

SKY VIEW

PLANNED AREA DEVELOPMENT

POWER ROAD AND UNIVERSITY DRIVE - MESA, ARIZONA



September 14, 2016

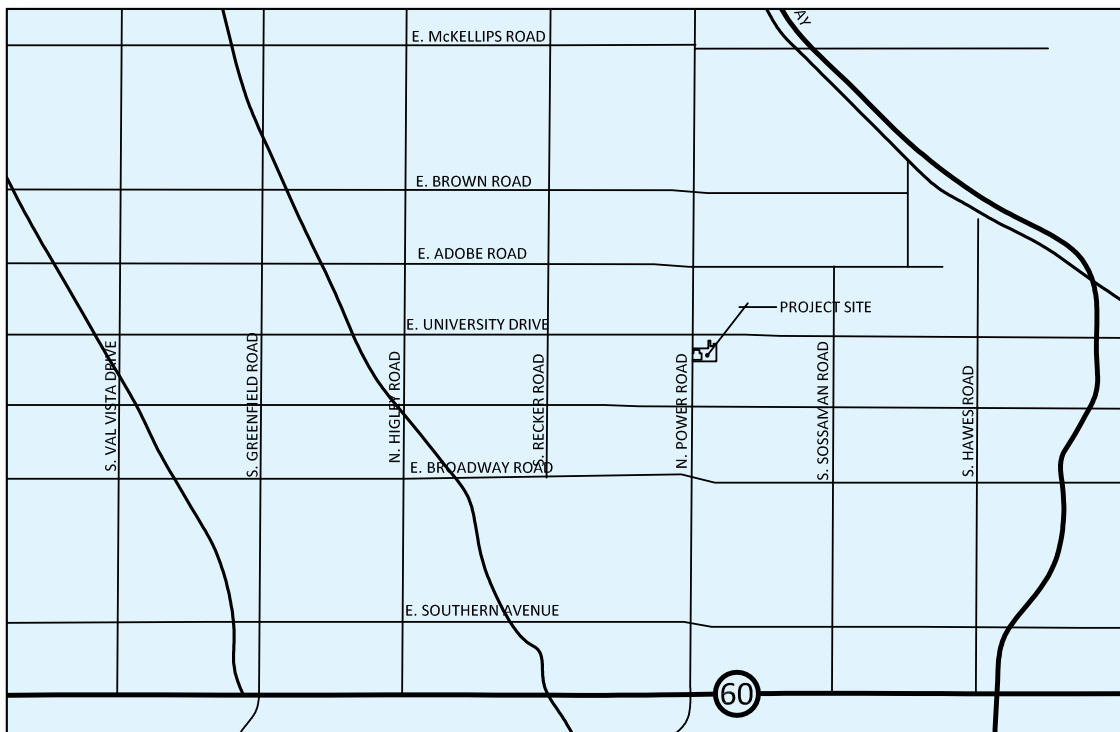
INTRODUCTION



The Skyview planned neighborhood is a proposed single family detached neighborhood consisting of 83 traditional cottage style residential homes. The approximately 12.7 acre site is located on the southeast corner of Power Road and University Drive. The site is adjacent to an existing manufactured housing development on the east and south borders. Vacant parcels and isolated commercial uses are located along Power Road and University Drive to the west and to the north.

A QuickTrip service station is located at the corner parcel. A pet hospital and a car wash is located along Power Road, leaving two narrow parcels that provide access to the proposed Skyview neighborhood. A single developed parcel that has been a restaurant and a church in recent years is located along University Drive. There is a large vacant area of land to the north between the Skyview property and University Drive where the roadway alignment transitions slightly to meet the intersection at Power Road.

The proposed residential development of Skyview will be compatible with the surrounding residential land uses and will provide a logical transition development in the area.



VICINITY MAP

SITE MAP



DEVELOPMENT CONCEPT

The development concept for Skyview, as shown on the Conceptual Site Plan on the following page, is to create a planned neighborhood by developing a variety of architectural expressions along tree lined private streets. The site plan proposes 83 single family homes.

The homes are a traditional design with front entries and porches facing the street and garage doors oriented onto rear, private lanes. All of the homes utilize use and benefit easements to provide more usable private yard areas.

The primary access to Skyview neighborhood is via a public un-gated entry road from Power Road. This primary entry access road leads directly past the main neighborhood recreation area and forms the northern leg of an interior local grid loop public road system.

Thematic entry monumentation at the primary entry along Power road will include signage and landscaping that reflect the character of the overall neighborhood.

GENERAL PLAN AND CURRENT ZONING

The General Plan designation for the project site is Community Commercial.

The current zoning is C-2. The proposed zoning for the Skyview development is RSL-2.5. The proposed density for the site is 6.6 du/ac. The proposed RSL-2.5 zone is consistent with the adjacent, non-residential uses and provides a compatible infill development next to the manufactured residential uses to the south and east.



NEIGHBORHOOD DESIGN

The neighborhood design proposes homes that are oriented onto pedestrian friendly public or private streets and landscaped greenbelt areas. A central greenbelt spine with a formalized walkway runs north and south within the central portion of the site, connecting homes to the main recreation area at the northern end of the greenbelt and to the pocket park at the southern end. An intimate gathering courtyard is sited at the midpoint of the greenbelt spine. A smaller walkway paseo extends east and west from the central gathering courtyard providing connectivity to neighborhood sidewalks and other passive open space areas within Skyview.

The circulation system for the neighborhood is defined by a primary public loop street and a north-south private street that extends into one of two narrow strips of land along the north end of the site. The proposed street cross section will be consistent with City of Mesa standards and includes a 34 foot paved width to allow for parking on both sides of the street. Detached sidewalks and landscaped parkways are proposed on both sides of the public street and on one side of the private street which is single-loaded. An emergency access drive is proposed along University Drive at the northeastern corner of the site. The emergency access drive will utilize an existing driveway access and the paved section will be 20 feet wide, consistent with fire department standards.

The intersection of the private roadway and alley ways and the public loop street will be designed to be consistent with City of Mesa Design Detail M-42. Only emergency access to the project is proposed along University Drive. No access to land uses along University will be restricted by the proposed project; however, the driveway approach from University to the restaurant/church parcel will be utilized for the emergency access.

The open space system for Skyview integrates safe and visible open space and recreation areas into the design of the neighborhood. The primary amenity is a recreation center with a common pool containing a sundeck area, a shade ramada and space for gathering and picnicking. It's surrounded by an open, landscaped play area with accent plantings and shade trees.

Walkways inside the loop connect to the central courtyard on the north and south end. This is scaled as a central meeting place and is designed to contain shaded seating around a focal point element. Additional passive open space areas include pedestrian greenbelts, landscaped retention basins and seating areas. The homes and amenities are connected with a network of inviting, tree-lined paths, walkways, and parkways. Collectively, these features provide passive and active recreational opportunities for future residents. A homeowner's association will own and maintain the recreational facilities within the neighborhood. An informal pedestrian connection with concrete stepping stones will be provided to allow easy access to the existing Quick Trip facility on Power Road.

The building setbacks and other development standards proposed for the Skyview planned neighborhood are generally consistent with the City of Mesa zoning ordinance for RSL-2.5. Proposed setback standards, which are depicted on the Concept Plan and on the following page, demonstrate how the proposed setbacks and use easements optimize usable private yard areas and minimize the visual impact of the street-facing garages. A Development Table on page 8 shows the standards for RSL-2.5 and the proposed standards (RSL-2.5 PAD) for Skyview.

