

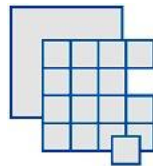
Villa Rialto Phase II Rezoning & Site Plan Review Application Narrative

NEC Baseline Road and 78th Street

Submitted on Behalf of:



Submitted by:



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Submitted to:
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May 31, 2016
Revised: June 2, 2016
Revised July 5, 2016
Revised August 3, 2016
REVISED AUGUST 15, 2016

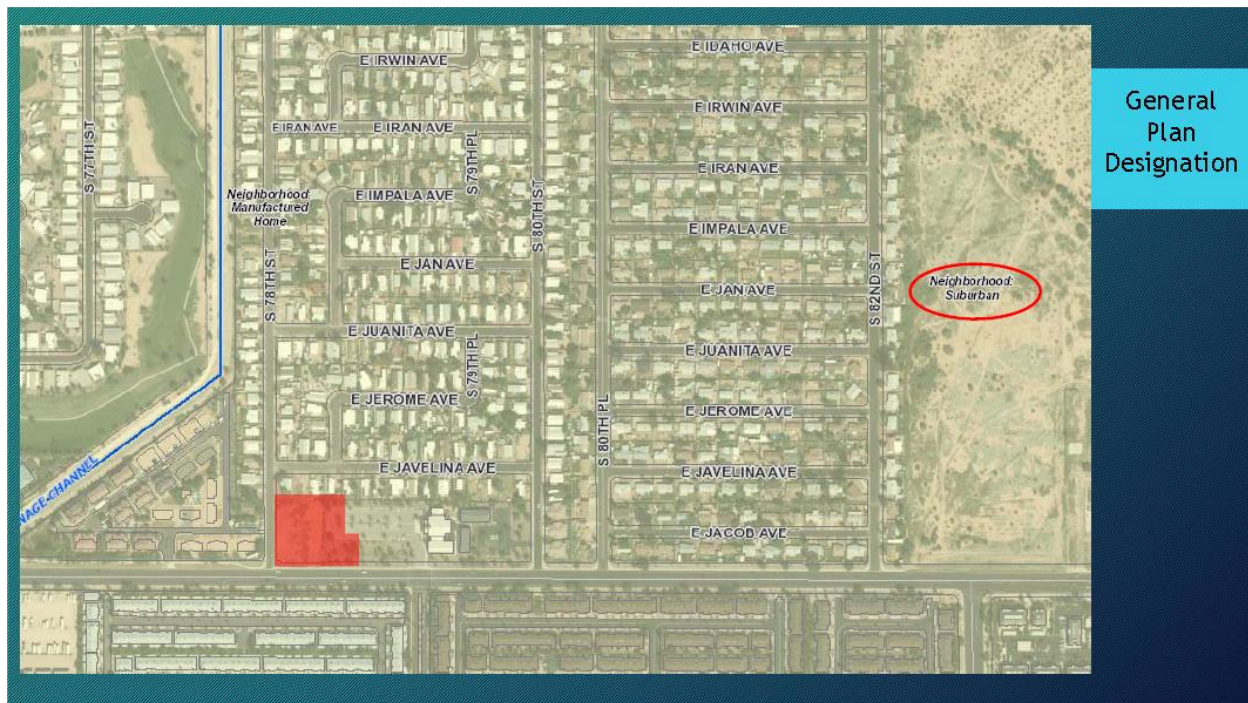
1. Introduction

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 1.95 acres located at the northeast corner of Baseline Road and 78th Street in Mesa, Arizona to allow the development of 30 condominiums in the RM-3 district with a density of 15.38 du/ac. The parcel is shown below and can 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 below, 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 1.95 acres for a density of 15.38 du/ac. A copy of the Conceptual Site Plan is attached as **Exhibit A** of this narrative. 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 some minor deviations from 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, we are requesting the following specific deviations from the RM-3 Development Standards as shown below:

Standard		RM-3 Required	Proposed
Maximum Density		20 du/ac	15.38 du/ac
Maximum Height		40'	28' to peak +/- 19'6" to eaves
Baseline Road (6-lane arterial planned) (4-lane arterial existing)	Building Setback	30'	20' to ground level covered patio 27' to building and 2 nd story
	Landscape Width	30'	20' to ground level covered patio 27' to building
78 th Street (local street)	Building Setback	20'	22' to HVAC screen wall 25' to building
	Landscape Width	20'	22' to HVAC screen wall 25' to building
Interior Side & Rear Setback (North, adj. to RS-6 residential)	Building Setback	25' (1-story) 30' (2-story)	15' to ground level covered patio 22' to building and 2 nd story
	Landscape Width	25'	15' to ground level covered patio 22' to building
Interior Side & Rear Setback (East, adj. to RS-6 church use)	Building Setback	25' (1-story) 30' (2-story)	16'6" to HVAC screen wall 20' to door projections 23'6" to building
	Landscape Width	25'	0' to solid waste enclosure 10' to drive aisle 23'6" to building
Building Separation on Same Lot		30' (2-story)	12' between HVAC screen walls 17'6" between door projections 20'6" door-to-door at entries 24'6" between buildings
Maximum Building Coverage		50%	41.9%
Open Space (Common)		175 s.f. per unit 5,250 s.f. (total)	853.8 s.f. per unit 25,613 s.f. (total provided)
Open Space (Private):		100 s.f. (2 bedroom) 60 s.f. (upstairs units)	110, 120 & 140 s.f. (2 bedroom units) 60, 60 & 100 s.f. (upstairs units)
Landscaping Percentage		-	40%
Parking		63 spaces	68 spaces (1 of which is ADA accessible)

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. 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).

