

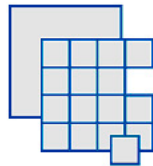
Rezoning and Preliminary Plat Project Narrative

for

**Mission Park II
2333 E. University Drive
Mesa, AZ 85213**

**Submitted on Behalf of:
Doug Sweeney
Brighton Companies, LLC**

Submitted by:



Pew & Lake, P.L.L.C.
Real Estate and Land Use Attorneys

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Mesa, AZ 85204
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**Submitted to:
The City of Mesa
55 North Center Street
Mesa, AZ 85201**

Submitted May 18, 2017

Introduction

Pew & Lake, PLC, on behalf of Brighton Companies, LLC, is pleased to submit this application for the infill property located at 2333 E. University, a proposed duplex subdivision located on the south side of University in Mesa, Arizona (the “site”). This infill parcel contains approximately 2.45 gross acres and is identified on the Maricopa County Assessor’s map as parcel 140-24-008L. As shown on the aerial map below in **Fig. 1.0**, the site is an overlooked and by-passed infill piece of property nestled between Mesa Villas Replat Subdivision to the east (a subdivision built in the mid 1970’s) a family clinic also to the East, Eastbrook Subdivision to the south (a townhome subdivision built in the mid 1980’s), Sarkis East across University to the North (a townhome subdivision built in the mid 1970’s) and Executive Villas at Eastbrook directly to the West (an office building condominium complex).

This infill property is ideally situated for a single family style duplex project that gives the feel of a single family residential development with slightly higher density to accommodate the infrastructure costs necessary for the site, as well as creating a sufficient number of homes to create a viable and sustainable HOA. This project would also become a “sister” project to Mission Park almost directly across University using identical housing product. Mission Park’s zoning and product was approved by the Mesa Council on January 9, 2017.

Fig. 1.0: Aerial Map



Existing Conditions

The project site is currently zoned RSL 2,5 and is designated in the City of Mesa General Plan as Neighborhood Suburban. It is an oddly shaped small and overlooked, by passed, infill “remnant” parcel which remains undeveloped. Its relationship to surrounding properties is shown in the **Fig. 2.0** Table and **Fig. 3.0** Surrounding Zoning Use Map. 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 | RM-2 | Residential/Townhomes |
| East | Neighborhood Suburban | RS-6/RM-4 | Residential/ Office/ |
| South | Neighborhood Suburban | RM-3 | Residential/Townhomes |
| West | Neighborhood Suburban | RM-3/OC | Residential/Townhome/Office |
| Project Site | Neighborhood Suburban | RSL 2.5 | Vacant |

Fig. 3.0: Surrounding Zoning Use Map



Request

This application contains two requests:

1. To rezone the site from RSL 2.5 to RM-2 PAD.
2. Approval of the preliminary plat as submitted.

Approval of these requests will allow for the development of a 20-lot (10 duplexes) single family attached 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 a small overlooked and bypassed infill 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.

Most of the homes and multi-family projects developed in this area were developed in the early 1970's. At the time of the development, standards of the City of Mesa Code were different. This project effectively balances the development standards in place at the time the surrounding existing residential developed, while fully incorporating the standards required in today's zoning and building codes, in the ultimate design of a high quality residential subdivision. In addition to Mission Park, this new attached single family development is one of the first new developments in the area in decades. It also provides a new and different diverse housing alternative that is not currently found in the surrounding area.

Infill development provides an opportunity for development to take advantage of the existing infrastructure and provide new life to surrounding commercial/office/schools and residential development in an area that has not seen a new single family development in decades. All homes will be built with the new building code standards, as well as in conformance with the City of Mesa guidelines in addition to the elevations which also require approval by the City.

Zoning and PAD Analysis

The PAD overlay was selected at the recommendation of city staff after the first formal review based on meeting the minimum requirements of a 20 lot subdivision in 11-22-1 of the Zoning Ordinance. Furthermore, Mission Park II will be developed as a cohesive "unit" and is consistent with purposes of the PAD Overlay District in that it provides for creative, high-quality development incorporating the following and further described below:

- A. *Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use.*

The 2.20-acre site contains nearly a half-acre open space (0.41 acres) that will provide a community amenity of a picnic bench and BBQ. The site layout provides community open space that is more centralized than the previously approved site plan.

- B. *Options for the design and use of private or public streets.*

An in-fill project at this scale best utilizes the option of private streets. The use of private streets is further enhanced with the number of off-street parking stalls that are provided in the community.

- C. *Preservation of significant aspects of the natural character of the land.*

This two acre site is an infill parcel that does not have any substantive character to require preserving; the development however, is consistent with the surrounding type of development.

- D. *Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development.*

Mission Park II offers a varied streetscape of home elevations and side entry garages on many of the lots. This is accomplished, even at this scale of a project by offering shared driveways

- E. *Sustainable property owners' associations.*

Mission Park II has been thoughtfully designed and intentionally envisioned to not excessively burden an HOA of this size. Amenities and open space are provided to scale of the project. The proposed plan shows 20 duplex single family attached units that have the look and feel of single family detached residential lots, while at the same time reducing one side yard to allow a slightly increased density. This slight increase in density allows the site to absorb the off-site infrastructure costs while at the same time providing a sufficient number of lots to make the future HOA viable and sustainable.

- F. *Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions.*

Mission Park II will have a Homeowner's Association (HOA). The community's open space and streets will held in common ownership and have appropriate CC&Rs.

- G. *Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.*

Twenty lots of single-family attached duplex homes are consistent with the surrounding properties that have already developed. Directly to the east and west are office buildings (light commercial/non-residential uses), to the south are townhomes and north of University is also another development of townhomes.

The community has also been designed with enhanced architectural interest and diversity, which greatly exceeds the pattern of architectural design in the area. Elevations have been enhanced with the offering of multiple floor plans, multiple elevations, multiple color schemes and garage door designs either with an architectural accent piece on the top, or articulation of beveled corners on other elevations. With all these options and only 20 lots, the elevations of each home will provide diversity of appearance from the street.

Development Standards

Per Table 11-5-5, Chapter 5 of the Mesa Zoning Ordinance, the RM-2 development standards will be met by the Mission Park project.

Fig. 4.0 RM-2 Development Standards

| Standard | RM-2 Required | Proposed |
|-----------------------------------|----------------------|-----------------|
| Minimum Lot Area (2 Lots) | 7,200 | 5,219 |
| Min Individual Lot Area (sf) | 2,000 sf | 2,609 sf |
| Minimum Lot Width (ft) | 36 | 30 |
| Minimum Lot Width-Corner Lot (ft) | 30 | 35 |
| Minimum Lot Depth (ft) | 94 | 85 |
| Maximum Height (ft) | 30 | 30 |
| Maximum Number of Stories | 2 | 2 |
| Maximum Density (du/ac) | 15 | 8.2 |
| Minimum Lot Area per unit (sf) | 2,904 | 2,609 |

| | | |
|----------------------------------|-----|--|
| Minimum Yard Arterial (ft) | 20 | 20 |
| Interior Side (ft) | 10 | 5 |
| Street Side (ft) | 10 | 10 |
| Interior side attached (ft) | 0 | 0 |
| Front* (ft) | 20 | 5-18' |
| Rear** (ft) | 15 | 12' |
| Min Useable Open Space (sf/unit) | 200 | 360 sq ft Private 906 sq ft Common* |

Table Notes:

***There is 360 sq ft minimum private open space in each rear yard. There is an additional 18,121 sq ft of common open space which is 906 sq ft per unit**

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

*** Rear patio shall be allowed to encroach 8 feet into rear 15 foot setback.

Proposed Plan

The proposed homes will range from roughly 1,600 to over 2,000 square feet in size. Two (2) different floorplans will be available and two (2) different elevations for each plan will be available, for a total of four (4) elevation styles. The elevations and floorplans have also been submitted concurrently with the rezoning application

The community will have a centralized open space area. The common amenity has been carefully designed to provide amenities for the residents, while at the same time not creating a financial burden on such a small homeowners association. Larger fields are located a short distance away at Field Elementary and Poston Junior High schools, which are also used by the surrounding residential neighborhoods who also do not have HOA-maintained recreational amenities.

Elevations which will be offered are shown as **Exhibit B**. The minimum and average lot size contained in the subdivision is 2609 square feet (30 feet by 86.99 feet)

Circulation and Parking

Vehicular access to this subdivision is proposed by a single point of entry from University Drive. There will be a single drive with a cul-de-sac at the end of the subdivision. The streets in this subdivision are planned as 24-foot private streets. This layout will allow for ample off street ninety-degree guest parking in either driveways provided in most residences or parking in designated areas in this small-lot subdivision. Each of the homes in this subdivision has a two-car garage.

Conclusion

This proposal for this project will provide a traditional duplex single-family attached 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.

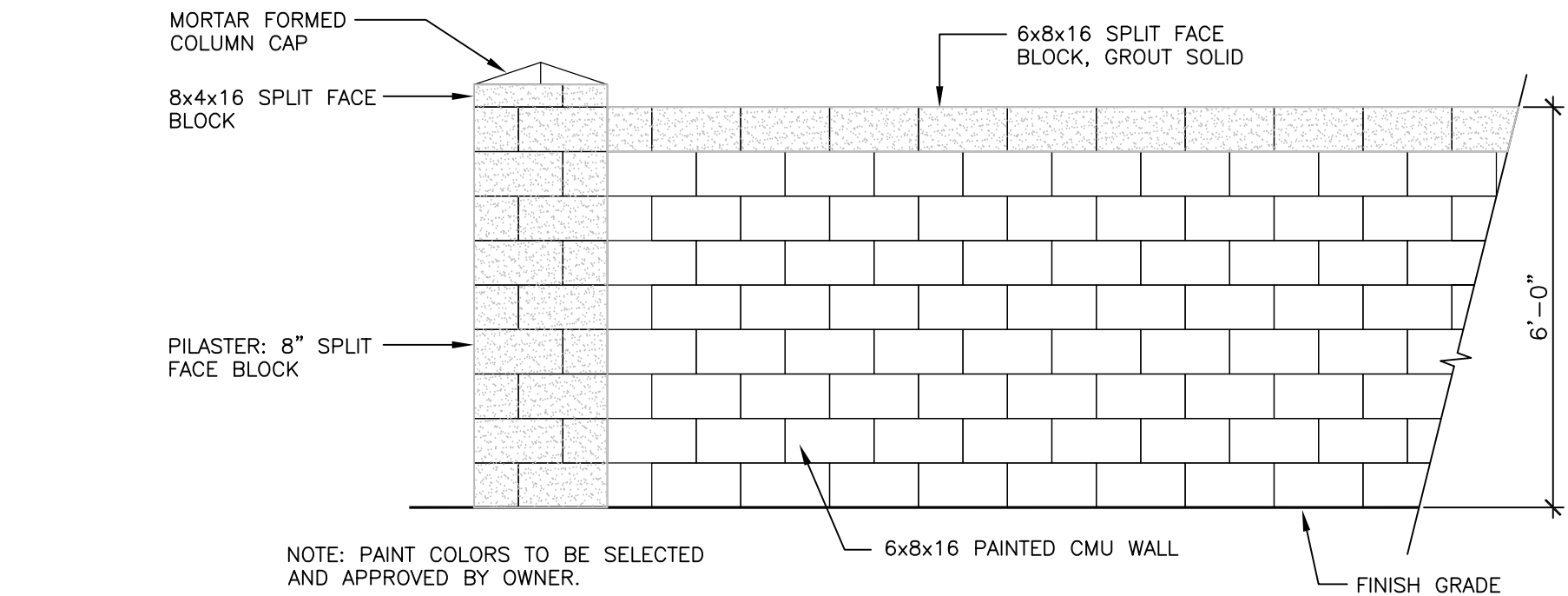
This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and the standards established in the Zoning Ordinance for the RM-2 PAD overlay zone. The applicant and property 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.

LANDSCAPE NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AT THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
12. PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE RAKED AND WATERED TO SETTLE FINES WITH A MINIMUM FINAL DEPTH OF 2". PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.
13. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.
14. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN; AND THE ARIZONA NURSERYMAN ASSOCIATION.
16. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
17. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
1 GALLON PLANT - 1 TABLET 15 GALLON PLANT - 4 TABLETS
5 GALLON PLANT - 2 TABLET BOXED TREE - 6 TABLETS (MIN.)
TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
19. THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON; SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
20. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
21. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE YEAR FOR ALL TREES AND SIX MONTHS FOR ALL OTHER PLANT MATERIAL DATED FROM START OF THE MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE A SEASONAL WATERING SCHEDULE AND FERTILIZER PROGRAM.

