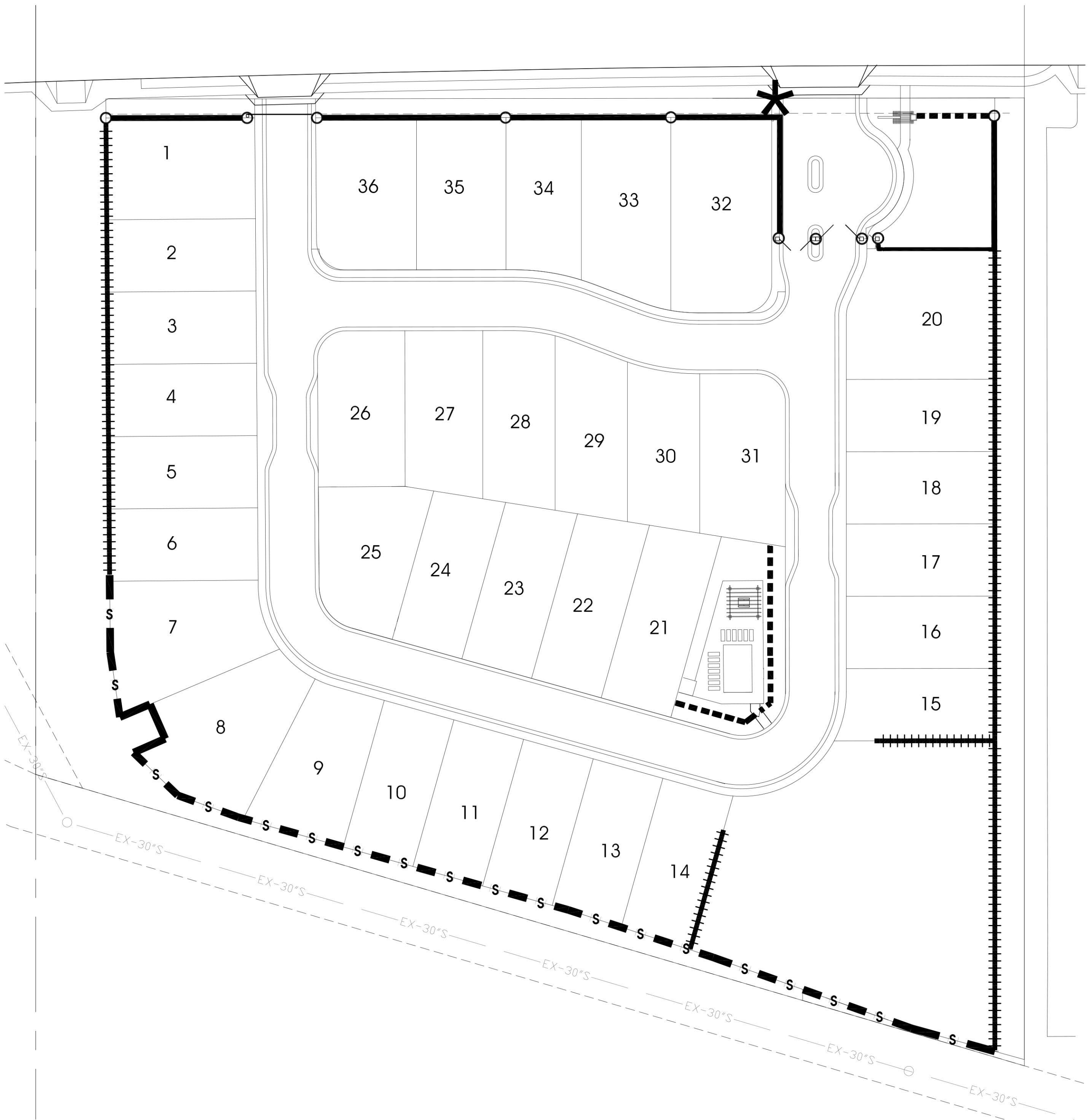
MESA, ARIZONA

LEGEND

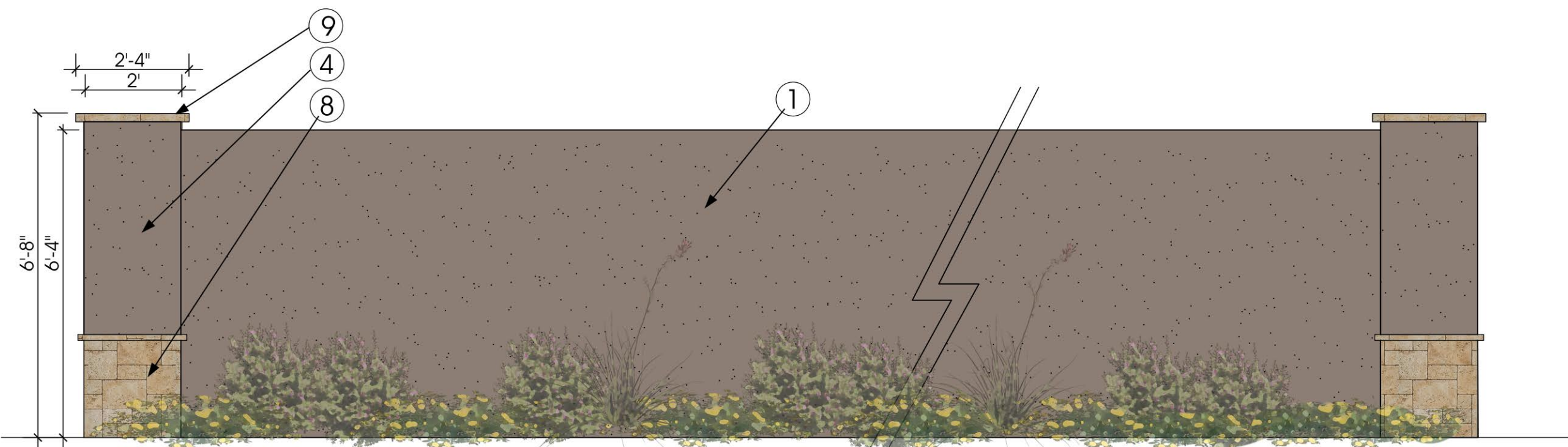
- PRIMARY THEME WALL - SEE ELEVATION 1
- VIEW FENCE - SEE ELEVATION 2
- CMU SOUND WALL - SEE ELEVATION 3
- BUILDER WALL - SEE ELEVATION 4 - 4" FENCE BLOCK WITH PILASTERS PER CITY OF MESA STANDARDS IN THE FENCE, WALLS AND RETAINING WALL GUIDELINES
- CMU COLUMN
- ENTRY MONUMENT

KEY NOTES:

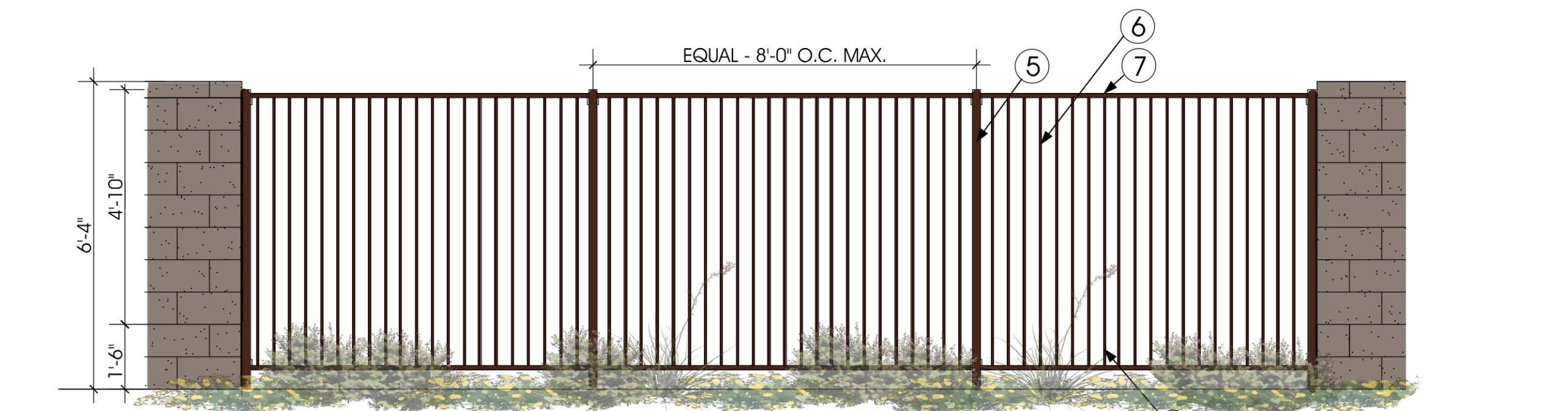
- 1 6 x 8 x 16 CMU BLOCK W/ SAND STUCCO FINISH
- 2 6 x 8 x 16 STD. CMU BLOCK
- 3 4 x 8 x 16 FENCE BLOCK
- 4 2' SQ. CMU COLUMN
- 5 2 1/2" SQ. TUBULAR STEEL POST (TYP.)
- 6 3/4" SQ. TUBULAR STEEL PICKET @ 4" O.C. (TYP.)
- 7 1 1/2" SQ. TUBULAR STEEL TOP / BOTTOM RAIL
- 8 CANTERA STONE OVER CMU
- 9 CANTERA STONE CAP / TRIM
- 10 T.S. ENTRY GATE PER MANUF. SHOP DWGS.
- 11 NOT USED
- 12 T.S. PEDESTRIAN ENTRY GATE
- 13 12x12x16 STD. CMU W/ CANTERA STONE
- 14 T.S. PEDESTRIAN ENTRY TRELLIS
- 15 REVERSE PAN CHANNEL LETTERS
- 16 WIRE MESH PANEL W/ 2" T.S. FRAME



