

THE ALAN

2400 East McKellips Rd

07 February 2017

Project Narrative

This site is located on the North side of McKellips Road East of Gilbert Road and west of Lindsay Road. The site was previously an orange grove and has a small citrus sales structure. The site is currently unused. East of the site is a future SRP Well Site, the Citrus Highlands Apartments (RM-4), and Joe's Auto AC Service (LC). Bounding the Northern property line is the Eastern Canal. To the west of the property is the Regency at Garden Grove single family subdivision (RS-9). On the opposite side of McKellips Road to the South of the property is the Country Park single family subdivision (RS-9) and moving east of the canal a vacant lot (LC) followed by the Heritage Circle Mobile Home Park (RM-4).

The site is not within the Falcon Field Airport Zone

The proposed use of the site is luxury rowhouses in three 2-story buildings with private yards attached to each unit. We've worked with the neighbors to find a perfect type of development to serve as a transition from the high density apartment and commercial buildings to the east to the single family homes to the west. We have oriented the units along the northern, eastern, and southern property lines and have avoided placing units on the western property line to provide a buffer to the 2 single family homes and the cul-de-sac bounding that property line. We've also gone to great lengths to maximize the views and space afforded by the canal. We are trying to work with SRP to permit direct access for our residents to the jogging path along the canal. The building will be of Type V-B wood construction on grade with a mix of garage parking and surface visitor parking along with secure bicycle parking. The site will be accessed from a gated entry in order to provide a secure and upscale arrival for the residents.

Outdoor space will be at least 783 sf/du which exceeds Ordinance requirements of 200 sf/du and consists of private yards attached to each unit, private balconies to each bedroom, and stylishly landscaped common open space. Landscaping throughout the project is extensive. The plantings along McKellips exceed ordinance standards for trees (8 trees) by over 5 times and exceed the shrub standard (48 shrubs) by almost 3 times. All landscaping will be designed by a licensed landscape architect and will be focused on providing privacy and style to the project.

The project contains 18 dwelling units, has a density of only 14.32 units/acre (RM-2), and has building lot coverage of just 30.0%. There is a focus on luxury finishings and feel throughout the project. Some of these materials include architectural metal reveal paneling, synthetic wood gates and balconies, upgraded sand finish stucco, 12' slider door systems in every great room and master bedroom, and modern pavers throughout the project. The dwelling units are designed to meet EPA Energy Star standards and have extensive daylighting strategies and direct sunlight shading strategies that

contribute to the high efficiency of the buildings. Additionally the finishings inside and out of the units are high-end but low-maintenance.

The site is currently zoned AG-1 with a General Plan designation of Suburban Neighborhood which supports this use and the proposed zoning of RM-2 (BIZ). It serves as a transition for the higher density residential and commercial uses to the east to the single-family use to the west. Last year, 0.36 acres of the property was purchased by SRP through eminent domain which created some difficulty in developing the site which is made only more difficult by the triangular shape of the lot caused by being adjacent to the canal. Through the Citizen Participation efforts we have already undertaken we have visited with 9 direct neighbors and all express delight in the redevelopment of this site because of how dilapidated and unattractive the site has been for almost a decade.

We are requesting a zoning of RM-2 with a Bonus Intensity Zone Overlay (BIZ). Without a BIZ Overlay this site is undevelopable and would likely remain in its current state for the foreseeable future. Below is a table showing the standards we are requesting modifications for:

Location	RM-2 Standard	Requested BIZ Standard	Details
Street-facing Setback	20'	0' from 65' URW	URW is 33ft from road. Fence at 0' & buildings at 8' from URW
Interior side	30'	5'	Property Line with future SRP Well-site
Interior side	30'	15' 6" min - 30' max - 22.75 avg	For 31'6" of property line with neighboring RS-9
Canal Side	15'	8'	
Landscape Buffer w/ Res. Zone	20'	4' min - 41.2' max - 13.78' avg	

This project is a perfect fit for the BIZ overlay because it satisfies the requirements of the zoning ordinance as listed below:

1. Provide distinctive, superior quality designs
2. Environmental performance standards
 - a. Site selection
 - i. This is a redevelopment of a greyfield site and economically distressed property
 - ii. This is an area with existing utility and transportation infrastructure.
 - b. Site Design
 - i. There is secure storage for bicycles
 - ii. The project is designed to meet EPA Energy Star Standards

We think you will agree that the quality of design and construction will be an asset to the neighborhood and will drive growth and redevelopment in the surrounding community. We look forward to working with the City to build something truly valuable for the neighborhood.