CONCEPTUAL SITE MAP



STATISTICAL SUMMARY

CURRENT GENERAL PLAN:	COMMUNITY COMMERCIAL
PROPOSED GENERAL PLAN:	MEDIUM RESIDENTIAL

CURRENT ZONING:	C-2
PROPOSED ZONING:	RSL-2.5 (12 DU/AC MAXIMUM)

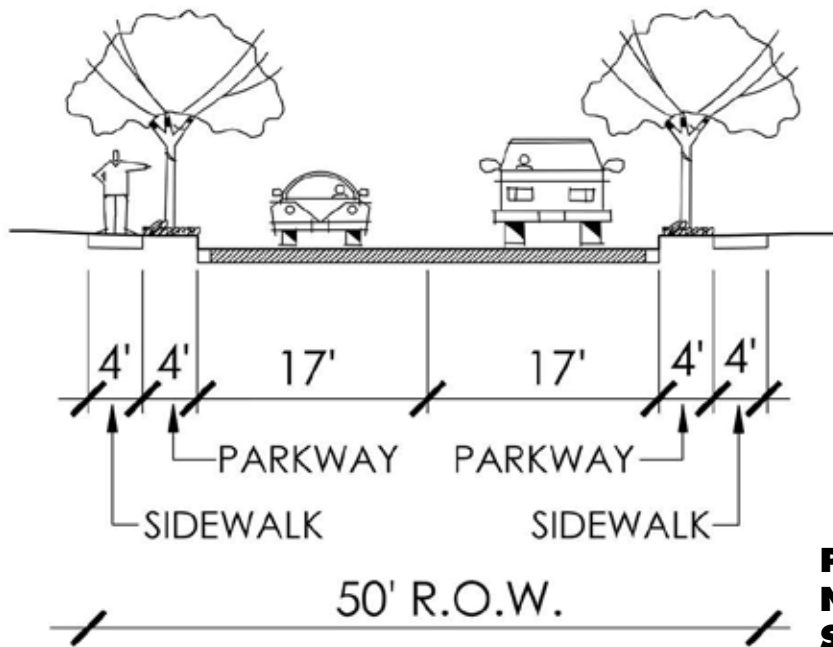
SITE AREA:	12.71 ACRES (NET)
TOTAL UNITS:	83 LOTS
NET DENSITY:	6.53 DU/AC
TYPICAL LOT SIZE:	37'-6" x 77'-0"
CORNER LOTS:	42'-6" x 77'-0"

PROPOSED SETBACKS:	
FRONT:	8 FEET (TO BACK OF SIDEWALK)
SIDE:	5 FEET TO PROPERTY LINE*
CORNER STREET SIDE:	10 FEET (TO BACK OF SIDEWALK)
REAR:	4 FEET (TO EDGE OF 20' ALLEY)

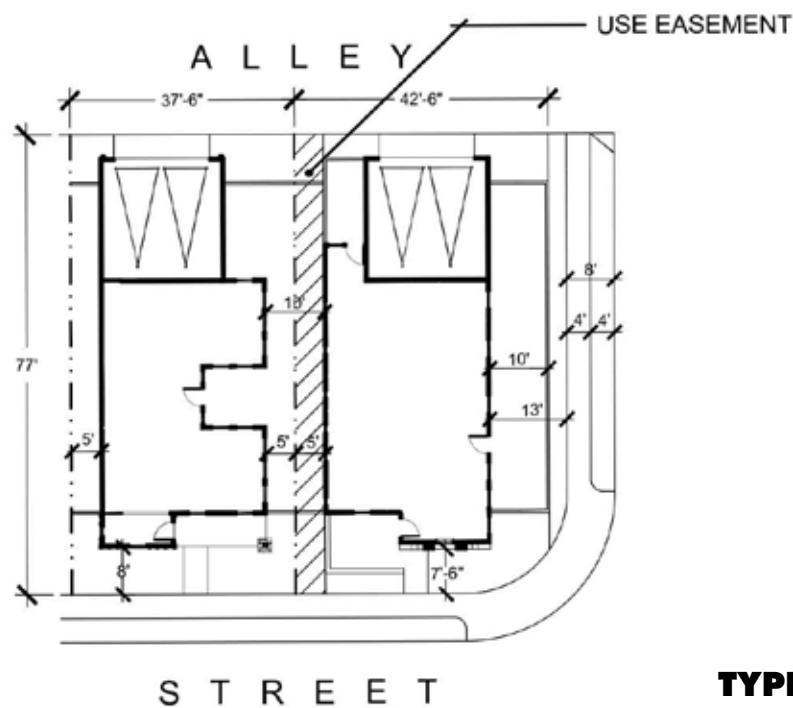
**(USE EASEMENT ALLOWS FOR MINIMUM 10' SIDEYARD)*

PROPOSED PARKING:	
2 GARAGE SPACES PER DWELLING	
0.5 GUEST SPACES PER DWELLING (ON STREET)	

DEVELOPMENT STANDARD DETAILS



**PUBLIC
NEIGHBORHOOD
STREET SECTION**



**TYPICAL
PLOTING**

DEVELOPMENT STANDARDS

The proposed development standards for Skyview generally meet or exceed the setback and requirements for Residential Small Lot Development (RSL – 2.5). The Development Table on page 9 provides a comparison of the City of Mesa standards and the proposed standards for Skyview. Some additional standards are included in the Table to allow flexibility in the architectural design to accommodate changes in the market, building codes and new construction techniques/materials. The proposed architectural plans in this Narrative do not reflect several of these additional standards such as tandem parking or three story homes.

A small deviation from the RSL- 2.5 standards is the front setback to the building wall or living area. The proposed homes at Skyview include front elevations with varied building wall setbacks and many elevations include covered front porches and single story roof lines. The homes are oriented so that fronts of homes face onto neighborhood streets that provide an additional four foot (4') landscaped parkway between the curb and the front of each house or they face onto landscaped open space greenbelts.

The plan for Skyview meet the required design elements for small lot subdivisions with an average minimum lot size between 2,500 and 3,000 sq. ft. Skyview meets all four of the Streetscape Elements. All private and public neighborhood streets include a minimum parkway area per Standard 2.a.i and “neck down” curb designs are proposed on the public street connections at the north and south end of the central greenbelt with enhanced decorative pavers at the cross walks per Standard 2.a.ii and iv. Open space amenities exceed the required open space by more than 30% per Standard 2.a.iii.

The proposed site plan meets one of the Site Design Elements, 2.b.1, as 100% of the proposed garages face onto a private alley. Additional parking is provided along the street and additional parking spaces including ADA parking is provided near the main recreation/open space area. Overall the parking within the site substantially exceeds the City parking requirements.

The architectural design also meets the Building Design Elements for Standard 2.C.iv, which requires 7 different elevations for an 83 lot subdivision. Skyview proposes 13 different elevations reflection three distinct architectural styles. Since the plan proposes cottage style homes with garages facing the alley, Standards 2.c.i and ii are not applicable and although all of the homes in Skyview propose front porches they do not meet the technical requirement of 50% of the front elevations. The front elevations of the homes, nonetheless, reflect a front porch dominant street character as demonstrated by the street scene concepts shown on pages 32 and 33 of this Narrative.

Table 11-5-4 B: Development Standards - RSL Residential Small Lot Single Dwelling Districts			
<i>Standard</i>	<i>RSL-2.5</i>	<i>Proposed RSL-2.5 (PAD)</i>	<i>Additional Standards</i>
Lot Standards			
Minimum Average Lot Area of Subdivision (sq ft)	2500	2849	
Minimum Individual Lot Area (sq ft)	2000	2500	Tandem' parking may be allowed. See Table 11-32-3 (A)
Minimum Lot Width - Interior Lot (ft)	25	37	
Minimum Lot Width - Corner Lot (ft)	30	42	
Minimum Lot Depth (ft)	75	75	
Building Form and Location			
Maximum Height (ft)	30	30	
Maximum Number of Stories	2	2	A third story may be permitted if meets specific standards. See 11-5-4 (B) (1)
Minimum Yards (ft)			
Front - Building Wall	12	8	
Front - Garage	20	N/A	
Front - Porch	7	7	
Street Side	10	10	
Interior Side: Minimum each side	3	4	See 11-5-4 (B) (2) See 11-5-4 (B) (3)
Interior Side: Minimum aggregate of 2 sides	8	8	See 11-5-4 (B) (2)
Rear	15	15	
Rear of Side - Garage, Accessed Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13'	13	Rear Garage access required to all homes.
Minimum Useable Open Space (sq ft) per unit	400	400	See 11-5-4 (B) (4)

ARCHITECTURAL DESIGN

Skyview proposes five different floor plan designs to attract the wide variety of demographics that currently live in Mesa and the surrounding areas. Plan sizes range from a 1,210 square foot single story home to a two story 2,300 square foot design. All homes include an attached two car direct access garage.

PLAN ONE

is a 1,210 square foot, two bedroom, two bathroom, single story home. The plan design will attract junior executives, young families and retired couples and singles. The entry leads directly into an open living, dining and kitchen area. The Master bedroom has a walk-in closet and is oriented onto a private patio and separated from the second bedroom by a master bath and secondary bathroom. The secondary bedroom can also serve as an office, guest room, or bedroom.

PLAN ONE-X

is 2,020 square foot, two-story home with three bedrooms, a loft, and three full baths. The target market includes growing and extended families and active adult buyers. The design is a modification to the Plan 1 with the Master bedroom located downstairs with private access to an enclosed patio. A large staircase with a tech space replaces the second downstairs bedroom in the Plan 1 to provide access to two upstairs bedrooms and an open loft. Bedroom 2 includes a private vanity area with a dividing door adjacent to the common upstairs bathroom. This family home allows room to grow as the loft can also be converted into a fourth bedroom.

