



# PROJECT NARRATIVE

## **PASADENA ESTATES**

523 SOUTH PASADENA  
MESA, ARIZONA 85210

SOUTHWEST OF BROADWAY ROAD  
AND MESA DRIVE

CASE NUMBER: **PS15-092**  
**(PLN2015-00516)**

July 14, 2016  
*(Third Submittal)*

*Prepared by:*

THE TRAPEZIUM CONSULTING GROUP LLC  
7950 EAST REDFIELD ROAD, SUITE 160  
SCOTTSDALE, ARIZONA 85260



# TABLE OF CONTENTS

<b>Project Description.....</b>	<b>1</b>
<i>Existing Site Conditions.....</i>	<i>1</i>
<i>Proposed Development Concept.....</i>	<i>1</i>
<i>Building Design.....</i>	<i>2</i>
<i>Open Space, Site Features, Utilities, and Other.....</i>	<i>3</i>
<b>Entitlement Request in Response to Community Goals .....</b>	<b>4</b>
<i>Project Intention in Response to General Plan Goals.....</i>	<i>5</i>
<i>Development Standards and BIZ Overlay Adjustments.....</i>	<i>7</i>

## APPENDICES

Appendix A – Site Photographs



## **Project Description**

### ***Existing Site Conditions***

The subject property is comprised of four parcels (139-36-065A, -065C, -067, and -069) totaling 1.67 gross acres (1.58 net acres) located at 523 South Pasadena in Mesa, Arizona. The nearest major cross streets are Broadway Road and Mesa Drive, located to the northeast of the site. Currently, the subject property is improved with a tri-plex residential structure occupying a small area along the north boundary of the site; the balance of the site is vacant land.

The subject property is roughly configured in a reverse “C” shape, with two access points to South Pasadena along the western boundary of the site, encompassing three single family properties inside the “C”. The exterior of the site is bounded by single-family and multi-family residential properties to the north, south, and east, and South Pasadena to the west.

The neighborhood in general has aging small scale single-family properties with limited landscaping elements and a dilapidated streetscape along South Pasadena. The vacant portions of the subject property are unmaintained except for vehicle access to the triplex structure, and have unauthorized vehicle parking/storage by adjoining residents. The current access to the site is uninviting and actually provides an unsafe environment that could be an attractive nuisance for vandals or other uninvited characters given that the eastern portion of site is removed from street view and is unlit.

The current zoning for the subject property is RM-3 on the northern two parcels and RM-2 on the southern two parcels, with RM-2 zoning on all surrounding properties. The General Plan designation is Neighborhood Traditional.

### ***Proposed Development Concept***

Given the current site conditions, the developer would like to create a project that will serve to stimulate neighborhood improvement and stand as a model for redevelopment in this area. This site, which is a dilapidated and under-utilized environment, will be revitalized as a unique, residential infill project that will greatly benefit this traditional neighborhood.

The developer of the site proposes to remove the existing tri-plex structure and develop the subject property as a medium-density residential project entitled Pasadena Estates. This development will be an attractive, quality residential project consisting of three building clusters of attached two-story single-family homes, each with 4 or 6 units for a total of 16 units in the project. The proposed density is 10.1 dwelling units per acre.

The irregular, reverse “C” shape of the subject property will provide for two entrance locations to the site off of South Pasadena. The main entrance to the project will be at the north access point from South Pasadena and will feature a



divided entry drive with landscape island and monument signage. Vehicular access through the site will be on a 21-25 ft. wide, permeable pavement private drive with 2 ft. roll curbs that loops through the site and returns to South Pasadena with a second drive entry at the south access point. The private street will meet all turning radius (35 ft. inside and 55 ft. outside) and overhead clearance requirements for fire vehicle access. A four ft. wide concrete sidewalk will also loop through the site providing pedestrian access.

Common areas and tracts adjacent to the access drive will be tastefully landscaped with trees, shrubs, and selective turf areas. An amenity area including a tot lot, shade Ramada, picnic table and bike rack will be provided in the north central area of the project site. Required retention basins will be integrated into the landscaped open space of the common areas. The project landscape scheme will promote sustainability by utilizing a xeriscape plant palette and using water-conserving irrigation controllers.