Thank you,

Michael Stephan

PROJECT CONSULTANTS

APPLICANT/DEVELOPER
PORTER KYLE, LLC
6628 E. BASELINE RD.
MESA, AZ 85206
PROJECT CONTACT: MICHAEL STEPHAN
PHONE: 480-216-4886

ARCHITECTURE
TIM BOYLE DESIGN
450 N. EMERSON
MESA, AZ 85201
PROJECT CONTACT: TIM BOYLE
PHONE: 917-526-0323

LANDSCAPE ARCHITECTURE
EVERETT LANDSCAPE ARCHITECTURE
6628 E. BASELINE RD., SUITE 102
MESA, AZ 85206
PROJECT CONTACT: TOM EVERETT
PHONE: 602-753-9140

SITE ENGINEERING
HOSKIN RYAN
5050 N. 40TH ST., SUITE 100
PHOENIX, AZ 85018
PROJECT CONTACT: THOMAS GRANILLO
PHONE: 602-252-8384






CITY OF MESA NOTES

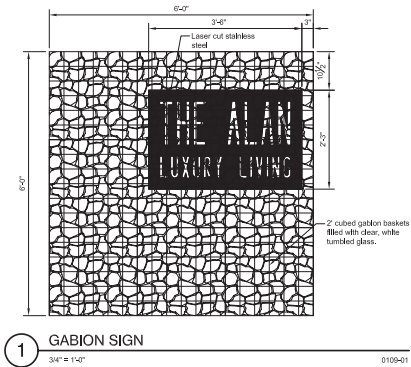
ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.
ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY OWNER OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
TREE HEIGHTS & CLIPERS WILL COMPLY WITH ARIZONA NURSERY ASSOCIATION SPECIFICATION FOR THAT TYPE & SIZE OF TREE.
ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'.
ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.

REFERENCE NOTES SCHEDULE

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
S-102	18" High CMU planter with stucco painted to match buildings		
SYMBOL	WALL DESCRIPTION	QTY	DETAIL
W-101	THEME WALL - SEE DETAIL 1 ON SHEET L2		
W-102	CANAL WALL AND GATE - SEE DETAIL 2 ON SHEET L2		
W-103	GATED ENTRY - SEE DETAIL 3 ON SHEET L2		
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
O	Round planting pot; 36" high.	16	
SYMBOL	DESCRIPTION	QTY	DETAIL
	Synthetic Turf	2,916 sf	
	Pavers	21,280 sf	
SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
	1/2" to 1" Mixed Santa Fe Slate Decomposed Granite at 2" Depth	9,539 sf	

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	1	Bauhinia purpurea / Purple Orchid Tree	15 gal	5	
	2	Prunus cerasifera 'Atropurpurea' / Purple-leaf Plum	24"box	24	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	3	Carissa macrocarpa 'Green Carpet' / Green Carpet Natal Plum	1 gal	188	
	4	Ligustrum japonicum / Japanese Privet	5 gal	90	
	5	Muhlenbergia capillaris 'Regal Mist' TM / Muhly	5 gal	183	
	6	Wedelia trilobata / Yellow Dot	1 gal	56	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	7	Cynodon dactylon 'Midiron' / Bermuda Grass	flat		1,124 sf