PLAN TWO

is a 1,735 square foot, two story, three bedroom, two and a half bathroom home designed to meet the needs of young couples and families. A large open living area is located at the entrance with the dining/family area

and kitchen placed at the other end of the open plan. All bedrooms are upstairs accessible from a common alcove area. The Master bedroom has a large, walk-in closet and a balcony overlooking the private yard.

PLAN THREE

is a large, 2,240 foot, four bedroom, three bathroom home with an open plan also designed for young couples, families and extended families. The plan is an open layout with a great room and spacious kitchen and adjoining dining. This design has incorporated a Junior Master Bedroom downstairs with a private bathroom. The three upstairs bedrooms open onto common loft/study area. The loft and Master bedroom open onto a balcony overlooking the yard area.

The Master bedroom includes a walk-in closet. Bedrooms 3 and 4 share the second bathroom.

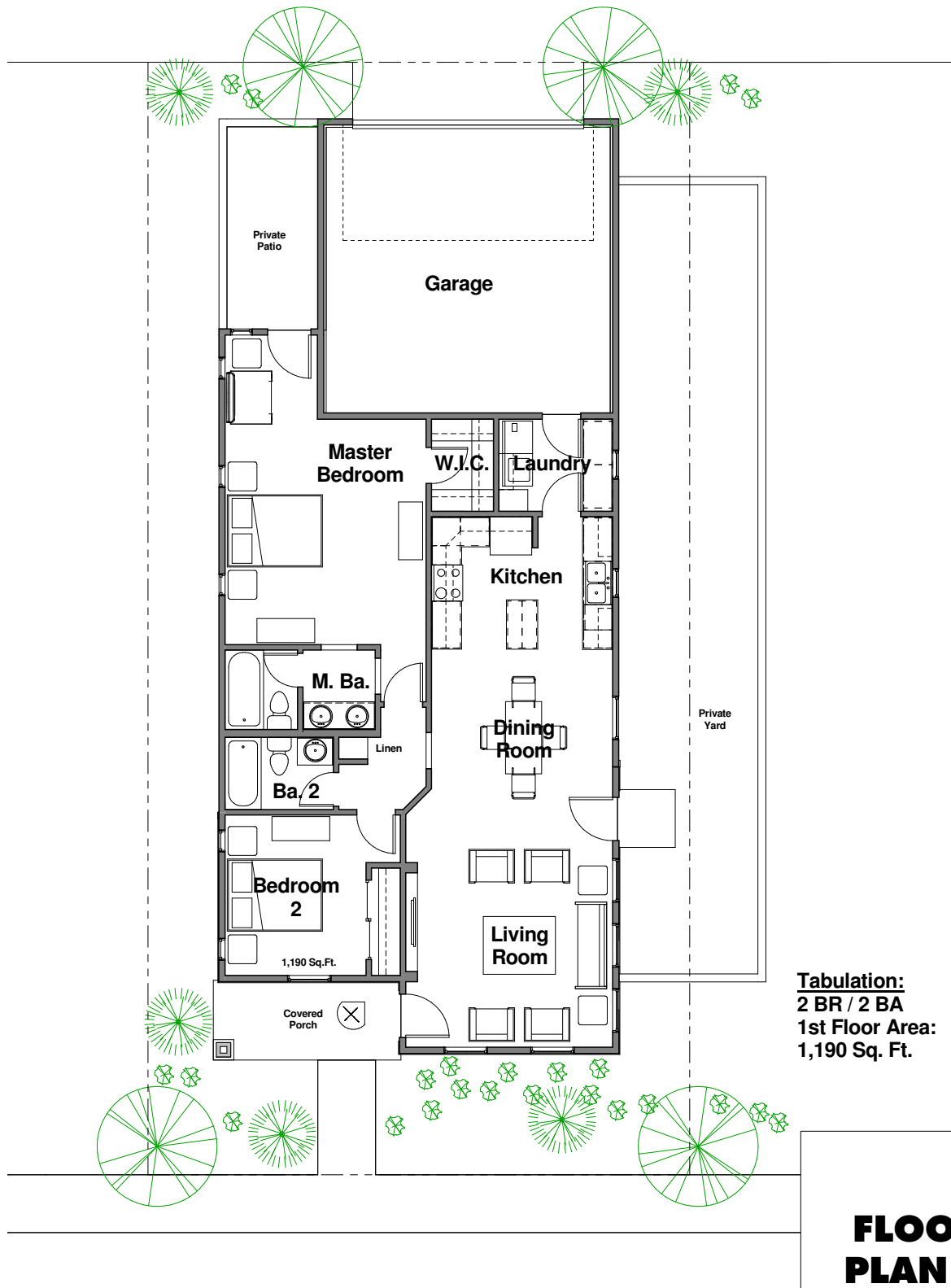
PLAN FOUR

is a 2,300 square foot home with three bedrooms and 2½ bathrooms. This home design will attract a variety of buyers including executives, growing families and mature and extended families. A covered entry opens to a formal living room oriented onto a large private outdoor courtyard. The dining/family areas are also situated towards the outdoor courtyard. An open kitchen provides space for a central long work island.

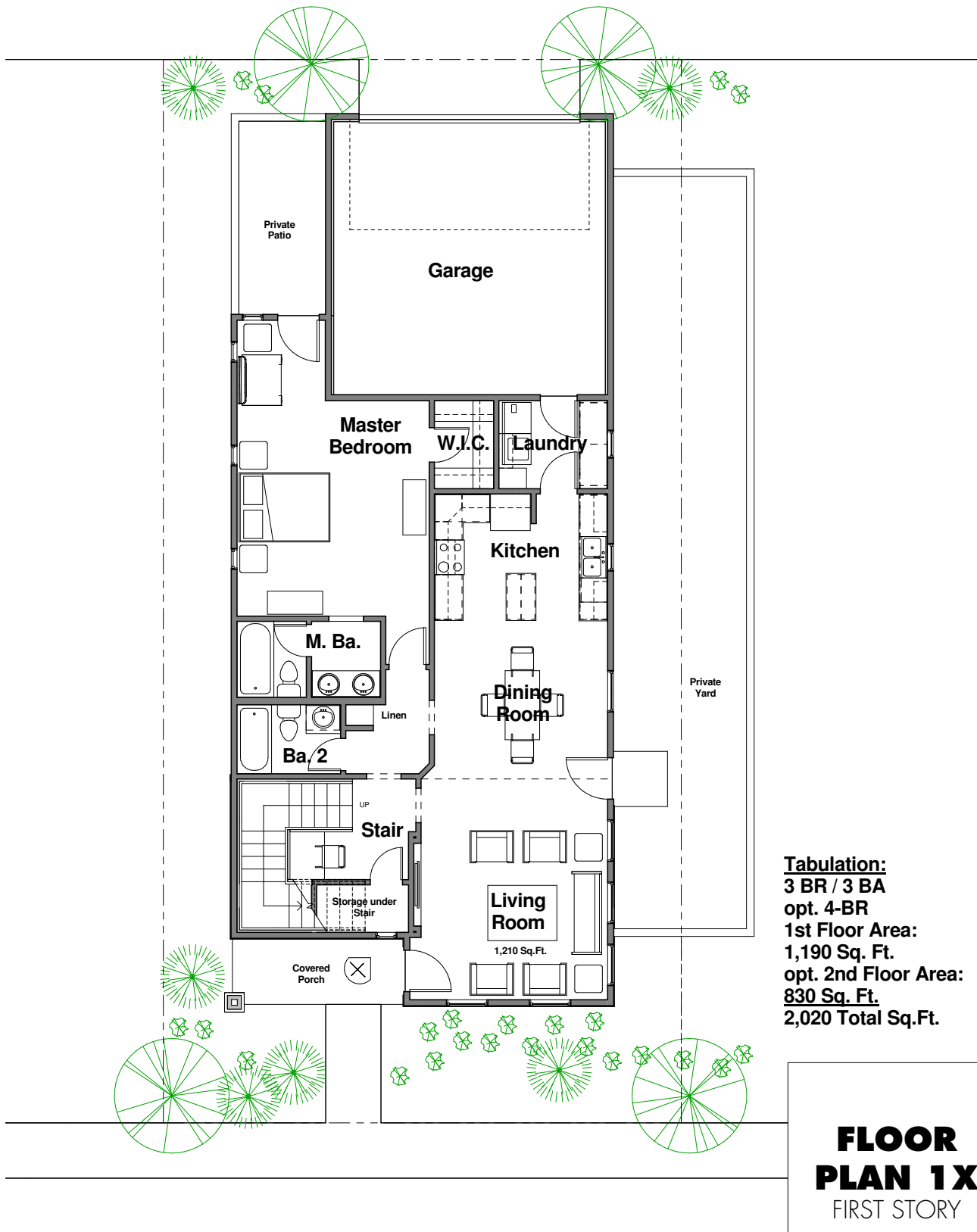
All bedrooms are located upstairs along with a large sunlit study loft. The Master bedroom has a walk in closet and a private balcony area overlooking the yard and the option for a second, larger deck over the garage.