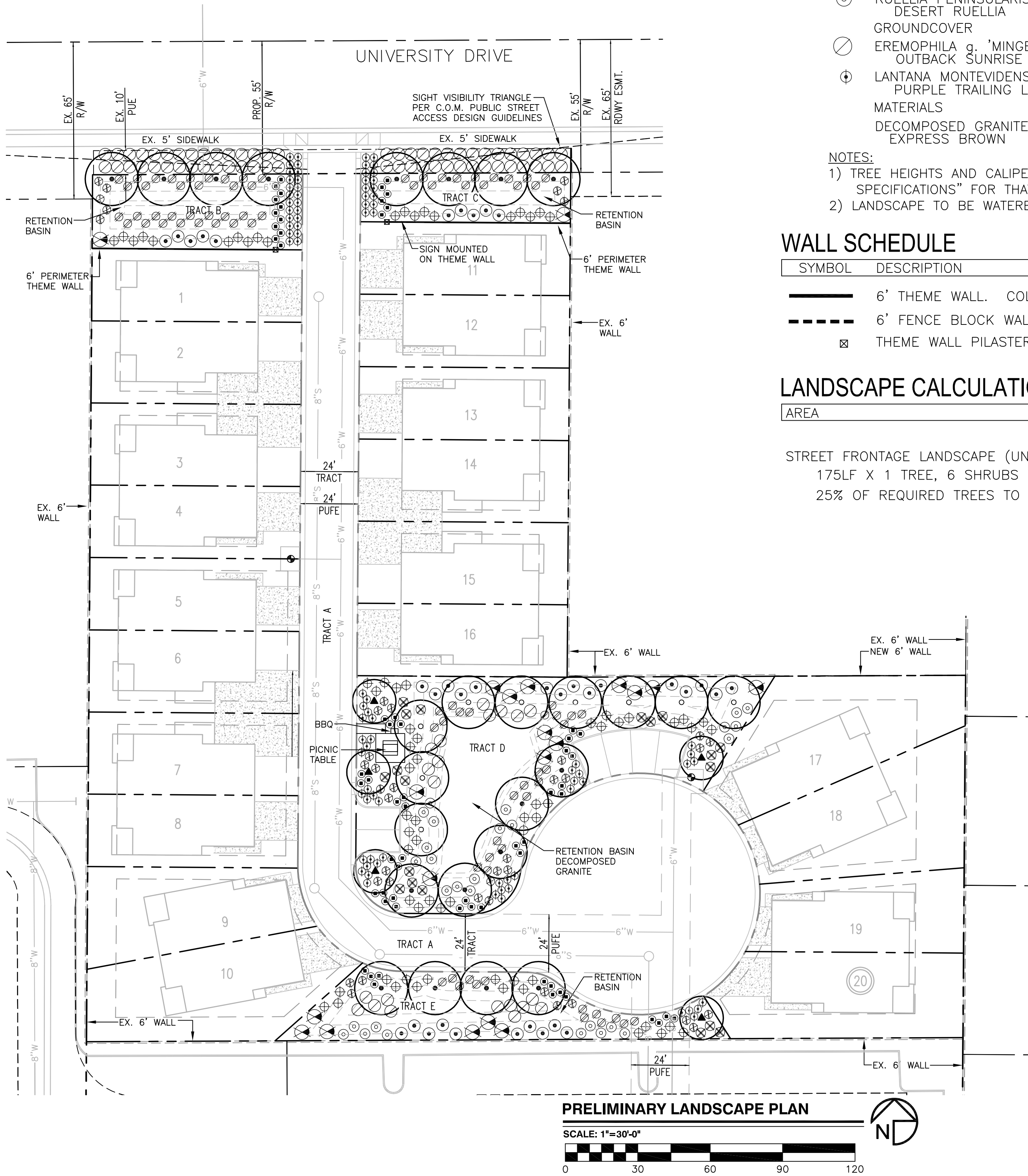
CITY OF MESA NOTES

1. THERE ARE NO OVERHEAD POWERLINES ON SITE.
2. ALL NEW SIGNAGE TO BE UNDER SEPARATE REVIEW AND PERMIT.
3. ALL EXISTING SIGNAGE TO BE BROUGHT INTO CURRENT CODE CONFORMANCE.
4. ENTIRE PERIMETER WALL AND LANDSCAPING TO BE INSTALLED AS PART OF PHASE ONE OF THE DEVELOPMENT.
5. PARALLEL FENCE WILL NOT BE PERMITTED ANYWHERE ON THE PROJECT.
6. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS.
7. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT SHALL BE MAINTAINED FOR A CLEAR BETWEEN 3' TO 7'.



THEME WALL ELEVATION

1 SCALE NTS



PLANT SCHEDULE

| SYMBOL | BOTANICAL/COMMON NAME | CLPR/SIZE | MAT. SIZE (HXW) | QTY. | REMARKS |
|----------------|-------------------------------------|-----------|-----------------|------|------------------------------|
| TREES | | | | | |
| ▲ | CHITALPA 'PINK DAWN' | 24"BOX | 20'X20' | — | STAKE AS REQUIRED |
| ○ | CHITALPA | | | | |
| ● | PISTACIA X 'RED PUSH' | 24" BOX | 40'X40' | — | STAKE AS REQUIRED |
| • | RED PUSH PISTACHE | | | | |
| ○ | QUERCUS VIRGINIANA | 24" BOX | 40'X25' | — | STAKE AS REQUIRED |
| • | SOUTHERN LIVE OAK | 36" BOX | | — | |
| SHRUBS/ACCENTS | | | | | |
| ⊗ | CAESALPINIA PULCHERRIMA | 5 GAL. | 6'X6' | — | 2 GPH EMITTER |
| ⊗ | RED BIRD OF PARADISE | | | | |
| ⊗ | CONVOLVULUS CNEORUM | 3 GAL. | 2'X3' | — | 2 GPH EMITTER |
| ⊗ | BUSH MORNING GLORY | | | | |
| ⊗ | EREMOPHILA MACULATA | 5 GAL. | 4'X5' | — | 2 GPH EMITTER |
| ⊗ | VALENTINE BUSH | | | | |
| ⊗ | HESPERALOE PARVIFLORA | 3 GAL. | 3'X3' | — | 1 GPH EMITTER |
| ⊗ | RED YUCCA | | | | |
| ⊗ | LEUCOPHYLLUM CANDIDUM | 5 GAL. | 3'X3' | — | 2 GPH EMITTER |
| ⊗ | THUNDER CLOUD SAGE | | | | |
| ⊗ | MUHLENBERGIA CAPILARIS 'REGAL MIST' | 5 GAL. | 3'X3' | — | 2 GPH EMITTER |
| ⊗ | REGAL MIST DEER GRASS | | | | |
| ⊗ | PENNISETUM SETACEUM 'EATON CANYON' | 5 GAL. | 3'X3' | — | 2 GPH EMITTER |
| ⊗ | COMPACT PURPLE FOUNTAIN GRASS | | | | |
| ⊗ | RUELLIA PENINSULARIS | 5 GAL. | 4'X4' | — | 2 GPH EMITTER |
| ⊗ | DESERT RUELLIA | | | | |
| GROUNDCOVER | | | | | |
| ⊗ | EREMOPHILA g. 'MINGENEW GOLD' | 1 GAL. | 1'X6' | — | 2 GPH EMITTER |
| ⊗ | OUTBACK SUNRISE EMU | | | | |
| ⊗ | LANTANA MONTEVIDENSIS | 1 GAL. | 1'X3' | — | 2 GPH EMITTER |
| ⊗ | PURPLE TRAILING LANTANA | | | | |
| MATERIALS | | | | | |
| — | DECOMPOSED GRANITE | 1/2" | SCREENED | | 2" DEPTH ALL LANDSCAPE AREAS |
| — | EXPRESS BROWN | | | | |

NOTES:

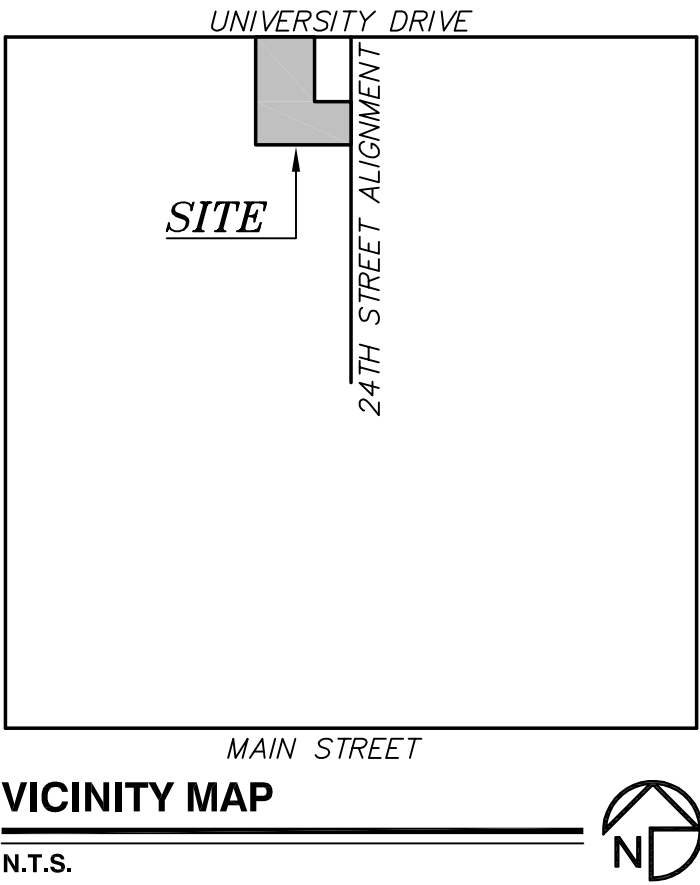
- 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE.
- 2) LANDSCAPE TO BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

WALL SCHEDULE

| SYMBOL | DESCRIPTION |
|--------|---|
| — | 6' THEME WALL. COLOR PER OWNER; SEE DETAIL THIS SHEET. |
| - - - | 6' FENCE BLOCK WALL PAINTED. COLOR TO BE SELECTED BY OWNER. |
| ⊗ | THEME WALL PILASTER. COLOR PER OWNER; |

LANDSCAPE CALCULATIONS

| AREA | REQUIRED TREES/SHRUBS | PROVIDED TREES/SHRUBS |
|--|-----------------------|-----------------------|
| STREET FRONTAGE LANDSCAPE (UNIVERSITY DR.) | | |
| 175LF X 1 TREE, 6 SHRUBS PER 25 LF | 7/42 | 8/43 |
| 25% OF REQUIRED TREES TO BE 36" BOX | 2 | 2 |



APPLICANT

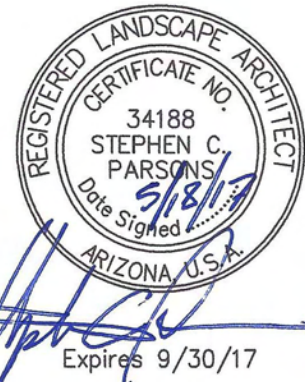
BRIGHTON BROKERAGE & DEVELOPMENT LLC
753 N. 39th CIR.
MESA, AZ 85205
CONTACT: DOUG SWEENEY
PHONE: (602) 451-7601

ENGINEER

DURAN T. THOMPSON, P.E./R.L.S.
D & M ENGINEERING
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, ARIZONA 85281
PHONE: (480) 350-9590
FAX: (480) 350-9486

LANDSCAPE ARCHITECT

PARSONS DESIGN STUDIO, PLLC
STEVE PARSONS
1209 W. MEDLOCK DRIVE
PHOENIX, AZ 85013
(602) 999-9209
EMAIL: SPARSONSDS@PARSONSDS.COM



MISSION PARK II

E. UNIVERSITY DRIVE
Mesa, Arizona

| Revisions | |
|--------------|---------|
| 1 1st Review | 5-18-17 |
| | |
| | |
| | |
| | |
| | |
| | |

PROJECT NO: 17006
DRAWN BY: SCP
DATE: 3/27/17
COPYRIGHT:
PARSONS DESIGN STUDIO

PRELIMINARY
LANDSCAPE PLAN

DURAN T. THOMPSON, P.E./R.L.S.
D & M ENGINEERING
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, ARIZONA 85281
PHONE: (480) 350-9590
FAX: (480) 350-9486

BRIGHTON BROKERAGE & DEVELOPMENT LLC
753 N. 39th CIR.
MESA, AZ 85205
CONTACT: DOUG SWEENEY
PHONE: (602) 451-7601

GROSS AREA: 2.45 AC(TO SECTION LINE)
NET AREA: 2.20 AC(TO PROPOSED RIGHT OF WAY)
PROPOSED LOTS: 20
EXISTING ZONING: RS-6
APN: 140-24-008L
DENSITY(GROSS): 8.2 D.U./AC.
DENSITY(NET): 9.1 D.U./AC.
OPEN SPACE: 0.416 AC.