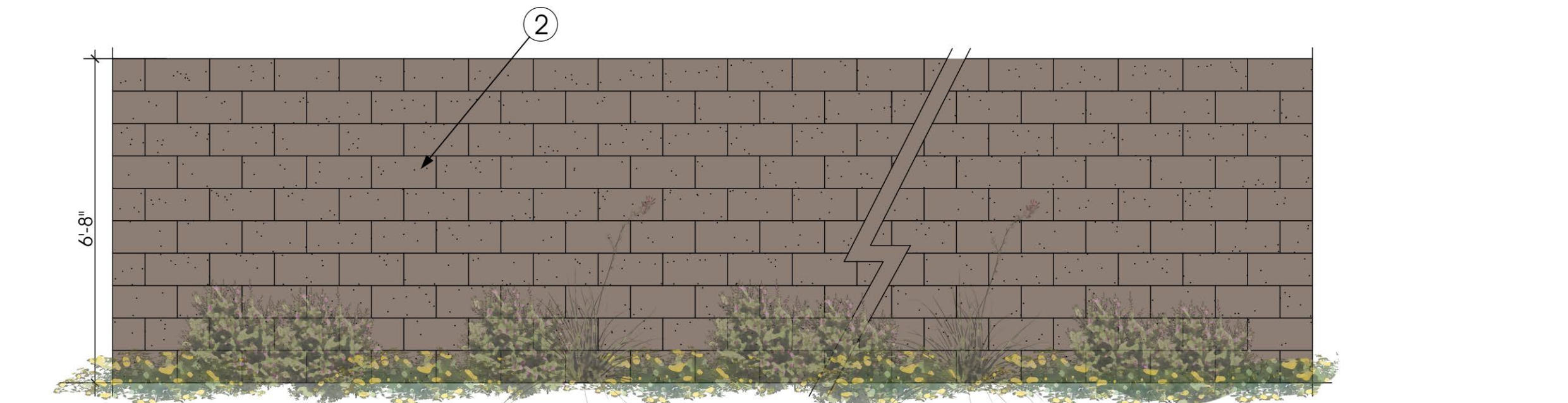
5 GATED ENTRY ELEVATION NTS



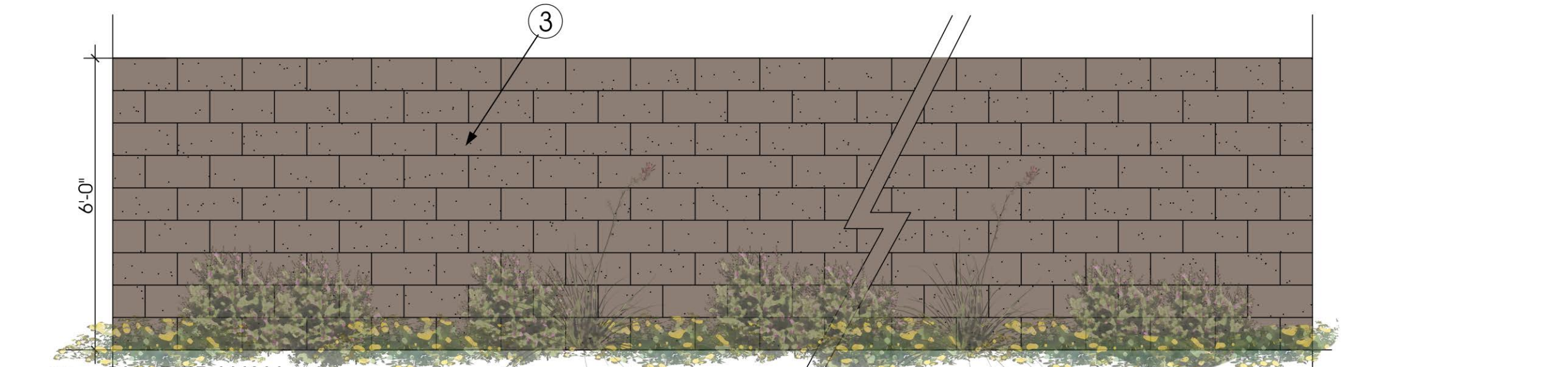
1 PROJECT THEME WALL ELEVATION NTS



2 PROJECT VIEW FENCE ELEVATION NTS

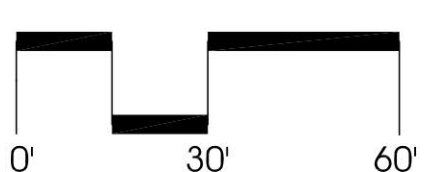


3 CMU SOUND WALL (ALONG SOUTH PROPERTY LINE) ELEVATION NTS

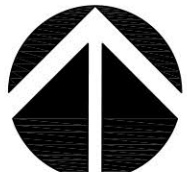


4 BUILDER WALL ELEVATION NTS

PREPARED FOR: BELLAGO DEVELOPMENT



NORTH  
1"=30'-0"  
12.16.14



**F2GROUP**  
landscape architecture  
480.752.0717 P.  
480.889.6084 F.

SHEET NO.

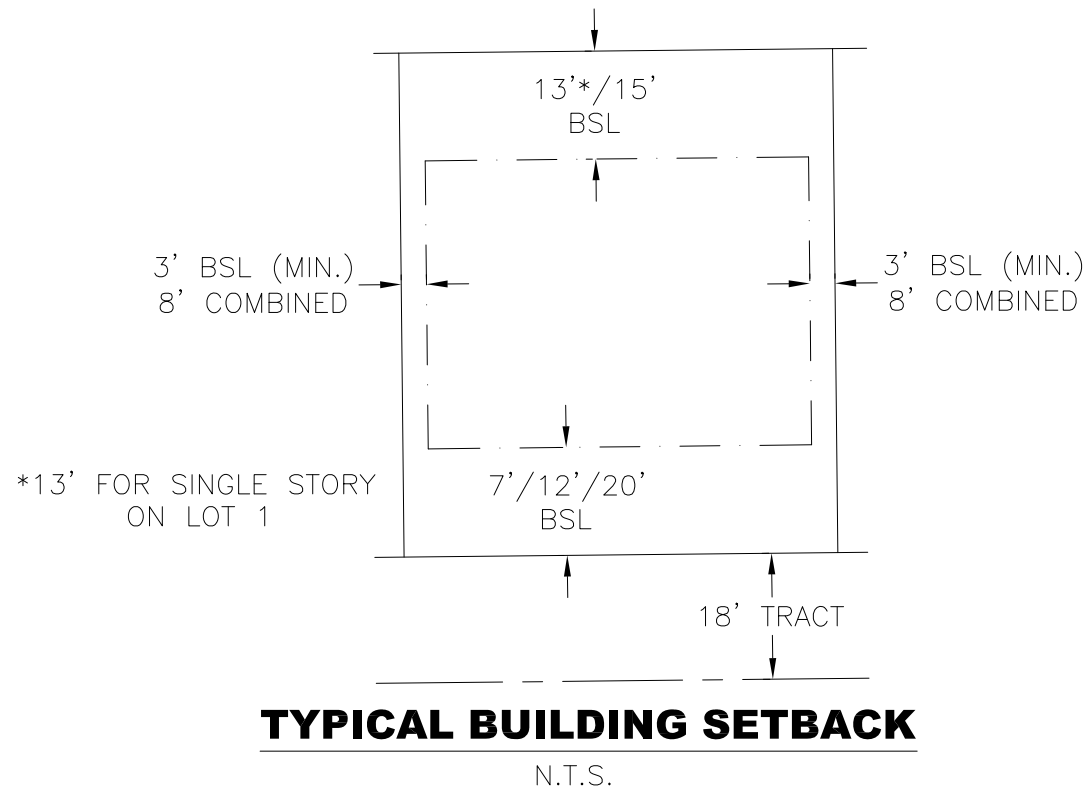
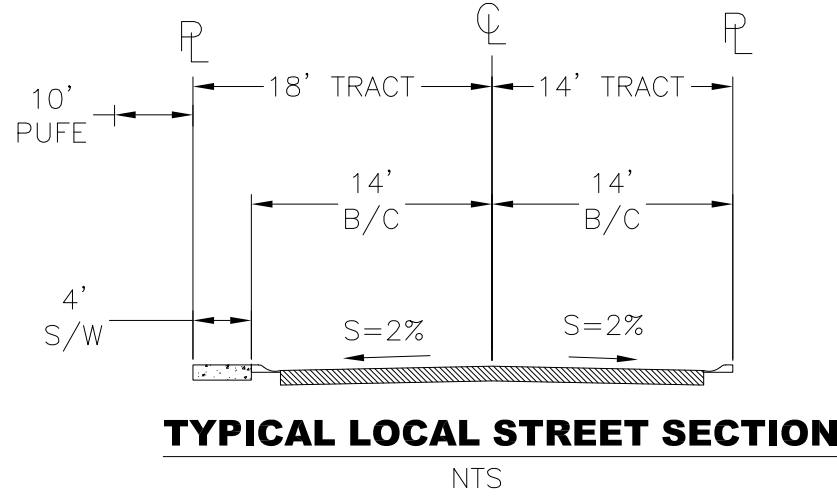
L2

PRELIMINARY - NOT FOR CONSTRUCTION



SITE DATA

APN 218-07-014H  
GROSS AREA = 237010 SF (5.4410 AC)  
NET AREA = 205615 SF (4.7203 AC)  
LOTS = 36  
GROSS DENSITY = 6.62 DU/AC  
NET DENSITY = 7.63 DU/AC  
EXISTING ZONING = RS-43  
PROPOSED ZONING = RSL-2.5  
EXISTING GENERAL PLAN CLASSIFICATION = LOW DENSITY RESIDENTIAL 4-6 (1-2 DU/AC)  
PROPOSED GENERAL PLAN CLASSIFICATION = MEDIUM DENSITY RESIDENTIAL 4-6 (6-10 DU/AC)  
OPEN SPACE = 39660 SF (19.3%)