Bedrooms 2 and 3 share the second bathroom. The design themes for Skyview are distinctive new expressions of period architectural styles and include Craftsman, Spanish and Traditional elevations.

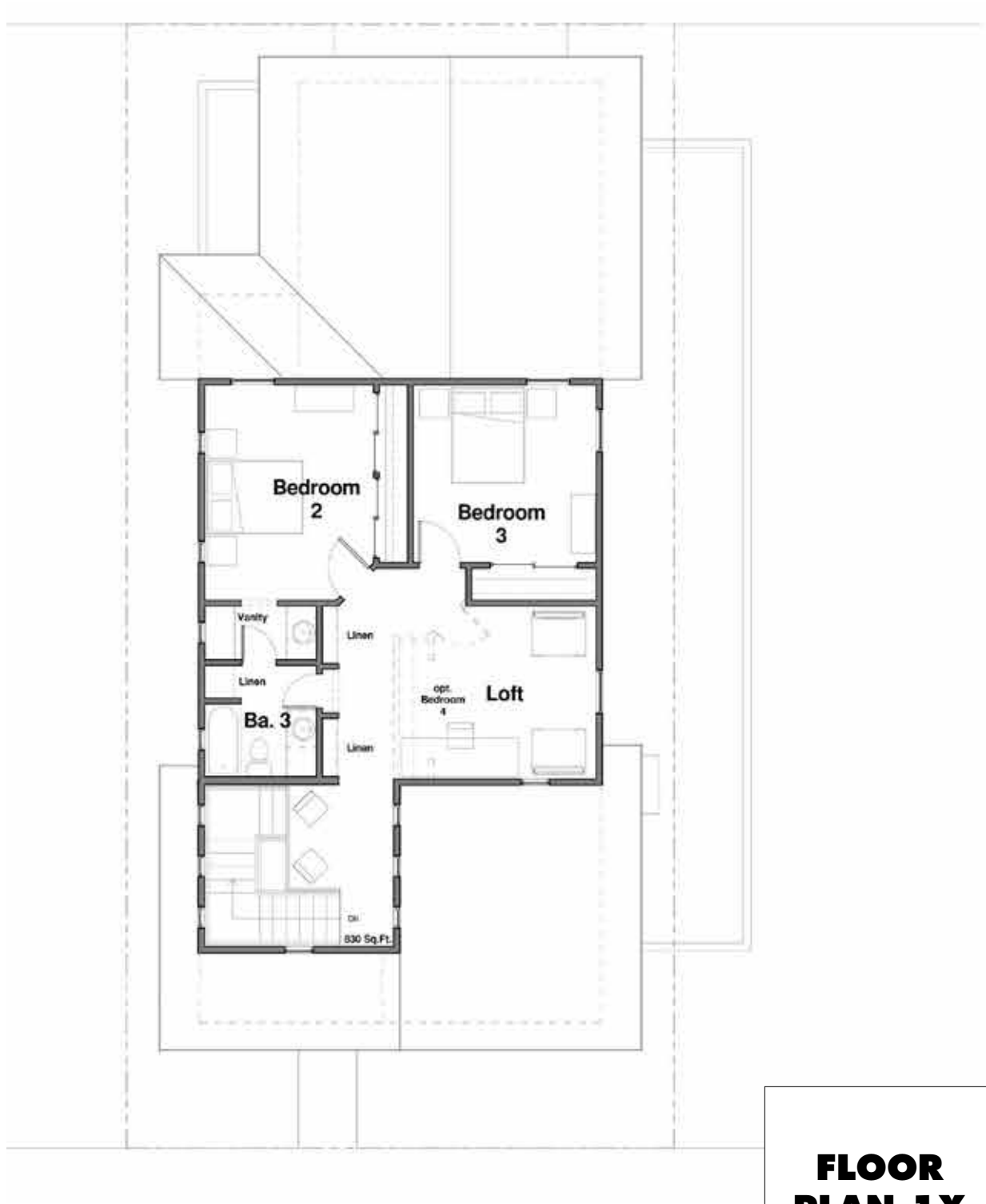
FLOOR PLAN



FLOOR PLAN

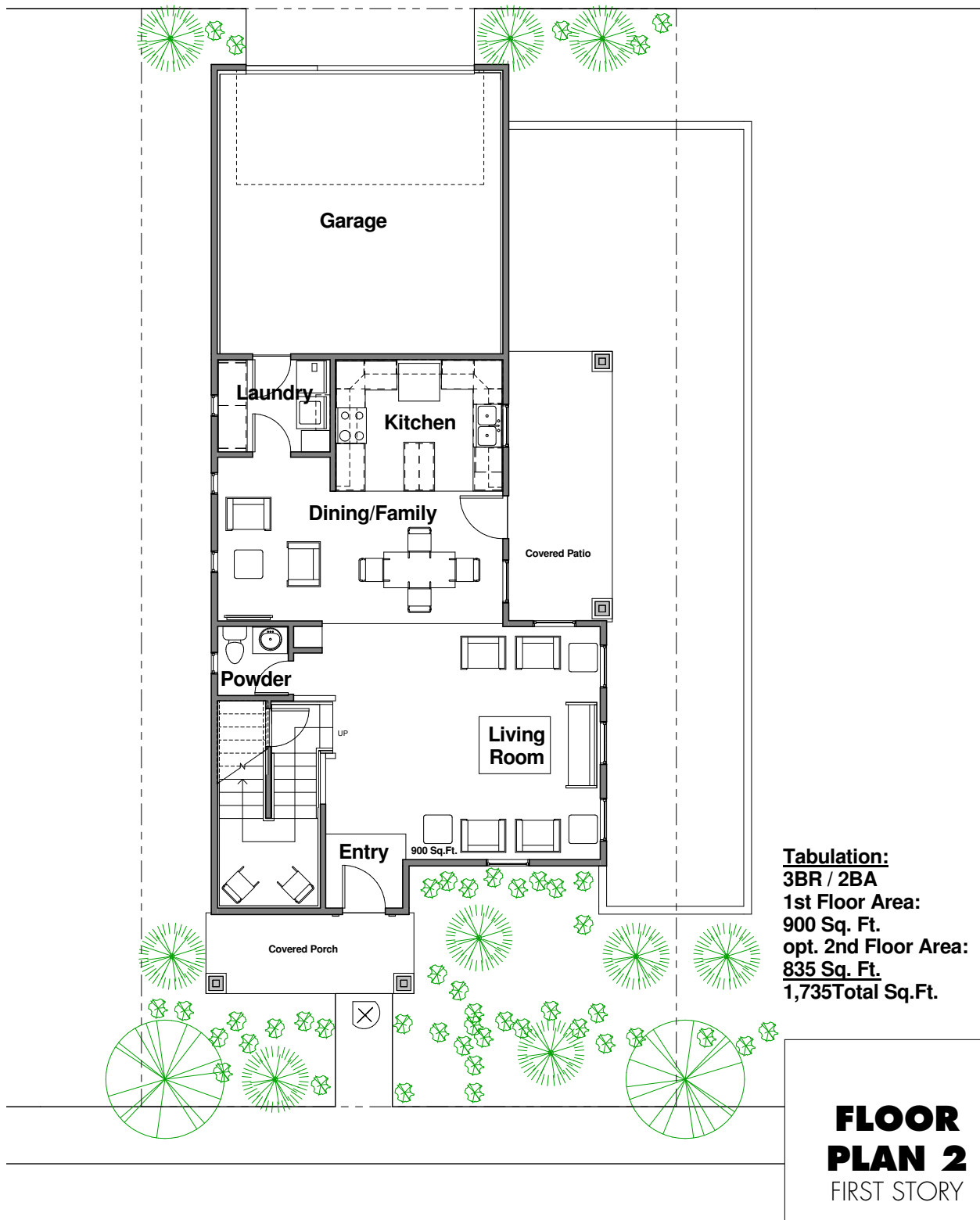