THE NORTH 414.00 FEET OF

THAT PORTION OF LAND LYING IN THE EAST HALF AND THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY;

THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 2223.14 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 56 SECONDS WEST, A DISTANCE OF 45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE AND THE TRUE POINT OF BEGINNING.;

THENCE EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 198.00 FEET TO THE WEST LINE OF A PARCEL OF LAND RECORDED IN DOCKET 10916, PAGE 1078;

THENCE SOUTH 00 DEGREES 40 MINUTES 56 SECONDS WEST ALONG SAID WEST LINE, 219.0 FEET TO THE NORTH LINE OF PARCEL 2 OF LAND RECORDED IN DOCKET 11680, PAGE 1040 AND THE SOUTH LINE OF AFORESAID PARCEL;

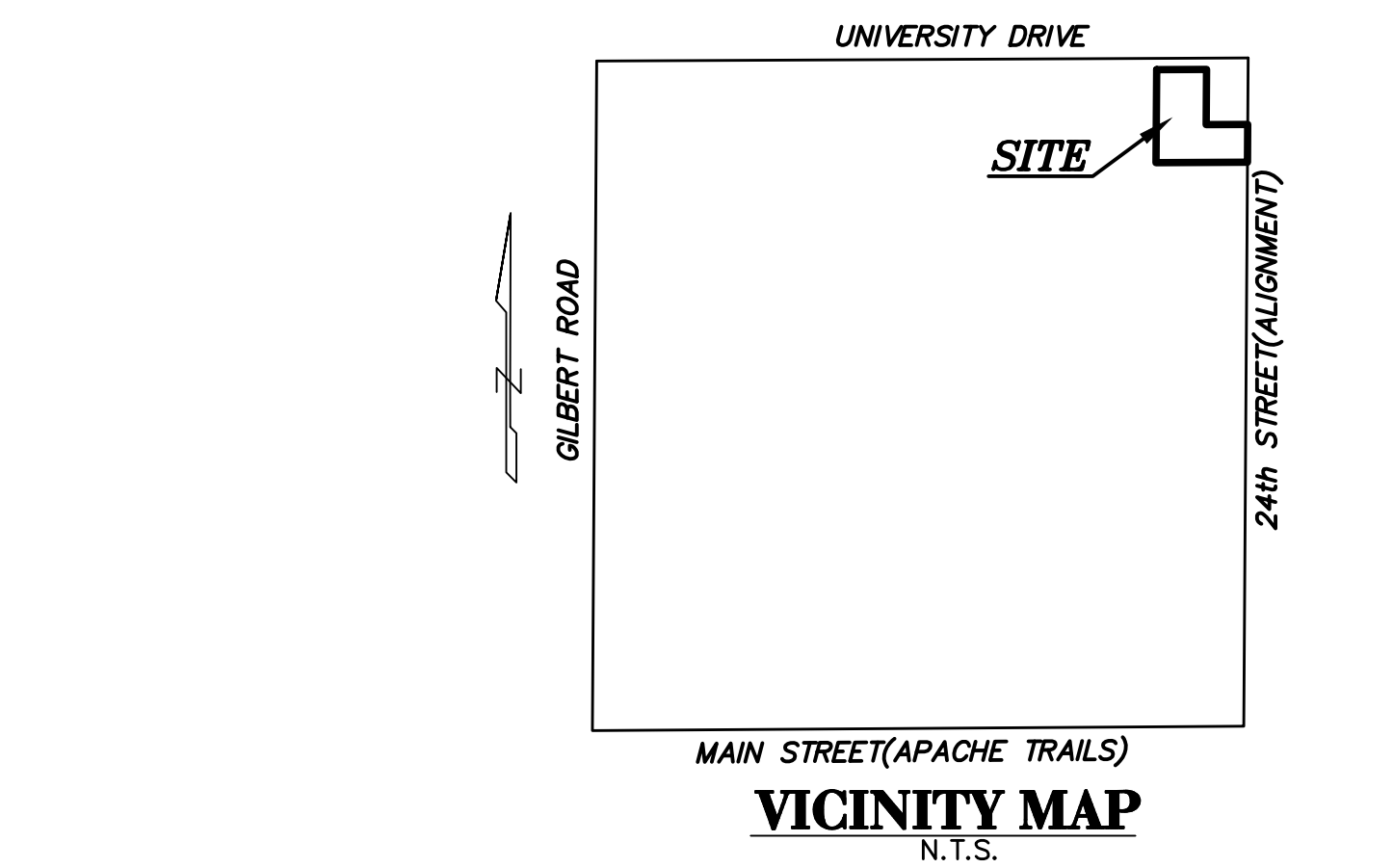
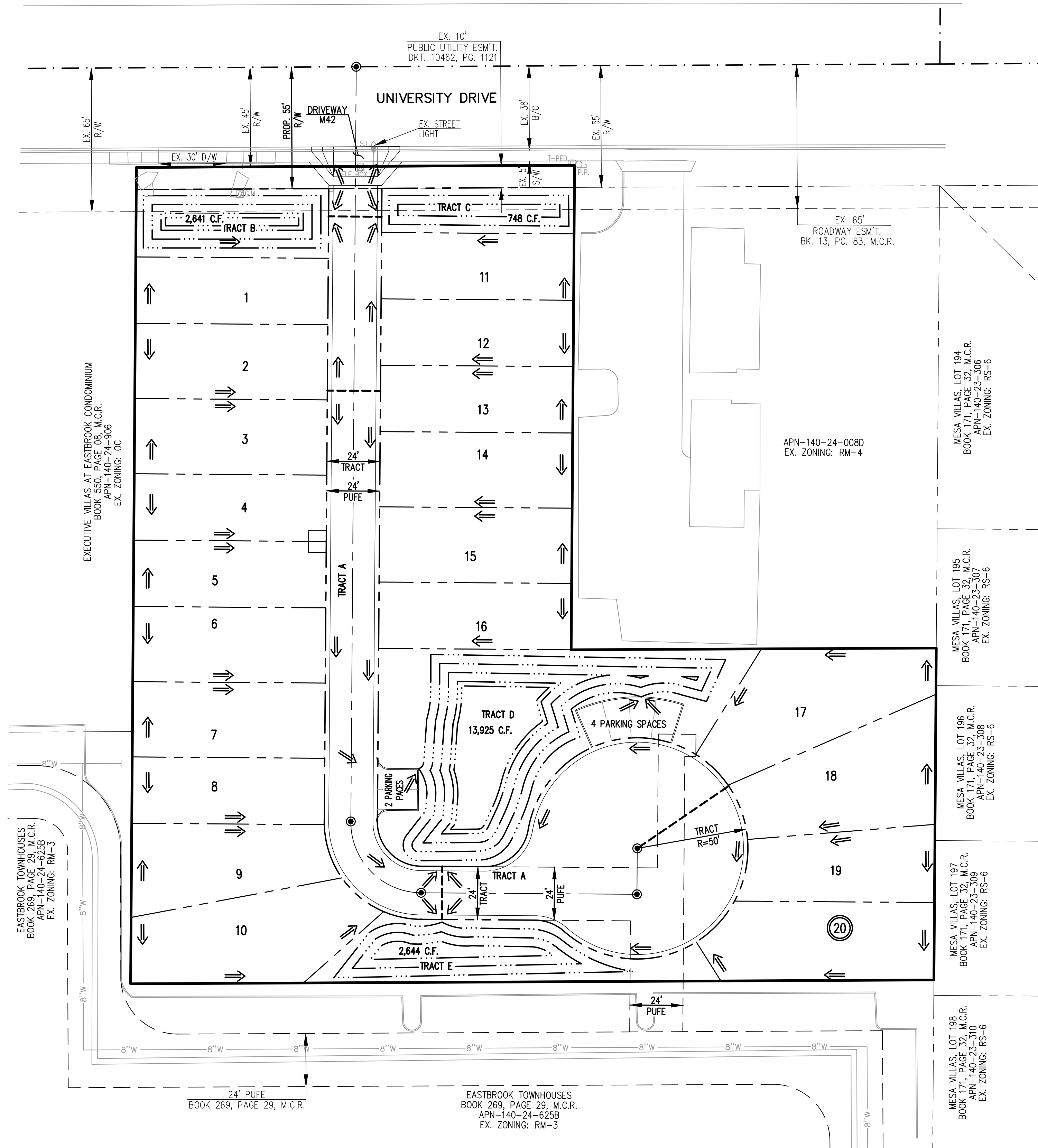
THENCE EAST, ALONG SAID JOINT PROPERTY LINE, 165.00 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER, SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 EAST AND THE EAST LINE OF AFORESAID PARCEL;

THENCE SOUTH 00 DEGREES 40 MINUTES 56 SECONDS WEST, ALONG SAID EAST LINE, 1056.00 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE WEST ALONG SAID SOUTH LINE 363.00 FEET TO THE WEST LINE OF SAID PARCEL, BEING THE EAST 363.00 FEET OF THE NORTH 1320 FEET OF THE NORTHWEST QUARTER;

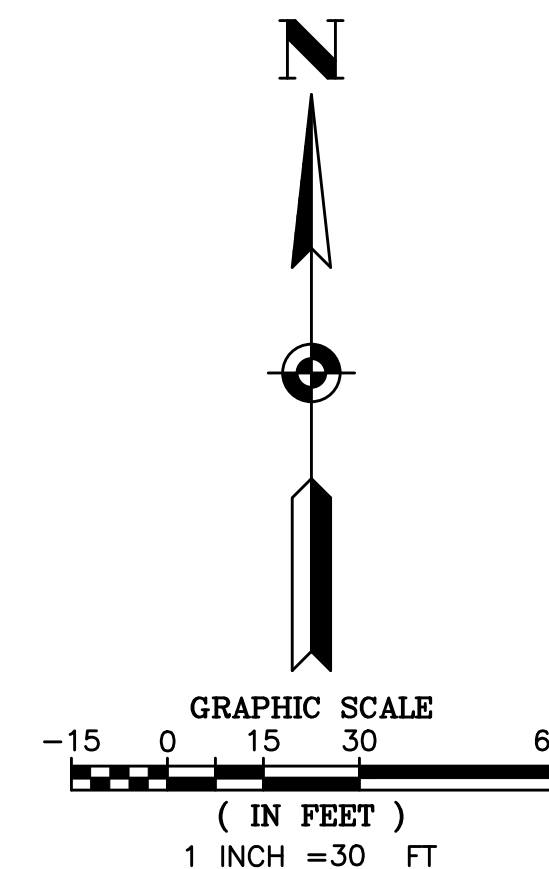
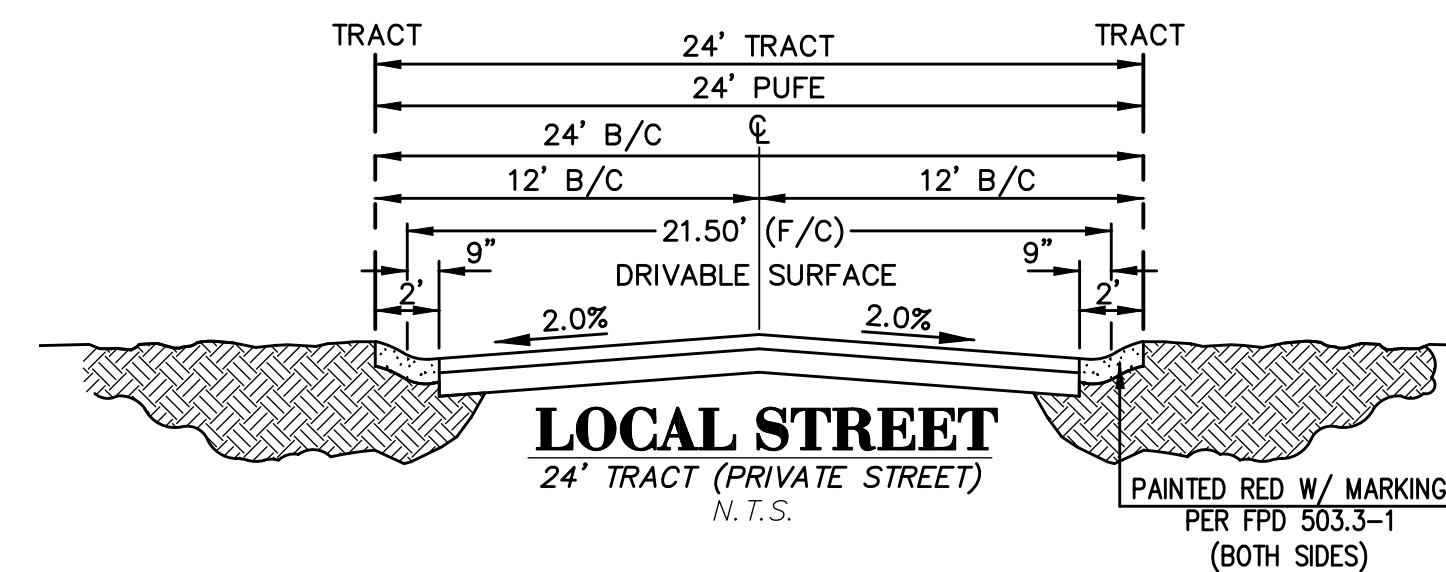
THENCE NORTH 00 DEGREES 40 MINUTES 56 SECONDS EAST A DISTANCE OF 1275.00 FEET TO THE TRUE POINT OF BEGINNING.

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA




RET. REQ'D.=106,725 sq.ft.(x)2.16(x)0.85/12=16,329 C.F.
RET. PROV.=19,958 C.F.

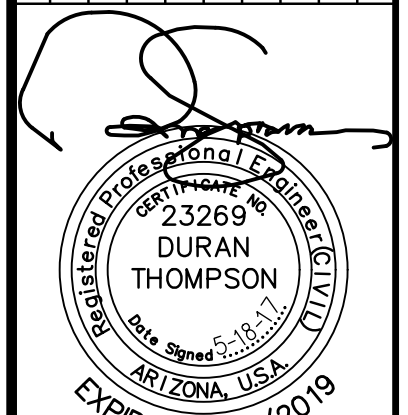
| | |
|--------|--------------------------|
| _____ | BOUNDARY LINE |
| _____ | SECTION LINE |
| _____ | ADJACENT PROPERTY LINE |
| _____ | EASEMENT LINE AS NOTED |
| _____ | PROPOSED RETENTION BASIN |
| M.C.R. | MARICOPA COUNTY RECORDER |
| APN | ASSESSOR'S PARCEL NUMBER |
| EX. | EXISTING |
| S/W | SIDEWALK |
| B/C | BACK OF CURB |
| D/W | DRIVEWAY |



NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.



