

Mulberry

Development Master Plan 1st Amendment

Parcel #5/ Rezoning & Preliminary Plat

Guadalupe Road on the NEC Crismon & Guadalupe Roads



Narrative

Submitted to:
City of Mesa
Planning Division
55 N. Center Street
PO Box 1466
Mesa, AZ 85211-1466
480-644-4273

September 29, 2016

Project Team

Developer:
Desert Vista 100, LLC.
3321 E. Baseline Road
Mesa, AZ 85234
Contact: Paul Dugas
Tel: (480) 892-4492

Consultant:
EPS Group, Inc.
2045 S. Vineyard Avenue, Suite 101
Mesa, AZ 85210
Contact: Josh Hannon
Tel: (480) 503-2250

Mulberry
Development Master Plan
1st Amendment
&
Parcel 5/ Rezoning & Preliminary Plat

Development Master Plan Narrative

Table of Contents

Project Request.....	4
Diverse Architectural Vision/Product	5
Project Description	7
Background	8
Site and Surrounding Area	9
Development Plan.....	9
Development Standards	11
Development Concept/ Parcel #5.....	12
Access and Circulation	13
Services	14
Conclusion.....	14

Exhibits

1. Vicinity Map
2. Aerial Photo
3. Parcel 5 Existing Zoning
4. Parcel 5 Proposed Zoning
5. Parcel 5 Conceptual Development Plan
6. Zoning/Density Exhibit
7. Phasing Plan

Narrative

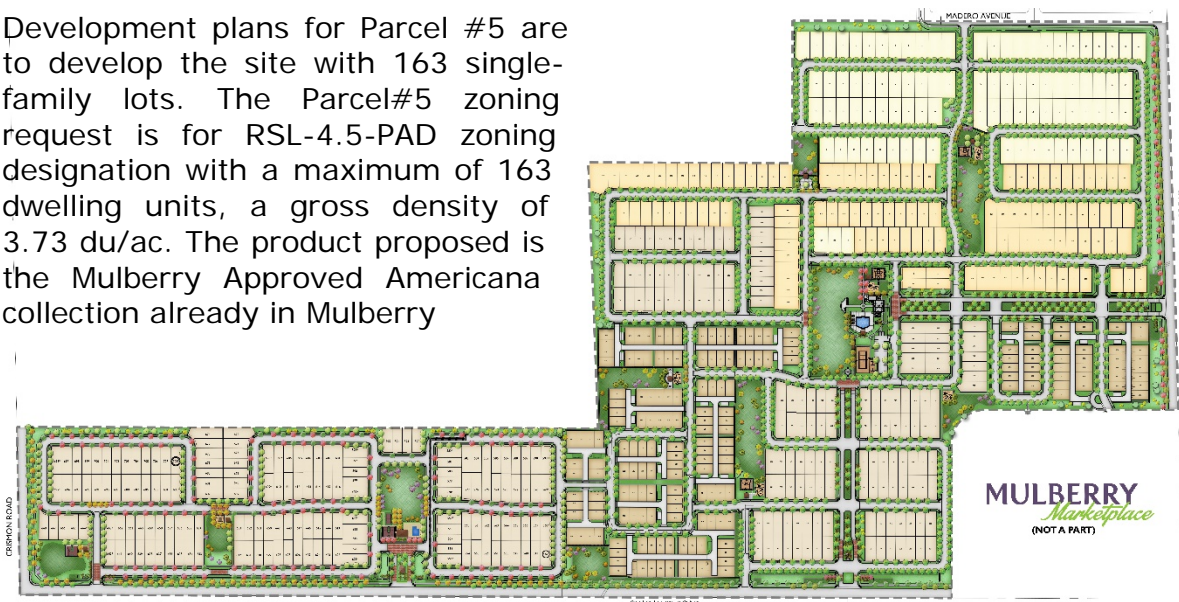
Development Master Plan 1st Amendment & Parcel 5/ Rezoning & Preliminary Plat Mulberry PAD Development Master Plan 43.74 acres located northeast of Guadalupe and Crismon Roads August 30th, 2016 September 29, 2016