The project will be developed as a townhome concept with each owner having fee title to their lot and building. The private street, guest parking, tot lot, ramada, common area lighting, and common areas will be located within a tract that will be owned and maintained by the Homeowners Association (HOA) that will be formed for the project. The HOA will also maintain the landscaping in front yards of each unit. The rear yards are to be landscaped and maintained by each home owner.

### ***Building Design***

The project will feature two residence floor plan types rendered with a Southwest interpretation of the Residential National style. The Southwest interpretation will be achieved through the use of stucco wall finishes and trim details and a southwest color palette.

Each plan will be configured as a two-story residence with three bedrooms (includes full Master suite with Master bath and walk-in closet), 2-1/2 baths, Kitchen, Family Room, Laundry area and two-car garage. Plan A has 1,695 SF of interior living space, and Plan B has 1,633 SF. Both plans will have an 8x12 rear Patio with shade Ramada opening onto a private back yard.

Building clusters will have articulated elevation elements to enhance the aesthetics and human scale of the structures in keeping with traditional neighborhood residential developments. The design articulation will include both grouped and individual front porch designs, horizontal banding, raised window and door surrounds, dormer windows, insets and decorative accent features, and varied front elevation roof lines and entry features.

The garage door for each unit has been set back minimally 3 ft. from the front facade line. Front porches have been designed with roof projections of 5 ft. and minimally 50 SF of horizontal area. The buildings are currently designed with a height of 25'-1" to the highest roof peak, well below the maximum allowable



height of 30 ft. Soundproofing between units will be provided by use of double insulated walls with air space between.

Exterior wall finishes will be a Western One-Kote, sand stucco used on all exterior wall and trim locations. Three different stucco textures will be utilized and will vary by paint scheme. Use of a multi-color paint scheme will be the primary device to emphasize differentiation between residential units and break up the building mass while highlighting various architectural features and augmenting the visual depth of the massing elements. While vertical separation of the building elements will be emphasized with different colors, horizontal banding elements will unify the design with a consistent light color application.

Dwelling unit entrances will have two-panel doors with top-light panel, painted in a bright accent color. Garage doors will feature varied panel designs with glazing panels on most, but not all, garages and will be painted in an accent color to match the unit.

Roofing material will be GAF Timberline HD Weathered Wood Laminated Architectural Shingles. The project color palette will include desert earth tones based on Benjamin Moore paint selections including HC-46 Jackson Tan, HC-48 Bradstreet Beige, 1244 Barberry, 2170-40 Coral Spice, 1544 Waynesboro Taupe, 1541 London Fog, 2143-50 Old Prairie, and 2002-10 Vermillion (see color building elevations and color board).

The building design will promote sustainable design compatible with the desert environment through the use of efficient Energy-Star certified appliances and mechanical equipment, Water Sense water-saving plumbing fixtures and irrigation controllers, R-38 roof insulation and R-13 wall insulation (minimum), double thermopane windows, and stucco exterior finishes which have been a proven building material able to withstand the solar effects of the southwest. In addition, the attached housing concept will reduce heat loss/gain through sidewalls.

### ***Open Space, Site Features, Utilities, and Other***

Open space has been calculated to be a total of 11,329 SF (includes 3,138 SF of common open space and 8,191 SF of private open space), exceeding the requirement of 3,200 SF (16 units x 200 SF). Actual open space provided exceeds the 11,329; however, only those areas meeting the 15-ft. minimum width requirement were used to calculate common open space.

A total of 38 parking spaces have been provided including two in the garage space for each of the 16 residential units and six guest spaces, thus exceeding the requirement of 2.1 spaces per dwelling unit ( $2.1 \times 16 = 34$ ). Six guest parking spaces have been located in common areas with Three spaces in the south portion and Three in the north, of which one is handicap accessible.

A six-ft. high masonry perimeter wall will be constructed along the property boundaries separating the site from all adjoining properties. In addition, six-ft.



privacy walls will be provided on both sides of each home's rear yard, creating a completely private open space area behind each home.

All utilities are available in South Pasadena including water, sewer, gas, electric, telephone, and cable from the following providers:

Water:	City of Mesa
Sewer:	City of Mesa
Gas:	City of Mesa
Power:	City of Mesa
Communications/TV:	COX, CenturyLink

Water and sewer will be run within a 20-ft. wide public utility easement located within the width of the private street. There is an 8-inch water line in South Pasadena that will have two taps, one at the north site access and one at the south. An 8-inch water line will loop through the site with taps for each residence unit. Two fire hydrants will be provided within the project development at points in the north and south portion of the site for maximum fire coverage and within 250 ft. of all portions of fire access.