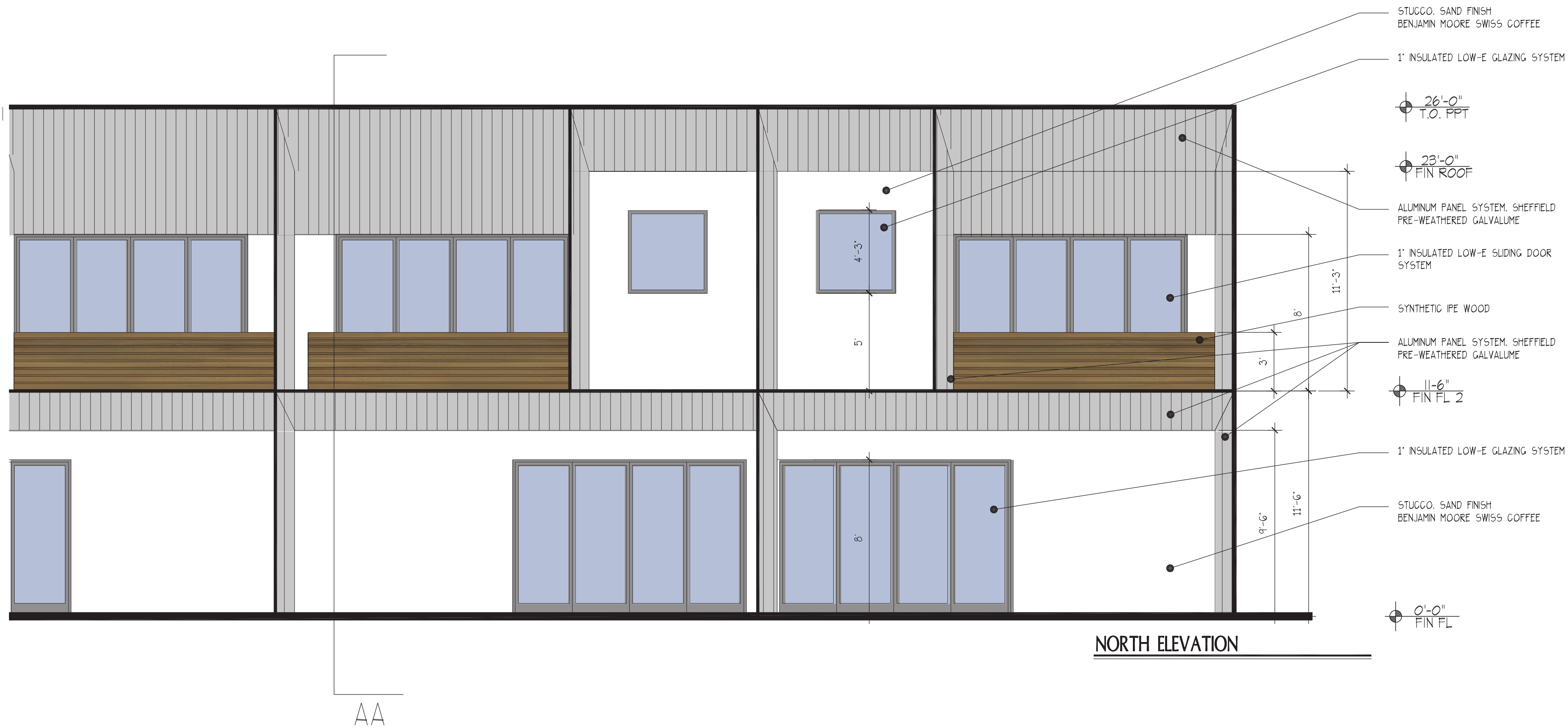
THE ALAN

2400 E. McKELLIPS RD. MESA, AZ 85213

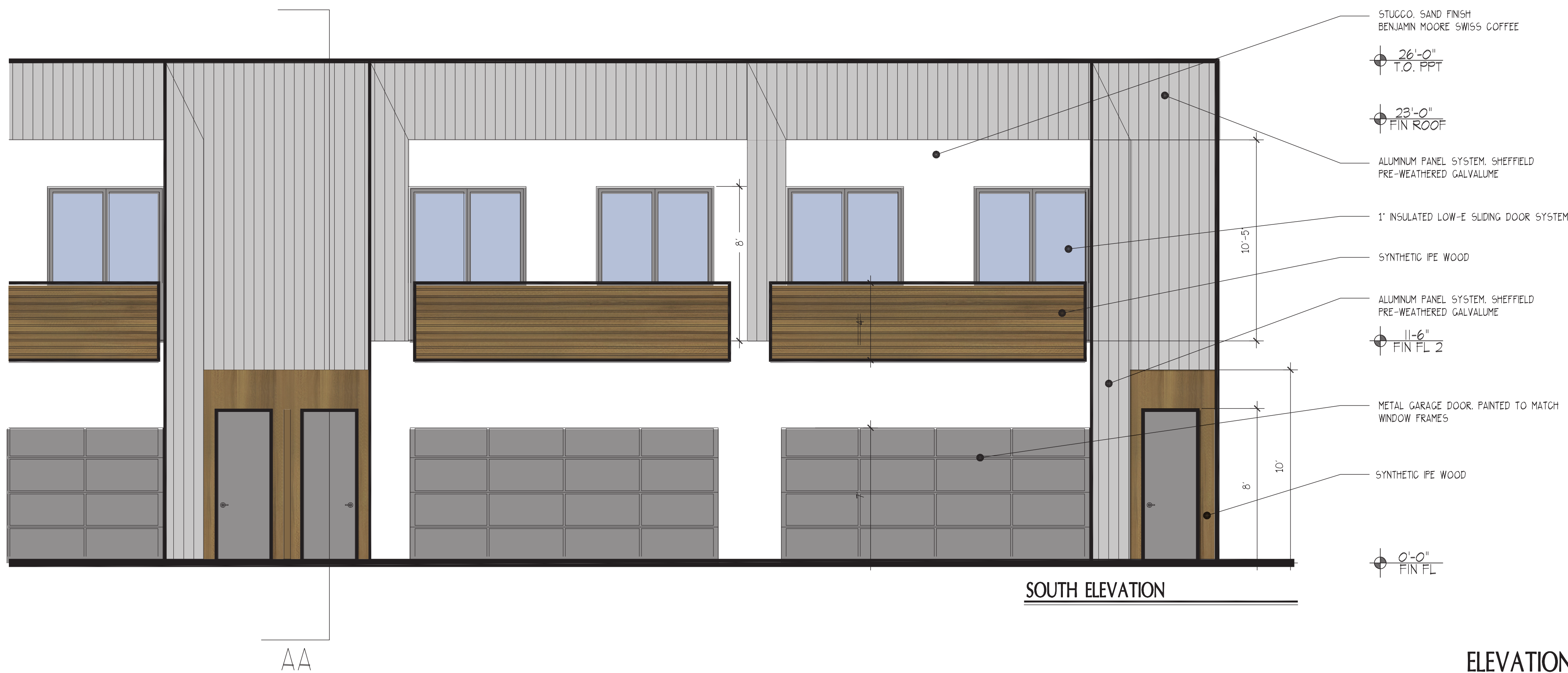


DATE
12/22/2016
Assessor's Parcel Number
14107-0028
Project Number
16036
Sheet Title:
PRELIMINARY
LANDSCAPE
PLAN