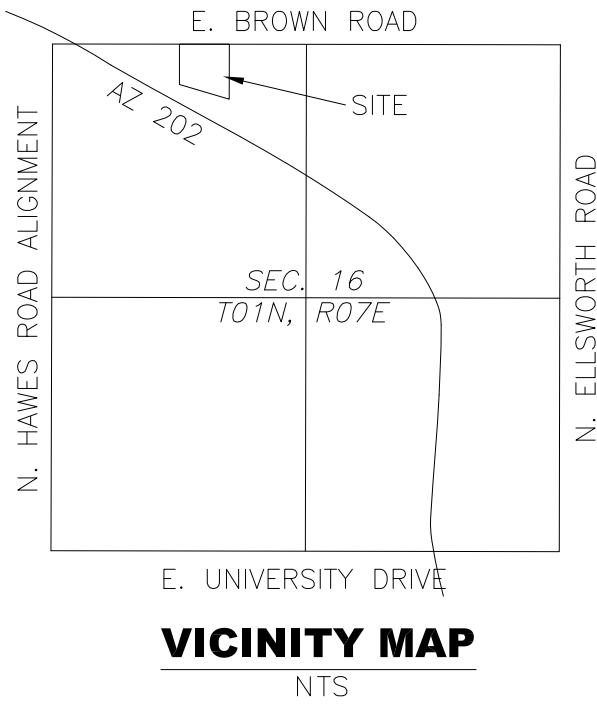
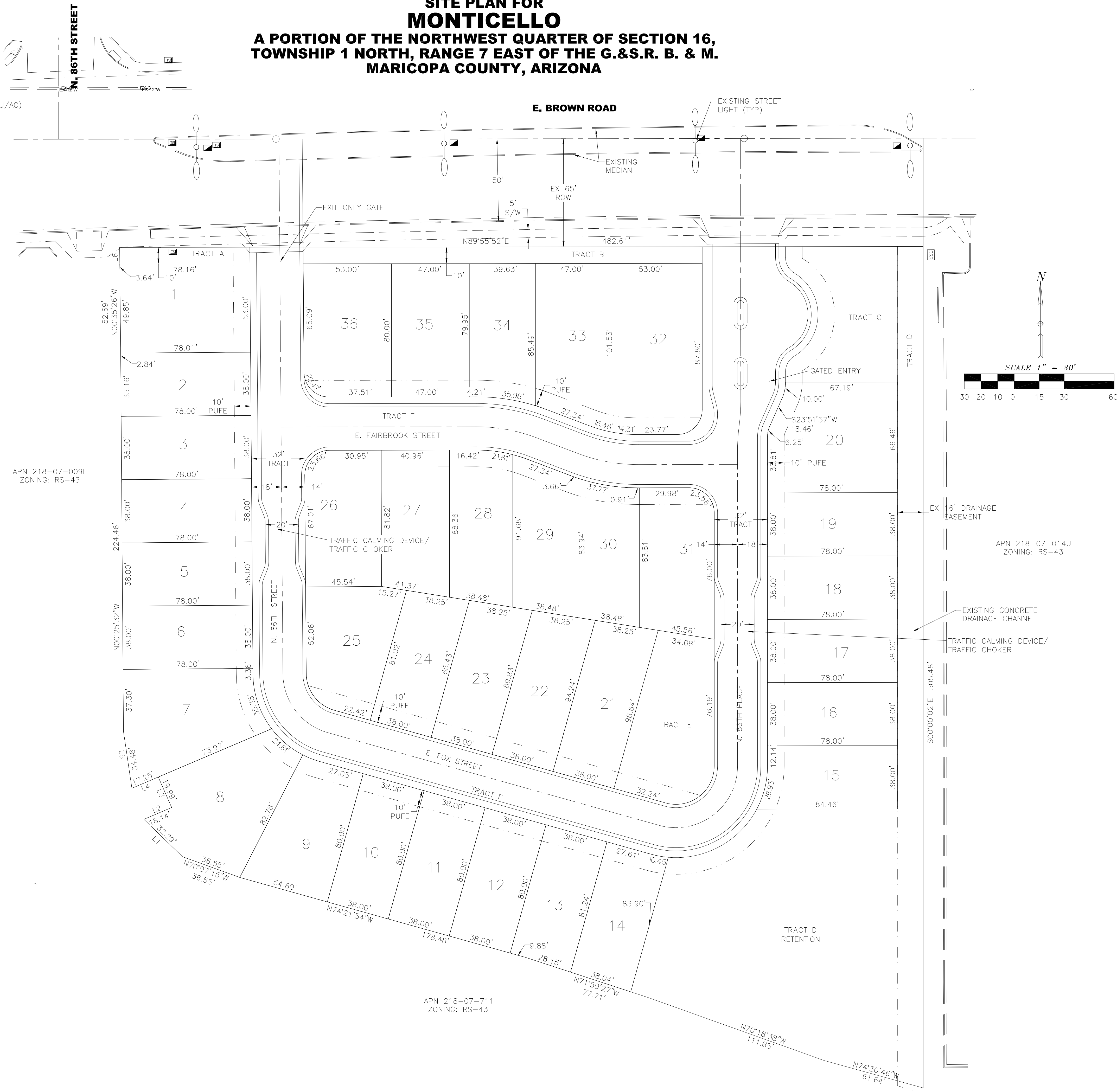
TRACT TABLE

TRACT	USE	AREA S.F.
A	LANDSCAPE, RECREATION	782 SF
B	LANDSCAPE, RECREATION	2397 SF
C	LANDSCAPE, RECREATION	4676 SF
D	LANDSCAPE, RECREATION, DRAINAGE, RETENTION	27137 SF
E	LANDSCAPE, RECREATION	4668 SF
F	INGRESS/EGRESS, PUE	39557 SF

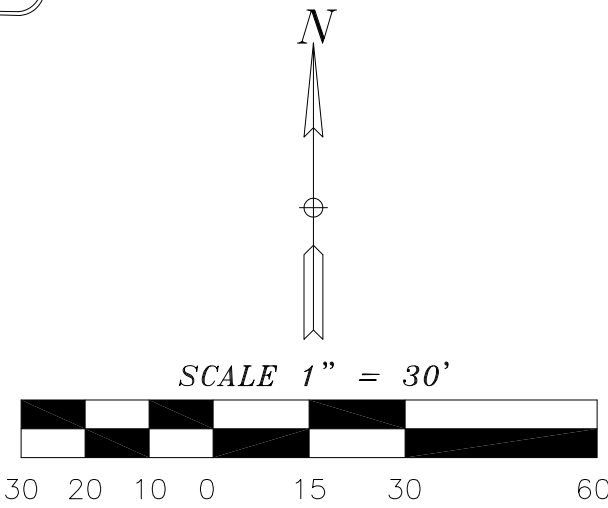
LOT TABLE	
LOT #	AREA (SF)
1	4158 SF
2	2964 SF
3	2964 SF
4	2964 SF
5	2964 SF
6	2964 SF
7	4514 SF
8	4667 SF
9	3717 SF
10	3040 SF
11	3040 SF
12	3040 SF
13	3057 SF
14	3122 SF
15	3018 SF
16	2964 SF
17	2964 SF
18	2964 SF
19	2964 SF
20	4998 SF

LOT TABLE	
LOT #	AREA (SF)
21	3665 SF
22	3497 SF
23	3330 SF
24	3163 SF
25	3710 SF
26	3704 SF
27	3481 SF
28	3453 SF
29	3344 SF
30	3145 SF
31	3885 SF
32	5393 SF
33	4419 SF
34	3234 SF
35	3759 SF
36	4169 SF

SITE PLAN FOR  
**MONTICELLO**  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE G.&S.R. B. & M.  
MARICOPA COUNTY, ARIZONA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°56'54"W	32.29'
L2	N66°54'09"E	18.14'
L3	N23°40'12"W	19.99'
L4	S66°55'52"W	17.25'
L5	N08°24'25"W	34.48'
L6	N00°35'28"W	13.64'



DATE

REVISION

SITE PLAN  
MONTICELLO

JOB NUMBER 14-039

DRAWING SITE 14039

DATE 12-15-14

SHEET 1 OF 1

**GarnerGroup**  
engineering

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(P) 480-292-2673 (F) 480-287-9019  
2064 E. NORGROFT ST. MESA, AZ 85213