Project Request

This request is to amend the Mulberry Development Master Plan to change the zoning of Parcel #5 from RM-2-PAD and RSL-2.5-PAD to RSL-4.5-PAD, on 43.74 gross acres. The Mulberry Development Master Plan was approved by City Council August 18, 2014, Ordinance #5247. Mulberry is a residential planned community consisting of four different detached home types. The original site includes 172.5 gross acres located north of E. Guadalupe Road, east of S. Crismon Road, and west of Signal Butte Road in Mesa, Arizona. See attached Vicinity Map and Site Aerial Photo. This request for a rezoning of Parcel #5, and will allow Parcel #5 to develop as a single-family detached neighborhood with The Approved Mulberry Americana collection of Homes. See attached Zoning Exhibits for Existing and Proposed Zoning Districts.

Parcels 1 through 4 have been platted and developed with 545 single-family lots with 25.65 acres (20.0%) of parks and open space. Concurrent with this 1st Amendment to the DMP is the request for the Rezoning and Preliminary Plat for Parcel #5. The request is for a Preliminary Plat containing 163 single family lots with 7.02 acres (16%) of parks and open space.

Development plans for Parcel #5 are to develop the site with 163 single-family lots. The Parcel#5 zoning request is for RSL-4.5-PAD zoning designation with a maximum of 163 dwelling units, a gross density of 3.73 du/ac. The product proposed is the Mulberry Approved Americana collection already in Mulberry



With the proposed Amendment to the DMP and the Parcel #5 Rezoning and Preliminary Plat, Mulberry will include a maximum of 706 units, and an overall gross density of 4.09 du/ac.

Diverse Architectural Vision/Product

The Architectural focus and vision of Mulberry evolved from Architectural Styles such as, Cottage, Bungalow, Tuscan, Farmhouse, Tudor, Country, Spanish Mission, Craftsman, Traditional, Country French, and Early California. The objective at Mulberry is to attempt to create a Street Scene that appears as most homes were individually built by different builders on a lot-by-lot basis.

The Homes will be built on Tree Lined Streets with Detached Sidewalks. Restrictions to the repetitiveness of Architectural Elevations, Color Schemes, Driveway Locations and Garage Orientations will insure that monochromatic patterns are eliminated. Front yard setbacks to the Home Facades in parcels 1,2,3,4 and 5 will stagger from 10' to 20' and create a very diverse street scene. The Mulberry Architecture incorporates front porches and courtyards into most of the designs to encourage living off the fronts of homes and in turn creating a true sense of community and neighborhood. See "Product Information" Notebook, Mulberry DMP, for details of product variety.

Mulberry has four diverse different Collections of Homes located on Five Parcels that surround the Central Park and many smaller parks. The Heritage Home Collection has four floor plans with five completely diverse Architectural Elevations. The Arbor, Americana and Centennial Collections of Homes has four floor plans with four completely diverse Architectural Elevations. [There are a total of 68 elevations for the four collections of homes. In Mulberry overall there are 23 diverse exterior color palates.](#)

[Also throughout the four \(4\) Home Collections there are ten \(10\) Floor Plans that have a total of 42 elevations and each diverse elevation has a wrap around porch.](#)

[Parcel #5 with the Americana Collection of Homes has 24 different elevations and 23 exterior color palates making the diversity in the street scene endless.](#)

[In total with the base elevations and wrap around porch elevations throughout the Mulberry Community there are 110 completely diverse elevations, combined with 23 different exterior color palates Mulberry has the most diverse product in the Valley!](#)

On January 25, 2016 City Council Approved Zoning Case Z15-045 at Mulberry. The approved request allowed a PAD Modification to allow the Approved Americana Master Plan #3501 and #3502 to have an interior garage width of 19'4" where 20'0" is required. This was for lots #140-143, #175-220, and #299-403 within Mulberry Parcel #2 & 3. With the Rezoning and Preliminary Plat for Mulberry Parcel #5 this approved Pad Modification will allow Plan #3501 and #3502 to have the same 19'4" width garages on Parcel #5 lots #546-708

Zoning Case Z15-045 above was approved for a total of (151) lots, all located in the original DMP. All of the (151) approved lots could be built with the reduced garage width according to the approval. To date (121) lots have been built on and (73) of those homes constructed were a mix of the Plan # 3501 and #3502. This equates to be 60% of the Americana Homes constructed are Plan #3501 or #3502 to date.