PROJECT / **MISSION PARK II**
E. UNIVERSITY DRIVE
MESA, ARIZONA
PRELIMINARY GRADING AND DRAINAGE PLAN

[illegible]

| | |
|-----------|----------|
| DESIGNED | DTT |
| DRAWN | AGY |
| CHECKED | DTT |
| DATE | 5-18-17 |
| SCALE | 1"=30' |
| PROJECT | 170202 |
| FILE NAME | Pre-Site |

SHEET
1 OF 1





UNIVERSITY DRIVE

EX. 65' RW

PROP. 55' RW

EX. 55' RW

EX. 65' RW

ROW/ESMT.

RETENTION BASIN
6' PERIMETER THEME WALL

RETENTION BASIN
6' PERIMETER THEME WALL

SIGN MOUNTED ON THEME WALL

EX. 6' WALL

EX. 6' WALL

24' TRACT

TRACT A

EX. 6' WALL

EX. 6' WALL
NEW 6' WALL

BBQ
PICNIC TABLE

TRACT D

RETENTION BASIN
DECOMPOSED GRANITE

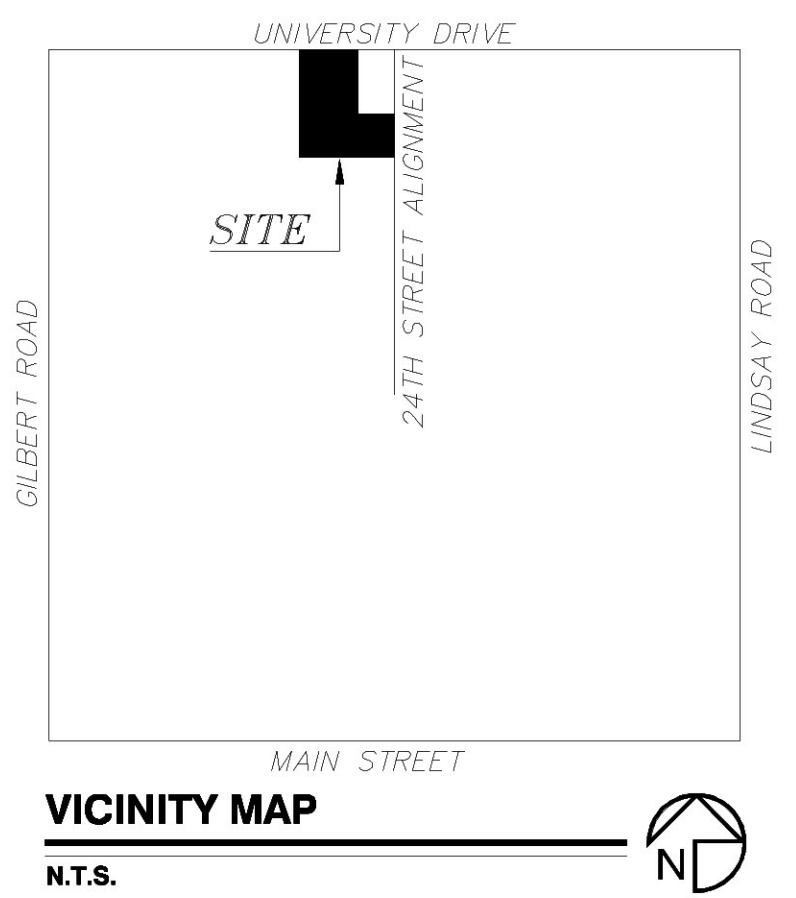
TRACT A

24' TRACT

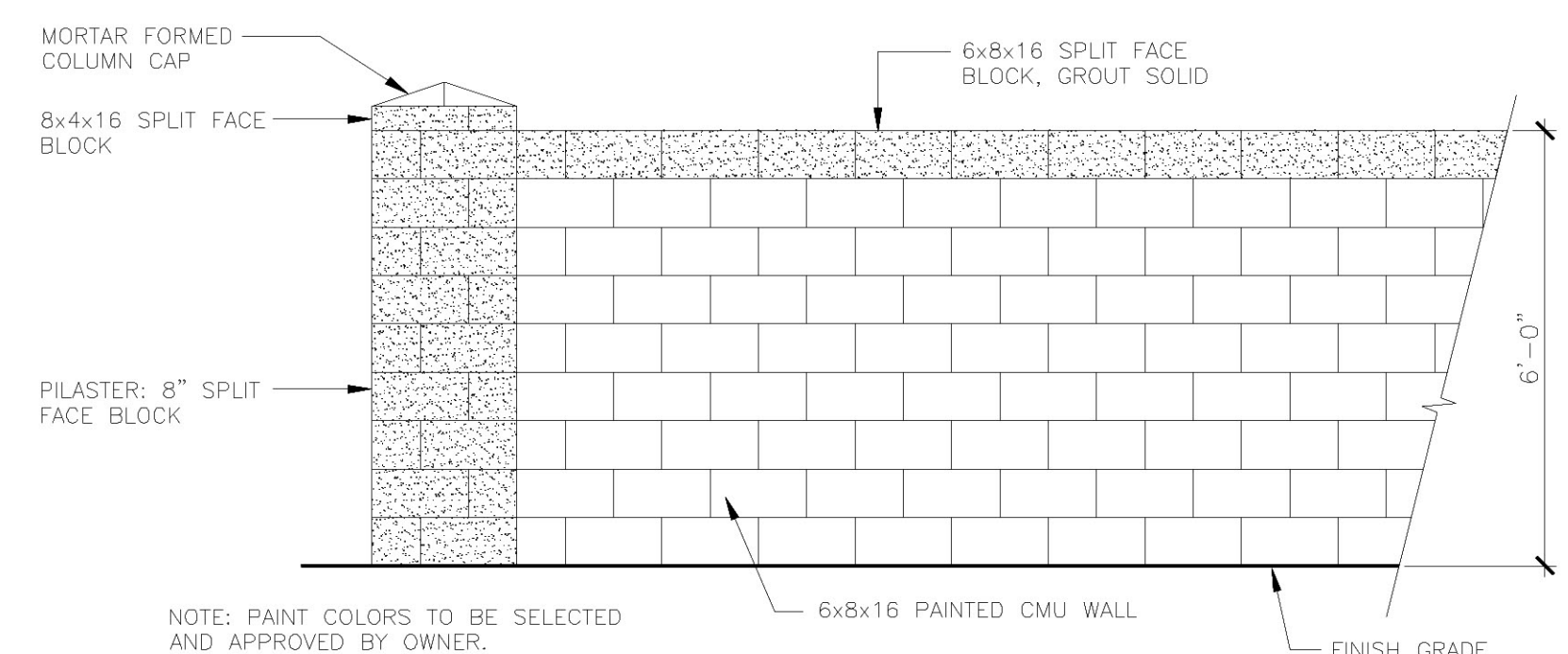
RETENTION BASIN

EX. 6' WALL

EX. 6' WALL



VICINITY MAP
N.T.S.

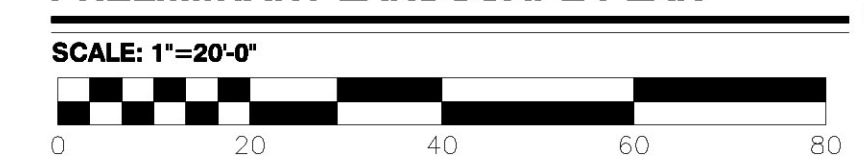


THEME WALL ELEVATION
1 SCALE NTS

PLANT SCHEDULE

| SYMBOL | BOTANICAL/COMMON NAME | CLPR/SIZE |
|----------------|--|--------------------|
| TREES | | |
| ▲ | CHITALPA 'PINK DAWN' CHITALPA | 24" BOX |
| ○ | PISTACIA x 'RED PUSH' RED PUSH PISTACHE | 24" BOX |
| ● | QUERCUS VIRGINIANA SOUTHERN LIVE OAK | 24" BOX 36" BOX |
| SHRUBS/ACCENTS | | |
| ⊗ | CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE | 5 GAL. |
| ⊙ | CONVOLVULUS CNEORUM BUSH MORNING GLORY | 3 GAL. |
| ⊙ | EREMOPHILA MACULATA VALENTINE BUSH | 5 GAL. |
| ⊕ | HESPERALOE PARVIFLORA RED YUCCA | 3 GAL. |
| ⊕ | LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE | 5 GAL. |
| ⊗ | MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS | 5 GAL. |
| ⊗ | PENNISETUM SETACEUM 'EATON CANYON' COMPACT PURPLE FOUNTAIN GRASS | 5 GAL. |
| ⊙ | RUELLIA PENINSULARIS DESERT RUELLIA | 5 GAL. |
| GROUNDCOVER | | |
| ⊗ | EREMOPHILA g. 'MINGENEW GOLD' 1 OUTBACK SUNRISE EMU | 1 GAL. |
| ⊙ | LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA | 1 GAL. |
| MATERIALS | | |
| | DECOMPOSED GRANITE EXPRESS BROWN | 1/2" SCREENED |

PRELIMINARY LANDSCAPE PLAN



APPLICANT
BRIGHTON BROKERAGE & DEVELOPMENT LLC
753 N. 39th CIR.
MESA, AZ 85205
CONTACT: DOUG SWEENEY
PHONE: (602) 451-7601

ENGINEER
DURAN T. THOMPSON, P.E./R.L.S.
D & M ENGINEERING
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, ARIZONA 85281
PHONE: (480) 350-9590
FAX: (480) 350-9486

LANDSCAPE ARCHITECT
PARSONS DESIGN STUDIO, PLLC
STEVE PARSONS
1209 W. MEDLOCK DRIVE
PHOENIX, AZ 85013
(602) 999-9209
EMAIL: SPARSONS@PARSONSDS.COM