ELEVATION A



ELEVATION B



ELEVATION C

PLAN 1013  
MONTICELLO







**ELEVATION A**  
**SPANISH COLONIAL**



**ELEVATION B**  
**SPANISH MONTEREY**



**ELEVATION C**  
**CRAFTSMAN**

**PLAN1709**  
**MONTICELLO**





ELEVATION A  
SPANISH COLONIAL



ELEVATION B  
SPANISH MONTEREY

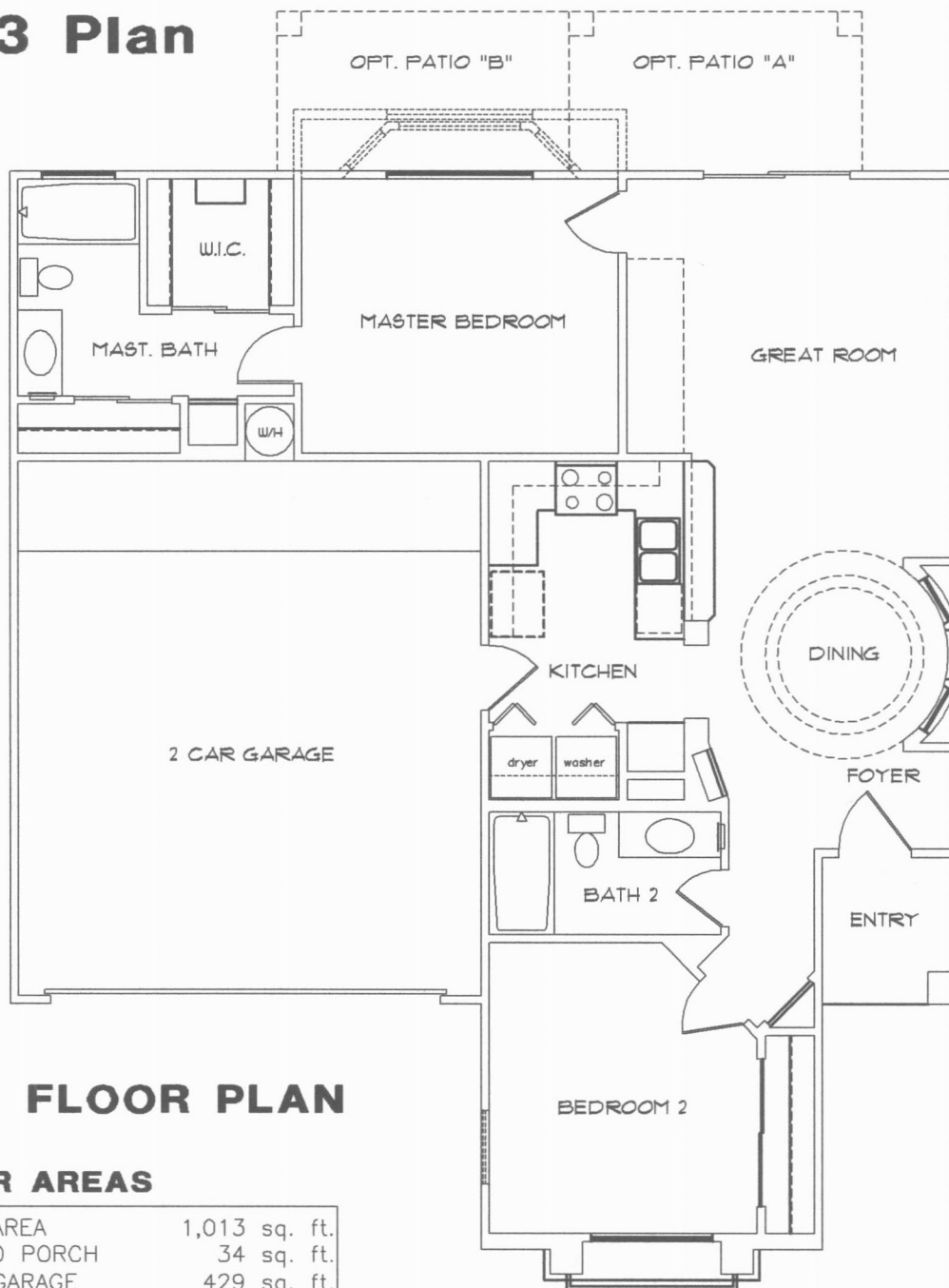


ELEVATION C  
CRAFTSMAN

PLAN 2035  
MONTICELLO



# 1013 Plan



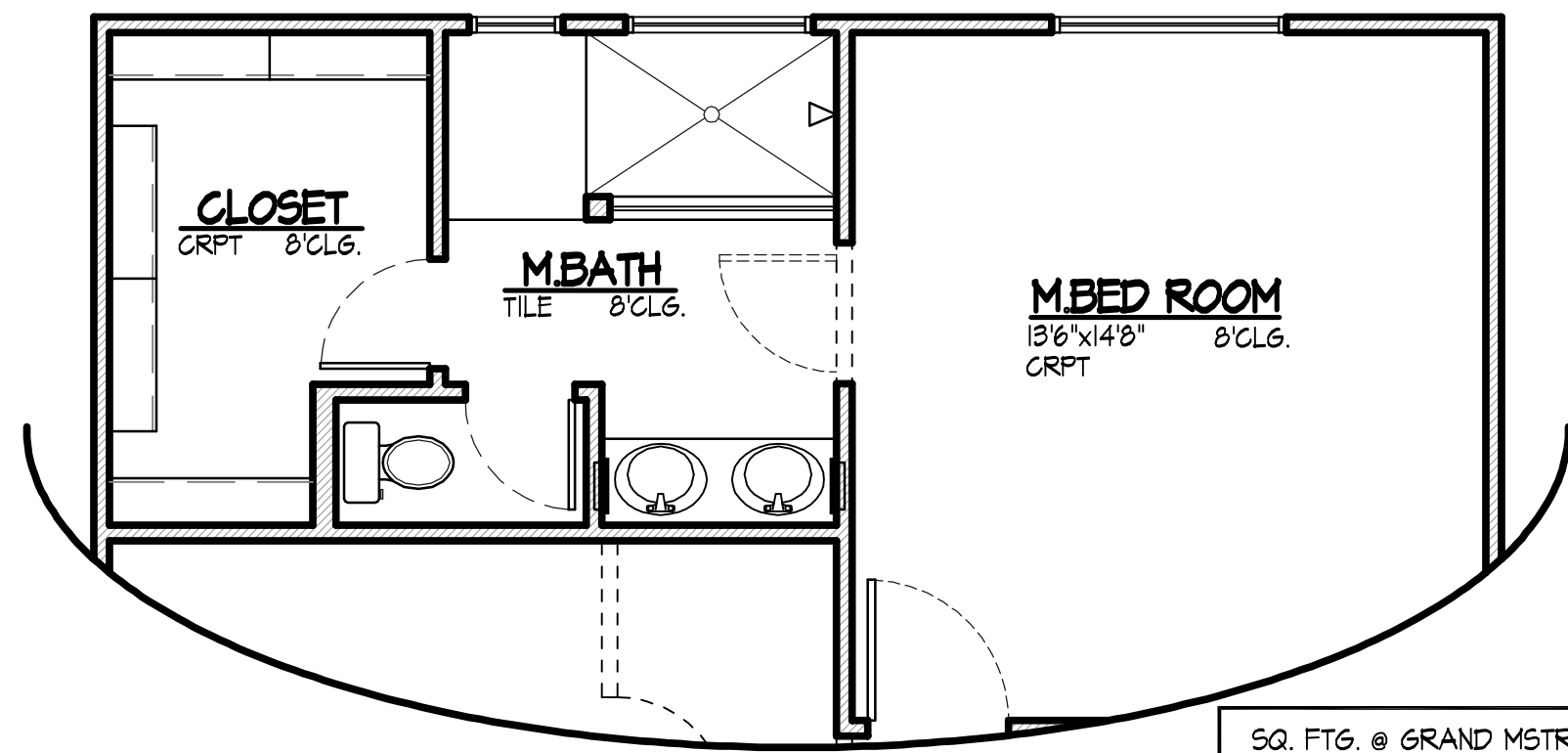
## FLOOR PLAN

### FLOOR AREAS

FLOOR AREA	1,013 sq. ft.
COVERED PORCH	34 sq. ft.
2 CAR GARAGE	429 sq. ft.
TOTAL UNDER ROOF	1,476 sq. ft.
COVERED PATIO "A"	78 sq. ft.
COVERED PATIO "B"	78 sq. ft.
OPT. BAY "A"	15 sq. ft.
OPT. BAY "B"	30 sq. ft.

**BELLAGO**  
HOMES

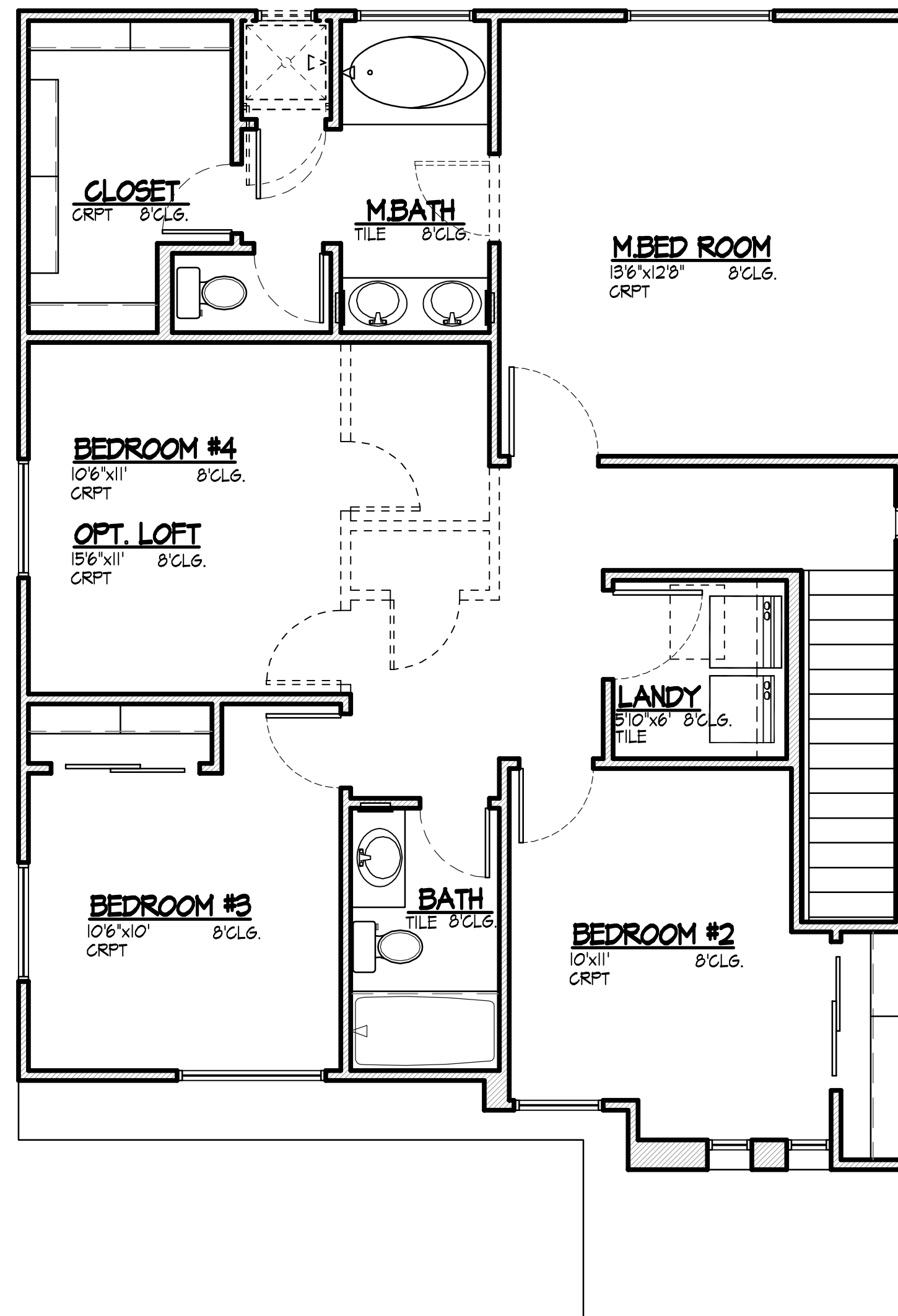




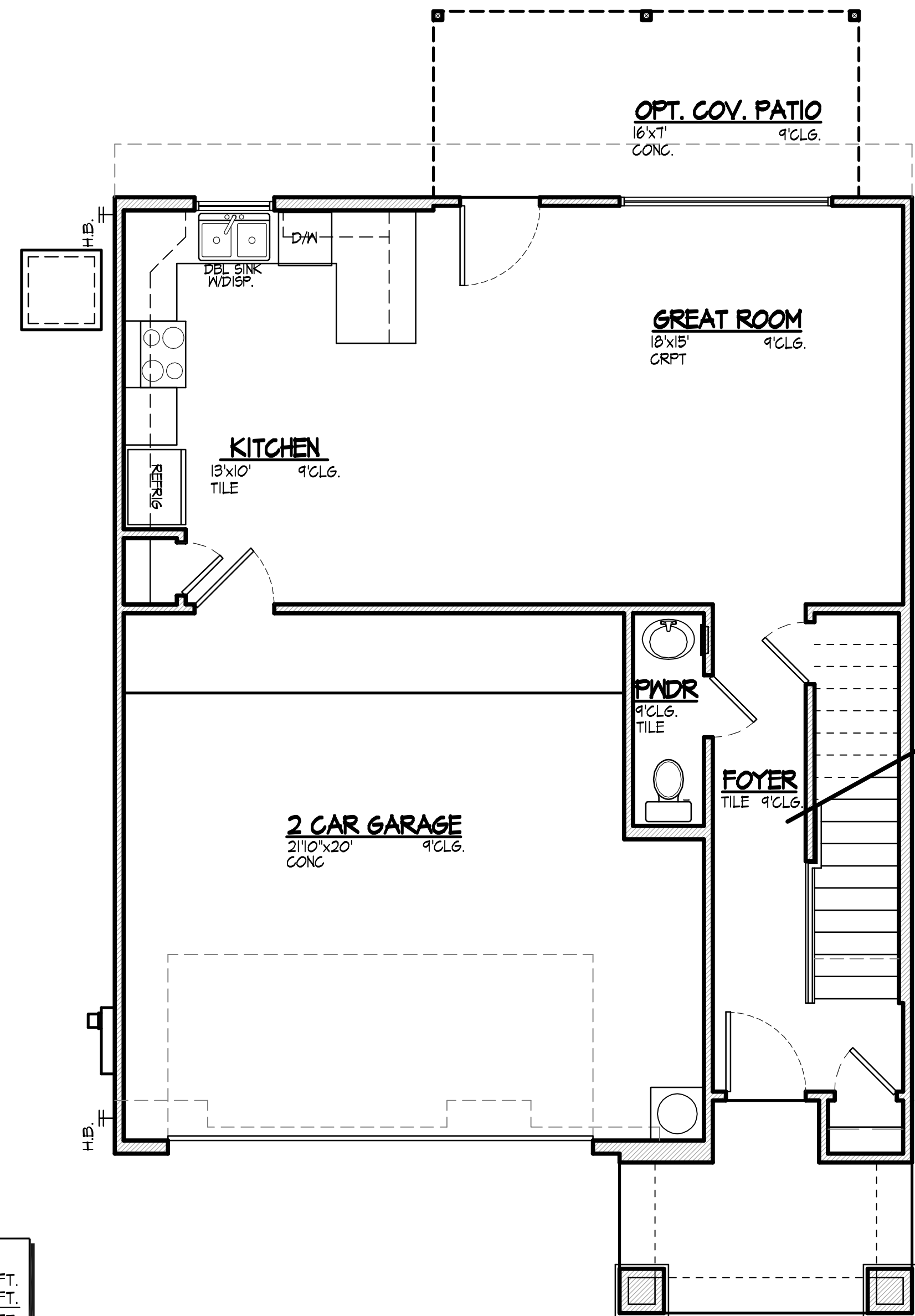
OPT. GRAND SHOWER

1/4"=1'-0"

SQ. FTG. @ GRAND MSTR. BATH	
MAIN LIVABLE.....	641 SQ. FT.
UPPER LIVABLE.....	1,062 SQ. FT.
TOTAL LIVABLE.....	1,704 SQ. FT.
2-CAR GARAGE.....	426 SQ. FT.
ENTRY.....	72 SQ. FT.
TOTAL.....	2,201 SQ. FT.
OPT. COV. PATIO.....	112 SQ. FT.

