

PROJECT NARRATIVE
FOR
WARNER ENCLAVE

PREPARED FOR:
PROGRESS CONSTRUCTION

JANUARY 3, 2017

PROJECT REQUEST

Warner Enclave is a proposed residential project consisting of 41 2-story detached residential homes. The project parcel is comprised of 8.00 gross acres located at the southwest corner of Warner Road and Meridian Road.

The Rezoning request is from the current zoning of LC Limited Commercial to RSL2.5 Residential Small Lot Single Dwelling District. The proposed Rezoning will allow for the development of the aforementioned 41 residential homes.

PROJECT DESCRIPTION

The 8.00 gross acre site is presently undeveloped. It is proposed that a residential community consisting of 41 2-story homes be developed on the parcel. The residential lots will be a minimum of 42 feet wide with a minimum depth of 90 feet. The proposed homes will be 2 stories in height.

All requirements of the RSL-2.5 will be met, with no deviations requested. In fact, many of the minimum requirements will be exceeded, including that of Open Space. Private Open Space will be provided in the rear yard of each lot at a minimum of 630 square feet, which exceeds the development standard of 400 square feet per lot. Additionally, 29,000 square feet or 0.68 acres of common Open Space with amenities will also be provided.

Access to the site is provided with a single roadway connection to both Warner Road and Meridian Road, providing dual connections to the interior public streets. The interior public street pattern is a loop, providing the project with a community feel.

There is a centralized Open Space amenity that will be comprised of a ramada for neighbors to meet and a larger Open Space that will be used for retention and play activities. A Homeowner's Association will be formed to maintain the Open Space areas.

SURROUNDING AREA

The surrounding area to the south and west is existing residential uses, zoned RS-6. Existing residential, zoned RS-7 is to the north. To the east is undeveloped property lying within Pinal County.



DEVELOPMENT STANDARDS

Per Table 11-5-4 B, Chapter 5 of the Mesa Zoning Ordinance, the standards are summarized for the RSL-2.5 zoning district on the following chart. There are no deviations being requested.

TABLE 11-5-4 B

Standard	Required
Minimum Average Lot Area of Subdivision	2,500 sf
Minimum Individual Lot Area	2,000 sf
Minimum Lot Width-Interior Lot	25 feet
Minimum Lot Width-Corner Lot	30 feet
Minimum Lot Depth	75 feet
Maximum Height (ft.)	30
Maximum Number of Stories	2
Minimum Yards (ft.):	
Front - Building Wall	12
Front - Garage	20
Front- Porch	7
Street Side	10
Interior side: minimum each side	3
Interior Side: Minimum aggregate of 2 sides	8
Rear	15
Rear or side- garage, accessed by alley or common drive shared by 3 or more lots, measured to construction	13'
Minimum Useable Open Space (sq. ft.) per unit	400

DESIGN ELEMENTS

Per Table 11-5-4-A of the City of Mesa Zoning Ordinance, there are 5 design elements required for a Small-Lot Subdivision, where the Average Lot Area ranges from 3,000 to 3,999 square feet. This proposed development does provide Average Lot Area for the project of 3,780 square feet.

Table 11-5-4 A: Lot Size and Minimum Number of Required Design Elements for a Small-Lot Subdivision				
<i>Average Lot Area (sq. ft.)</i>	<i>Streetscape Elements</i>	<i>Site Design Elements</i>	<i>Building Design Elements</i>	<i>Total</i>
2,500 – 2,999	2	1	2	6
3,000 – 3,999	2	1	1	5
4,000 – 4,499	1	1	1	4

This project will incorporate the following five design elements to satisfy the requirement.

1. Parkland and Open Space: This development will include a privately maintained common open space of greater than 30 percent in area than the minimum open space required. The minimum open space required is 400 square feet per lot, or a total of 16,400 square feet. Open space will be provided in the area of 29,000 square feet in common open space that will be maintained by the Homeowner's Association. This is approximately 75 percent more than the minimum open space required.
2. Paving material: Decorative paving materials that may include pavers, stamped, colored asphalt or stamped or textured concrete will be utilized for pedestrian areas, street crossings, and entries into the development.
3. Variable Front Yards: No more than 50 percent of homes will be set back the same distance from the front lot line, and at least 50 percent of the homes will be set back at least 2 feet farther than the minimum. This element may be accomplished by recording "build-to" lines on the final subdivision map.
4. Shared or Clustered Driveways: Driveways will be clustered so that there is at least 36 feet of uninterrupted curb between the clustered driveways.
5. Entries and Porches: At least 50 percent of the homes include entries and covered porches extending along a minimum of 50 percent of the width of the homes' front facades, excluding the width of garages. Porches meeting this requirement shall have a minimum width of 8 feet and a minimum depth of 4 feet.