

Rezoning and Preliminary Plat Project Narrative

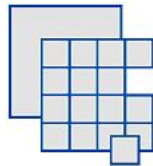
for

**Diamond Court
South of the Southwest Corner of Signal Butte and Broadway Roads
(PS16-028)**

Submitted on Behalf of:

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Submitted to:

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

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Introduction

Pew & Lake, PLC, on behalf of Newmark Homes, is pleased to submit this application for Diamond Court, a proposed single family home subdivision located south of the southwest corner of Signal Butte and Broadway Roads in Mesa, Arizona (the “site”). This infill parcel contains 3.1 gross acres and is identified on the Maricopa County Assessor’s map as parcel 220-71-004F. As shown on the aerial map below in **Fig. 1.0**, the site is an irregular, triangular piece of property nestled between the RWCD canal, Signal Butte Road, and an LDS Church on the north.

Fig. 1.0: Aerial Map



Existing Conditions

The project site is currently zoned RS-43 and is designated in the City of Mesa General Plan as Neighborhood Suburban. It is an oddly shaped, infill “remnant” parcel which remains undeveloped after being used by the Roosevelt Water Conservation District. Its relationship to surrounding properties is shown in the graphic below. It is surrounded on all four sides by parcels with similar General Plan Designations and other residential zoning classifications as indicated in the chart below:

Fig. 2.0 Relationship to Surrounding Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Neighborhood Suburban	RS-43	Religious Use
East	Neighborhood Suburban	RS-6	Signal Butte Road/Residential
South	Neighborhood Suburban	RS-43	RWCD Canal
West	Neighborhood Suburban	RS-43	RWCD Canal
Project Site	Neighborhood Suburban	RS-43	Vacant

Request

This application contains two requests:

1. To rezone the site from RS-43 to RSL-3.0 PAD.
2. Approval of the preliminary plat as submitted.

Approval of these requests will allow for the development of a 19-lot single family detached residential subdivision as shown on the Preliminary Site Plan included as **Exhibit A** of this narrative. The developer and engineer have 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) makes efficient use of the irregularly shaped parcel. The development of this property as a residential use will complement the residential pattern established by the site to the east and provides an ideal infill development solution.

Development Standards

Per Table 11-5-4 B, Chapter 5 of the Mesa Zoning Ordinance, the RSL-3.0 development standards will be met by the Diamond Court development.

Fig. 3.0 RSL-3.0 Development Standards

Standard	Required	Proposed
Minimum Average Lot Area within Subdivision	3,250 square feet	3,730square feet
Minimum Individual Lot Area	2,750 square feet	3,200square feet
Minimum Lot Width-Interior Lot	25 feet	25 feet
Minimum Lot Width-Corner Lot	30 feet	40 feet
Minimum Lot Depth	80 feet	80
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yard Size (ft.):		
Front (building wall)	15	15
Front- Garage	20	18*
Front- Porch	10	10
Street Side	10	10
Interior side: minimum each side**	4	4
Interior Side: Minimum aggregate of 2	9	9***
Rear	20	20****
Rear or side- garage, accessed by alley or common drive shared by 3 or more lots, measured to construction centerline of alley	13'	n/a
Minimum Useable Open Space (sq. ft.) per unit*****	400 sq. ft.	1098 sq. ft.

Table Notes:

* 18 feet from face of garage to property line, 20 feet to back of sidewalk.

**Interior Side- Minimum Each Side Provided will be 4 feet.

Additional development standards for the RSL-3.0 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.

*** Front porch may encroach 1 foot into side yard setback.

**** Rear patio shall be allowed to encroach 8 feet into rear 20 foot setback.

*****400 S.F. of usable open space per unit x 19 units = 7,600 S.F. (.17 AC) required. The proposed plan provides 1, 098 S.F. of usable open space per lot

Design Elements

Per Table 11-5-4-A of the City of Mesa Zoning Ordinance, there are five design elements which must be implemented in this subdivision to achieve the RSL 3.0 designation. The developer has chosen to implement the following Design elements in consideration of reduced lot size and the 3.0 designator:

- **Parkland and Open Space:** The open space proposed in this subdivision is 20,866 square feet, or 16.8% of the net acreage. This is 1,098 square feet per lot and more than double the code requirement of 400 square feet of open space per lot in an RSL-3.0 subdivision. As shown on the landscape plan submitted with this application, there are two tracts which provide the majority of the open space in this project. The largest of the two open space tracts contains shaded seating areas, a ramada with picnic tables, a large play structure and turf areas.
- **Paving Material:** As shown on the landscape plan submitted with this application, two decorative paving materials will be applied at the main entry to the development.
- **Variable Front Yards:** As shown on the preliminary plat, 10 of the lots in this small subdivision will have front yards that are 17' deep or greater. The others will be 15' deep.
- **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 five unique floor plans offered in this 19-lot subdivision, and four different elevation options.

Proposed Plan

The homes proposed at Diamond Court will range from roughly 1,500 to over 2,000 square feet in size. Five (5) different floorplans will be available and four (4) different elevations for each plan will be available. The five different floorplans have been submitted concurrently with the rezoning application (Plans 1520, 1610, 1675, 1798 and 2050)

Elevations which will be offered at Diamond Court are shown on the next page in **Fig 4.0**. The minimum lot size contained in the subdivision is 3,200, while the average lot size is 3,750. These proposed lot dimensions exceed the individual minimum and average lot size outlined in the development standards for the RSL-3.0 zoning classification.

Fig. 4.0 Elevations



PLAN ONE ELEVATION A
SCHEME A.1



PLAN FOUR ELEVATION D
SCHEME A.2



PLAN FIVE ELEVATION A
SCHEME C.11



PLAN TWO ELEVATION B
SCHEME B.5



PLAN THREE ELEVATION C
SCHEME C.9

Circulation and Parking

Vehicular access to this subdivision is proposed by a single point of entry from Signal Butte Road. There will be two cul-de-sac streets branching off from the entry to the subdivision. The streets in this subdivision are planned as 34-foot, public streets with sidewalks on both sides of the street. This allows for ample on-street guest parking in this small-lot subdivision. Each of the homes in this subdivision has a two-car garage.

Conclusion

This proposal for Diamond Court 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.