Sheet:
L1



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS - COLOR

(11x17) 1/8"=1'-0" - (24x36) 1/4"=1'-0"

SUBDIVISION	THE ALAN	REVISIONS	
		DATE	

OWNER:

PARRY INVESTMENTS, LLC
6252 E. HANNAH ST.
MESA, AZ 85205

APPLICANT:

PORTER KYLE
6628 E. BASELINE RD. STE. 102
MESA, AZ 85206

DEVELOPER:

PORTER KYLE
6628 E. BASELINE RD. STE. 102
MESA, AZ 85206

ARCH. DESIGN:

TIM BOYLE DESIGN
450 N. EMERSON
MESA, AZ 85201

LAND. ARCH.:

EVERETT LANDSCAPE
ARCHITECTURE
6628 E. BASELINE RD. STE. 102
MESA, AZ 85206

CIVIL ENGINEER:

HOSKIN RYAN CONSULTANTS
5050 N. 40TH ST. STE. 100
PHOENIX, AZ 85018

ELEVATIONS - COLOR

THE ALAN
2400 E. MCKELLIPS - MESA, AZ 85213
ASSESSOR'S PARCEL # - 141-01-002R

DATE:

11-3-16

SCALE:

11x17
1/8"=1'-0"

24x36
1/4"=1'-0"

DRAWN BY:

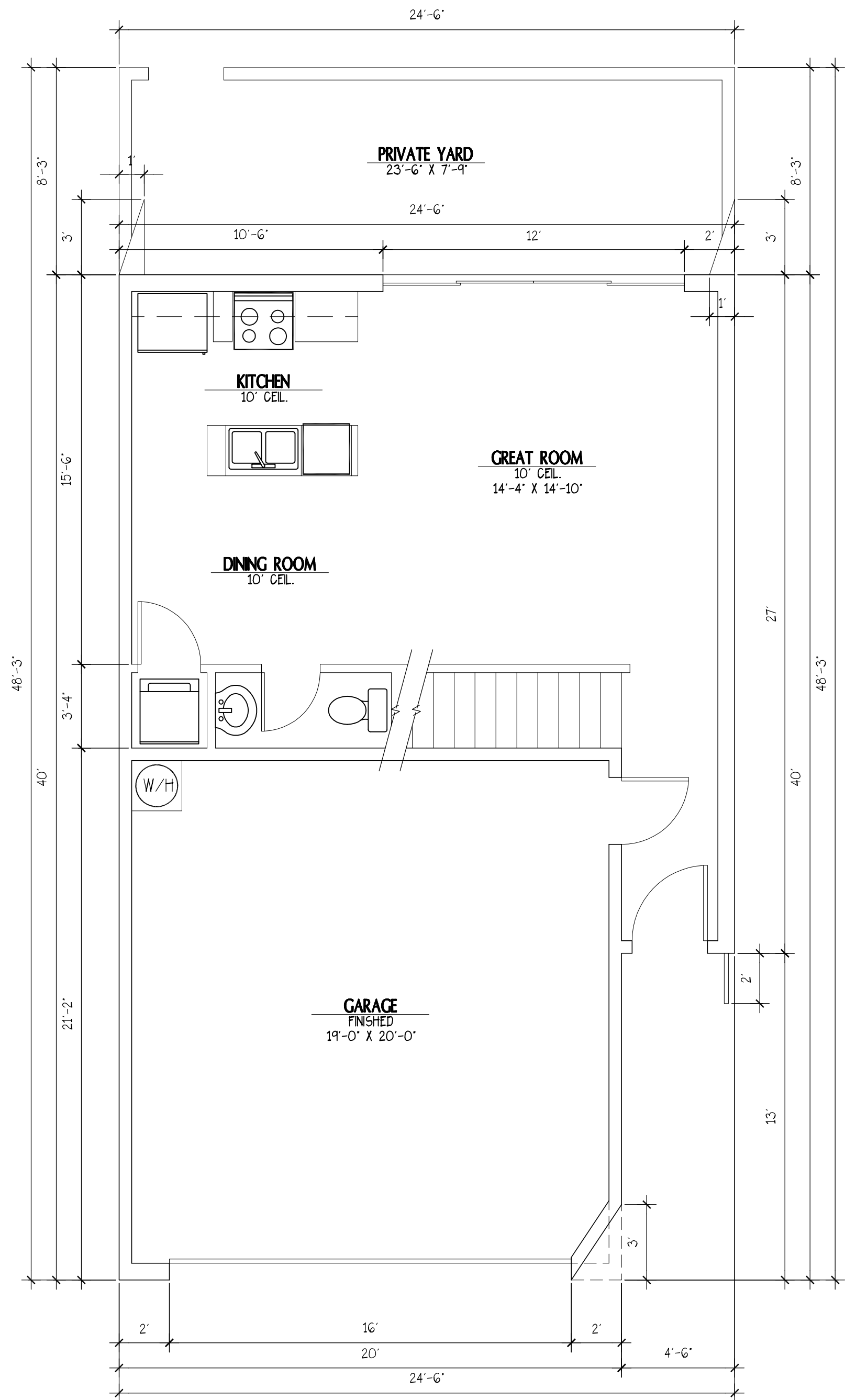
TOMMIE LAMB
457 S. LUTHER
MESA, AZ 85208
(480) 452-4807