The project will be served by an 8-inch gravity sewer line running through the northeast portion of the site, then turning south and then west through the south access drive where it will connect to the existing 8-inch line in South Pasadena.

All new electric, gas, cable and telephone lines serving the project will be run underground.

Surface retention basins will be provided in landscaped common areas located throughout the site engineered in compliance with City standards including a 3-foot wide transition zone at a 1:6 slope, then a 1:4 slope down to a flat base no more than 1 ft. deep. In addition, a permeable pavement retention system will be used for the street system throughout the site following low-impact development best practices. The permeable pavement system will employ permeable pavers installed over a multi-layered aggregate base and sub-base measuring 28 inches deep. The combination of surface retention basins and the permeable pavement system will be engineered to retain stormwater from a 2-hour 100-year event for the entire site.

The City of Mesa will provide solid waste pickup services. Garbage containers will be kept in the garage space of each unit and placed at the end of each driveway on pickup day. A special concrete pad has been provided for units #3 and #4 at a point across the private drive to the south since the driveway access for these units is not conveniently located for the collection truck.

## **Entitlement Request in Response to Community Goals**

The current zoning for the subject property is RM-3 on the northern two parcels and RM-2 on the southern two parcels, with RM-2 zoning on all surrounding properties. The General Plan designation is Neighborhood Traditional.



This application is a request to rezone the northern two parcels from RM-3 to RM-2 and to apply a BIZ (Bonus Intensity Zone) overlay for all four parcels of the subject property. The current proposal is consistent with the General Plan designation of Neighborhood Traditional for this location, and at 10.1 dwelling units/acre is well below the allowable density of 15 DU/A in the RM-2 district. This application is being submitted as a combined Rezoning Request and Site Plan Review.

### ***Project Intention in Response to General Plan Goals***

As a foundation for a vibrant community, the Mesa General Plan identifies the need for unique and varied neighborhoods that promote a safe environment, foster social interaction, provide connectivity and walkability, provide for diversity, and present character, personality, and quality design.

The current site lies within a neighborhood that has become dilapidated and lost its appeal from a pedestrian/human scale. The site itself, rather than being an asset and contributing to the quality of the neighborhood, is under-developed and presents more liabilities than benefits in its current state.

With the current condition of the subject property in mind, it is the intention of this project proposal to be responsive to the above-stated community goals and offer a development solution for this site that will create an asset for the community and provide an anchor point for revitalization within this neighborhood.

Given the constraints presented from the irregular site configuration and limited street frontage along South Pasadena, it will be necessary to gain relief from some development standards for the RM-2 district in order to create a meaningful and efficient design. The City provides a BIZ (Bonus Intensity Zone) overlay option for just such situations, provided that the project is conceived in such a way as to offer superior design and environmental performance that will further those community goals previously mentioned in exchange for relaxed standards.

Pasadena Estates will be responsive to these goals of the General Plan and guidelines of the BIZ overlay by providing the following:

**Safe Environment** - Primary elements of neighborhood safety involve freedom from crime, freedom from environmental hazards, freedom from services or businesses perceived as threatening to residents' well-being, and the ability to walk and drive safely. This project proposal will eliminate the "dead zone" that currently exists in the vacant areas of the site, especially those areas that are not visible from the street view that might invite vandals or unwanted characters. The site will be developed with new structures and well-maintained landscape and streetscape areas that will become the home of responsible property owners. Site lighting will be provided along common area walkways and at the Ramada and play area that will discourage loitering. Feature lighting will be provided on the garage fronts and porches of each residential unit.





**Social Interaction, Connectivity, and Walkability** – The project design consolidates landscaped open space and common areas to the greatest degree possible, providing a tot lot and picnic area with Ramada and picnic table in the north central area of the site. A bike rack is also provided at this location to encourage alternative transportation. Total project open space is well in excess of the required development standard. A concrete sidewalk loops through the site connecting the residential units with common areas, the tot lot/picnic area as well as providing a connection to sidewalks along South Pasadena. The connectivity of these areas will encourage social interaction of residents, further developing a sense of “our neighborhood” and neighborhood watch. Through connectivity to South Pasadena, the site is within approximately 1/4 mile walking distance to the Metro bus line that runs along Broadway Road to the north.

