

JACINTO LOFTS AT MESA SHORES

Mesa, Arizona

REZONE PROJECT REVISED NARRATIVE

October 12, 2015

PROJECT SUMMARY & REQUESTS

Welker Development Resources, LLC (Applicant), on behalf of Genica Arizona, LLC (Owners), hereby submits this project narrative and supporting documents in support of a zoning change on the approximate 5.4 acres located at 2136 East Baseline Road in Mesa, Arizona (Property) and is commonly known as APN: 140-62-311, 312C, and 313B. The specific requests are as follows:

- A. Rezoning from Limited Commercial (LC) to Multiple Residence (RM-3 PAD).
- B. Site Plan Approval.
- C. Preliminary Plat Approval.
- D. Design Review Approval.

If approved, these requests will accommodate the development and operation of a banquet and conference center on this existing property.

SITE DESCRIPTION

As demonstrated on the Site Plan included with this application, the 5.4 acre Jacinto Lofts at Mesa Shores will include construction of 102 two and three story residences with garages. The residences will be grouped into 9 separate buildings ranging from 6 to 14 units/building. This would achieve a density of 18.95 du/ac; well below the maximum density of 20 du/ac allowed in the RM-3 district.

The project will include a common area for residents with a pool, playground and other amenities. Consistent with high quality multiple residence developments approved in Mesa, Jacinto Lofts at Mesa Shores will be gated for security purposes. Nevertheless, said security facilities will utilize materials and design elements intended to create corridors of visibility that engage the residents to the north and works to avoid a "wall-off" aesthetic.

Specifically, boundary/security fencing along the Jacinto Avenue frontage will only exist between buildings to allow building elevations and front doors to open directly facing the public sidewalk so that each unit along this frontage becomes an “addition” to the existing neighborhood to the north. Private concrete walkways will be provided from each front door to the public sidewalk on Jacinto Avenue so that connectivity is emphasized.

The historic pedestrian connectivity between the Mesa Shores Shopping Center and the existing “Ranch West” residential subdivision to the north and east will be maintained as it currently exists and consistent with the 09/15/1983 City of Mesa approved site plan. In addition, a prominent and convenient point of connection between Jacinto Lofts at Mesa Shores and the shopping center will be established to ensure the new residents have convenient accessibility for their patronage of the various retail and commercial business contained therein.

PARKING & ACCESS

Primary access to the Property will be from 24th Street via a widening and modification the existing driveway that also serves Mesa Shores Shopping Center. Besides widening this existing driveway, large landscape medians will be provided to maintain safe and appropriate separation from the residential and commercial users. This includes strategically located median breaks and gates to facilitate safe and convenient egress and ingress movements as needed.

Because this development will provide garages for all homeowners (i.e. 132 parking spaces), additional ‘outside’ guest/shared parking spaces will be 106 and more than sufficient to accommodate non-resident visitors. In addition, it is proposed that 38 parking spaces adjacent to the south side of Jacinto Avenue, along this developments frontage, can be accommodated for both residents and visitors. Total parking spaced provided within the site is 238 and exceeds Mesa’s minimum standards for this proposed land use.

LANDSCAPING

The perimeter of the site will be landscaped to enhance and compliment the surrounding commercial and residential properties and per the standard requirements of the City of Mesa. The proposed landscaping palette will be harmonious with both the existing site landscaping and the surrounding context. Two deviations to the standard City of Mesa requirements are detailed in the PAD portion of this narrative.

UTILITIES

City of Mesa public utilities exist in Jacinto Avenue, 24th Street, and PUE's within the Mesa Shores Shopping Center boundaries are of sufficient size to meet the potable water and sanitary sewer demands of this proposed development.

STORMWATER RETENTION

As demonstrated on the grading and drainage plan included with this application, storm water retention will be allowed for consistent with City of Mesa standards; including maintenance of any storm runoff from the Mesa Shores Shopping Center historically designated to be retained on this site. Specifically, a single underground stormwater retention pipe is proposed to accommodate a fixed volume of stormwater runoff from the Mesa Shores Shopping Center. All stormwater runoff volumes for this development will be retained in basins as noted on the preliminary grading and drainage plan included with this application.