TTL

SHEET

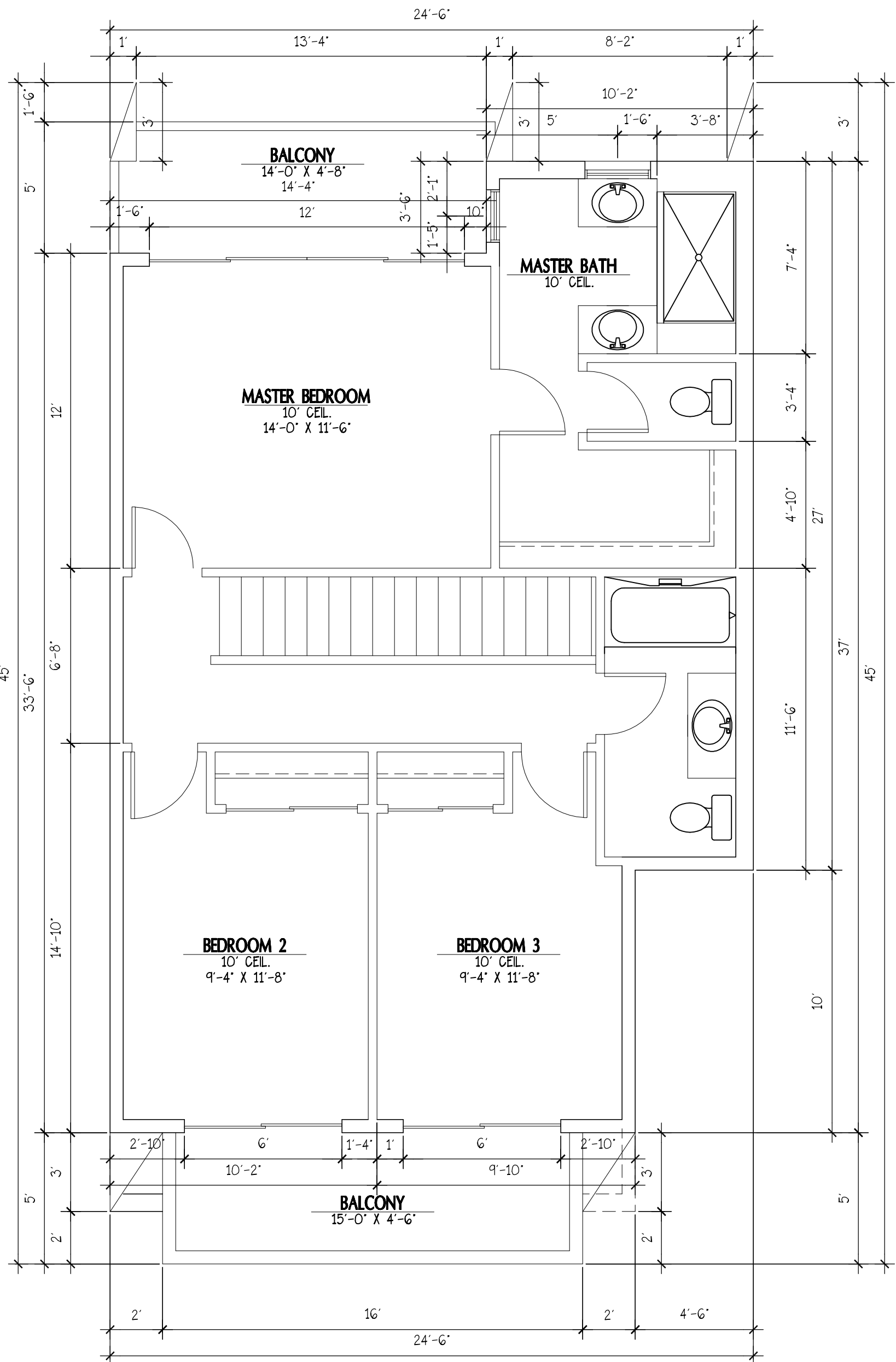
2-C

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FIRST FLOOR

SQUARE FOOTAGE	
1ST FLOOR LIVABLE	512
2ND FLOOR LIVABLE	768
TOTAL LIVABLE	1280
GARAGE	410
BALCONY 1	72
BALCONY 2	80
TOTAL NON-LIVABLE	562
MIN. TOTAL BUILDING	1842
MIN. TOTAL PRIVATE YARD	202