Each building has six (6) units, with all of the ground floor units being 2-bedroom units and all of the upstairs units being 3-bedroom units. Each of the upstairs units has their own private balcony and the downstairs units have covered patios.

To create additional variety and architectural interest, the Owner is creating two (2) different building types with two (2) different painting schemes as well as using two (2) styles/finishes of stucco to further differentiate the buildings. No two (2) building types will be placed adjacent to each other on the same side of the internal drive. Additionally, the architectural elements on Building 3, near the entrance drive will be enhanced to provide additional architectural interest and draw the visual attention from the garage doors at the ground level.



*The photo above is from Villa Rialto Phase I and is illustrative of architecture and finishes at that project. The color, material and designs for Villa Rialto Phase II are set forth in detail in this submittal.

6. Amenities

Future homeowners in this condominium project will benefit from community amenities that include a swimming pool, BBQ and grass play area. As the developer of Villa Rialto Phase I, the Owner will implement a joint use agreement between the two (2) Villa Rialto projects that will allow the joint sharing of amenities. These amenities are for the sole use of the residents and their guests. To allow joint access, a decorative section of asphalt will be installed in 78th street, along with appropriate signage to recognize the crosswalk, to allow residents the ability to easily and safely cross.



7. Open Space

To maximize open space throughout the development, the private drive between the buildings has been narrowed. Also, the distance of separation between the northern three (3) condominium buildings has been expanded from what was built in Villa Rialto Phase I, which in turn has decreased the setbacks from the church parking lot on the east, 78th street on the west and the mobile home community on the north. The total open space is 25,613 sq. ft., when only 5,250 sq. ft. is required. This equates to 29% of the gross area as open space (private and common) and 40% of the project is landscaped.

8. 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. Each unit has both a public entrance to the exterior as well as a private entrance to the garage. In addition to providing parking for two (2) vehicles at each unit, designated guest parking has been conveniently located at each of the condominium buildings with a concentration of an additional three (3) guest parking spaces (including an ADA space) at the centrally located pool area. In sum, a total of 63 parking spaces are required and 68 parking spaces are provided, one (1) of which is an ADA space.

9. 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.

10. 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 be have 132 (9 ADA) spaces. Per the City Zoning Ordinance, 109 spaces are required for the church, so the Church will maintain a surplus of 23 parking spaces. This reconfigured parking lot is shown in one of the exhibit submitted with this project.

11. Revisions Made From Prior Plans

Based upon staff review comments and discussions with the applicant, numerous revisions have been made to the site design as follows:

- a. The landscape plans were modified, exchanging ground cover and shrubs within the proposed retention areas for 3,466 s.f. of turf in effort to meet the designed on-site flows and drainage.
- b. Revised southeast retention area to limit the length of retaining wall used per City. Added berm.
- c. Revised retention areas (on west side) due to increase in building separation requested by City. Area was narrowed. Setback on 78th Street is now 25 ft. See Development Standards Table above.
- d. Private drive narrowed from 29' to 24' to provide larger setback on the north side of units. Now 15' to first floor patio, was 10'. See Development Standards Table above.
- e. Decorative pavement was enhanced and expanded, and spread more evenly throughout the project.
- f. Pedestrian gate at 78th Street relocated to the south side of access drive.
- g. To facilitate easy access from church property, a pedestrian was gate added at east.
- h. Sidewalk at SEC of Bldg. 4 and entry gate revised per City comments.
- i. Trash enclosure moved north per City comments.
- j. Sidewalk north of Buildings 1 thru 3 has been redesigned as a meandering sidewalk.
- k. Vehicle entry gate(s) along 78th St now are rolling gates (were swing gates prior).

- l. Landscaping area around the center pilaster of the Baseline entry gate has expanded to allow additional landscaping.
- m. Additional architectural features included in SEC of Building 3.
- n. Paint Scheme for Building Type B further revised so as to provide greater contrast from Type A Buildings.
- o. Additional Stucco texture added for Building Type B so as to provide greater contrast from Type A Buildings.
- p. Additional stone was added as detailed in the elevations. Specifically, stone now wraps corners and stops at logical locations. See revised elevations.

12. 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.

Exhibit A
(Conceptual Site Plan)