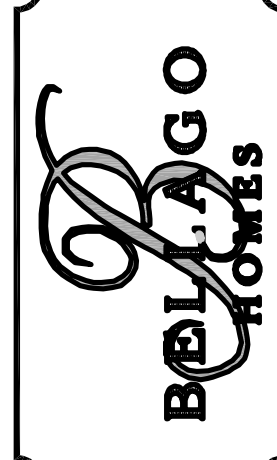
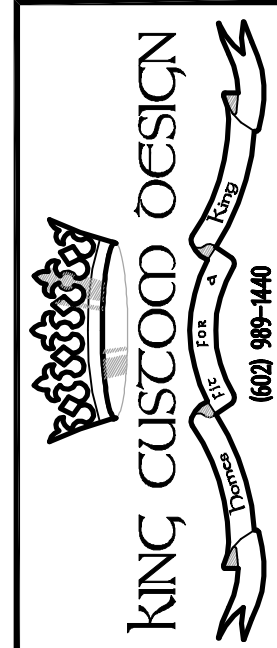


SQUARE FOOTAGE	
MAIN LIVABLE.....	641 SQ. FT.
UPPER LIVABLE.....	1,062 SQ. FT.
TOTAL LIVABLE.....	1,704 SQ. FT.
2-CAR GARAGE.....	426 SQ. FT.
ENTRY.....	72 SQ. FT.
TOTAL.....	2,201 SQ. FT.
OPT. COV. PATIO.....	112 SQ. FT.



REVISIONS	BY
Δ	KK
Δ	
Δ	
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BELLASO DEVELOPMENT LLC.  
1206 NORTH LINDSAY ROAD  
WINK@BELLASOHOMES.COM  
MESA, ARIZONA 85213  
PHONE: 602-491-0535

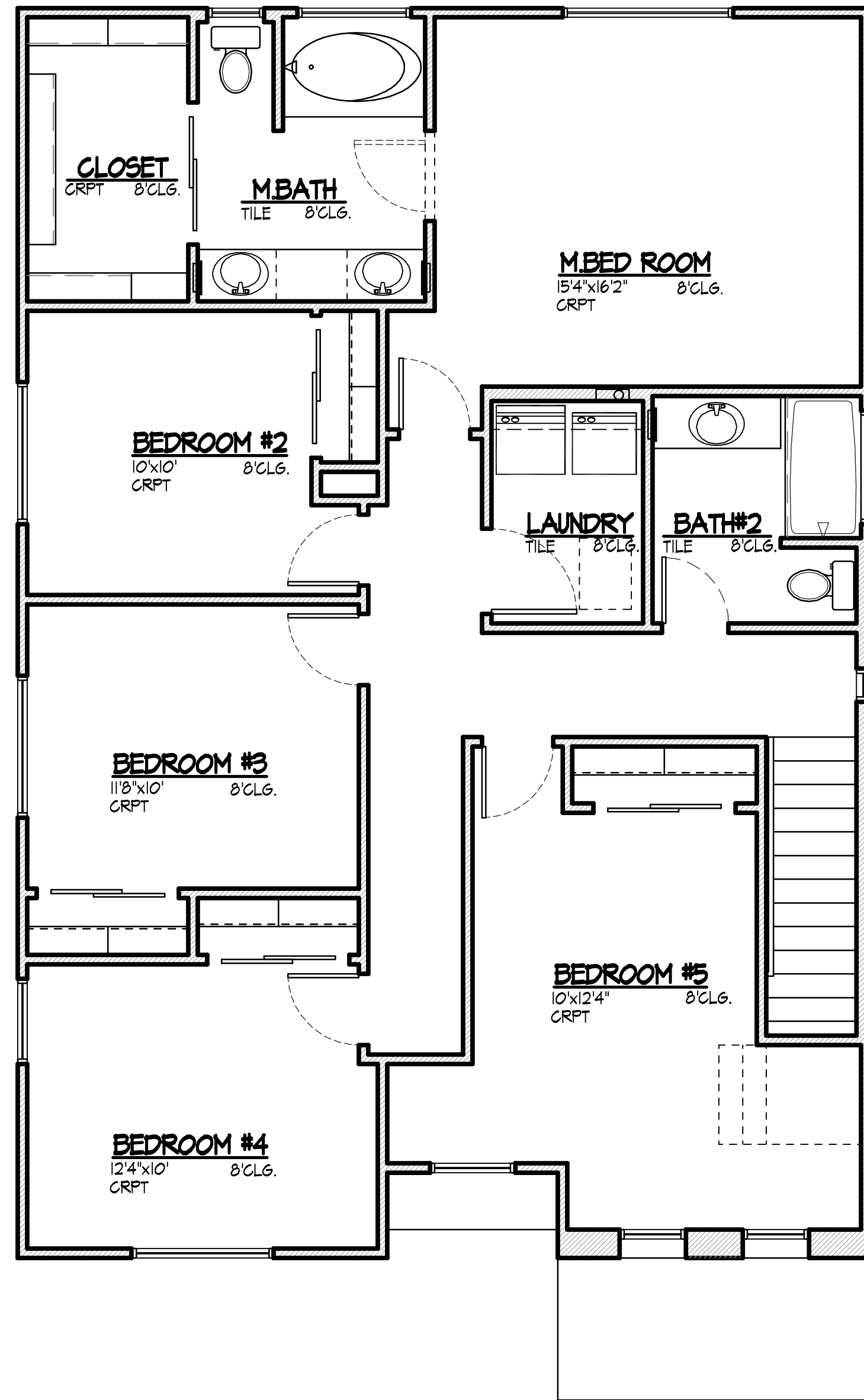
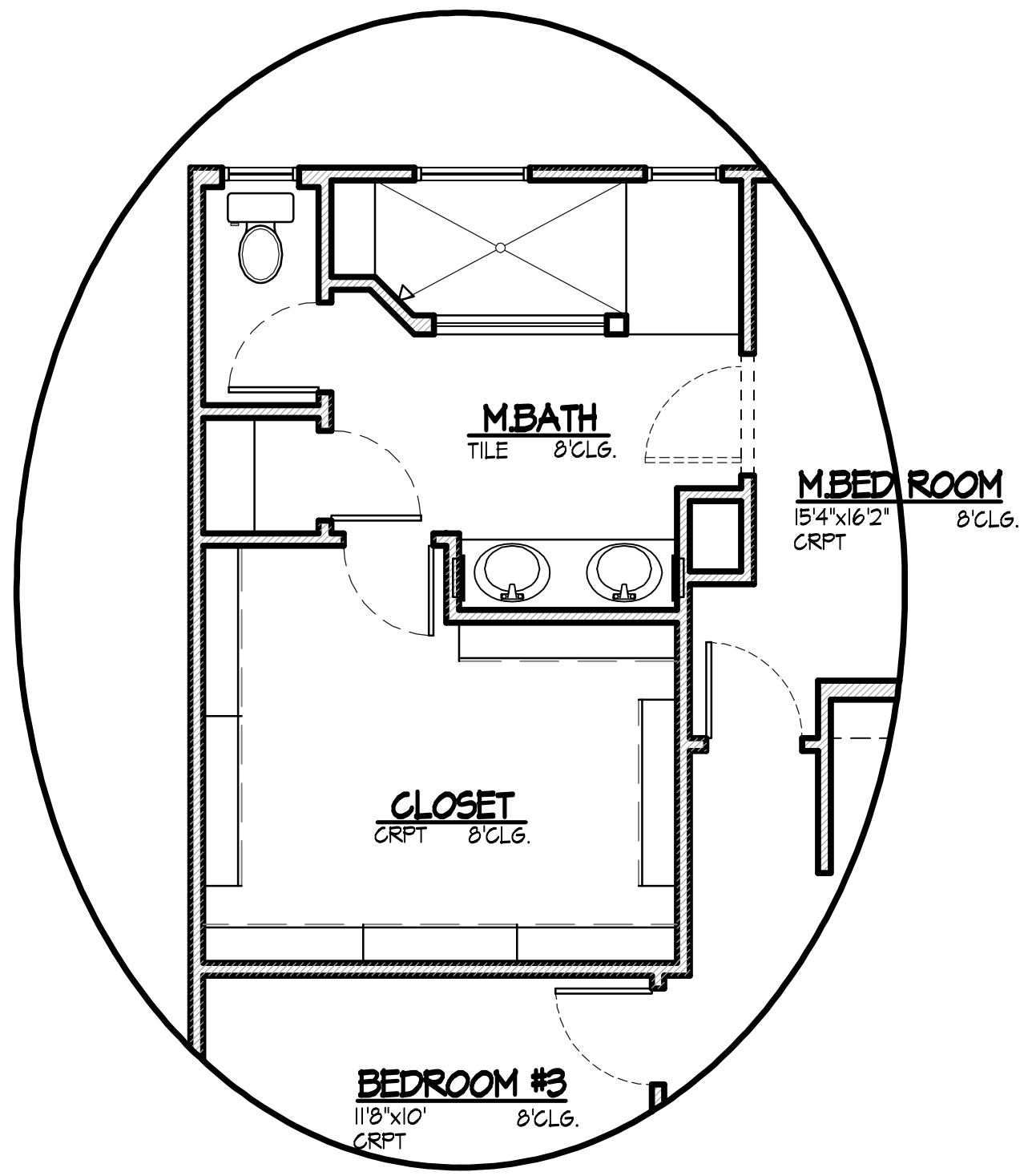
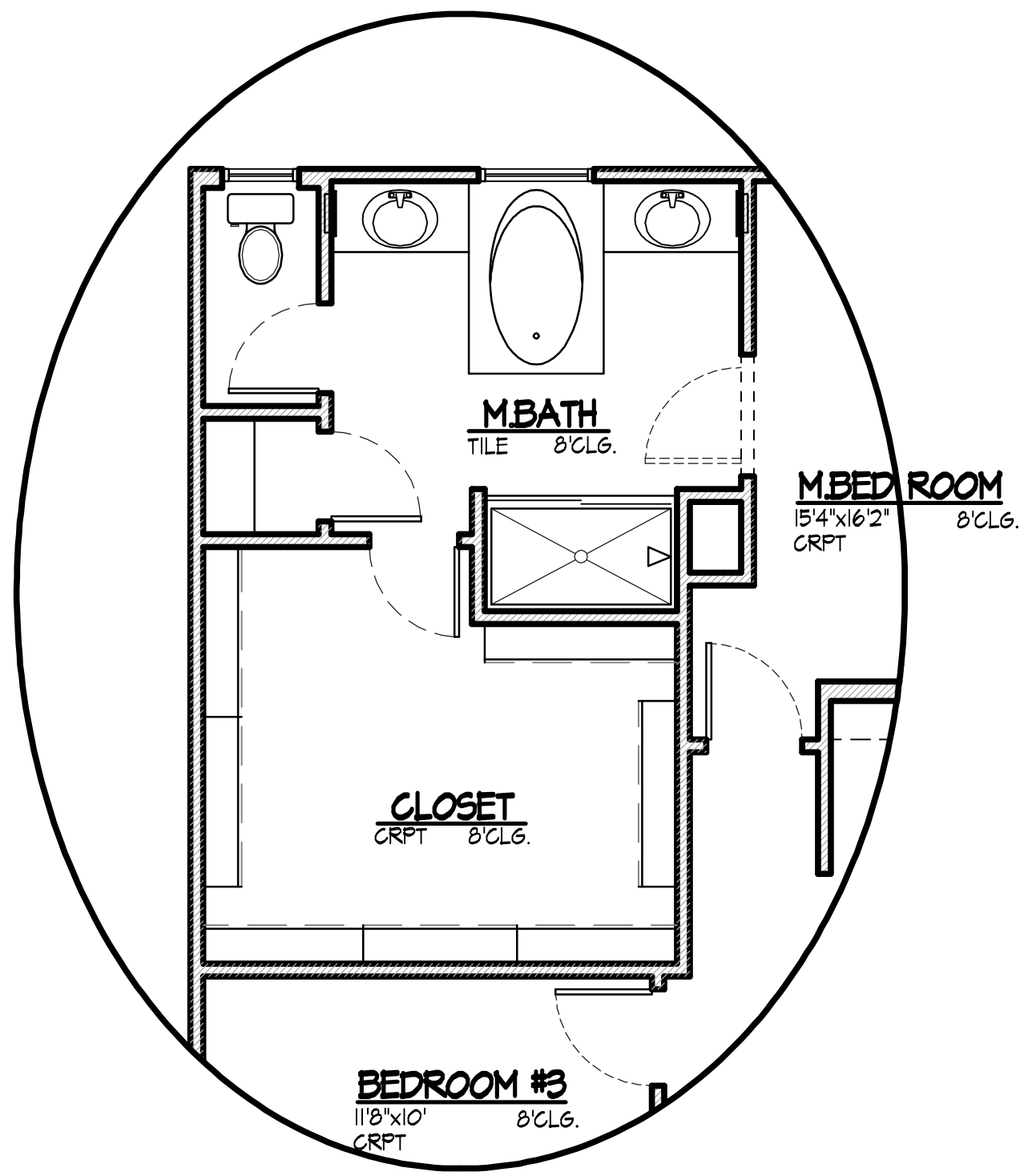
PLAN #1709