SECOND FLOOR

GENERAL INFORMATION:

GENERAL PLAN -
NEIGHBORHOOD SUBURBAN

ZONING -
EXISTING: AG-1
PROPOSED: RM-2 WITH BONUS INTENSITY ZONE OVERLAY (BIZ)

DENSITY -
RM-2 PERMITTED: 15 DU/ACRE
PROPOSED: 14.32 DU/ACRE

UTILITY PROVIDERS -
POWER: SRP
COMMUNICATIONS/TV: COX
WATER: CITY OF MESA
SEWER: CITY OF MESA
SOLID WASTE: CITY OF MESA

BUILDING HEIGHT: 26'-0"

TYPE OF CONSTRUCTION: V-B

OCCUPANCY CLASSIFICATION: R-2

USE: MULTI-FAMILY RESIDENTIAL

BUILDING COVERAGE -
PERMITTED: 45% = 24,640 SF
PROPOSED: 30.0% = 16,416 SF

BUILDING COVERAGE -
REQUIRED: 2.1 SPACES/DU X 18 = 36
PROVIDED:
IN GARAGES: 36
ON SURFACE: 7
TOTAL: 43
ONE ACCESSIBLE SPACE PROVIDED

BICYCLE
REQUIRED: 3
PROVIDED: 3

OPEN SPACE -
REQUIRED: 200 SF/DU X 18 = 3600 SF
PROVIDED:
PRIVATE: 5,947 SF
COMMON: 8,151 SF
TOTAL: 14,098 SF

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		DATE	

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CIVIL ENGINEER:
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PHOENIX, AZ. 85018

FLOOR PLAN

THE ALAN

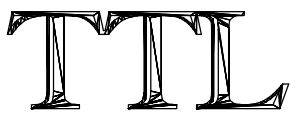
2400 E. MCKELLIPS - MESA, AZ 85213

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1/8"=1'-0"
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1/4"=1'-0"

DRAWN BY:
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(480) 452-4807



SHEET

1

- OF -

STUCCO, SAND FINISH
BENJAMIN MOORE SWISS COFFEE

1" INSULATED LOW-E GLAZING SYSTEM

26'-0"
T.O. PPT

23'-0"
FIN ROOF

ALUMINUM PANEL SYSTEM, SHEFFIELD
PRE-WEATHERED GALVALUME

1" INSULATED LOW-E SLIDING DOOR
SYSTEM

SYNTHETIC IPE WOOD

ALUMINUM PANEL SYSTEM, SHEFFIELD
PRE-WEATHERED GALVALUME

11'-6"
FIN FL 2

1" INSULATED LOW-E GLAZING SYSTEM

STUCCO, SAND FINISH
BENJAMIN MOORE SWISS COFFEE

0'-0"
FIN FL

WEST ELEVATION

STUCCO, SAND FINISH
BENJAMIN MOORE SWISS COFFEE

26'-0"
T.O. PPT

23'-0"
FIN ROOF

ALUMINUM PANEL SYSTEM, SHEFFIELD
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1" INSULATED LOW-E SLIDING DOOR SYSTEM

SYNTHETIC IPE WOOD

ALUMINUM PANEL SYSTEM, SHEFFIELD
PRE-WEATHERED GALVALUME

11'-6"
FIN FL 2

METAL GARAGE DOOR, PAINTED TO MATCH
WINDOW FRAMES

STUCCO, SAND FINISH
BENJAMIN MOORE SWISS COFFEE

0'-0"
FIN FL

EAST ELEVATION

ELEVATIONS

(11x17) 1/8"=1'-0" - (24x36) 1/4"=1'-0"

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TTL

SHEET
3
- OF -



THE ALAN

Citizen Participation Plan

Date: February 7th, 2017

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, and neighborhood associations in the vicinity of The Alan, which is located on McKellips Road east of Gilbert Road and West of Lindsay Road, of our application to Rezone the Parcel from AG-1 to RM-2-BIZ.

Contact: Michael Stephan
2400 East McKellips, LLC
6628 E Baseline Road, Ste 102
Mesa, AZ 85206
Ph: 480-216-4886
mstephan@porterkyle.com

Pre-application Meeting: The pre-submittal meeting with City of Mesa planning staff was held on Dec. 5th 2016. Staff reviewed the proposal for The Alan and recommended that affected residents and nearby registered neighborhoods be contacted.

Action Plan: Members of the community affected by or interested in this application will be informed of the details of the request through a mailed invitation for an organized neighborhood meeting (Mailing list will be attached to the neighborhood meeting report.)