Of the (73) Plan #3501 or #3502 only (36) homes were constructed with the reduced garage width and the rest were built with the required 20'0" garage width.

Parcel #5 at Mulberry is proposed to have (163) Americana Collection Homes and using a 60% factor of homes to be built as Plan#3501 or #3502 that would equate to approximately (98) Plan#3501 or #3502 with the reduced garages probably would be built.

Using these historic percentages when combining the (36) lots built within the approval of Z15-045 and the potential (98) lots in Parcel #5 at total of (134) lots could potentially have the reduced garage widths in theory.

With the above said Parcel # 5 is a direct addition to the original Mulberry DMP and will be annexed into the current HOA. Clearly the total lots that could be built upon with the reduced garage widths stays with the intent created with the Approval of Z15-045. With the above facts, it is clear and justified to allow the reduced garage widths of Zoning Case Z15-045 to be allowed in Parcel #5 at Mulberry. The Americana Master Plans #3501 and #3502 have been revised through Building Safety with the reduced garage widths and the total width of the homes has not changed.

Parcel 1 consists of 60'/65' x 125' Lots with home square footages ranging from 2,400 to 4,200 square feet. Parcel 2 consists of 52'/57' x 120' Lots with home square footages ranging from 2,100 to 3,450 square feet. Parcel 3 consists of 45'/50' x 115' lots with home square footages ranging from 1,900 to 2,800 square feet. Parcel 4 consists of 40'/45' x 75'/79' Lots with home square footages ranging from 1,600 to 2,200 square feet.

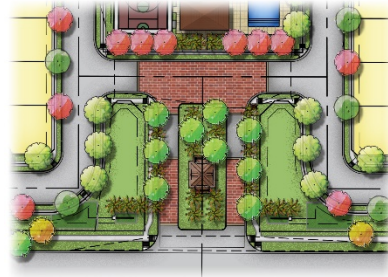
The Rezoning of Parcel #5 will include lots of 45'/50' x 120', with homes ranging from 1,900 to 2,800 square feet. The Parcel #5 lots have 5' larger rear yards than the Parcel #3 lots with the same Americana Collection of Homes.

Once completed, Mulberry will inspire others to attempt to duplicate the diversity, care and attention to detail given to every home including the focused effort to create the “New Old Home”. The landscaping palette, the entryways and the common areas will provide a welcome and warm invitation to all who live at or visit Mulberry.

Project Description

The development concept for the Mulberry Master Planned Community is to create an attractive, identifiable community where residents participate in outdoor activities, bicycle and jog, walk their dogs, chat with their neighbors and are happy to call home. Four unique yet compatible residential home types will be developed around a central community park and landscaped open spaces, pocket parks and trails, distributed throughout the community and will create a series of recreational and open space amenities. Linked open space corridors will provide a distinct pedestrian connectivity experience and establish the landscape character for the Community.

The development plan will provide a strong sense of arrival from all primary and secondary entry roads. The primary access roadways include tree-lined boulevards, decorative pavers, vintage style streetlights, and detached sidewalks. The entries are aligned to terminate with vistas on the central community park. The secondary entry roads also align with expansive landscaped open spaces areas.



Grand entries include a decorative guardhouse with colorful stucco finish, brick veneer accents, decorative railing, and concrete tile at the three primary entry points into Mulberry. The monumentation signage features a stucco finish, stone and brick veneer accents, decorative railing, and a raised planter for seasonal annual flowers. The entries create a sense of arrival and community identity for all residents.



Parcel #5 will have two access locations from Guadalupe Road and an internal access point from Navarro Avenue. The primary access locations to the Mulberry Community are from Signal Butte Road and Guadalupe Road along the south and east boundaries of the development. Secondary community access is located along E. Madero Avenue on the north boundary of the site and Guadalupe Road along the south boundary of the site.

