

SANCTUARY AT ALTA MESA

31 SINGLE FAMILY RESIDENTIAL COMMUNITY

BY
MINT HOMES, INC.

Project Narrative
Rezoning, Preliminary Plat

Case No: Z16-030
PLN No: PLN2016-00282

Mint Homes, Inc.
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Introduction / Summary of Requests

These applications are for Sanctuary at Alta Mesa, an approximate 4.5 acre site located at the southwest corner of E. McKellips Road and N. Alta Mesa Drive, east of Higley Road. The property is vacant. The current request is to change the zoning to RSL 2.5-PAD-PAD to allow a development with minimum lot sizes of 2,500 SF and private streets. The property was zoned RM-2-BIZ-PAD for 45 two-story town homes in 2007. The project was not constructed when the economy experienced a down turn. The PAD overlay is necessary to accommodate the private streets and any deviations to the standards established in Section 11-5-4 of the Zoning Ordinance and is indicative of the site within the Alta Mesa Master Plan.

Sanctuary at Alta Mesa site is appropriate for an attractive, single family detached residential subdivision. The site is located on the arterial road, McKellips Road, located within two miles (or 4 minutes) of the freeway access at McKellips Road and I-202.

The developer Mint Homes, Inc.'s vision is to develop Sanctuary at Alta Mesa, a 31 single family detached residential community concept as "A Community within the Alta Mesa Community." Spanish-themed design and elevations will complement the residences, representing the latest innovations, features, interior finishes, and variations of exterior textures in the residential industry. Three floor plans range in size from 2118 square feet to 2482 square feet with four unique elevations each are offered to the new homeowners. Each home will have a two car garage. The Community will feature a "proud to come home" entrance design, plush landscaping, multiple walking paths to the Alta Mesa City Park (adjacent on the southern property line), home patio areas for outdoor living and enjoyment for the residences all designed for style, efficiency and affordability.

Description of Property and Relationship to Surrounding Properties

The infill property is an irregular shaped surrounded by: McKellips Road to the north, Alta Mesa Drive to the east, Alta Mesa City Park to the south and Park Links at Alta Mesa – an attached townhome project to the west. The site will have convenient direct access to Alta Mesa Drive. Emergency access to McKellips Road will be gated. The property is currently zoned RM-2 BIZ PAD.

The property is generally level. At present, the site has been graded. McKellips Road is improved with street lights and curb. Alta Mesa Drive is fully improved with curb, sidewalk and street lights. An Alta Mesa Monumentation and path are directly on the southwest corner of McKellips Road and Alta Mesa Drive. Adjacent to the monument to the west is an existing well site. The western property line has an existing wall adjacent to the townhomes.

The General Plan Land Use designations, Land Uses, and existing Zoning for the properties surrounding the subject site are as follows:

General Plan Land Use Designation:

North:	Neighborhood Manufactured Homes
South:	Neighborhood Suburban
East:	Mixed Use Activity District
West:	Neighborhood Suburban – an attached town home community

Existing Land Use:

North:	North side of McKellips – Sunrise Village - Manufactured Homes and small office building on the northwest corner of McKellips and Alta Mesa Dr.
South:	Alta Mesa City Park
East:	East side of Alta Mesa – Mixed Use – Offices, Nursing Home
West:	Park Links at Alta Mesa – an attached town home project

Existing Zoning:

Site:	RM-2 BIZ PAD
North:	RM-4 - Single Family – Sunrise Village
South:	RM-4 - Single Family - City Park
East:	LC – Limited Commercial – Nursing Home, Offices
West:	RM-2 – Single Family – Park Links at Alta Mesa

Detailed Description of Rezoning Request

Mint Homes, Inc. seeks approval to rezone the property from RM-2 BIZ PAD to RSL 2.5 PAD to develop Sanctuary at Alta Mesa, a 31 lot single family detached community at the southwest corner of Alta Mesa Drive and McKellips Road.

The Developer is seeking to develop the vacant site, integrating the development of Sanctuary at Alta Mesa into and complimenting the existing neighborhood community. The homes that were approved previously for this planned and zoned site were not developed in 2007, however, the previous developer had entered into a Development Agreement to complete park improvements and allowing the retention for the property too be incorporated into the park with a storm drain structure. The park improvements were completed and drainage facilities for the future project were installed. The property is vacant today. This 4.5 acre infill property was well kept by the previous developer, however, was not developed with the town home product. We believe a single family affordable detached product would be complementary to the area and fill a needed product type in the immediate vicinity. A variety in stone, wood, stucco texture, and metals will add detail and uniqueness to the community to ensure value and quality for years to come.