FLOOR PLANS

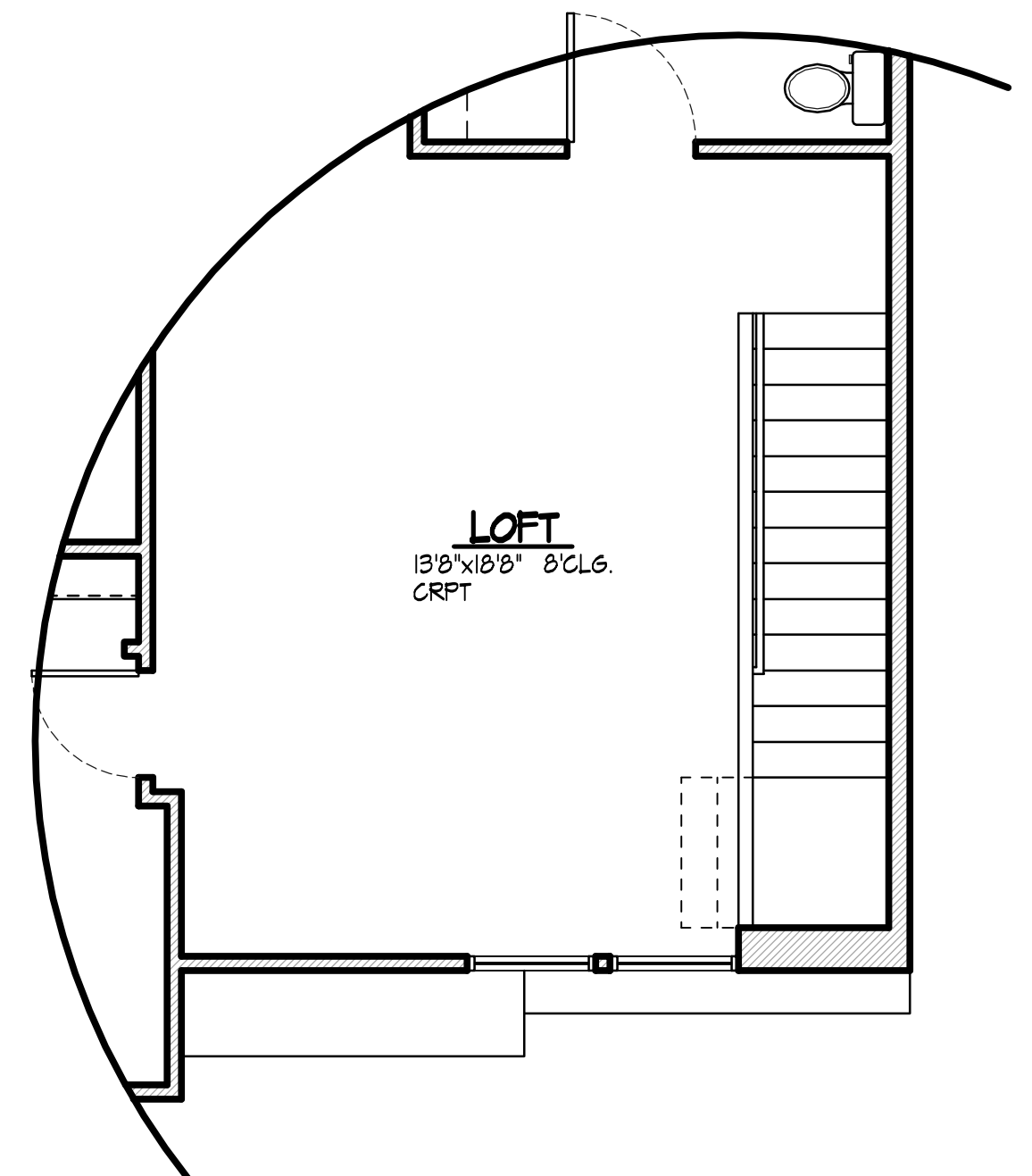
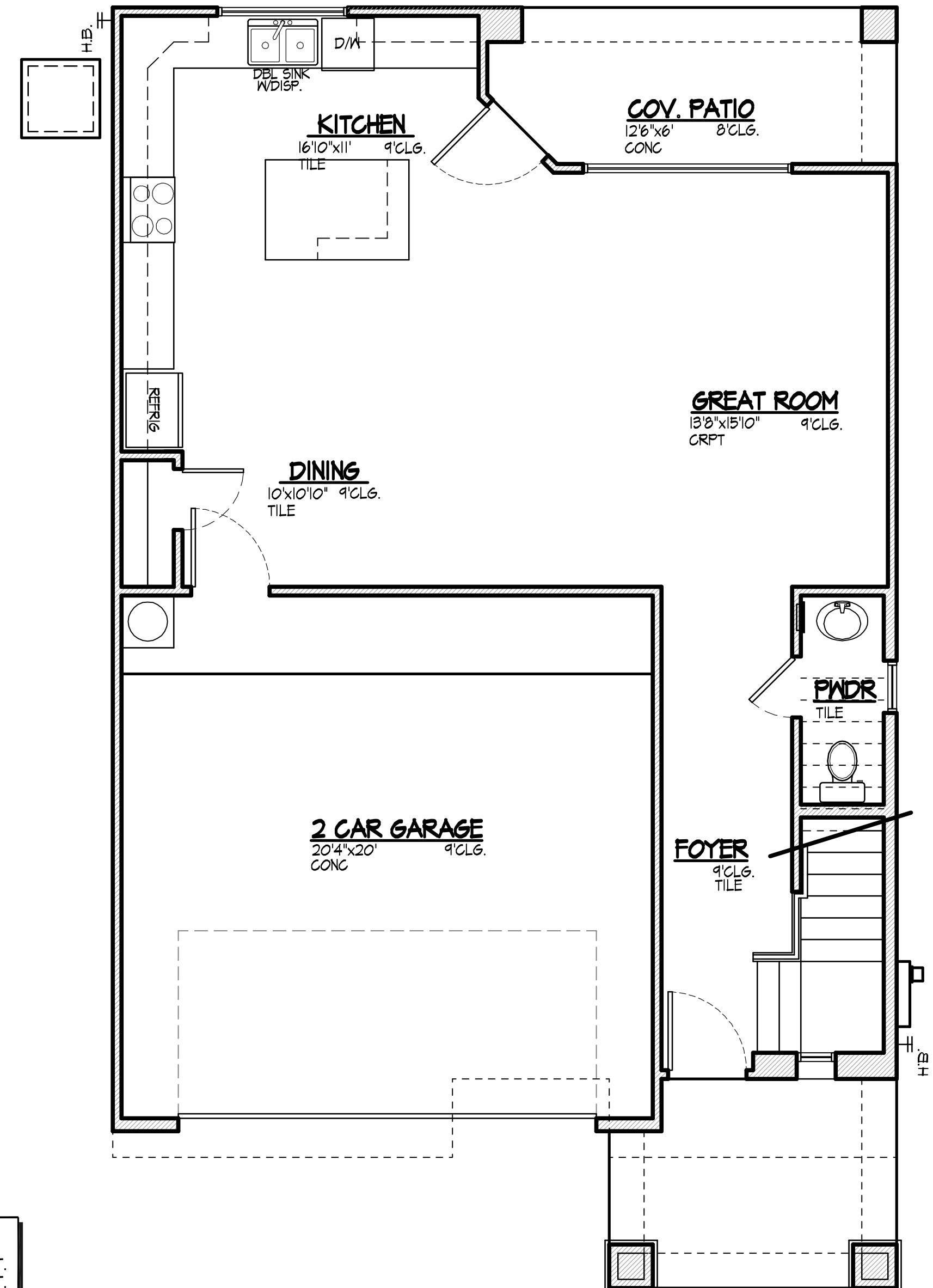
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DRAWN: K.KING  
JOB: BEL-1649  
SHEET:

A-3



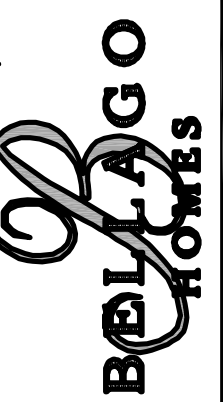
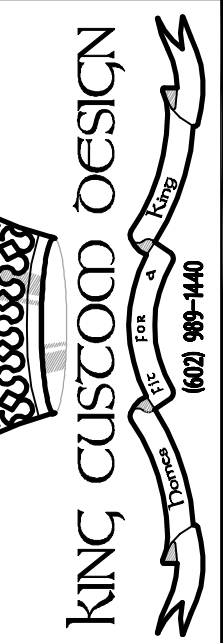


SQUARE FOOTAGE	
MAIN LIVABLE.....	751 SQ. FT.
UPPER LIVABLE.....	1,278 SQ. FT.
TOTAL LIVABLE.....	2,035 SQ. FT.
2-CAR GARAGE.....	424 SQ. FT.
ENTRY.....	84 SQ. FT.
COV. PATIO.....	90 SQ. FT.
TOTAL.....	2,634 SQ. FT.



REVISIONS	BY
1	KK
2	
3	
4	

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1206 NORTH LINDSAY ROAD  
WINK@BELLASOHOMES.COM  
MESA, ARIZONA 85215  
PHONE: 602-491-0535

PLAN #2035

FLOOR PLANS

DATE: 11/6/14  
SCALE: 1/4"=1'-0"  
DRAWN: K.KING  
JOB: BEL-1982  
SHEET:

A-3

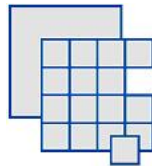


**Rezoning and Preliminary Plat  
Project Narrative**  
for  
**Monticello**  
**8650 East Brown Road (PS14-024)**

**Submitted on Behalf of:**

Funk Family Enterprises, LLC  
Bellago Development, LLC

**Submitted by:**



Pew & Lake, PLLC  
Real Estate and Land Use Attorneys

Sean B. Lake  
1744 South Val Vista Drive, Suite 217  
Mesa, AZ 85204  
sean.lake@pewandlake.com

**Submitted to:**

**The City of Mesa**  
55 North Center Street  
Mesa, AZ 85201

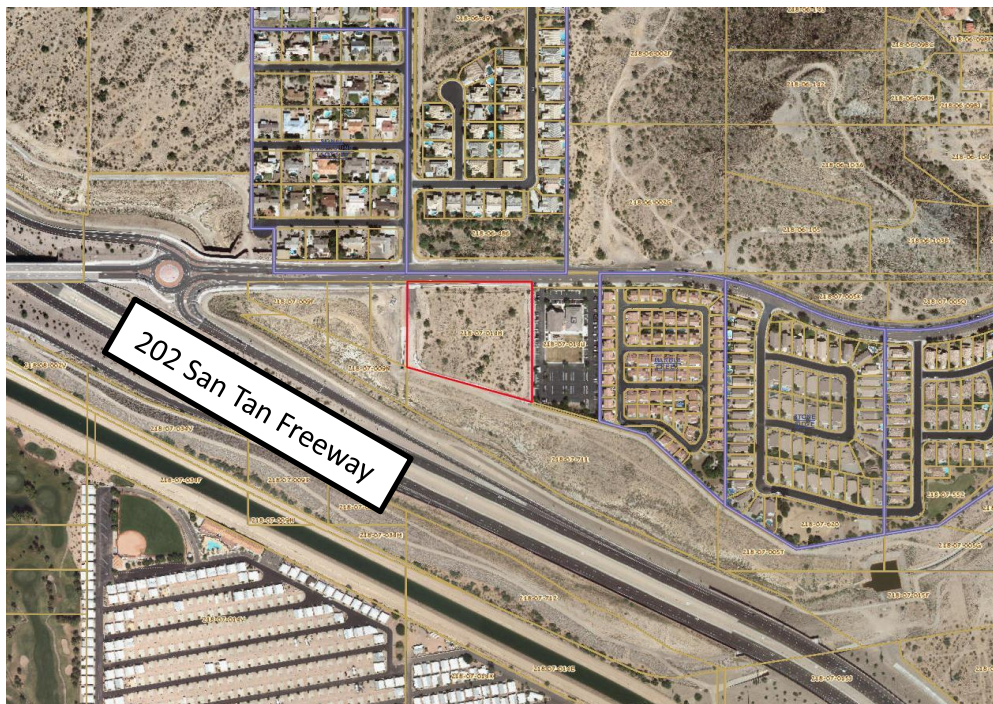
**Submitted October 7, 2014**  
**Revised December 3, 2014**



## **Introduction**

Pew & Lake, PLC, on behalf of Funk Family Enterprises LLC and Bellago Homes, LLC, is pleased to submit this application for Monticello, at Brown Road & the 202 San Tan Freeway (the “site”). This parcel contains 5.44 gross acres and is identified on the Maricopa County Assessor’s map as parcel 218-07-014H. The site is located south of Brown Road and north of the San Tan Freeway. It is between the Hawes Road alignment and Ellsworth Road, as shown on the aerial below in **Fig. 1.0**:

**Fig. 1.0: Aerial Map**



## **Existing Conditions**

The project site is currently zoned RS-43 and is designated in the City of Mesa 2040 General Plan as Neighborhood. It is an oddly shaped, infill “remnant” parcel which remains undeveloped after being used as a staging area for the construction of the San Tan Freeway. Its relationship to surrounding properties is shown in the graph below. It is surrounded on all four sides by parcels with similar General Plan Designations and other similar residential zoning classifications as indicated in the chart below:



### Relationship to Surrounding Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Neighborhoods	RS-9	Brown Road/ Residential
East	Neighborhoods	RM-2 and RS-43	Grace Evangelical Church and RM-2
South	Neighborhoods	ADOT ROW (RS-43)	Freeway ROW
West	Neighborhoods	ADOT ROW RS-43	Freeway ROW
Project Site	Neighborhoods	RS-43	Vacant

### **Request**

This application contains two requests:

1. To rezone the site from RS-43 to RSL-2.5 PAD.
2. Approval of the preliminary plat as submitted.

Approval of these requests will allow for the development of a 36-lot single family detached residential subdivision as shown on the Preliminary Site Plan included as **Exhibit A** of this narrative. The developer has worked diligently to create a site plan which: 1) incorporates creative street alignments and circulation for adequate ingress and egress, 2) creates and distributes open space both on the developed lot and throughout the site and 3) establishes a gross density of 6.62 du/ac which is compatible with the surrounding residential neighborhoods and is at the low end of the former general plan category of MDR 6-10 and is also consistent with the residential development in the area. The development of this property as a residential use will complement the residential pattern established by the site to the north and provide the ideal location for a quality infill development project.

### **General Plan Analysis**

The existing General Plan designation is Neighborhoods which is defined as primarily residential areas with supporting parks, schools, churches and small commercial. When examining if the proposed use is consistent with the General Plan, the following must be considered:

1. Does the neighborhood provide a safe place for people to live where they can feel secure and enjoy their surrounding community?
  - a. Yes. The remnant ADOT parcel is very unique and is constrained by the freeway to the south, ADOT ROW to the west, Brown Road to the north and the church to the east. A small lot development similar to the community located directly east of the church was the most compatible land uses as the density transitioned to the freeway. The property owner is working with ADOT for a residential sound wall along the south and west sides. The community will be a gated community with ample useable amenities.



2. A wide range of housing options can be developed but should be consistent and compatible with surrounding land uses.
  - a. A small lot single family residential community is an appropriate land use and this area transitions to the freeway. One and two story homes will be provided within this 36 lot community.
3. Is the neighborhood designed and located to bring people together and does not disrupt the fabric of functioning of the neighborhood as a place where people live?
  - a. The 36 lot community is designed with centrally located open spaces, both active and passive, which are designed to bring the community together as one homeowners association.
4. Is the neighborhood a clean, safe and healthy area where people want to live and maintain their investment?
  - a. The gated community will have high quality amenities and an HOA to maintain all of the open spaces, streets, gates and amenities.
5. Will the neighborhood feel connected to the larger community?
  - a. The community only has the opportunity for one point of access on Brown Road, thereby restricting the possibility for direct connection which the existing community. However, access to Brown Road does provide a direct link to neighbors, commercial, office and employment uses nearby.
6. One and two story buildings should be the predominant height with taller buildings in higher density areas.
  - a. One and Two story homes are provided in this small subdivision.
7. Front yards are provided.
  - a. Front Yards will be provided on each lot which provide livable housing elements closer to the street.
8. Higher densities are appropriate along the arterial streets and at major intersections.
  - a. This site is located at the intersection of Brown Road (arterial) and the 202 Freeway in an appropriate location for higher density which is consistent with development to the east.
9. Higher lot coverages are acceptable in small lot developments and Planned Area Developments.
  - a. The proposed lot coverage is consistent with the zoning category requested.
10. The use of cul-de-sacs is limited, block faces are typically less than 900 feet and block perimeters are less than 2400 feet.



- a. No cul-de-sacs are provided. Perimeter walls along the south and west sides are designed in cooperation with ADOT as they are adjacent to the freeway. The small size of the property allows the streets to easily meet the 900 and 2400 foot design guidelines.
11. The use of accessible, usable community space is spread through the community and provides a focus for smaller neighborhood areas.
- a. Open spaces areas have been provided at the northeast and southeast corners with the active open space provided by Tract E. These open spaces areas are evenly distributed throughout the community.

The proposed community provides a transitional, residential project on this small, bypassed parcel. It provides for a development option that is an appropriate and logical transition between the church to the east, the freeway to the south and the residential project to the north. Additionally, the proposed plan makes good use of the site's unique configuration and constraints and limited access by proposing a residential neighborhood with the ideal density and use suitable for the transition between the church and potential commercial development on the corner of Brown Road and the 202 off-ramp.