FLOOR PLAN



**FLOOR
PLAN 1X**
SECOND STORY

FLOOR PLAN

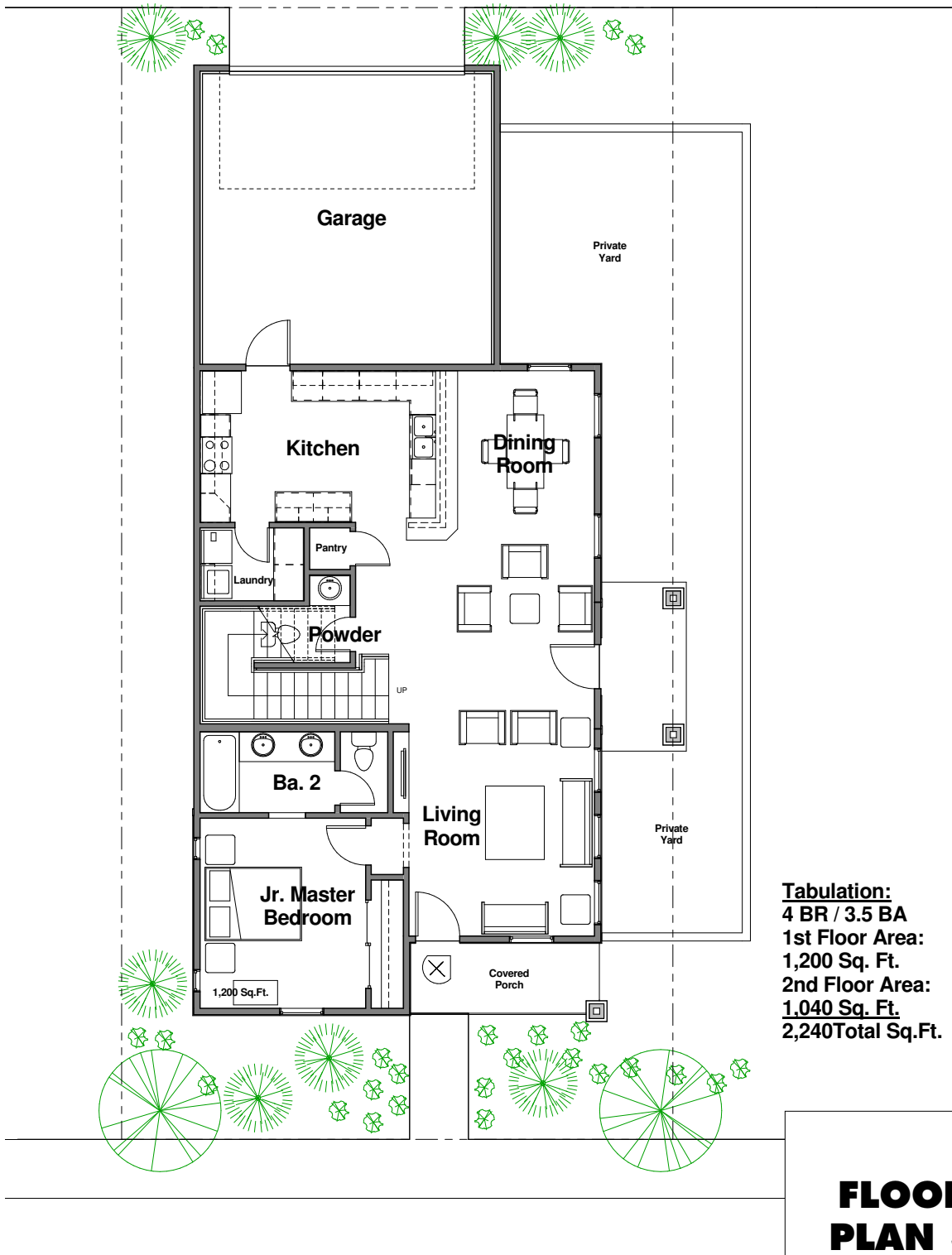


FLOOR PLAN



**FLOOR
PLAN 2**
SECOND STORY

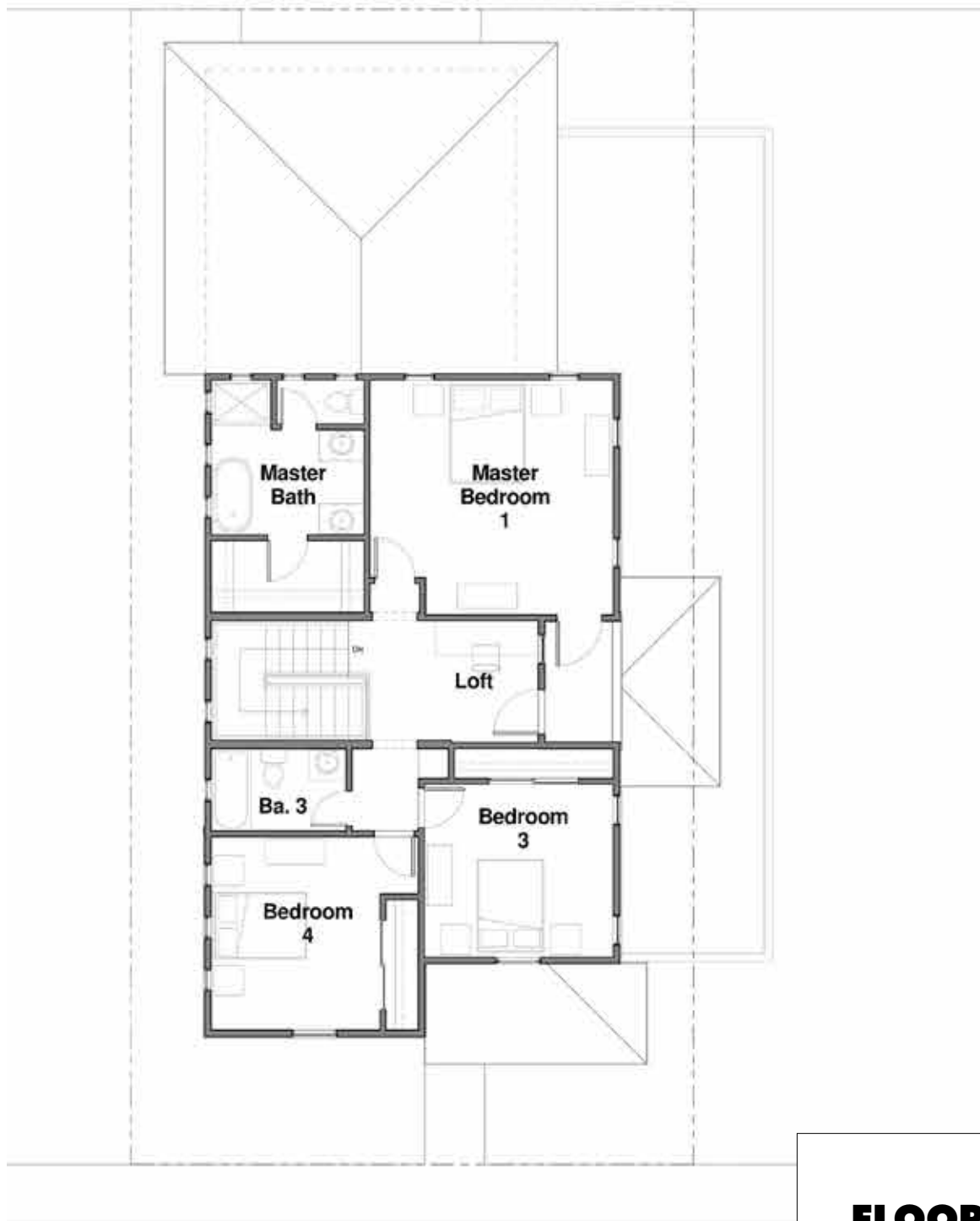
FLOOR PLAN



Tabulation:
 4 BR / 3.5 BA
 1st Floor Area:
 1,200 Sq. Ft.
 2nd Floor Area:
 1,040 Sq. Ft.
 2,240 Total Sq. Ft.

