

Rezoning, and Preliminary Plat Project Narrative

for

Montero 2325 East University Drive

Submitted by:

Funk Family Enterprises, LLC
Bellago Development, LLC

Submitted to:

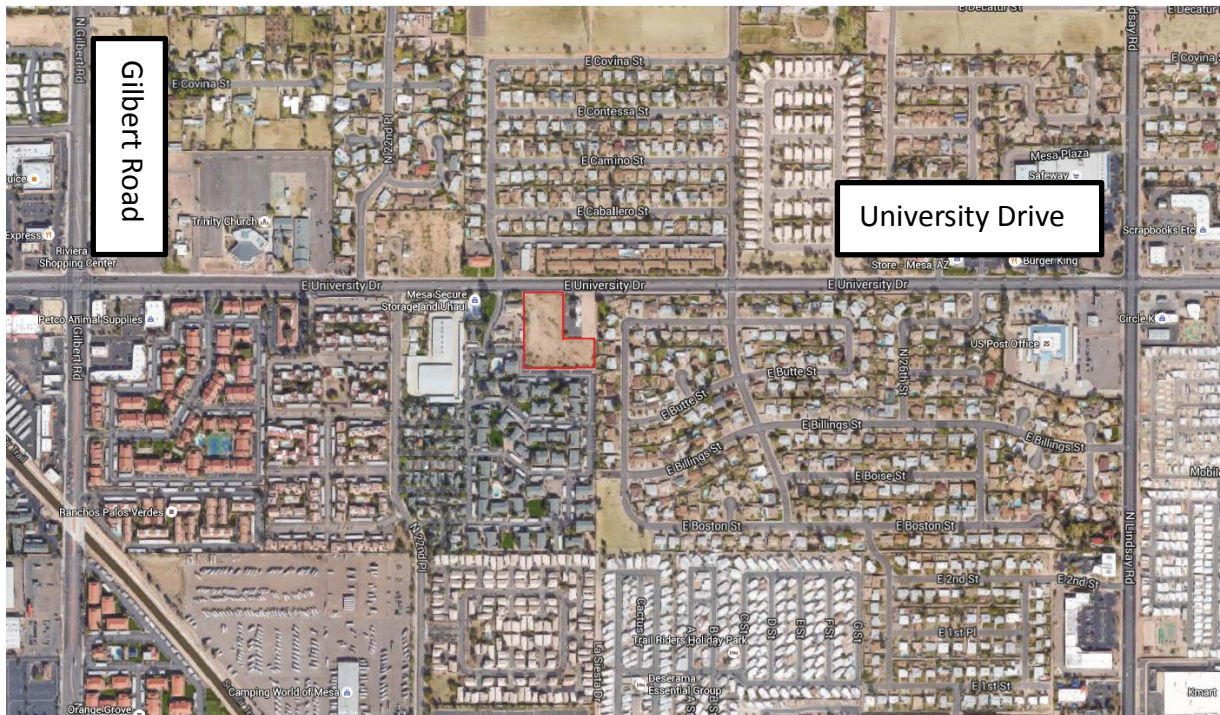
The City of Mesa
55 North Center Street
Mesa, AZ 85201

Submitted April 21, 2016

Introduction

Funk Family Enterprises LLC and Bellago Development, LLC, are pleased to submit this application for Montero, at 2325 E University Drive (the “site”). This parcel contains 2.45 gross acres and is identified on the Maricopa County Assessor’s map as parcel 140-24-008L. The site is located south of University Drive, east of Gilbert Road, and west of Lindsay Road in Mesa Arizona, as shown on the aerial below in **Fig. 1.0:**

Fig. 1.0: Aerial Map



Existing Conditions

The project site is currently zoned RS-6 and is designated in the City of Mesa General Plan with an allowed density of 7.26 du/ac with a PAD Overlay District. It is an oddly shaped, infill “remnant” parcel which remains undeveloped. 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	Existing Zoning	Existing Use
North	RM-2 PAD	Townhomes
North	RM-4	Medical Office
East/Northeast	RM-4	Medical Offices
East	RS-6	Residential
South/Southwest	RM-3 PAD	Townhouses
West	OC PAD	Office/Commercial
Project Site	RS-6	Vacant

Request

This application contains two requests:

1. To rezone the site from RS-6 to RSL-2.5 BIZ.
2. Approval of the preliminary plat as submitted.

Approval of these requests will allow for the development of a 15-lot single family detached residential subdivision as shown on the Preliminary Plat 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 6.12 du/ac which is compatible with the surrounding residential neighborhoods and is at the low end of the MDR 6-10 land use category. The development of this property as a residential use will complement the residential pattern established in the area and provide the ideal location for a quality infill development.