Parcel #5 will include three open space areas. The primary area will be at the focal point of the major entry from Guadalupe Road, the second open space area is located central to the neighborhood while a third area is located at the southwest corner of Parcel #5. The primary entry will be a Grand Boulevard, palm tree lined with a Decorative Guardhouse and terminating at a Grand Pavilion with a 30' X 50' Ramada mimicking the Main Mulberry Clubhouse. Amenities in the parks and open spaces will be a combination of Tot Lots, ½ Basketball Courts, a Pickle Ball Court, Pool and several Ramada's. The same quality and diversity of the homes as in the Mulberry Approved Home Collections will be used in Parcel #5.

Background

Mulberry was annexed into the City on December 7, 1983, Ordinance #1752. The site was rezoned from County Rural-43 to City Agriculture (AG) (Z84-091) on July 16, 1984. A portion, including approximately 175 acres was planned and zoned as Desert Vista in 2006, (Z06-45), Ordinance #4589. The zoning was changed from AG to R1-9 PAD, R1-6 PAD, R-2 PAD and established the Desert Vista Development Master Plan to allow development of a residential master planned community. A Preliminary Plat was also approved. A minor general plan amendment, (GPMinor06-03), was approved amending the southern portion of the site to MDR 6-10 du/ac.

The Mulberry PAD Development Master Plan Rezoning was approved by City Council August 18, 2014, (Z14-037) Ordinance #5247, and a Minor General Plan Amendment was approved changing the general plan from Neighborhood Commercial (NC), HDR-15+, MDR 6-10 and MDR 4-6 to HDR 10-15, MDR 6-10 and MDR 4-6, (GPMinor14-10). A Preliminary Plat was approved, to allow the development of 545 single family lots. On March 21st, 2016, Council Approved the Rezoning and Preliminary Plat of a portion of Parcel #5 (27.32 acres) from RM-2 to RSL 2.5, (Z16-010)

This application proposes to amend the Mulberry Development Master Plan, and the Parcel #5 Zoning from its current RM-2 and RSL-2.5 to RSL-4.5 on 43.74 acres gross acres in the southwest area of the site adjacent to Crismon and Guadalupe Roads.

Site and Surrounding Area

The Mulberry site is currently under development as a residential community. Properties and land uses adjacent to Mulberry are summarized in the following Surrounding Development Table.

Table 1 Surrounding Development Table			
Direction	Existing Use	Zoning District	General Plan Designation
North	Single Family Villages at Eastridge, Unit 2, Unit 6	RS-7 PAD	MDR 4-6
East	Nursing Home Single Family, Signal Butte Casitas Churches Vacant	RM-4 RM-2 PAD AG LC	MDR 4-6 MDR 6-10 NC
South	Single Family, Santa Rita Ranch Parcels 1, 2, 5,6	RS-6 PAD	MDR 4-6
West	Retail Augusta Market Place	LC PAD	NC
Northwest	Desert Ridge High School Desert Ridge Jr. High Vacant School Site	AG RS-6	School (S) MDR 4-6
Southeast	Fry's Marketplace	LC	Neighborhood

Development Plan

The main intent of this application is to amend the Mulberry Development Master Plan for Parcel #5, and to Rezone Parcel #5 from RSL-2.5 and RM-2 to RSL-4.5. Also, approve a Preliminary Plat with 163 Lots with the Americana Collection of Homes. The approved Mulberry Development Master Plan consists of 545 single-family homes on Parcels #1-4. In the DMP, a maximum of 511 total units could be built on Parcel #5.

The proposed development plan, for Parcel #5, would be modified to include 163 single-family homes with two lot sizes lots 45'x120' and 50'x120' as shown in Table 2 Parcel Summary below.