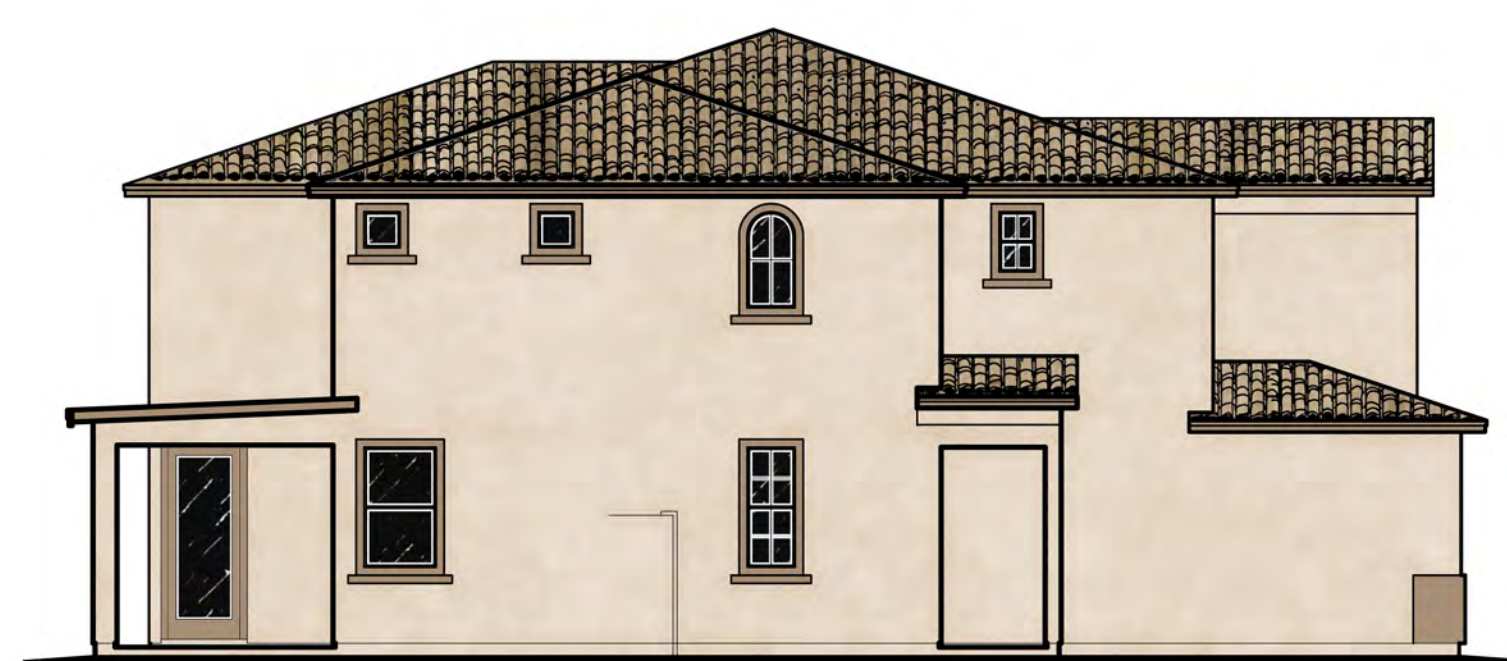
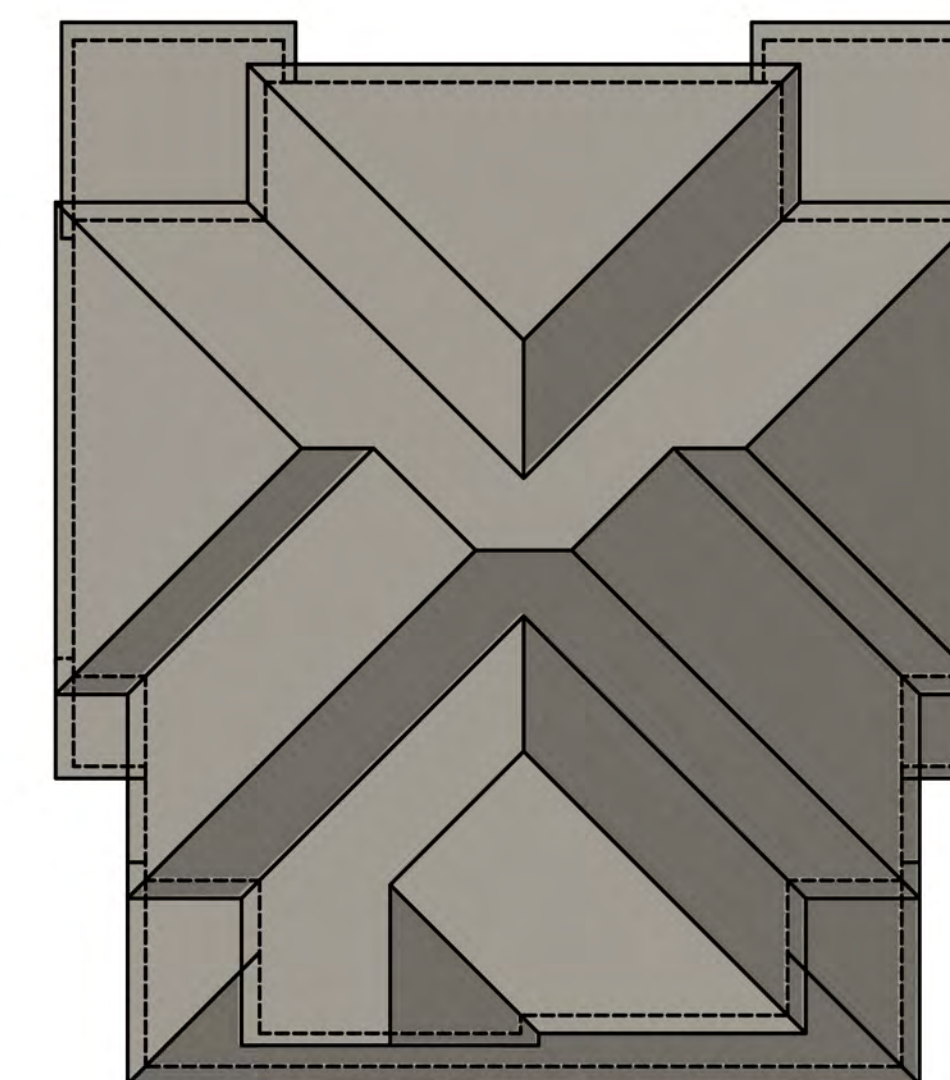
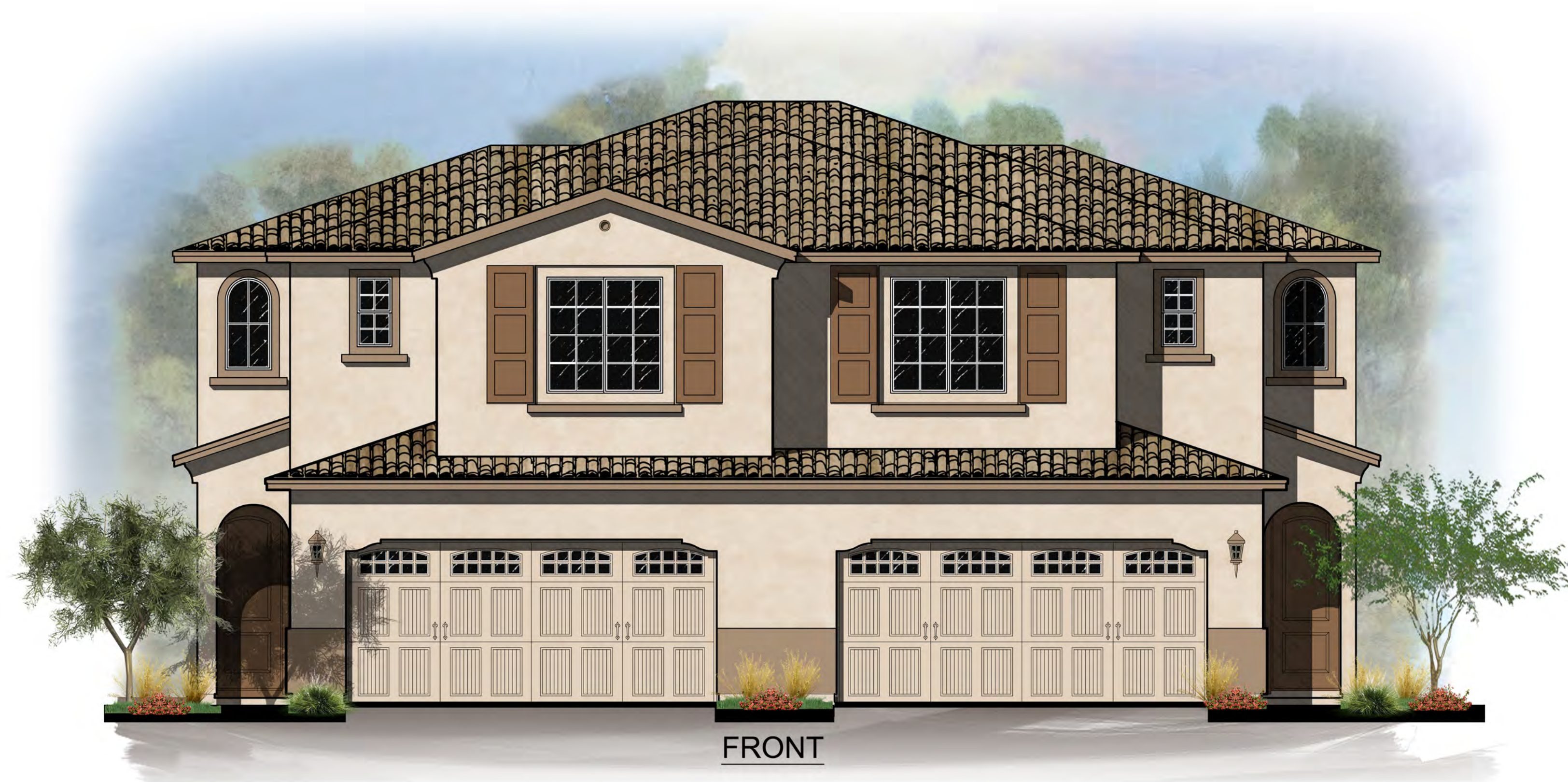
PARSONS DESIGN STUDIO
LANDSCAPE ARCHITECTURE / URBAN DESIGN
1209 W. Medlock Drive, Phoenix, AZ 85013
P 602-999-9209

MISSION PARK II
E. UNIVERSITY DRIVE
Mesa, Arizona

| Revisions | | |
|-----------|------------|---------|
| 1 | 1st Review | 5-18-17 |
| | | |
| | | |
| | | |
| | | |