EXISTING AND SURROUNDING USES

The property is part of a 1983 rezoning case (Z83-119) that approved development of a 25 acre commercial center known as Mesa Shores Shopping Center. This proposed development is within the Phase 2 boundaries of said shopping center. The surrounding zoning and uses are identified as follows:

	Existing Zoning	Current General Plan	Existing Use(s)
North	Jacinto Avenue and RS-6	Neighborhood Suburban	Jacinto Avenue, Single Family Detached Homes
South	LC	Community Commercial Center	Mesa Shores Shopping Center (Brake Masters, Adventure Bicycle Company, Flaming Kabob, KFC, Babershop)
East	24th Street and RM-6	Neighborhood Suburban	24th Street, Single Family Detached Homes
West	LC	Community Commercial Center	Mesa Shores Shopping Center (EOS Fitness)

PLANNED AREA DEVELOPMENT OVERLAY (PAD) DISTRICT CRITERIA

The purpose of the Planned Area Development Overlay (PAD) District is to allow for innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit. The intent of this district is to provide for creative, high-quality development incorporating:

- 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;
- B. Options for the design and use of private or public streets;
- C. Preservation of significant aspects of the natural character of the land;
- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;
- E. Sustainable property owners' associations;
- F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and
- G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

Accordingly, the Applicant hereby requests a PAD to address the following code requirements:

1. Deviation from the required 20 ft. setback per Table 11-5-5 to allow proposed buildings 5, 6, 7, 8, and 9 to have a 10 ft. setback along Jacinto. This building orientation relative to Jacinto Street is being proposed to help engage the street more by facing the garages, drive-aisle, and parking south - away from the existing neighborhood to the north. In addition, this building orientation relative to Jacinto is intended to better integrate this proposed development with the existing residential neighborhood by adding view fencing, enhanced landscaping, and facing the non-garage elevations towards the existing residential neighborhood.

2. Deviation from the required 25 ft. setback per Table 11-5-5 to allow proposed building 9 to have a 10 ft. setback along 24th Street. This building orientation relative to 24th is being proposed to help engage the street more by facing the garages, drive-aisle, and parking south - away from the existing neighborhood to the west. In addition, this building orientation relative to 24th is intended to better integrate this proposed development with the existing residential neighborhood by adding view fencing, enhanced landscaping, and facing the non-garage elevations towards the existing residential neighborhood.

PAD JUSTIFICATION & COMPATIBILITY

As discussed in prior meetings with City staff, this seemingly prime parcel has become a “by-passed” property that is no longer viable as a commercial development. The primary reason is the lack of neighborhood support for additional retail services at Mesa Shores Shopping Center.

In fact, every commercial development existing on the four corners at the intersection of Baseline and Gilbert Roads has struggled to maintain their original business projections and to achieve long-term merchant occupancy. As all current residentially zoned property in the area has been developed, the prospect for increasing neighborhood support via new development is practically non-existent.

As proposed, Jacinto Lofts at Mesa Shores represents a unique opportunity to add 100+ families to the customer base of the shopping center. We contend that replacing this 30+ year vacant and “by-passed” property with a vibrant high quality residential development is a win/win for Mesa Shores Shopping Center and the nearby residents of the Ranch West neighborhood. In addition to enhancing the existing commercial and residential properties, this development would also add young families that will help infuse new children into the Mesa Public Schools serving this aging area of Mesa.

Lastly, prior to this application being filed, the Owner’s representatives have engaged the primary leaders (David Brown and Phil Schramm) of the “Ranch West” neighborhood to ensure residents concerns and interests are effectively addressed. To date, we have reviewed the Site Plan presented with this application with them and have conceptual support for the project. Mr. Brown and Schramm have noted four specific issues they’d like addressed with our proposal as follows:

1. The neighbors would like this property to be enclosed/gated.

2. The neighbors would like us to make sure that we have landscaping, in particular some trees, along Jacinto and 24th.
3. The neighbors do not want more access points to the property than what we are showing for 24th and Jacinto. The neighbors' concern is having excessive ingress/egress into our property right in front of the homes across the street. This may create traffic conflicts and there is a genuine concern that traffic after-hours would put headlight beams into the living rooms of the houses across the street. They suggested pedestrian access gates to create an interconnectivity to the neighborhood and the commercial property, as well as allowing access for those visitors who may park on Jacinto.
4. The neighbors would prefer less street lights if possible on Jacinto and 24th.

The Owner is committed to working closely with the neighborhood leaders to address the four issues noted above and any others that arise during the Rezoning, Site Plan, and Preliminary Plat review and approval processes.

CONCLUSION

By taking a holistic view of this "by-passed" property and the options to create a high quality development that integrates effectively with both the adjoining neighborhood and existing commercial center, we submit that Jacinto Lofts at Mesa Shores achieves a wonderful balance of all the complex issues that must be considered. Accordingly, we respectfully request staff's support for this project as it progresses through Mesa required development processes.