1. A contact list will be developed for citizens in this area including:
 - Registered neighborhood associations within ½ mile of the project.
 - Registered homeowners associations within ½ mile of the project.
 - Interested neighbors within 1000 feet from the site.
2. A neighborhood meeting will be scheduled for interested neighborhood groups and citizens.
3. A Presentation will be made to these individuals and associations at the neighborhood meeting to keep them abreast of any developing changes in the plan.
4. All neighborhood contact materials, such as sign-in lists, comments, meeting notes and petitions will be copied to the City of Mesa

Schedule:

Pre-Submittal Meeting:	December 5th, 2016
Application Submittal:	December 22nd, 2016
Follow-up Submittal:	February, 7th 2017
Neighborhood Meeting:	March 1st, 2017
Planning & Zoning Board Hearing:	March 22nd, 2017
Council Hearing:	April 2017

THE ALAN

Citizen Participation Report

Date of Report: March 6, 2017

Purpose: This is a report on the results of our efforts to inform citizens, property owners, and neighborhood associations in the vicinity of The Alan, which is located on McKellips Road east of Gilbert Road and West of Lindsay Road, of our application to Rezone the Parcel from AG-1 to RM-2-BIZ.

Contact: Michael Stephan
2400 East McKellips, LLC
6628 E Baseline Road, Ste 102
Mesa, AZ 85206
Ph: 480-216-4886
mstephan@porterkyale.com

Pre-application Meeting: The pre-submittal meeting with City of Mesa planning staff was held on Dec. 5th 2016. Staff reviewed the proposal for The Alan and recommended that affected residents and nearby registered neighborhoods be contacted.

Actions: Members of the community affected by or interested in this application were informed of the details of the request through:

- One on one visits at the homes of all single family residents adjacent to the property, totaling 15 separate homes were made by the developer himself.
- Mailers totaling 250 were sent to all property owners within 1000' of the property and homeowners associations within 1 mile notifying them of a neighborhood meeting that was held on March 1, 2017 at 5:30 pm at St Bridget's Catholic Church.
 - A total of 2 mailers were returned by the Post Office labeled as undeliverable
 - 6 neighbors attended the meeting and all were in favor of the project.
 - The meeting began at 5:35pm.
 - An overview of the project was given and then the meeting was opened to the attendees for questions.
 - Questions were asked regarding landscaping, floorplans and timeline for availability in the development. The citizens were pleased with the landscaping and the hedges and trees placed throughout the property, especially on the west of the property. The citizens liked the layout of the units and 4 of the 6 in attendance expressed interest in living in the development.
 - The citizens asked if we would do more of this type of product in the immediate vicinity. They all agreed that they were happy with what we were doing with the property.
 - The meeting lasted 20 minutes. The developer waited an additional 35 minutes after the meeting ended for any late arrivals. There were none.

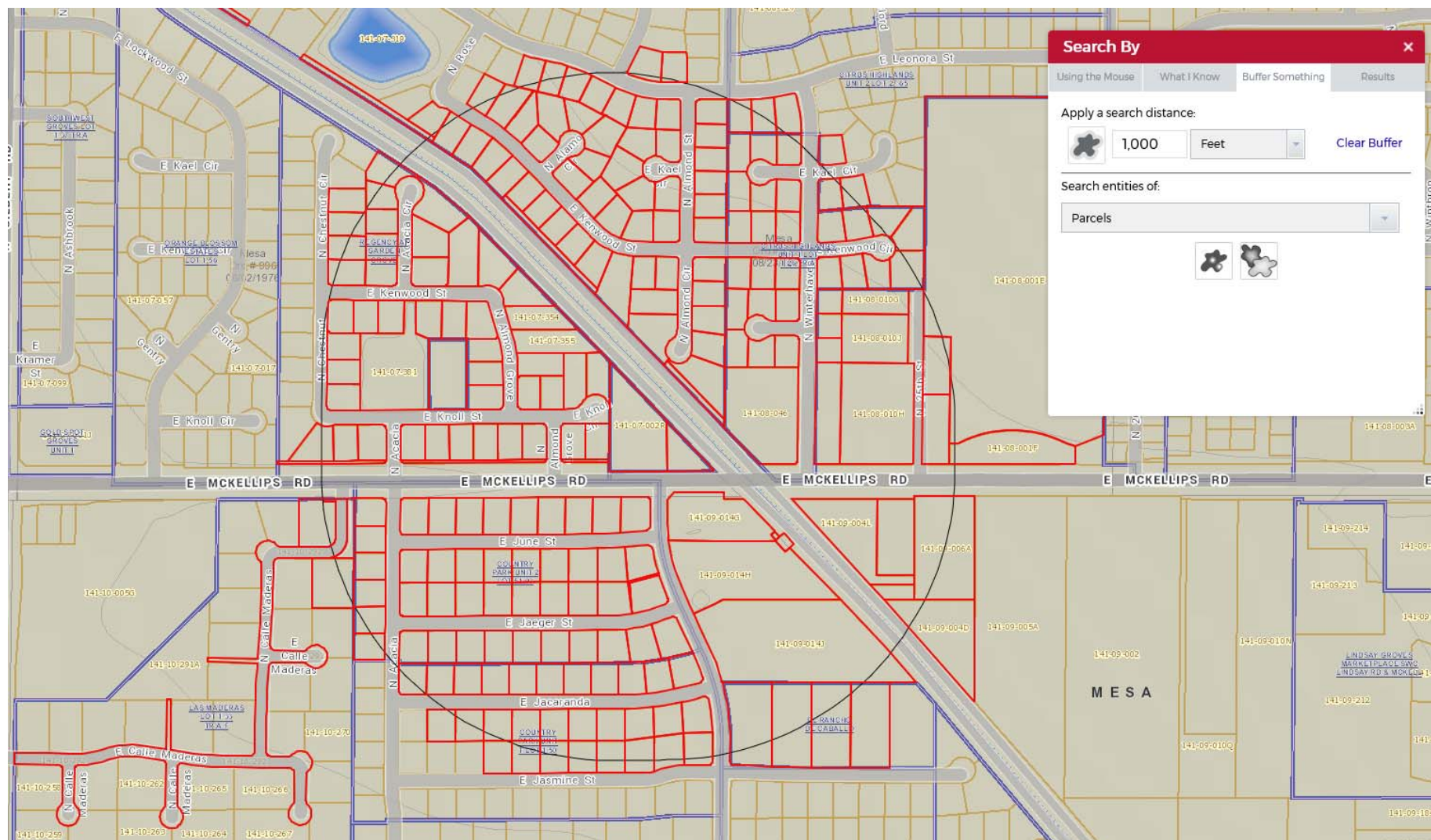
- The property was posted in accordance with City of Mesa guidelines on March 6, 2017.
- Mailers totaling 90 were delivered to the city to be sent to neighbors within 500' of the property and homeowners associations within 1 mile notifying them of our request to rezone the property and of the Planning & Zoning meeting on March 22, 2017.