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 Montero development. Requested deviations are shown in red.

RSL-2.5 Development Standards

Standard	Required	Proposed
Minimum Average Lot Area of Subdivision	2,500 sf	4,240
Minimum Individual Lot Area	2,000 sf	3,274 square feet
Minimum Lot Width-Interior Lot	25 feet	40 feet
Minimum Lot Width-Corner Lot	30 feet	45 feet
Minimum Lot Depth	75 feet	81 feet
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.):		
Front - Building Wall	12	12
Front - Garage	20	20
Front- Porch	7	7
Street Side	10	10
Interior side: minimum each side	3	4
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, measured to construction	13'	n/a
Minimum Useable Open Space (sq. ft.) per unit	400	Min. Front Yard 240 Min Rear Yard 610 Retention w/Grass 547 Amenity Open Space 209

Table Notes:

*Interior Side- Minimum Each Side Provided will be 3 feet.

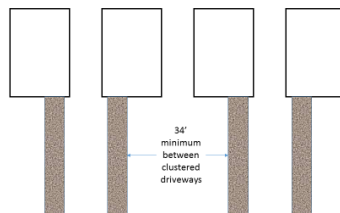
Additional development standards for the RSL-2.5 district related to building form, accessory structures, fences & walls, landscaping, parking, signs, and other elements found in the City's zoning ordinance are also subject to compliance by this development.

**400 S.F. of usable open space per unit x 15 units = 6,000 S.F. (.14 AC) required. The proposed plan provides: 850+ S.F. on lot open space, 547 S.F. Retention with Grass Open Space, and 209 S.F. Active Open Space per lot.

Design Elements

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

- **Parkland and Open Space:** The common area open space proposed in this subdivision includes 11,357 square feet, or 11.8% of the net acreage. Of this area, 8,216 square feet is retention area with grass, and 3,141 square feet is the amenity open space area. The main amenity tract is in the center of the subdivision and contains a shaded seating area adjacent to the play area. Additionally, there is an average minimum of 240 square feet on lot front yard open space area and 610 private rear yard open space area per lot.
- **Paving Material:** As shown on the site plan and landscape plan submitted with this application, decorative colored pavement materials will be applied at the main entry to the development, as well as at corner of the street near the amenity area.
- **Clustered Driveways:** This subdivision proposes clustered driveways with a 36' separation distance between the clusters as shown in the diagram below.



- **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 a total of six different elevations provided for two different floor plans offered in this subdivision. Each elevation proposes a different combination of materials and colors (12 color schemes). Enhanced architectural elements with sand finish stucco on front elevations and real wood and stone material will be utilized (per plan and elevation).

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. The result of this effort is a plan which proposes 15 single family detached residential homes. The homes proposed at Montero will range from roughly 1,670 to over 2,000 square feet in size.

Six different elevations are proposed using a variety of colors and materials. Custom Canterra stone is used with chinked roof tile for on two of the elevations, real wood lintels, posts, and corbels coupled with brick trim on the windows is used on 2 of the elevations, and real HardieBacker trim is used on 2 of the elevations. One of the homes has a side projecting front porch on two of the elevations. All of the homes have sand finish stucco on the front elevation with custom Canterra address numbering for a truly upscale look. We have 12 color schemes used across the elevations with 3 tile colors that can be done in either flat or curved tile.

Staff has some concern that the front façade is not wide enough to comply with 11-5-3(E) of the Zoning Ordinance. They are not counting the two foot architectural projection and side projecting porch width on the elevations. The projection is four feet deep on three of the elevations and can be used to the screen gas meter and power panel and the porches are nine feet deep. We feel strongly that these architectural elements are part of the front façade of the homes and that we comply with 11-5-3(E).

A homeowners association utilizing a professional management company will maintain all common areas including the private street. The common area maintenance items have been kept to a reasonable level in order to keep the HOA assessment level low. The homes will be upscale for the area, meeting the current energy standards and having enhanced custom architecture. Reasonable HOA assessments coupled with the upscale homes will keep the neighborhood viable and sustainable.

Elevations similar to those which will be offered at Montero are shown below in **Fig 2.0**. The minimum lot size contained in the subdivision is 3274 sf, while the average lot size is 4240 sf. 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 with a proposed cul-de-sac road coming off of University Drive. This site configuration accommodates the site's unusual shape. All streets in this subdivision are planned as 32-foot, private streets with sidewalks on one side of the street.

Conclusion

This proposal for Montero 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.