PROJECT NO: 17006
DRAWN BY: SCP
DATE: 3/27/17
COPYRIGHT:
PARSONS DESIGN STUDIO

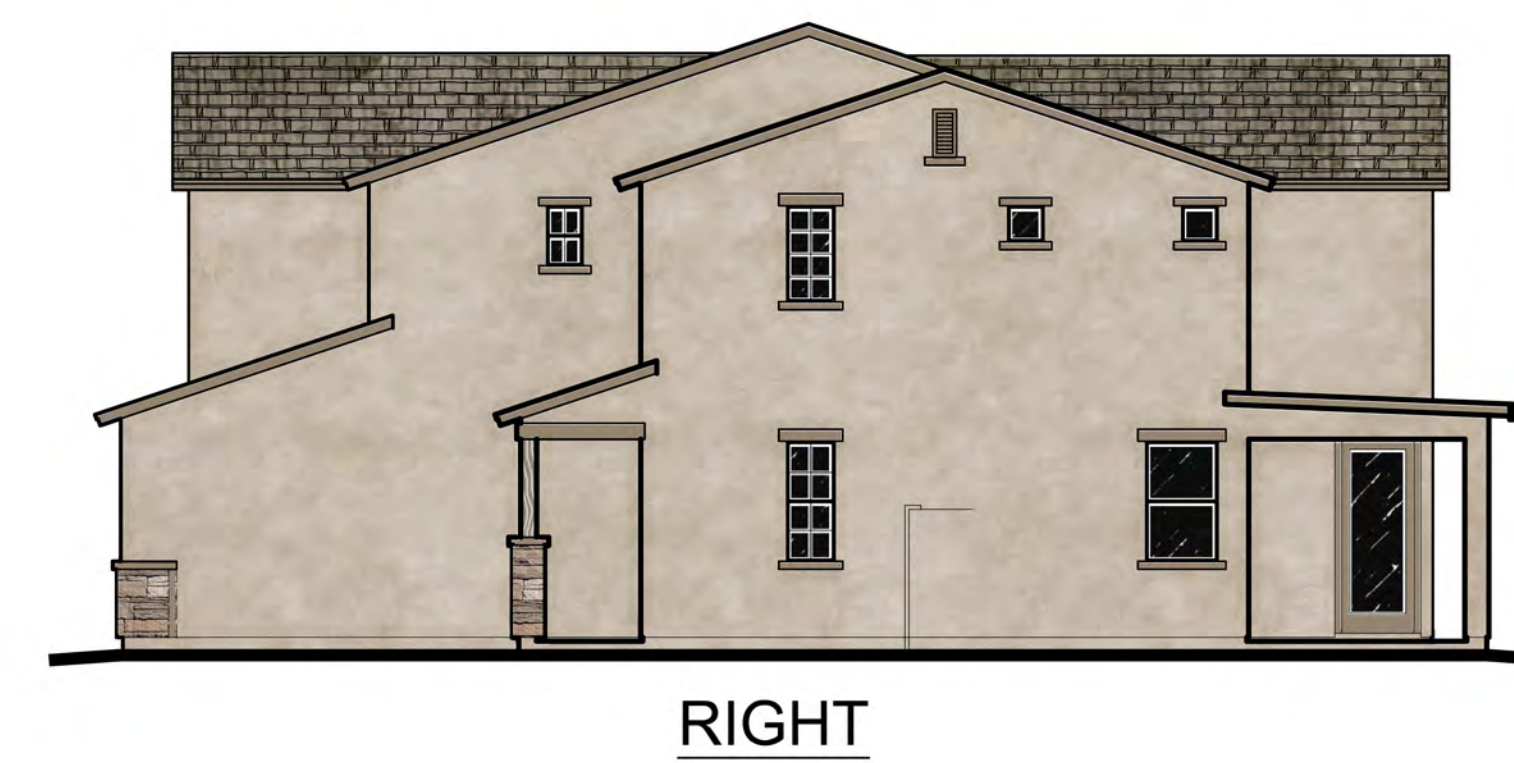
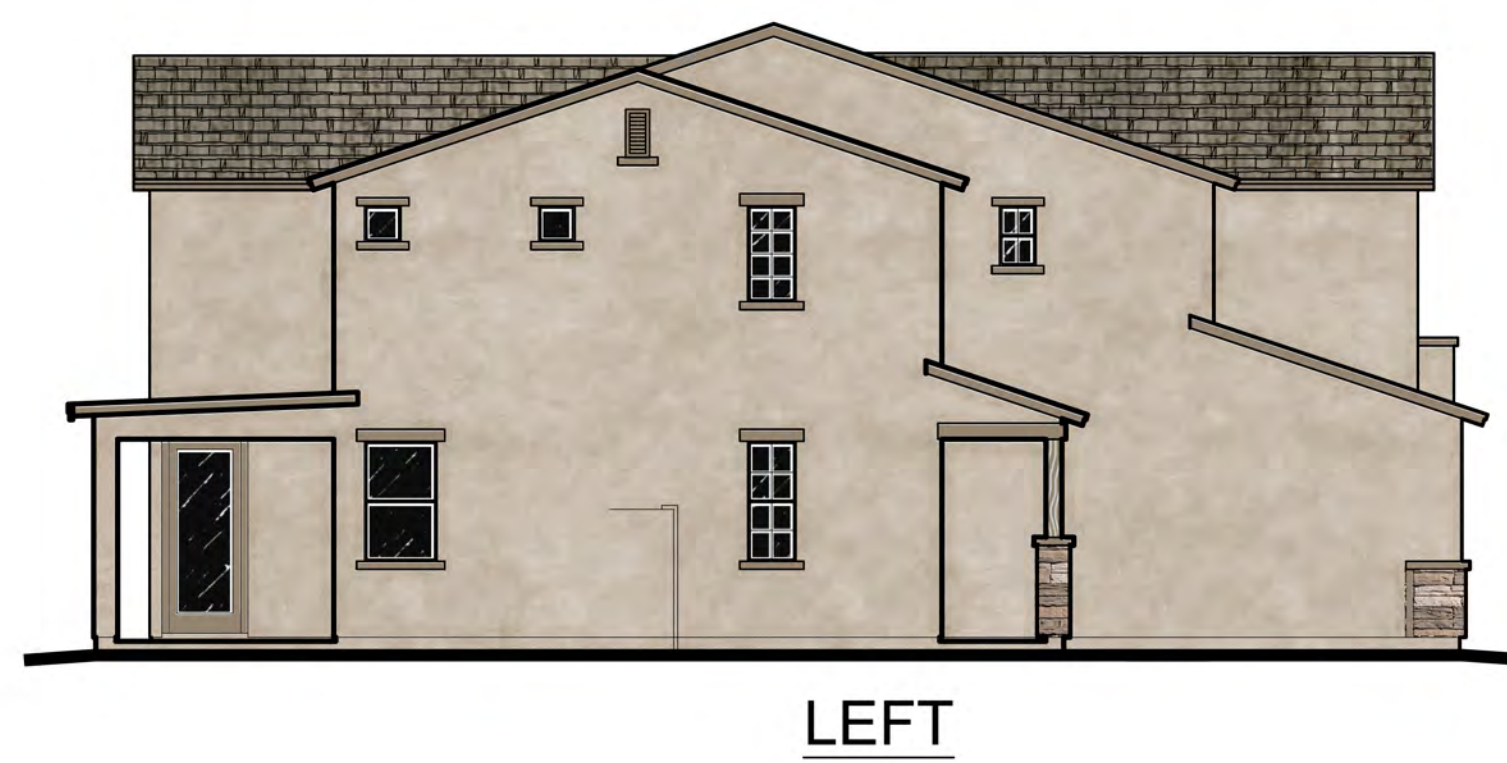
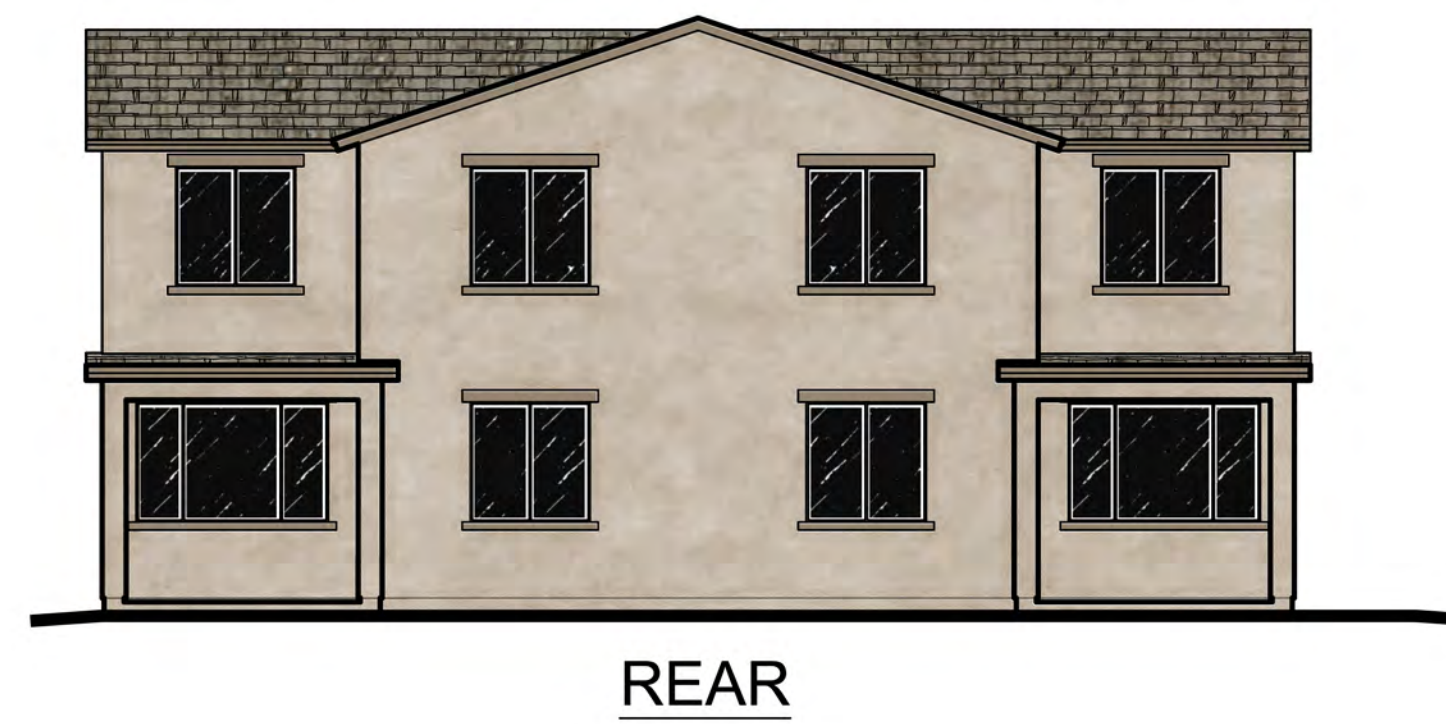
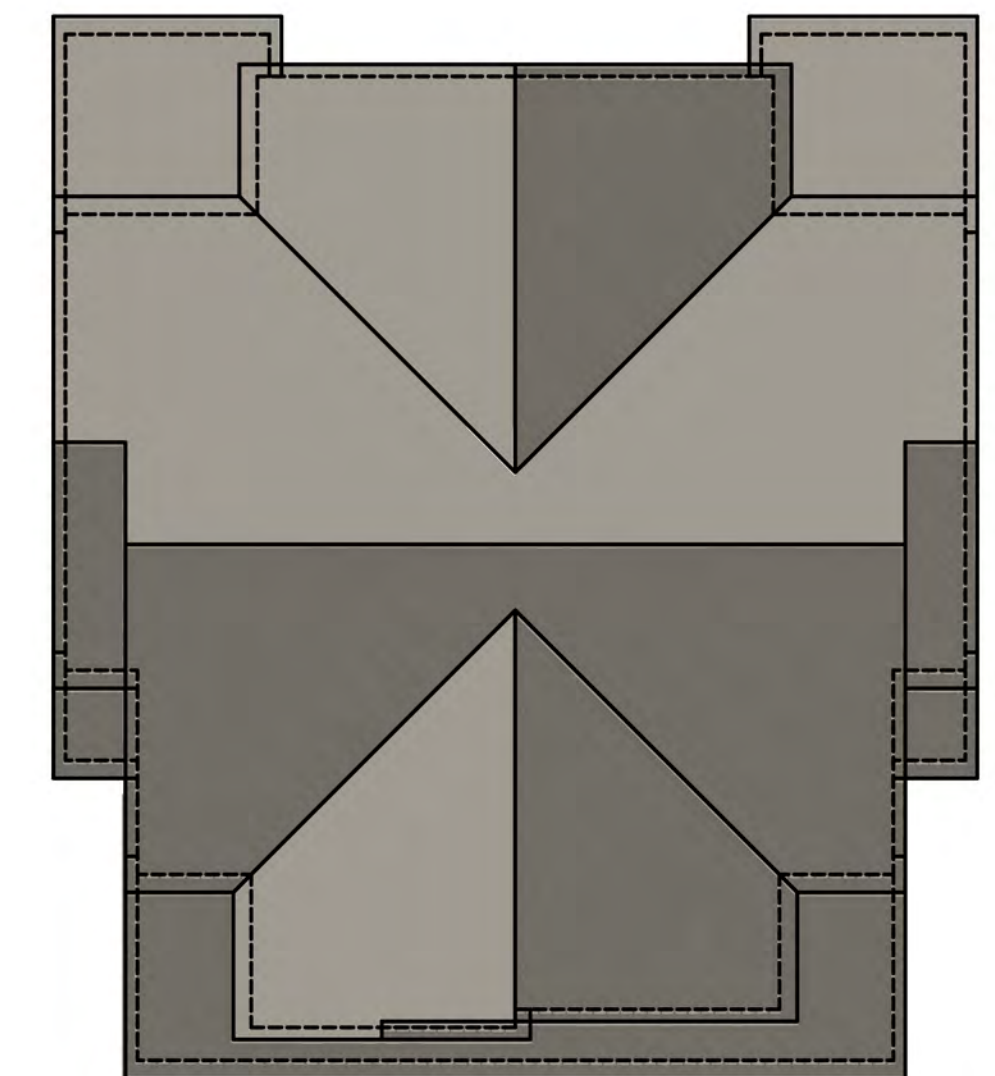
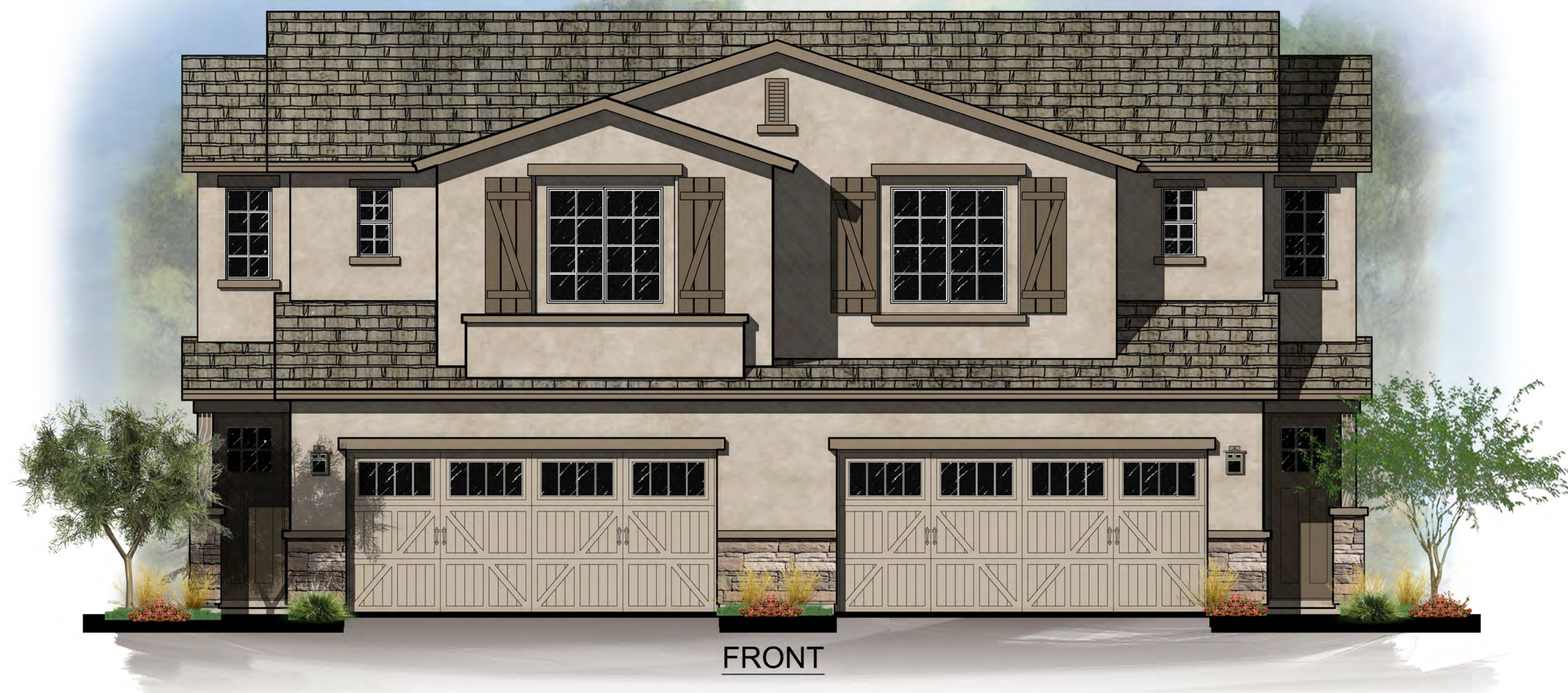
PRELIMINARY
LANDSCAPE PLAN