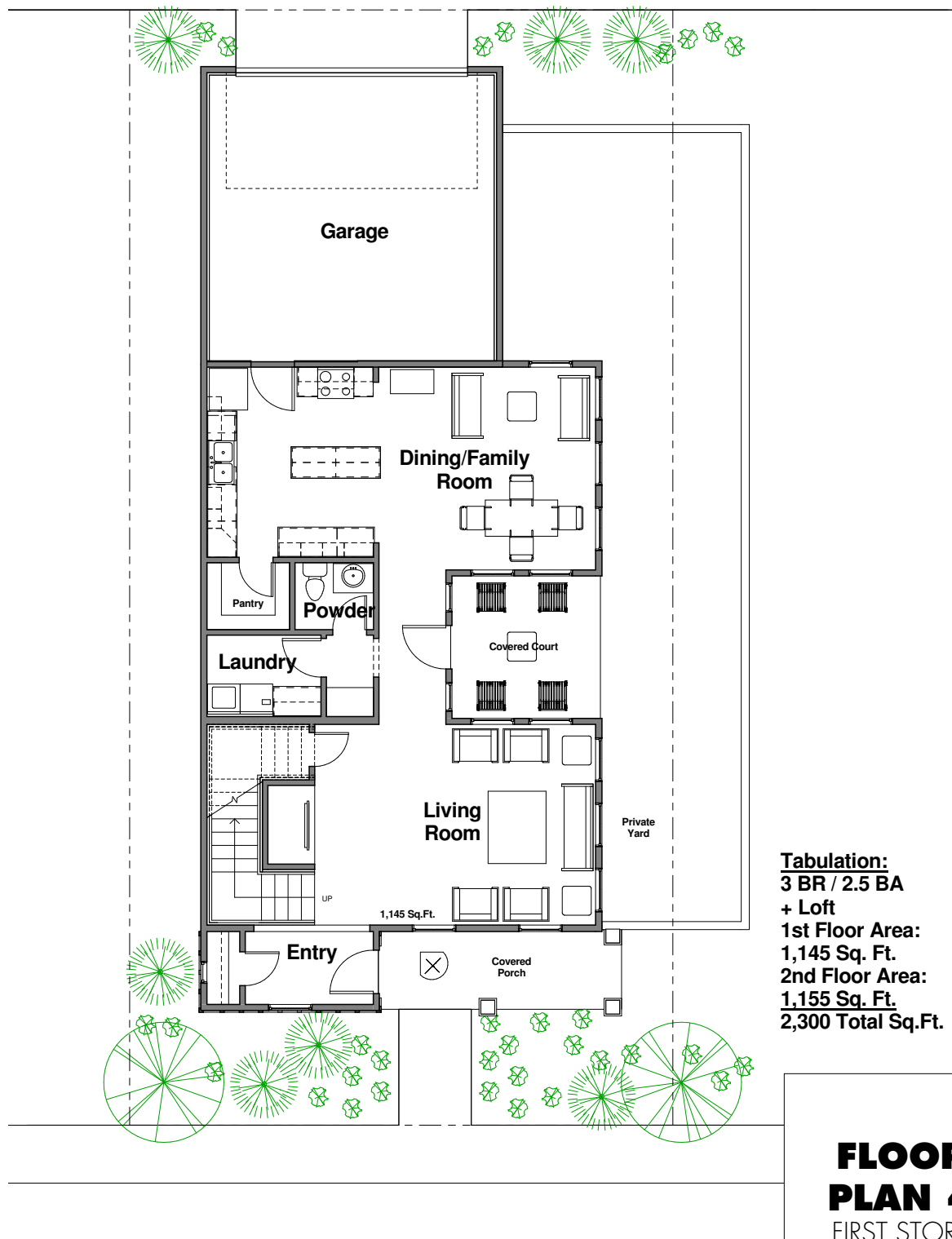
**FLOOR
PLAN 3**
FIRST STORY

FLOOR PLAN



**FLOOR
PLAN 3**
SECOND STORY

FLOOR PLAN



FLOOR PLAN



**FLOOR
PLAN 4**
SECOND STORY

ARCHITECTURAL STYLES

CRAFTMAN

Craftsman architectural details including low, simple gable roofs with rake ends and outlookers and brace details. This style proposes covered porches with low, shed roofs and heavy wood posts on stone bases. The multi-paned windows are framed and incorporate wood headers to accent focal windows. Vertical siding and shingles are used with matching stucco and finished in earth tones and rich wood colors.

SPANISH

The Spanish designs includes simple building massing with low gable roof forms with Mission profile concrete roof tiles and the heavy proportioned stucco walls. This style also incorporates decorative tile or ironwork accent elements. Private entry courtyard areas lead to front entry doorways. The windows are detailed with wood frames or recessed and include gridded divided light. The light stucco exteriors are contrasted with darker wood trim colors and colorful accents.

TRADITIONAL

The Traditional design is characterized by moderate pitched gable roof and hip forms with light colored fascia boards. Covered porches and entries are supported by simple square columns. The windows are accented with decorative shutters. Horizontal siding or vertical board and batten accent the house front.

Colored elevations are included on the following pages. Complementary building forms, elements, details and color will create an overall design theme for Skyview. No two identical elevations will be adjacent to, or directly across the street from one another.

CRAFTMAN

- Roof Pitch 3½:12 to 5:12
- 12" to 18" Roof Overhang
- Flat Concrete Tile or Architectural Shingles
- Minimum 75% accent Siding on Front Elevation
- Window Mullions on all Front and Corner Facing Windows
- Window Trim on all Front and Corner Facing Elevations
- Minimum 6" x 6" Wood Posts. Knee Braces encouraged

SPANISH

- Roof Pitch 3½:12 to 6:12
- Built up Stucco Fascia Detail or 12" min Roof Overhang
- Concrete Tile with Mission Profile
- Medium or Sand Finish Stucco with 6-12" Recesses
- Window Mullions on all Front and Corner Facing Windows
- Window Header Detail on all Front and Corner Facing Elevations
- Decorative tile or terra cotta accent on all gable end roofs

TRADITIONAL

- Roof Pitch 4:12 to 7:12
- 12" min Overhang with accented Fascia Board
- Flat Concrete Tile or Architectural Shingles
- Minimum 50% Siding on Front Elevation
- Decorative Siding/Shingle accents used on Gable End Roofs
- Window Surrounds on all Front and Corner Facing Elevations
- Decorative Window Shutters used on Focal Windows on Front and Corner Facing Elevations

ELEVATION

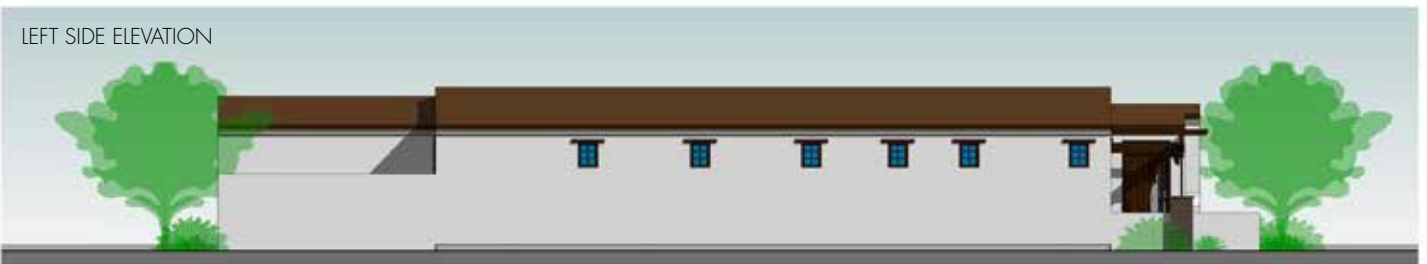
FRONT ELEVATION



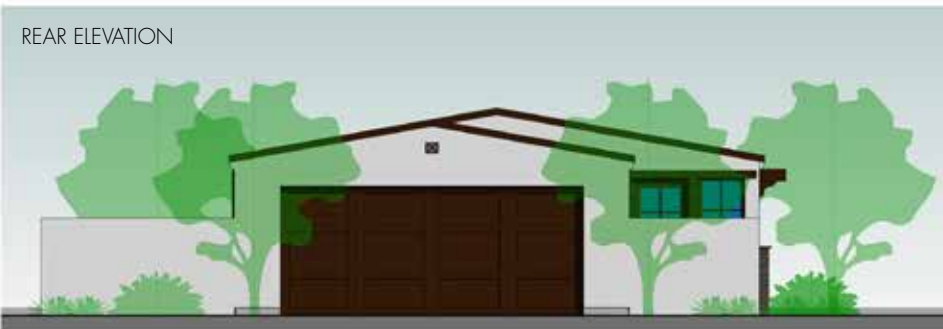
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