**Diversity** – The housing form of attached single-family homes presented in Pasadena Estates will add diversity and compliment the predominantly detached single-family housing type found along South Pasadena as well as the multifamily housing type found in abutting properties to the east. In addition, the residential units proposed in Pasadena Estates will be affordable yet attractive designs that will appeal to a wide range of potential buyers of differing ethnic and economic backgrounds.

**Character, Personality, and Quality Design** – Neighborhood investment and maintenance is more likely to happen when a neighborhood is a recognizable place, when it has its own character and personality. Pasadena Estates will establish its own identity first by providing inviting and tastefully landscaped entry points to the site with lighted monument signage. A xeriscape landscaping theme will continue through the common areas lining the entry drives leading into the site. Three articulated building clusters form the core area of the development. The two longer building clusters face each other along the north-south street segment creating a residential corridor with the third cluster at the north end forming a visual terminus. The tot lot and picnic area is conveniently located in the north central area of the site within the core area of the three building clusters.

The residential units have been articulated with grouped and individual front porch designs, front porch projections, façade recesses, horizontal banding, raised window and door surrounds, insets and decorative accent features, varied front elevation roof lines, and recessed garage doors. There are two different floor plan offerings with building elevations that are varied but complimentary. Rear yard patios with shade Ramadas have been included with each unit in order to encourage use and maintenance of the private open space areas behind each residence. The scale, styling, color and materials of the architecture are at a human scale and in keeping with traditional neighborhood designs of the southwest.

The project will utilize existing infrastructure for all utilities, which are readily available with necessary capacity at South Pasadena. No new public





infrastructure, street improvements, or expansion of current capacity will be required to serve the needs of this project.

### ***Development Standards and BIZ Overlay Adjustments***

It is the intent of the project developer to conform to the underlying development standards of the RM-2 district to the greatest extent possible. However, given the constraints posed by the property “C” configuration with limited street frontage on South Pasadena and relatively narrow parcel widths along the spine of the “C”, the project will require relaxation of some development standards in order to achieve the design solution described above.

Private street access is the only way to feasibly service the site, in order to limit the street width footprint and allow for usable space on one or both sides of the street as it circulates through the site. In order to achieve efficient land use, the residential units will be double loaded along the north-south street segment in the eastern portion of the site. Attached housing units on individual lots will front inward along the private street. The limited width of the site in this area requires a relaxation of standards for the lot size, lot width, lot depth, coverage, and front yard requirement from the RM-2 standards.

Individual lot sizes upon which the attached residential units will be placed have been reduced from the RM-2 standard in exchange for consolidation of open space in other areas of the site. Individual lot sizes for the 16 lots will range from 1,781 SF up to 2,312 SF. Lot widths will range from 28 ft. up to 42.5 ft. to accommodate the two floor plan types. Lot depths will range from 47.4 ft. up to 67.83 ft. Lot coverage on individual lots will range from 48% up to 65%; however when viewed as an overall site, the coverage ratio drops to 26.8%. Front yards will range from 4 ft. up to 12.4 ft setback from the front lot lines to the main building face. The front yards will be facing in upon a private street much like an alley load product; however these will be the articulated front faces of the residential units, which will create an intimate corridor with great architectural interest running through the project.

Rear yards, which back up to the properties surrounding the site, have been held to minimally 15 ft. setbacks from the main structures consistent with RM-2 standards; however, the rear patios and Ramadas have been allowed to extend into the rear yards up to 8 ft.

The following table summarizes the underlying RM-2 development standards as compared to the standards for this project requested with a BIZ overlay:

Development Standards – RM Residential Multiple Dwelling District		
		Requested
Standard	RM-2	Under BIZ