We have the support of the existing community, the Alta Mesa Homeowners Association, the Architectural Review Committee and the neighboring Well Site owner in our working with the City of Mesa Planners in presenting a complimentary development. The design is for a small community within the community with direct access to the City Park and common area tracts throughout the subdivision. Mint Homes will continue to support a beautified living environment by offering single family detached homes with the Park connection.

RSL 2.5–PAD-PAD Development Standards

Mint Homes with meeting with City Staff and surrounding homeowners have created a community within the RSL 2.5 PAD PAD and are requesting the following modifications from the zoning code for the project setbacks as shown in the chart below.

YARD	REQUIRED	PROPOSED	STAFF RECOMMENDATIONS
Front – Building Wall	12’	12’	12’
Front – Garage	20’	20’	20’
Front – Porch	7’	8’	7’
Street Side	10’	8’	8’
Interior side- Minimum	3’	3’	3’
Interior side – Minimum Aggregate of 2 sides	8’	8’	8’
Rear	15’	15’ – Lots 7-33 Lots 1-6** 15’ – livable** 10’ – patio**	15’ – livable** 10’ – patio** Lots 1-6**

Working with the Park Link neighbors to the west and City Staff, the proposed rear setbacks on lots 1-6 match the current Park Link setbacks of 15’ to livable and 10’ to the patio.

The proposed depth of the lots is 75’.

Design Elements

Sanctuary at Alta Mesa meets City of Mesa’s Section 11-5-4-A-2 requirements of a minimum of 6 design elements for RSL 2.5 – PAD – PAD subdivisions with the average lot areas between 2,500 sf – 2,999 sf. The following elements are proposed in the project:

a. Street Scape Elements – 2

1. Street and Sidewalk Improvements. Sanctuary at Alta Mesa includes streetscape improvements of paver sidewalks connecting the interior to the park areas, and a curb bulb with pavers at the entrance of the project to allow for the homeowners to pull into the area for mailbox access. The paver areas will be maintained by the homeowners association.
2. Parkland and Open Space. The open space with the Alta Mesa Park is 7.8 acres. The Park was completed as part of a previous Development Agreement with the City of Mesa for the property. With the incorporation of the Park, the common area open space exceeds the required 30 percent.

3. Paving Material. Decorative pavers will be installed for street crossings at the entrance, and connecting street crossings from the sidewalks to the tract areas.

b. Site Design Elements – 1

1. Variable Front Yards. No more than 50 percent of homes will be set back the same distance from the front lot line, and at least 50 percent of the homes will be set back at least 2 feet farther than the minimum.

c. Building Design Elements – 2

1. Garage Setbacks – All garages will be set back at least 3 feet behind the primary front façade of the dwelling.
2. Architectural Diversity. Developer will offer three (3) Floor Plans with (4) elevations each for a total of twelve unique elevations for the 34 lots to meet the requirement of a minimum of 3 elevations for the first 20 lots plus 1 for the additional 14 lots.

Sanctuary at Alta Mesa will implement Low Impact Development “LID” Best Management Practices with curb cuts to allow for storm water to flow into the tract areas, and vegetative swales will be placed in some of the larger tracts to allow for the water to infiltrate into the landscaped tract to incorporate sustainable storm water design practices within this project.

Product. The product is an integral part of the zoning submittal for review and approval by the Planning and Zoning Board and City Council in conjunction with the rezoning request to the RSL district.

- a. The Sanctuary at Alta Mesa’s product meets the building form standards from Section 11-5-3-E from the zoning ordinance. The two story homes will feature varying tile roofs, distinct window treatments, blends of sand and Monterrey stucco finish, Canterra stone, wood beams, shaker siding, ornate iron, detailed garage doors and fully paved driveways. The homes will have the newest innovative furnishings and technology incorporated to maximize efficiency and value. Exhibits include architectural drawings, floor plans, and colors and materials for all elevations and elevations types.
- b. Provided dimensioned floor plan ensure compatibility with setbacks and garage door width requirements. Garage doors are required to not exceed 50 percent of the aggregate width of the elevations of the house.
- c. Garages oriented parallel or within 10 degrees of parallel to the front of the lot will be located at least 3-feet behind the primary wall facing the street, and never less than the required garage setback.

- d. Window Trim or Recess. On all street-facing facades, trim at least two inches in depth will be provided on at minimum two sides of all windows, or windows will be recessed at least four inches from the outside plane of the surrounding exterior wall, including rear facing facades for lots with rear property lines abutting open space, parks, streets or alleys.
- e. Two-story Dwellings on Corner Lots. Two-story dwellings located on corner lots shall include windows on the façade facing each street. No second-story street-facing wall shall run in a continuous plane of more than twenty feet without a window, or without a projection, offset, or recess of the building wall at least one (1) foot in depth.

Community Details

Sanctuary at Alta Mesa is an ideal location for the new community for a variety of reasons.