ELEVATION A - SPANISH

MISSION PARK | MESA, AZ | PLAN 1

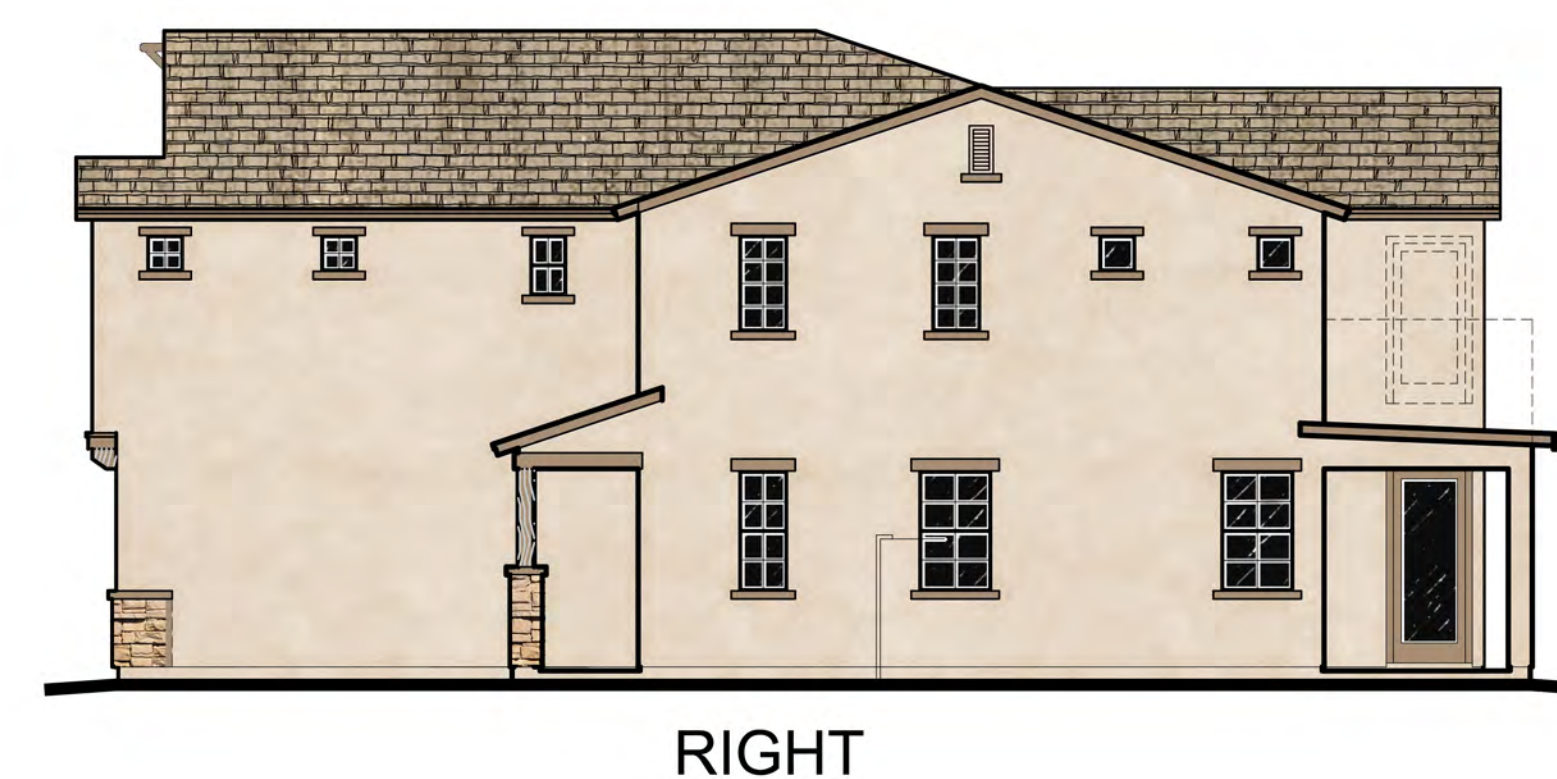
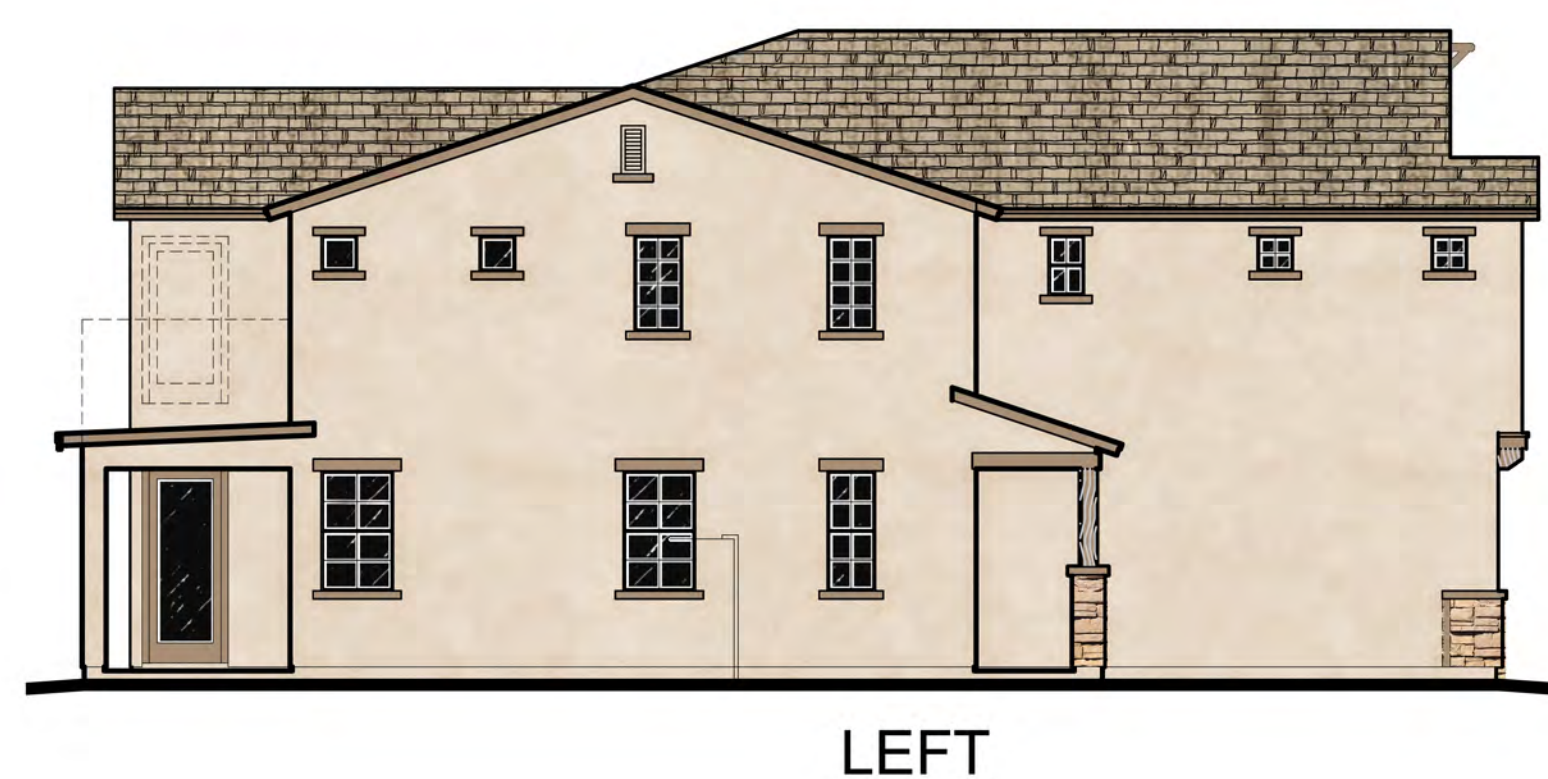
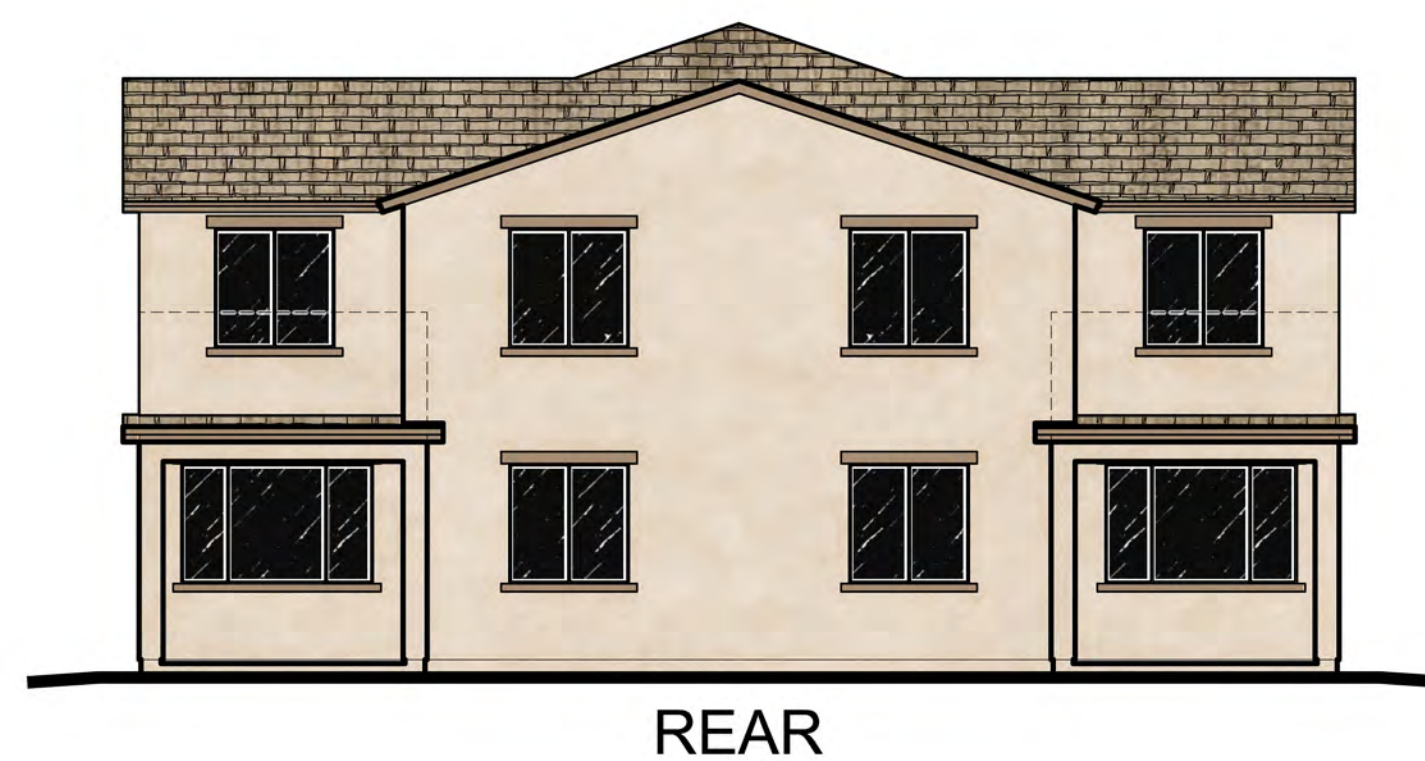
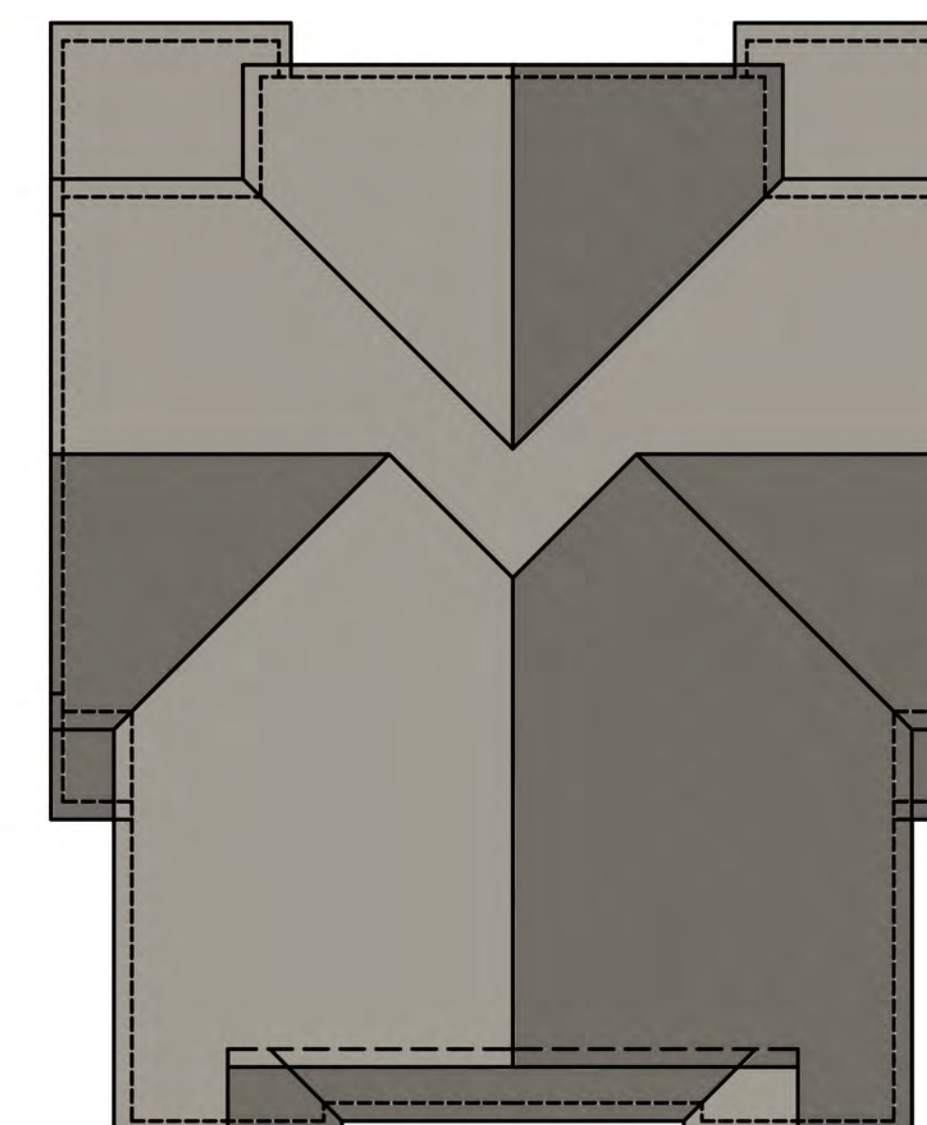
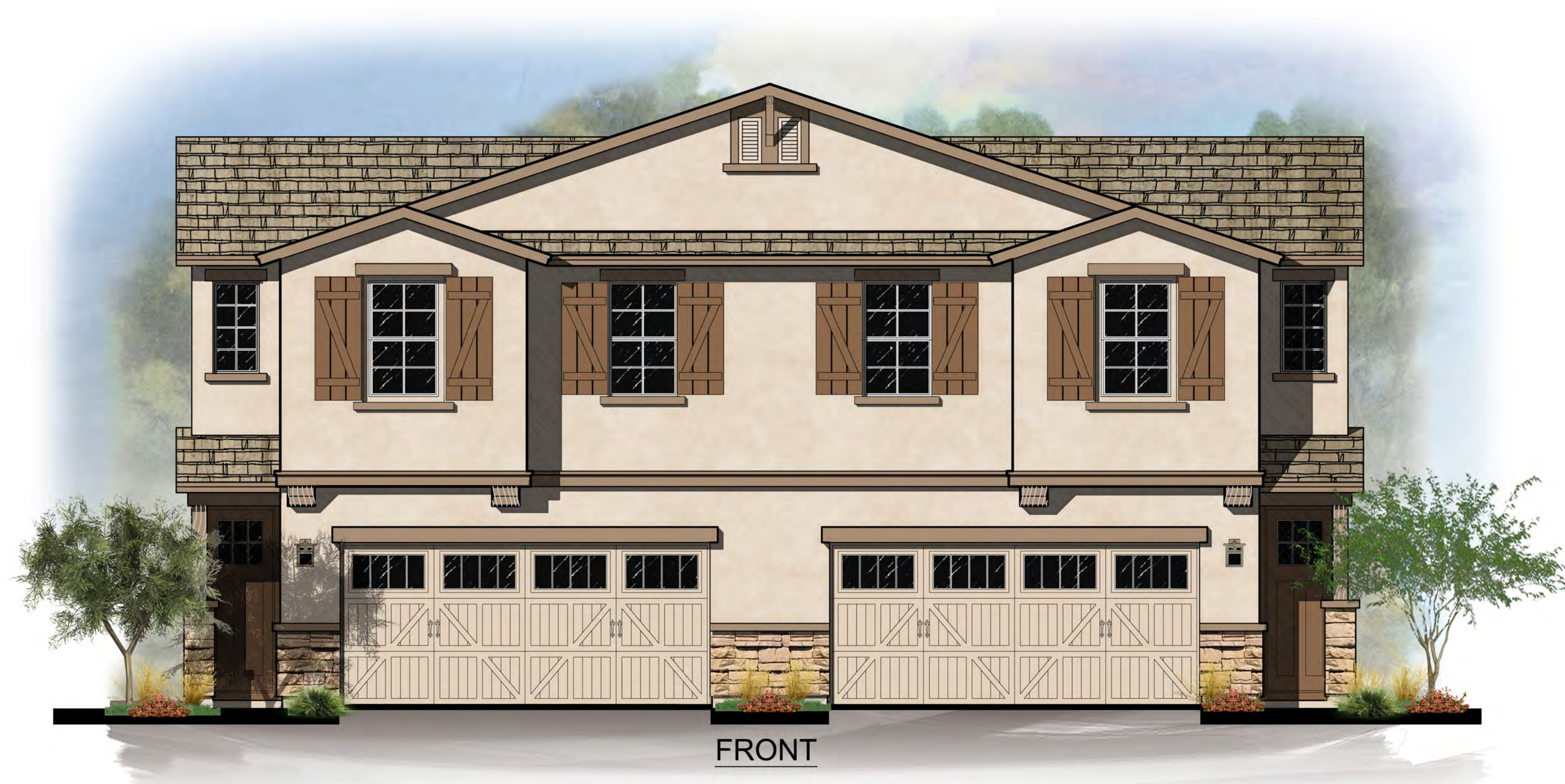
10-4-2016