Development Standards – RM Residential Multiple Dwelling District		
Standard	RM-2	Requested Under BIZ
Minimum Lot Area (sq ft)	7,200 SF	1,781 SF Smallest Individual Lot <sup>1</sup> 69,113 SF (Net) Entire Site
Minimum Lot Width (ft)		
Attached Single-Family Dwelling	36 ft.	28 ft. Smallest Individual Lot
Minimum Lot Depth (ft)		
Attached Single-Family Dwelling	94 ft.	47.4 ft. Smallest Individual Lot
Maximum Density (dwelling units/net ac.)	15 DU/A	10.1 DU/A
Minimum Lot Area per Dwelling Unit (SF)	2,904 SF	1,781 SF Smallest Individual Lot (4,319 SF/DU if calculated over entire site area)
Limitation on Paving of Street-Facing Yards.	50%	85%
Maximum Height (ft)	30 ft.	25'-1"
Minimum Yards (ft)		
Front and Street-Facing Side	Local Street: 20 ft.	Units front on Private Street 4 ft. to nearest front or side Lot line
Interior Side: Single-Family Attached Dwelling (ft)	0	0
End Unit: Single-Family Attached Dwelling (ft)	10 ft.	0 ft.

<sup>1</sup> Individual lots are lots internal to the site upon which each attached residential unit will be built. The individual lots are differentiated from the overall lot on which the entire project is being built.



Development Standards – RM Residential Multiple Dwelling District		
Standard	RM-2	Requested Under BIZ
Rear: 1 or 2 units on lot	15 ft.	15 ft. w/ 8 ft. Patio/Ramada encroachment
Maximum Building Coverage (% of lot)	45%	65% on Smallest Individual Lot 26.8% coverage on entire site
Minimum Open Space (sq ft/unit)	200 SF/U	200 SF/U

In conclusion, this project will meet the intent of the BIZ overlay by offering a superior design solution that provides the following attributes:

- High quality and regionally appropriate architecture and landscaping design that will exceed the standards of the existing architectural fabric within the neighborhood;
- A permeable pavement retention system will be used for the street system throughout the site following low-impact development best practices;
- Total project open space well in excess of the required development standard that has been consolidated in common areas as much as possible to create useful public areas, while also providing useful private open space areas in the rear yards of each home;
- Responsive approach to the needs of traditional neighborhoods with details that reflect a human scale and an overall design that creates a unique sense of place;
- Sustainable design featuring xeriscape landscaping and shade structures in private and open space areas;
- Community connectivity that will encourage social interaction and alternative modes of transportation.

In addition, the project will address environmental performance standards by:

- Redeveloping and rehabilitating an underdeveloped and economically stressed site;
- Utilizing existing street and utility infrastructure;
- Providing pedestrian connectivity to local metro bus facilities within ¼ mile to the north along Broadway Road.
- Providing bicycle racks along public pathways in the picnic and play area;
- Designing energy efficient homes featuring minimally R-38 roof insulation, R-13 wall insulation, double thermopane windows, efficient HVAC



systems, attached housing configurations that will reduce heat loss/gain through sidewalls, and stucco siding as a regionally appropriate construction material.



## **APPENDIX A**

### **SITE PHOTOGRAPHS**



Photograph #1: View from the southwest corner of the site facing east.



Photograph #2: View from the southwest corner of the site facing north along South Pasadena.





Photograph #3: View facing east along the south access corridor leading into the site.



Photograph #4: View from the southeast corner of the site facing west.





Photograph #5: View near the southeast corner of the site facing north.



Photograph #6: View facing north of the tri-plex residential structure.





Photograph #7: View facing east of neighbor's vehicles and trailers parked in the central area of the site.



Photograph #8: View facing north of the northeast corner of the site to the right of the tri-plex residential structure.





Photograph #9: View from a point near the northeast corner of the site facing south.



Photograph #10: View from a point near the northeast corner of the site facing west.





Photograph #11: View facing northeast of the tri-plex residential structure.



Photograph #12: View facing east along the north access corridor leading into the site.





Photograph #13: View from the northwest corner of the site facing east along the north access corridor.



Photograph #14: View from the northwest corner of the site facing south along South Pasadena.





Photograph #15: View of a typical neighborhood residence bordering the subject property at the northwest corner.



Photograph #16: View of a typical neighborhood residence located across South Pasadena opposite the south access point to the subject property.



## THE TRAPEZIUM CONSULTING GROUP, LLC

---

EXPERIENCE • INTEGRITY • PERFORMANCE

7950 E. Redfield Rd., Suite 160  
Scottsdale, Arizona 85260  
Ph: (480) 483-1500  
[Bruce@Trapeziumgroup.com](mailto:Bruce@Trapeziumgroup.com)