PLAN 1
SPANISH
ELEVATION

PERSPECTIVE



PLAN 1 CRAFTMAN



PLAN 1 SPANISH



PLAN 1 TRADITIONAL

ELEVATION

FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



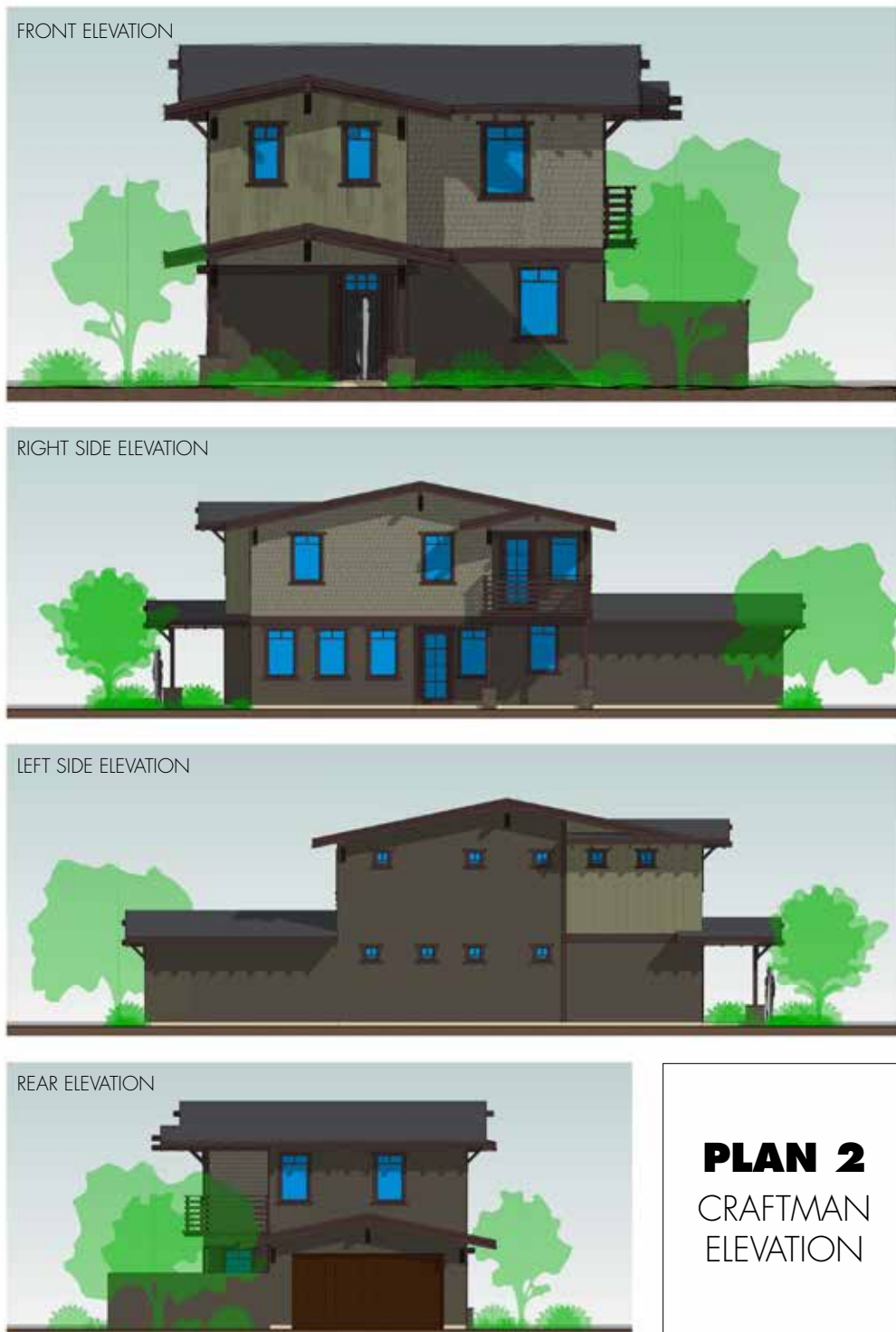
PLAN 1X
TRADITIONAL
ELEVATION

PERSPECTIVE

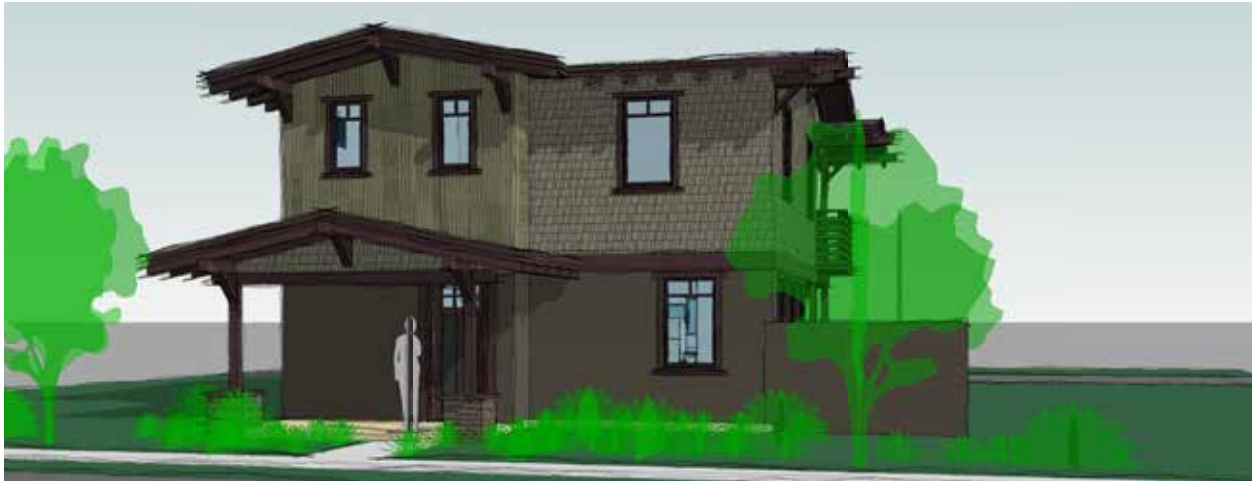


PLAN 1X TRADITIONAL

ELEVATION



PERSPECTIVE



PLAN 2 CRAFTMAN



PLAN 2 SPANISH



PLAN 2 TRADITIONAL

ELEVATION

FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

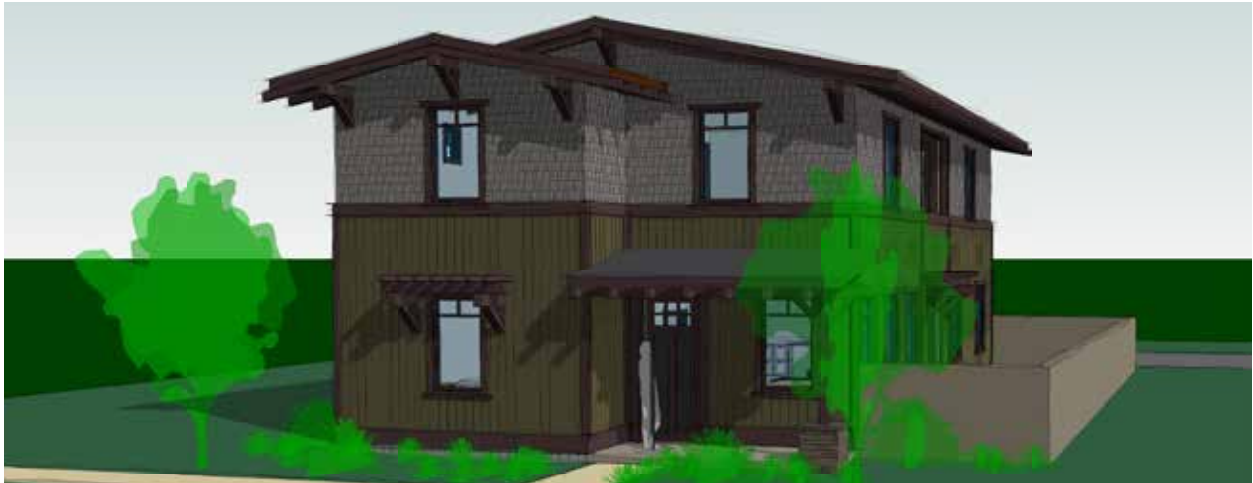


REAR ELEVATION



PLAN 3
SPANISH
ELEVATION

PERSPECTIVE



PLAN 3 CRAFTMAN



PLAN 3 SPANISH



PLAN 3 TRADITIONAL

ELEVATION



PLAN 4
TRADITIONAL
ELEVATION

PERSPECTIVE



PLAN 4 CRAFTMAN



PLAN 4 SPANISH



PLAN 4 TRADITIONAL

STREET SCENE CONCEPT





LANDSCAPE CONCEPT

The landscape concept of Skyview neighborhood will utilize a plant palette indigenous to the area and complementary to the proposed architectural theme. Drought resistant plants and trees will be the predominant materials used in the overall landscape design with colorful accent materials incorporated at the primary entry and in open space areas.

The proposed concept will help define a hierarchy of roadways for vehicular traffic and a pleasing walking experience for the pedestrian.

Formal street trees within landscaped parkways will provide a general organization of circulation and place. Larger focal trees will be placed in an informal arrangement to accentuate open space, punctuate pedestrian activity areas and create visual interest at view terminus points.

The common areas along the perimeter edges will be softened with the landscaping. On-site retention basins will incorporate plant material to blend with the surrounding open spaces. Accent landscaping will also define the recreation area and other amenities including the children's play area, the pocket park, and the central courtyard. Parkway areas will be landscaped with drought tolerant groundcover and decomposed granite and the use of ornamental grass (turf) will be limited to play areas and focal areas.