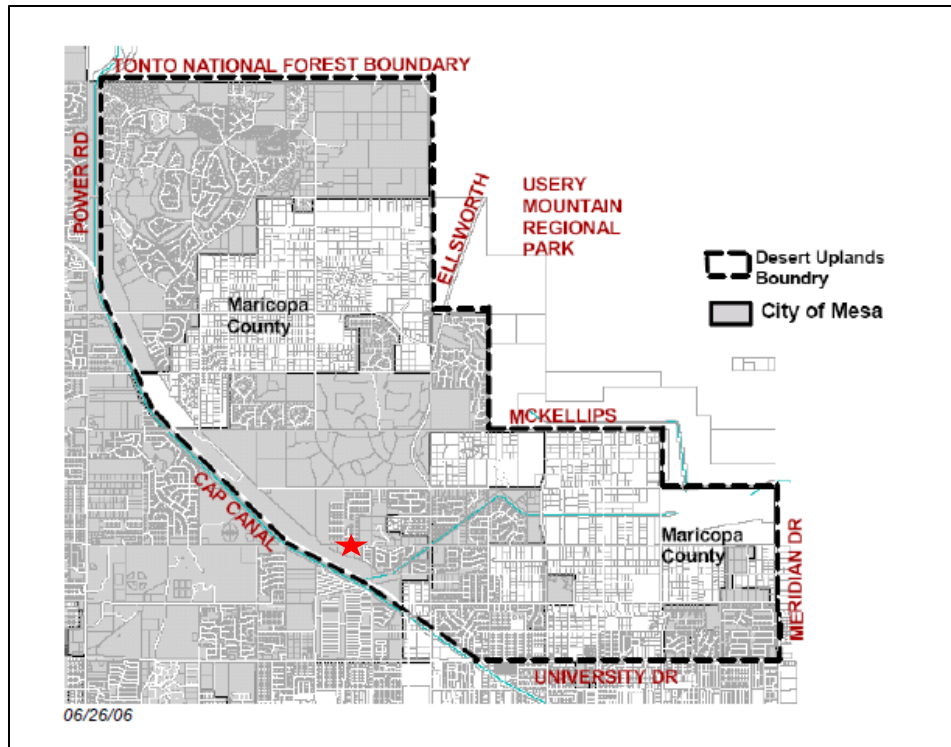
### **Desert Uplands Sub-type Analysis**

The project site falls within the boundaries of the Desert Uplands Sub Type as described in the general plan. As you can see in the graphic on the following page, the site (indicated with a red star) is on the very fringe of the Uplands Area. The site itself is unremarkable in its topography and has very little natural vegetation to speak of. As noted earlier, the site was previously owned by ADOT and used as a staging area during the construction of the 202 Freeway, which was built after the Desert Uplands Sub Type was established. The site does not contain physical characteristics as outlined in the Desert Uplands Guidelines: undisturbed hillside, washes, low-density development, or rock outcroppings. There are no natural washes and vegetation on the site is sparse.

It is apparent that the Desert Uplands subdivision, connectivity, access and density guidelines have not been implemented on the development of the sites to the east of the project site. Nevertheless, the property owner is committed to selecting appropriate plants, landscape design and building materials which will further the aesthetic goals of the character area. The homes in Monticello will: 1) incorporate durable local building materials such as stone, stucco and masonry; 2) include accent materials which are durable and complementary to primary building materials; 3) feature a color palette which is reflective of desert colors; and 4) will utilize subtle changes in texture to add visual interest. Plant species will be selected from the *Preferred/Acceptable Desert Uplands Plant List*. Finally, any native plants which currently exist on the site will be inventoried, preserved and re-used during the development of the subdivision.



## Desert Uplands Sub-Type



## Development Standards

Per Table 11-5-4 B, Chapter 5 of the Mesa Zoning Ordinance, development standards are outlined for the RSL-2.5 zoning district. The chart on the next page indicates the required standards, and those proposed for the Monticello development. Requested deviations are shown in red.

### RSL-2.5 Development Standards

Standard	Required	Proposed
Minimum Average Lot Area of Subdivision	2,500 square feet	3,537 square feet
Minimum Individual Lot Area	2,000 square feet	2,964 square feet
Minimum Lot Width-Interior Lot	25 feet	25 feet
Minimum Lot Width-Corner Lot	30 feet	30 feet
Minimum Lot Depth	75 feet	75 feet



Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yard Size (ft.):		
Front (building wall)	12	12
Front- Garage	20	20
Front- Porch	7	7
Street Side	10	10
Interior side: minimum each side	3	3’*
Interior Side: Minimum aggregate of 2 sides	8	8*
Rear	15	15**
Rear or side- garage, accessed by alley or common drive shared by 3 or more lots,	13’	n/a
Minimum Useable Open Space (sq. ft.) per unit	400 sq. ft.	1075 sq. ft.***

**Table Notes:**

\*Interior Side- Minimum Each Side Provided will be 3 feet with an aggregate of 8 feet between home. Additional development standards for the RSL-2.5 district related to building form, accessory structures, fences & walls, landscaping, parking, signs, and other elements found in the City’s zoning ordinance are also subject to compliance by this development.

\*\*Rear setback of 15’ is provided, lot 1 shall be allowed to have a rear setback of 13’ for a single story home. Rear covered patios shall be allowed to encroach to no less than 10’ from the rear property line.

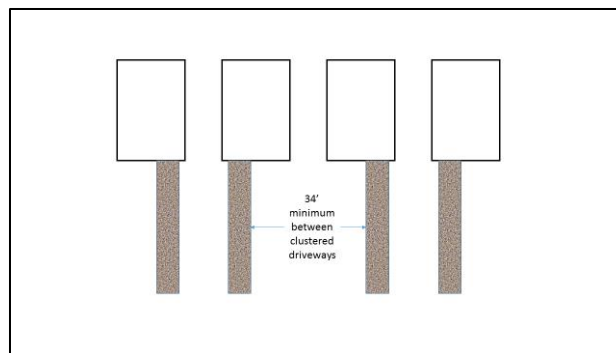
\*\*\*400 S.F. of usable open space per unit x 36 units = 14,400 S.F. (.33 AC) required. The proposed plan provides 1075 S.F. of usable open space per lot

## **Design Elements**

Per Table 11-5-4-A of the City of Mesa Zoning Ordinance, there are six design elements which must be implemented in this subdivision to achieve the RSL 2.5 designation. The developer has chosen to implement the following design elements in consideration of reduced lot size and the 2.5 designator:



- **Street and Sidewalk Improvements:** As indicated on the site plan submitted with this application, there are two proposed “neck-down” traffic calming areas in this subdivision.
- **Parkland and Open Space:** The open space proposed in this subdivision is 38,704 square feet, or 18.8% of the net acreage. This amounts to 1,075 square feet per lot. This is also more than double the code requirement of 400 square feet of open space per lot. As shown on the landscape plan submitted with this application, there are three main tracts which provide the majority of the open space in this project. The smallest of the three is shown at the corner of Fox and 86<sup>th</sup> Streets and contains a swimming pool and ramada. The largest open space tract is in the southeast corner of the subdivision and contains shaded seating areas which surround a large turf play area. Finally, at the gated entry to the subdivision there is also an open space area with turf for dog-walking or other activities.
- **Paving Material:** As shown on the landscape plan submitted with this application, decorative paving materials will be applied at the main entry to the development, as well as at the “neck down” traffic calming areas.
- **Clustered Driveways:** This subdivision proposes clustered driveways with a 34’ separation distance between the clusters as shown in the diagram below. The 34’ separation is less than the 36’ separation required in the code, but it is due to the generous two-foot return wall at each garage.



- **Entries and Porches:** At least 50% of the homes in this subdivision will have front porches which meet the minimum width of 8 feet and a minimum depth of four feet.
- **Architectural Diversity:** There will be six different elevations provided for the two different floor plans offered in this subdivision. Each elevation proposes a different combination of materials and colors.

## **Proposed Plan**

As mentioned previously in this narrative, the proposed preliminary site plan submitted with this request is the result of some coordination between the applicant and City of Mesa staff members. Although the former General Plan category allowed for a residential density of 6-10 du/ac at this location, both staff and the property owner felt that a residential neighborhood with a slightly lower density is more



appropriate given the as-built densities of the surrounding neighborhoods. The result of this effort is a plan which proposes 36 single family detached residential homes. The homes proposed at Monticello will range from roughly 1,700 to over 2,000 square feet in size. Single story homes will be offered on 40% of the lots which back/side onto Brown Road. Six different elevations are proposed using a variety of colors and materials.

Elevations similar to those which will be offered at Monticello are shown below in **Fig 2.0**. The minimum lot size contained in the subdivision is 2,964, while the average lot size is 3,537. These proposed lot dimensions exceed the individual minimum and average lot size outlined in the development standards for the RSL-2.5 zoning classification.

**Fig. 2.0 Elevations**



## Circulation

Vehicular access to this subdivision is proposed by a looping road with two points of access along Brown Road. The easternmost access point will be the main, gated entry point. Attached to this looping road is a single, east/west street which serves a single row of homes. The secondary access point will be for residents only, with the exception of emergency vehicles. This site configuration allows for a majority of the homes within this subdivision to have north-south orientations, and accommodates the sites unusual shape. One of the main benefits of this configuration is that there are only six homes which are immediately adjacent to the church property to the east. All streets in this subdivision are planned as 32-foot, private streets with sidewalks on one side of the street, and there are two “neck-down traffic calming locations proposed within the subdivision.

## Conclusion

This proposal for Monticello will provide a traditional single family detached residential project within the City of Mesa that will establish a new neighborhood in a unique setting. This subdivision will create an opportunity for additional housing choices in this area.

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and Zoning Ordinance. The applicant and property owner look forward to working with the City of



Mesa to create this quality single-family home subdivision, and respectfully request approval of this application.



**Monticello**  
**8650 East Brown Road**  
**Brown Road between Hawes and Ellsworth Roads**  
**Citizen Participation Plan**  
**October 7, 2014**

**Purpose:**

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. A minor General Plan amendment from Low Density Residential (LDR 1-2 du/ac) to Medium Density Residential (6-10 du/ac).
2. To rezone the site from RS-43 to RSL-2.5.
3. Approval of the preliminary plat as submitted.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

**Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

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**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting will be held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting will include 1) all property owners within 500' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property will also be notified (the registered neighborhood contacts list will be obtained from the City of Mesa Neighborhood Outreach Division). A total of 113 notification letters will be sent. A draft



copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Plan.

2. An e-mail distribution list will be collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.

**Attached Exhibits:**

- A) List of property owners within 500' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.
- C) Draft Notification letter for the neighborhood meeting.

**Schedule:**

Pre-Application Submittal-

Pre-Submittal Conference- April 28, 2014

Neighborhood Meeting- tba

Formal Application- October 7, 2014

Follow-Up Submittal-

Planning and Zoning Board Hearing-

City Council Introduction- tba

City Council Final Action- tba