The Mulberry development master plan includes (96) single family homes on 60'/65' x 125' lots (Parcel 1 and 1A), (111) single family homes on 52'/57' x 120' lots (Parcel 2), (155) single family homes on 45'/50' x 115' lots (Parcels 3 and 3A) and (183) Green Court homes on 40'/45' x 75'/79' Lots (Parcels 4 and 4A), for a total of (545) single family residential units. The overall density for the single-family parcels (Parcels 1-4A) is 4.22 dwelling units per gross acre, with the Rezoning of Parcel #5 to RSL-4.5 and a Preliminary Plat with (163) homes, Mulberry Parcels #1-5 an overall density of 4.09 dwelling units per gross acre. Open space will be in conformance with City of Mesa requirements and standards.

Table 2 Parcel Table							
Parcel	Proposed Zoning	Lot Size	No. of Lots	Gross Area (acres)	Net Area (acres)	Gross Density (du/ac)	Net Density (du/ac)
1	RS-6	60'/65'x125'	89	25.67	24.70	3.47	3.60
1A	RS-6	60'/65'X125'	7	1.35	1.35	4.44	4.44
2	RS-6	52'/57'x120'	111	27.71	26.74	4.00	4.15
3	RSL-4.5	45'/50'x115'	109	27.24	25.80	4.00	4.22
3A	RSL-4.5	45'/50'x115'	46	8.33	8.33	5.52	5.52
4	RSL-2.5	40'/45'x75'/79'	142	24.19	22.97	5.87	6.18
4A	RSL-2.5	40'/45'x75'/79'	41	8.98	8.28	4.57	4.95
Sub-Total			545				
5 4	RSL-4.5 RSL-2.5	45'/50'x120' Re-plat Lose 2 Lots due to Roadway Connection from P-5	163 (-2)	43.74	38.92	3.73	4.18
Park	RS-6	NA		5.27	5.27		
Total			708	172.48	162.36	4.10	4.36

Development Standards

Table 3 Parcel/Zoning Summary/Proposed Deviations is a summary of the development standards and the proposed modifications for the PAD DMP. See typical Plot Plans with Lot Coverage Exhibits and "Product Information" notebook, Mulberry PAD Development Master Plan, for details.

Table 3 Mulberry Parcel/Zoning Summary/Proposed Deviations						
		Parcel 1 & 1A	Parcel 2	Parcels 3 & 3A	Parcels 4 & 4A	Parcel 5
Lot Size		60'/65'x125'	52'/57'x120'	45'/50'x115'	40'/45'x75'/79'	45'/50'x120'
Sq. Ft.		7,500/8,125	6,240/6,840	5,175/5,750	Min 3,000 Max 3,555	5,400/6,000
Zoning		RS-6	RS-6	RSL-4.5	RSL-2.5	RSL-4.5
Minimum Lot Area (Sq. Ft.)	Required	6,000	6,000	4,000 / 4,500 avg	2,000 / 2,500 avg	4,000 / 4,500 avg
	Proposed	No Change	No Change	No Change	No Change	No Change
Lot Width	Required	55' ²	55' ²	40'/45' ¹	25'/30' ¹	45'/50' ¹
	Proposed	No Change	52' ²	No Change	No Change	No Change
Lot Depth	Required	90'/100' ³	90'/100' ³	90'	75'	90'
	Proposed	No Change	No Change	No Change	No Change	No Change
Front Setback	Required	10'/20' ⁵	10'/20' ⁵	15'/20'/10' ⁴	12'/20'/7' ⁴	15'/20'/10' ⁴
	Proposed	10'/20*	10'/20*	10'/20**	16' to livable 13' to porch	10'/20**
Side Yard	Required	5'/15' ⁶	5'/15' ⁶	4.5'minimum 10' aggregate	3'minimum 8' aggregate	4.5'minimum 10' aggregate
	Proposed	5'/15' ⁶	5'/12' ⁶	5'minimum 10' aggregate	5'/10' aggregate with use benefit easement	5'minimum 10' aggregate
Rear Yard	Required	20'/30' ⁷	20'/30' ⁷	20'	15'	20'
	Proposed	20'/30' ⁷ /10' to covered patio	20'/30' ⁷ /10' to covered patio	20'/10' to covered patio	3'-7' with stagger	20'/10' to covered patio
Maximum Building Coverage	Required	50%	50%	N/A	N/A	N/A
	Proposed	50%	55%	52%	57%	52%