Front yard landscaping will be installed and maintained by the developer prior to occupancy. Retention areas will be designed as an integral part of the landscape theme and will include plant materials compatible with the natural drainage system.

Pages 35 and 36 show the conceptual landscape plan and landscape details for the pool area at the main recreation amenity and the passive shaded seating area and trellis feature within the central greenbelt.

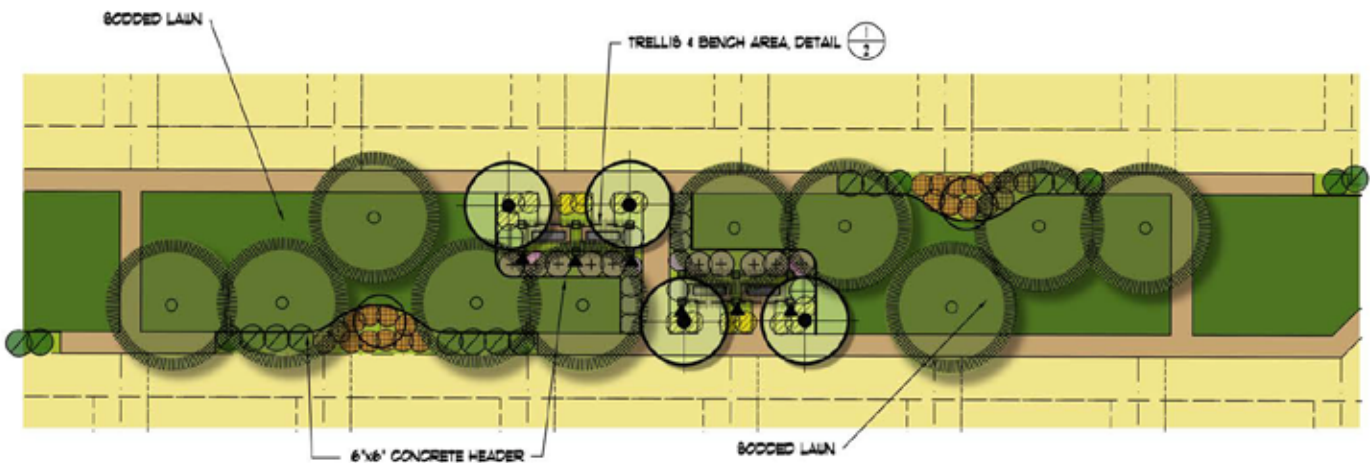
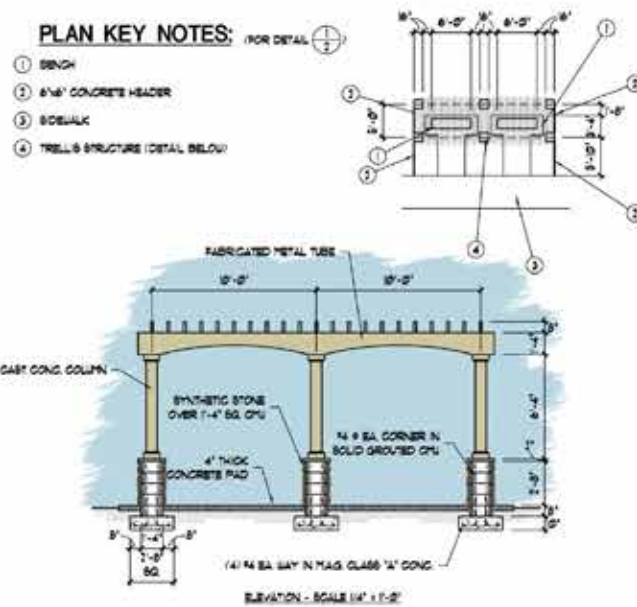
The primary entry at Power Road will feature a free-standing monument sign with a raised planter and large columns with stone veneer and decorative plaques displaying the street address and logo on each side of the community name displayed with metal lettering on a precast stone surround. A detail is provided on page 37. The walls and fences will be unifying design elements within Skyview. Walls will be constructed with concrete block and painted a neutral earth-tone color with decorative pilasters located 10' on center (maximum spacing). Partial view fencing and pool fencing will be constructed using square tubular metal painted to match the metal detailing consistent with the house architecture. Details of the proposed wall designs are provided on page 37.

PLANT PALETTE	
TREES	
WASHINGTON ROBUSTA	2-3" TRUNK HT.
MEXICAN PAN PALM	
QUERCUS VIRGINIANA	34" BOX MATCHING
SOUTHERN LIVE OAK	8' HT. 43' SP. 1 1/2' CAL.
ULMUS PARVIFOLIA	34" BOX MATCHING
EVERGREEN ELM	8' HT. 4' SP. 1 1/2' CAL.
CHITALPA TACHIBANUS	34" BOX MATCHING
CHITALPA	7' HT. 4' SP. 1 1/4' CAL.
BRACHYSTYLIS POPULNEUS	34" BOX MATCHING
BOTTLE TREE	8' HT. 4' SP. 2' CAL.
CASUALPINA MEXICANA	5 GALLON MIN.
YELLOW MEXICAN BIRD OF PARADISE	TREE FORM (8' HT. 2 1/2' SP. 3 1/2' CAL.)
SHRUBS & VINES	
LEUCOPHYLLUM LARGIFLORUM	5 GALLON
RED BRAYO BUSH	ALL PAST CAN.
BUELLIA BRITTONIANA CALIFORNICA	5 GALLON
BUELLIA	ALL PAST CAN.
NEROLIUM OLIVACEUM TOP	5 GALLON
QUARTZ PINK OLIVACEUM	ALL PAST CAN.
TEGONA HYBRID	5 GALLON
ORANGE JASMINE	ALL PAST CAN.
GALLIETTERIA VINCIGALLI 'LITTLE JOHN'	5 GALLON
LITTLE JOHN BOTTLE BRUSH	ALL PAST CAN.
BOUGAINVILLEA 'SAN DIEGO RED'	5 GALLON
RED VINE BOUGAINVILLEA	ALL PAST CAN.
CASUALPINA PULCHERRIMA	5 GALLON
RED BIRD OF PARADISE	ALL PAST CAN.
GROUNDCOVERS AND ACCENTS	
EREMOPHYLLA 'MEXICAN GOLD'	1 GALLON
OUTBACK BARRAGE	ALL PAST CAN.
LANTANA RELIGIOSA 'TIP'	1 GALLON
TRAILING PURPLE LANTANA	ALL PAST CAN.
PARVIFOLIA HESPERALOE	1 GALLON
RED YUCCA	ALL PAST CAN.
AGAVE SEDGEM 'DO'	5 GALLON
DEWBERY CARPET SEDGEM	ALL PAST CAN.
LANTANA MONTICLOSUS 'NLS'	1 GALLON
NEW GOLD LANTANA	ALL PAST CAN.
SODDED TURF	

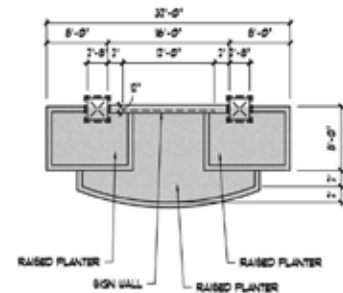
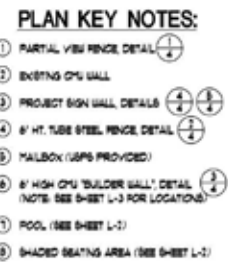
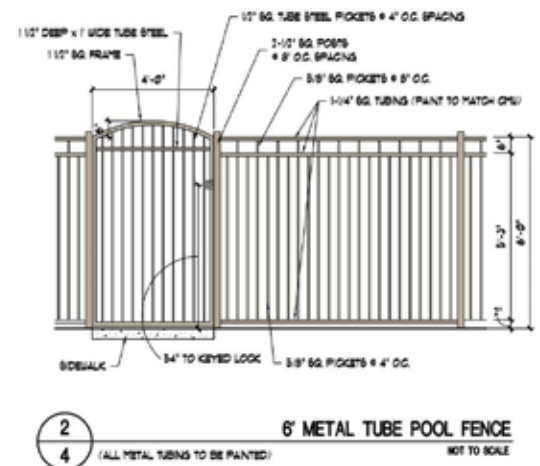
LANDSCAPE PLAN



LANDSCAPE DETAILS



SKY VIEW



Prepared for:

CITY OF MESA

20 E. Main Street
Mesa, AZ 85201

Applicant:

HIGHLAND HOMES

1425 South Higley Road #101
Gilbert, AZ 85296

Design Team:

**THE GALLOWAY GROUP
TRA/ANGLE DESIGN**

18001 Cowan, Suite L
Irvine, CA 92614