The property is currently zoned RM-2 BIZ PAD for 45 town homes. The current proposal will have 31 two-story Spanish themed for sale homes with two car garages. The average size lot will be 3,496 square feet. Three different floor plans ranging in size from 2118 to 2482 square feet will be offered with four unique elevations for each floor plan. The two story homes will feature varying tile roofs, distinct window treatments, blends of sand and Monterrey stucco finish, Canterra stone, wood beams, shaker siding, ornate iron, detailed garage doors and fully paved driveways. The homes will have the newest innovative furnishings and technology incorporated to maximize efficiency and value.

The community will have sidewalk in the interior lots and paver walkways to connect the sidewalks to the common area tracts within the subdivision and direct access points to the Alta Mesa City Park from Tract K. Alta Mesa Park is a city park with over 7.8 acres including play structures for different age groups, ramada for community and family gatherings, lighted basketball and volleyball courts, horseshoes and vehicle parking area. Tract K within the community will have a partial view fence and pedestrian gates for the Sanctuary at Alta Mesa homeowners to utilize. A partial view fence will be constructed along the southern property line will allow clear views of the park. An “Alta Mesa” theme wall will be consistent with the surrounding areas along McKellips Road and Alta Mesa Drive. A six foot sidewalk will be completed along McKellips Road to connect to the existing sidewalk to the west and sidewalk on Alta Mesa Drive going south. The community will have a sense of arrival at the Alta Mesa Drive entrance with the themed wall, entry monumentation and the open area, “pride of ownership”. The common areas including the private streets for the residences are to be maintained by the Sanctuary at Alta Mesa homeowners association and the intent is that the community will become part of the Alta Mesa master community association. Through the Neighborhood meeting, Alta Mesa board meeting, and Architectural Review Committee meeting, Mint Homes has learned the neighborhood will support the well-appointed community to the area.

Mint Homes is attracted to this property for a number of reasons including the high concentration of jobs, excellent freeway accessibility, numerous nearby retail and grocery options and an overall belief that this will continue to be one of the strongest infill areas within the City. It was also noted the pride of ownership in the surrounding family neighborhood.

This area currently needs new, affordable, and single family home options. Sanctuary at Alta Mesa will be an excellent choice. With an eye to the future Mint Homes has added a wide variety of textures and materials to ensure long-term curb appeal and pride of ownership. The homes will be equally ideal for young families and professionals who also want to live close to work, amenities and recreation with the built in conveniences of owning a detached home. Also for the empty nesters wishing to own and live in the areas close to family and friends without having to maintain larger homes and properties. All residences will have access to a park with many amenities for their use and social gatherings.

The property is located within two miles or four minutes from the Red Mountain Freeway (I-202) to the east on McKellips Road. The property is adjacent to townhomes to the west, McKellips Road to the north with Manufactured homes on the north side of McKellips, mixed use light commercial to the east on the east side of Alta Mesa Drive and the park on the south side. There will be six new homes that back adjacent to the townhomes with matching rear setback requirements. No homes back onto either McKellips Road or Alta Mesa Drive. There are tract areas on both McKellips Road and Alta Mesa Drive acting as buffers to the future homeowners and a colorful street scene for passing traffic.

The community will have enhanced exterior appointments. There will be three different floor plans and four unique elevations available for each floor plan. The homes will have 2118 to 2482 square feet livable space with each unit having an attached two car garage. The two story homes will feature varying tile roofs, distinct window treatments, blends of sand and Monterrey stucco finish, Canterra stone, wood beams, shaker siding, ornate iron, detailed garage doors and hardware and fully paved driveways. The enhanced entrance to the Sanctuary at Alta Mesa will provide a sense of arrival with pavers that connect to the common area and matching the driveways of each home. The entire community will be walled with the intention of blending into the highly desired Alta Mesa master planned community. “A Community within a Community” we felt was very appropriate in describing our warm and welcoming addition to Alta Mesa.

Park

The open space for the future residents in this development is provided on-site and within the Alta Mesa City Park. Previous Development Agreements with the City of Mesa allowed for the open space and drainage into the park with the previous developer providing many of the amenities. The City Park with over 7.8 acres includes play structures for different age groups, ramada for community and family gatherings, lighted basketball and volleyball courts, horseshoes and vehicle parking area.

Grading and Drainage

In accordance with the City of Mesa requirements, on-site retention for the 100-year, 2 hour frequency storm event will be required and will be on-site and within the City Park. Facilities are in place for the property to drain into the park area. There will be no impact on any of the surrounding properties.

Domestic Water

The water will tie into an 8" water main in McKellips Road within the Desert Wells Pressure zone. The loop will be to the 16" water main in Alta Mesa Drive.

Sanitary Sewer

The sewer will be tied into the existing 8" stub-out from the 8" sewer in McKellips Road.