¹Corner lot wider width

²Corner lot 10% to 15% wider based on street classification

³Deeper abutting arterial or provide 10' tract

⁴Building wall/garage/porch

⁵20' to garage front/10' to front porch

⁶Aggregate; Street Side 10'

⁷30' abutting arterial or provide 10' tract

*10' Front Setback to livable, side load garage, porch; minimum 20' from Property line to front facing garage door

**10' Front Setback to livable, porch; minimum 20' from Property line to front facing garage door

Development Concept/ Parcel #5

Parcel #5 development will be consistent with the Mulberry Development Master Plan. The development concept for the Mulberry community was to plan compatible residential home types around a central community park with additional neighborhood parks, tot lots and a trail system supplementing the community park. The development includes four traditional home types around a community park and creates separate neighborhoods. A thematic streetscape with tree lined streets and boulevards establish a landscape character for the community. Street trees were planted between the curb and the detached sidewalk by the developer when the streets were developed.

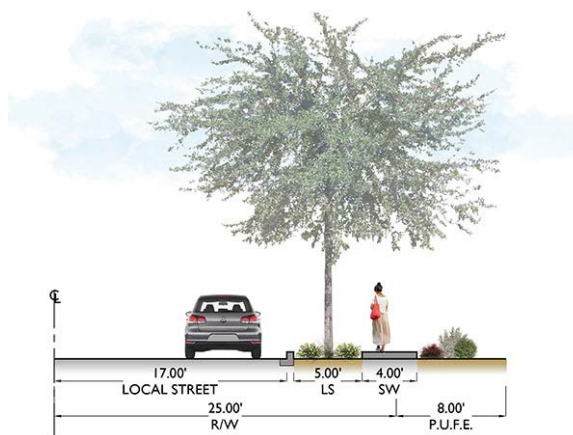
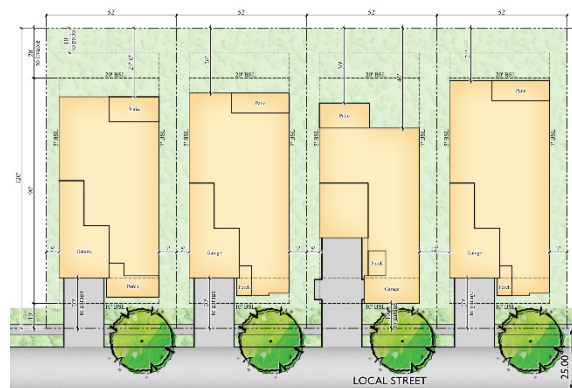
The Parcel #5 site plan provides a strong sense of arrival from the primary and secondary entry roads. The primary entry, from Guadalupe Road includes a tree-lined boulevard, with vistas terminating on the neighborhood park. The architectural entry features at the primary entrance, include a decorative guardhouse with colorful stucco finish, brick veneer accents, decorative railing and concrete tile. The monument sign complements the guardhouse with a stucco finish, stone and brick veneer accents, decorative railing, and a raised planter for seasonal flowers, recreating the Mulberry theme.

Residential Design Guidelines

The Homes in Parcel #5 will be the Mulberry Americana Collection of Homes previously Approved for the Mulberry Development Master Plan. The elevations include a diverse mix of homes, with a variety of architectural elements to create a diversified streetscape.

The street scene is a critical design element for Mulberry and Parcel #5 will develop using the same design criteria.

Sidewalks will be detached from the curb and a 5' wide landscape strip will be planted between the sidewalk and curb. Street trees will provide a pleasant passage as residents traverse through the neighborhoods on the sidewalks and on the streets.