In total the developer has personally visited with over 45 citizens regarding this project and as of this date there are no public significant concerns relative to the proposed development that the applicant is aware of.

Prepared by,
Michael Stephan

Attachments:

- **Buffer map of 1,000 foot notification properties**
- **City of Mesa Registered Neighborhood List**
- **Mailing recipient addresses for Neighborhood Meeting notification**
- **Neighborhood Meeting Sign-in Sheet**
- **Buffer map of 500 foot zoning notification properties**
- **Mailing recipient addresses for Planning & Zoning notification**
- **All outreach Mailing notices including drawings**



NameofNeighborhood	StreetNum	Stre	StreetName	Street	UnitNum	City	State	Zip	CFirstName	CLastName
Gilburr Estates	1726	N	Kachina			Mesa	AZ	85203	Linda	Grant
Gilburr Estates	1902	E	Inglewood	St		Mesa	AZ	85203	Connie	Wiekhorst
Gilburr Estates	1937	E	Inglewood	St		Mesa	AZ	85203	Linda	Pringle
Hermosa Vista Estates	2416	E	Menlo			Mesa	AZ	85213	Karen	Harris
Candy's Land	2754	E	Hermosa Vista	Dr		Mesa	AZ	85213	Judy	Kish
Rancho De Arboleda	2659	E	Kael	St		Mesa	AZ	85213	Kay	Murphy
Citrus Area Homeowners	3717	E	Pomegranate	St		Mesa	AZ	85215	Lew	Lenz
Citrus Area Homeowners	2575	N	Val Vista	Dr		Mesa	AZ	85213	Scott	Miritelli
Rancho De Arboleda Unit #4	3110	E	Lakewood	St		Mesa	AZ	85213	Ken	Sameli
Homestead I HOA	3134	E	McKellips	Rd	39	Mesa	AZ	85213	Brigitte	Little
East Orangewood Estates	1824	E	Grandview	St		Mesa	AZ	85203	Louis	Dodez
East Orangewood Estates	1830	E	Hale	St		Mesa	AZ	85203	Ruth	Cook
Citrus Highlands	2521	E	Hermosa Vista			Mesa	AZ	85213	Rob	Wilcox
Homestead II HOA	3134	E	McKellips	Rd	101	Mesa	AZ	85213	Allyson	Van Voris
Menlo & 25th Connection	2553	E	Mallory			Mesa	AZ	85213	Kristine	Ouzts
Lindsay Estates	3127	E	Menlo			Mesa	AZ	85213	Shawn	Tibbitts
Kensington Grove - HOA	2926	E	Huber	St		Mesa	AZ	85213	Skip	Carney
Kensington Grove - HOA	3108	E	Huber	St		Mesa	AZ	85213	Sean	Glenn
Ashbrook Grove	2115	N	Ashbrook			Mesa	AZ	85213	Karen	Davis
Ashbrook Grove	2112	N	Ashbrook			Mesa	AZ	85213	Martha	Taylor
	PO Box 1466				Ste. 750	Mesa	AZ	85211-1466	Alicia	White
	PO Box 1466				Ste. 250	Mesa	AZ	85211-1466	Cynthia	Ezcurra