Electric

Electric will be provided by Salt River Project. All new construction will be installed underground.

Relation to adopted planning documents and other public and private land use related plans.

Mesa 2040 General Plan

General Plan included Goals, Supporting Policies and Strategies to ensure future developments meet the community's goals and vision. This proposed development is consistent with the community's goals and incorporates the following policies and objectives:

Neighborhoods

Goal: Create and maintain a variety of great neighborhoods

Policy / Strategy

Neighborhood P1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

- Sanctuary at Alta Mesa brings a new mix of single family affordable detached homes to an existing area with townhomes, and manufactured homes (across McKellips Road). The new homes with families or empty nesters will bring life and energy to the neighborhood with interaction with others at the park and common areas.

Neighborhood P2: Review new development for the mix of uses and form of development needed to establish lasting neighborhoods.

- Sanctuary at Alta Mesa will provide an added neighborhood for families to grow and become a part of the overall Alta Mesa community that has been established and well maintained and outstanding neighborhood for the City of Mesa.

Neighborhood P3: Continue positive working relationship with local schools to provide parks, meeting locations and support for the neighborhoods.

- Sanctuary at Alta Mesa will have children attending the local public schools – Mendoza Elementary, Shepherd Junior High and Red Mountain High School along with other charter schools in the area. The community association and parents will be valuable partners with the schools for many events within the community open areas and the City Park for all to enjoy.

Neighborhood S1: Utilize grants and other funding sources to target projects and programs

- Sanctuary at Alta Mesa will be privately funded initially by Developer.

Neighborhood S2: Enhance the neighborhood outreach program.

- Sanctuary at Alta Mesa will have a community association that will be an avenue for an enhanced outreach program for the community.

Neighborhood S3: Review and update design standards and guidelines.

- Sanctuary at Alta Mesa will implement the new technology and newest innovative furnishings

Neighborhood S4: Establish and maintain ongoing process for improving connections and walkability in existing neighborhoods by installing sidewalks where needed and improving the amount of shade and other amenities along sidewalks.

- Sanctuary at Alta Mesa will complete the “missing” sidewalk along McKellips Road along with landscaping McKellips and Alta Mesa Drive with trees for shading along the sidewalks. Internally, sidewalks will be constructed adjacent to the interior lots with connections to the common areas and the City Park.

Neighborhood S5: Investigate strategies and incentive to encourage appropriate infill consistent with neighborhood goals and values.

- Sanctuary at Alta Mesa fulfills the infill goal with a compatible land use for a vacant parcel to meet the neighborhood goals and values.

Housing P1: Encourage a range of housing options in all areas of the City in order to allow people to stay in their neighborhoods as their housing needs change.

- Sanctuary at Alta Mesa provides a housing option for the families and for empty nesters wanting to stay in the area, however downsize their current home.

Character Areas

Goal: Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy and develops rich public places.

Policy / Strategy

Character Areas P1: In areas with a Neighborhood character, development will be reviewed for the impact on improving or maintaining the existing neighborhood and achieving the development and design standards set forth in Chapter 4.

- Sanctuary at Alta Mesa will become part of the Alta Mesa community with new energy and life. The project will have the continuous Alta Mesa theme wall on McKellips Road and Alta Mesa Drive, and the connectivity from the subdivision to the City Park. The homes will feature a wide range of textures and materials to present a unique and memorable community set to withstand the tests of time.

Land Use P1: Develop a land use pattern throughout the City that helps create and maintain diverse neighborhoods, maintains locations for employment uses, provides for dynamic and inviting locations for shopping and recreation, achieves compatibility with surround communities and is consistent with other plans and programs of the City.

- Sanctuary of Alta Mesa provides for a diverse neighborhood within the City.

Land Use P2: Support the diverse and dynamic sub-areas within the city by utilizing land use controls to help maintain their unique character or history.

- Sanctuary of Alta Mesa will maintain and enhance the sub-area

Anticipated impact on area roadway and freeway network, including comparison to existing land uses designation, comparison and patterns, and need for major roadway improvements.

The site enjoys excellent regional access to I-202 (Red Mountain Freeway) two miles away.

Unique features, attributes or impacts of the proposal, such as unusual demand on water resources, impact on natural environment, relation to nearby adjacent communities, or other characteristics.

The City Park is the only unique features and attribute to this proposal. The City Park does not adversely affect the area or the city in general.

Conclusion

Sanctuary at Alta Mesa is an exciting new subdivision for the City of Mesa and the Alta Mesa Master Planned Community that Mint Homes is proud to present. Based upon the analysis provided herein, we believe the proposed rezoning is consistent with the overall intent and goals of the Mesa General Plan 2040 and ask that the Planning and Zoning Commission and City Council approve the request for rezoning and preliminary plat.