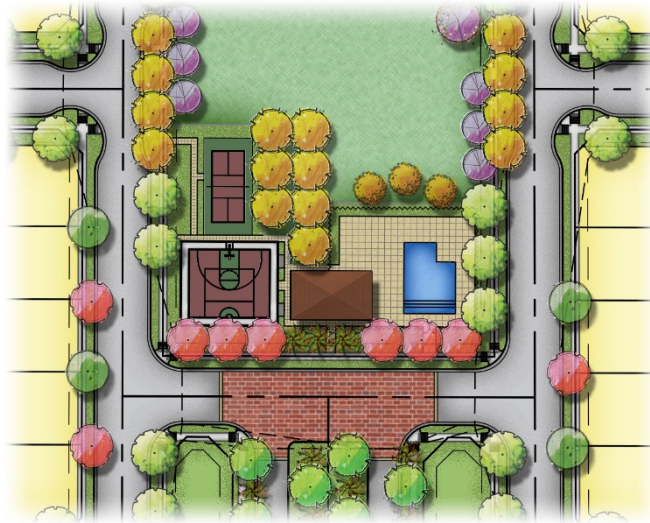


Access and Circulation

There are three points of entry into Parcel #5. A major access and a secondary access from Guadalupe Road, a third access provides connectivity with the Mulberry community at Navarro Avenue in Mulberry Parcel #4.

Recreation, Landscape and Open Space

Parcel #5 development Plan incorporates an approximate 1.64-acre Neighborhood Park at the terminus of the major entry, central to the development. Two additional parks are located to the west; one park is located at the corner of Crismon Road and Guadalupe Road and adjacent to the secondary entry, opening the intersection with landscape. The third park is located between Nichols and Naranja Avenues, providing a view corridor to and from Guadalupe Road. The main amenity offers a Grand Pavilion imitating the main Club House, Pool, half basketball court, pickleball court, and turf area. The secondary parks offer a ramada, bbq and a tot lot or a half basketball court. Trails and sidewalks connect Parcel#5 to the Mulberry neighborhoods. All of the recreational facilities in Mulberry Parcels #1-4 are available to Parcel #5 and vice-versa, including the community park, community swimming pool, sports courts, expansive turf areas, children's play equipment, ramadas, picnic tables and restrooms.



Parcel 5 development contains approximately 7.02 acres of open space % of net (18% of area excluding arterial street system), which exceeds the City of Mesa minimum requirement.

RSL District Open Space

The City of Mesa Development Standards for the RSL District Section 11-5-4.A.6 Open Space Requirements are met in both the RSL 2.5 and the RSL 4.5 Zoning Districts.

Parcel 5, RSL-4.5 Zoning, proposes lots that are 45'/50' x 120'. The rear yards vary from 20 feet deep to 45 feet deep. With a lot width of 45 feet, the minimum private open space is 900 (45'x20') square feet. This exceeds the 400 square feet required by code.

Phasing

Parcel #5 will be developed in one phase, but divided into two construction phases to accommodate the construction of homes on the east portion of the parcel. Homes will be able to be finalized on the eastern side of the main Entry Boulevard (Boca) while the western portion of the parcel is being completed. All of the Amenities will be in place and finalized with the phase two construction on the west end of the Parcel. Development will start at the east, moving west, to include the major entry at Boca, and will continue west to include the remainder of the site and the three amenity areas.

Services

Emergency services (police and fire) will be provided by the City of Mesa. This request will reduce the number of residential units on Parcel #5 from (511) multifamily units to (163) Single Family Detached Residential Homes, reducing the impact on municipal services. Similarly, this modification request will not adversely impact existing or future public and private open space, recreation, schools or library facilities.

Conclusion

The Mulberry Master Planned Community is a vibrant residential community in the City of Mesa, offering a variety of housing types, exciting recreational opportunities and tree lined streets throughout the neighborhoods. The Amendment to the Development Master Plan and the Rezoning and Preliminary Plat to Parcel #5 will allow the developer/builder to continue to offer a popular housing product to future Mulberry residents. The development team is committed to ensuring the creation of high-quality, integrated neighborhoods. We look forward to working with the City of Mesa and progressing with this exciting project. The development team respectfully requests your favorable consideration of the Amendment 1 of the Mulberry Development Master Plan and Rezoning and Preliminary Plat of Parcel #5.