

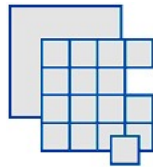
Rezoning Application Narrative

NEC Baseline Road and 78th Street

Submitted on Behalf of:



Submitted by:



Pew & Lake, P.L.C.
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Submitted to:

The City of Mesa
55 North Center Street
Mesa, AZ 85201
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1. Introduction

Pew & Lake PLC, on behalf of our client, Bela Flor Communities, LLC, an Arizona limited liability company, is pleased to submit this project narrative and exhibits in support of a rezoning request for approximately 2.7 acres located at the northeast corner of Baseline Road and 78th Street in Mesa, Arizona. The parcel is shown below and may be identified on the Maricopa County Assessor's map as parcel 218-57-978 as well as a small portion of 218-57-987. The rezoning request, if approved, will allow for the development of 30 condominium homes very similar to those found in the Villa Rialto condominium community immediately to the west of the proposed project site.



2. Existing General Plan Designation and Zoning Classification

As shown in the figures on the next page, the parcel is currently designated in the City of Mesa General Plan as Neighborhood Suburban, and is classified on the Zoning Map as Office Commercial (OC) and Single Residence District 6 (RS-6).



As discussed in the City of Mesa General Plan 2040, the Neighborhood Suburban character area often contains areas of multiple-residence properties. Multiple residence developments with higher densities are appropriately allowed to be located on arterial roadways.

3. Relationship to Surrounding Properties

The property is bound on the north by residential (mobile home) uses, on the south by Baseline Road and duplexes/condominiums, on the east by the Light in the Desert Baptist Church

and on the west by 78th St. and then the existing Villa Rialto condominiums. The table below illustrates this in more detail:

Direction	General Plan Character Area	Existing Zoning	Existing Use
North	Neighborhood Suburban	RS-6	Residential (mobile homes)
East	Neighborhood Suburban	RS-6	Church
South	Neighborhood Suburban	RM-2	Baseline Road / Condominiums
West	Neighborhood Suburban	RM-3	78 th Street / Condominiums
Project Site	Neighborhood Suburban	Office Commercial / RS-6	Vacant / Church Parking Lot

The conversion of this property from vacant land and a parking lot, to a residential use, follows the pattern established by the site to the west and will provide an ideal location for another quality, infill development by Bela Flor Communities.

4. Request

Our request is for a rezone from Office Commercial (OC) and RS-6 to Residential Multiple Dwelling District 3 (RM-3) with a Planned Area Development (PAD) Overlay to accommodate the development of a multifamily condominium community with a home owners association (HOA) resulting in 30 condominium homes on 2.7 acres. A copy of the Conceptual Site Plan is attached as **Exhibit A** of this narrative. This project will yield a density of 11.1 du/ac. The RM-3 zoning district allows a maximum density of 20 du/ac. Consequently, the density of this proposed development is well below the allowed density in the RM-3 district. Furthermore, the zoning district which we are seeking is allowed in the Neighborhood Suburban character area of the General Plan and is at a density allowed on arterial roadways.

The PAD Overlay is being requested to allow for deviations from development standards on a property that is under 5 acres and has a minimum of 20 dwelling units. As outlined in 11-22-3(A) of the City of Mesa Zoning Ordinance, the purpose of the PAD Overlay District is to allow for innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit.

The PAD Overlay request is being sought to allow for deviations from the the City of Mesa Development Standards, integrate open space, provide amenities, establish a private street, and to maximize opportunities to create a cohesive community at this location.

Accordingly, the we request specific deviations from the RM-3 Development Standards as shown below:

Standard	Required	Proposed
Parking	63 spaces	68 spaces
Minimum Yards:		
Front and Street Facing Side- Arterial (Broadway)	20'	20'
Front and Street Facing Side- Collector (78 th Street)	25'	15'
Interior Rear	30'	15'
Interior Side	30'	10'
Minimum Separation between buildings (two- story)	30'	17'- 6"
Maximum Building Coverage	45%	31.47%

Approval of the PAD Overlay request will allow the use of the Property generally consistent with the RM-3 zoning district. Strict adherence to the current RM-3 Development Standards would create a practical difficulty and unnecessary hardship.

5. Amenities

Future homeowners in this condominium project will benefit from community amenities that include a swimming pool, BBQ and grass play area. These amenities are for the sole use of HOA members and their guests.



6. **Design Intent**

As previously stated, the goal is to build a condominium community at this location similar to the Villa Rialto condominium project across 78th Street from this proposed project. Accordingly, the design intent is also similar. The homes in this subdivision will be similar in material and finishes to those in the existing Villa Rialto project, which are shown below.

An appropriate mix of exterior elevations , finishes, and landscaping will be selected to create variety and diversity of design in this small community. Landscaping for this project will be consistent and harmonious with the existing Villa Rialto project. Primary access to the project will be from Baseline Road, with a secondary ingress/egress point on 78th Street (ingress for residents with remote gate operators only/egress for emergency and public utility vehicles as well as residents and their guests).



7. Open Space

To maximize open space throughout the development the private drive between buildings has been narrowed, separation between the north tier of 3 condominium buildings expanded, and setbacks increased from the church site on the east and the Desert Sands community on the north.

8. Redesign of Existing Parking at Adjacent Church Site

As noted, the western portion of the adjacent church site will be folded into the condominium site. Consequently, as part of this project, the owner/developer will reconfigure a portion of the church parking lot. The church currently has 173 (12 ADA) parking spaces. With this reconfiguration, the church will have 132 (9 ADA) spaces. Per the zoning ordinance, 109 spaces are required for the church, so they will maintain a surplus of 23 parking spaces.

9. Resident & Guest Parking

As demonstrated on the site plan included with this application, each condominium unit includes a single car garage, and the concrete entrance in front of each garage is designed to accommodate parking for a second vehicle. In addition to providing parking for 2 vehicles at each unit, designated guest parking has been conveniently located at each of the 5 condominium buildings with a concentration of an additional 3 guest parking spaces (including an ADA space) at the centrally located pool area for a total of 8 additional spaces.

10. Stormwater Retention

In conjunction with the inclusion of the western portion of the adjacent church site and redesign of their parking area, there will also be a reconfiguration of the stormwater retention basin for the church property to ensure that existing runoff volumes and runoff patterns maintained.

Both the church and this project will independently retain stormwater in adhere to the City of Mesa standards.

11. Conclusion

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 owner look forward to working receiving input on this site plan and working with city staff to bring this exciting new project to fruition in the City of Mesa.