ELEVATION B - RANCH TERRITORIAL

MISSION PARK | MESA, AZ | PLAN 1

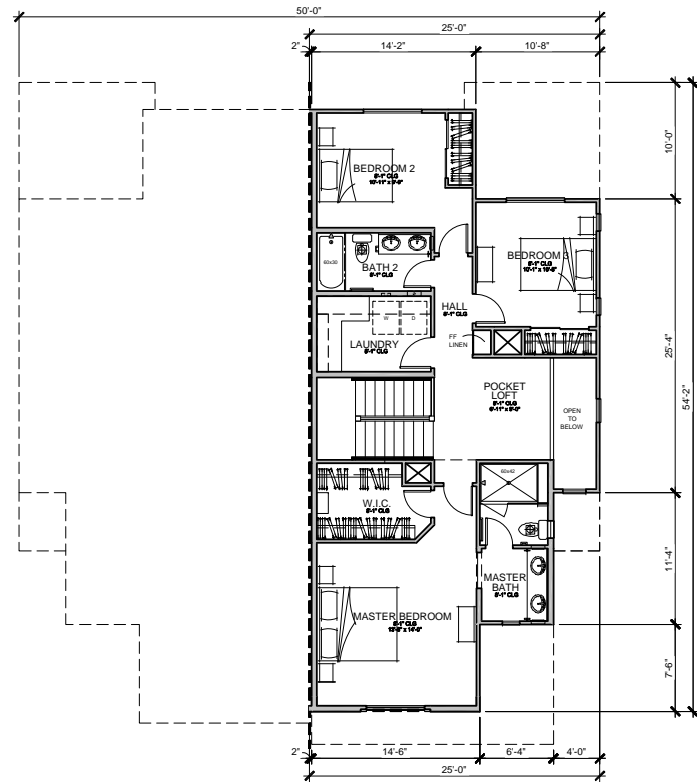
10-4-2016



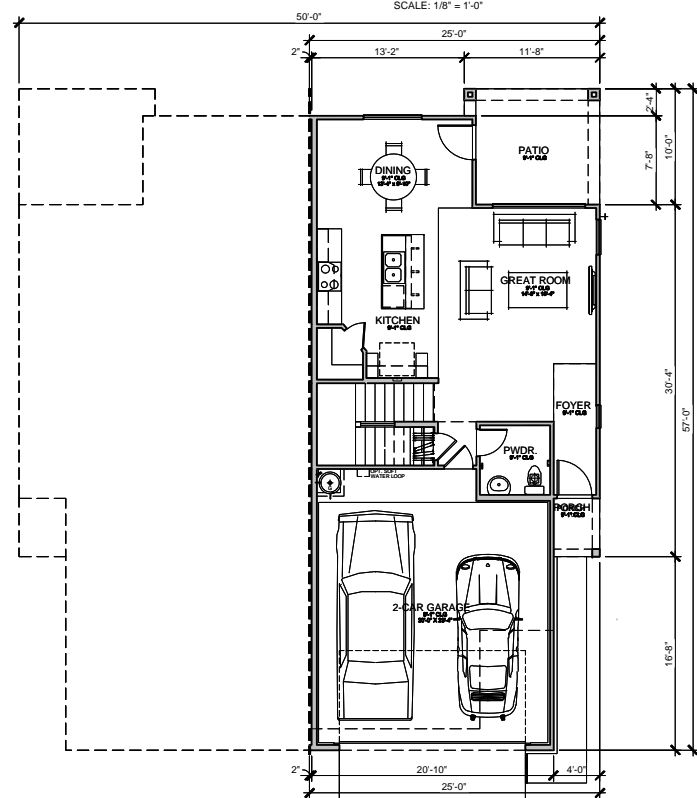
ELEVATION B - RANCH TERRITORIAL

MISSION PARK | MESA, AZ | PLAN 2

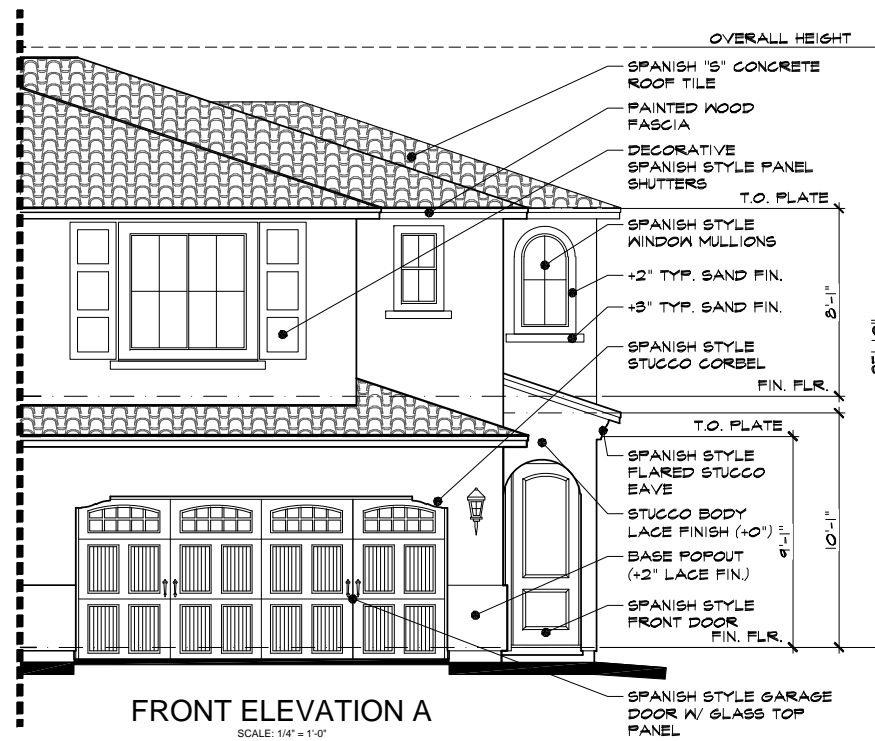
10-4-2016



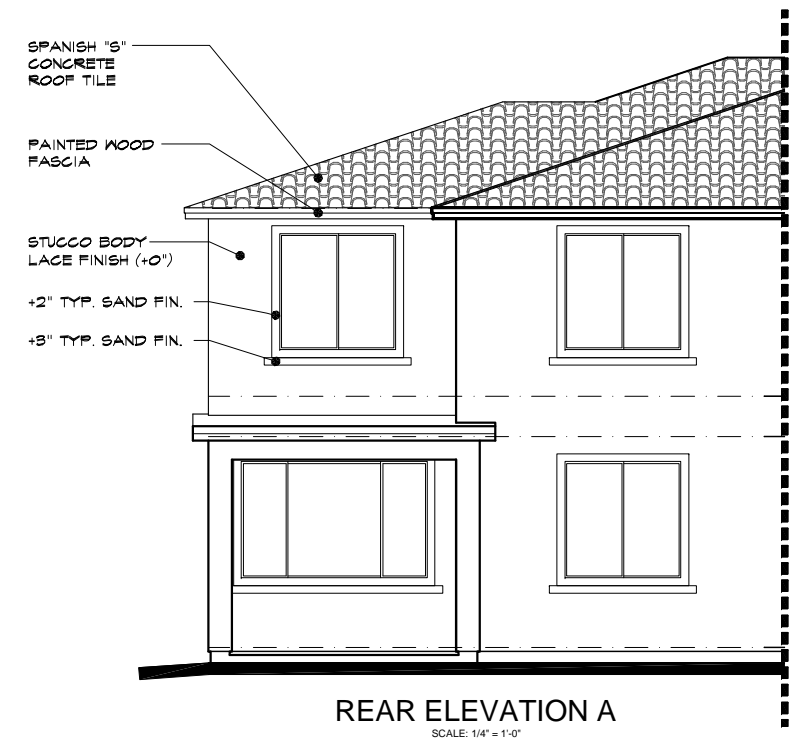
2 ND FLOOR PLAN A



1 ST FLOOR PLAN A



FRONT ELEVATION A

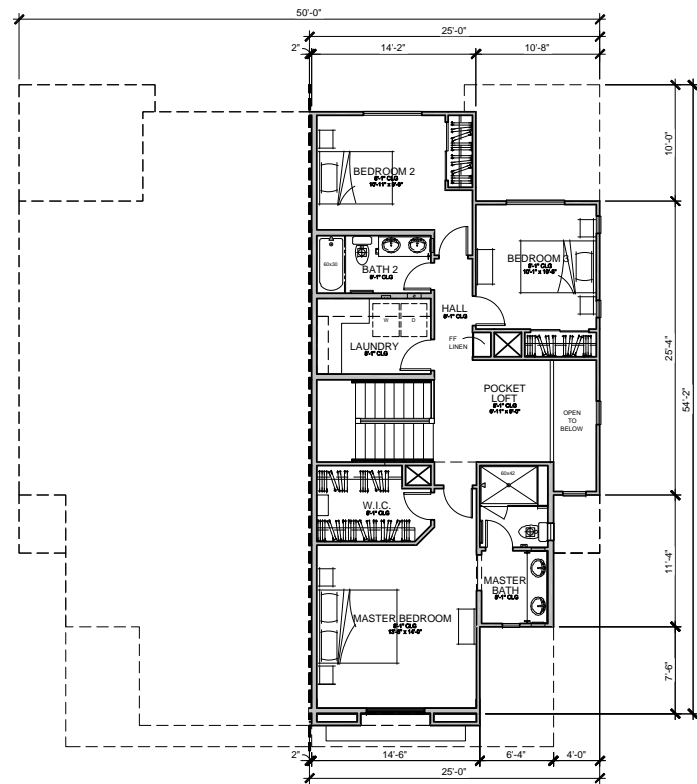


REAR ELEVATION A



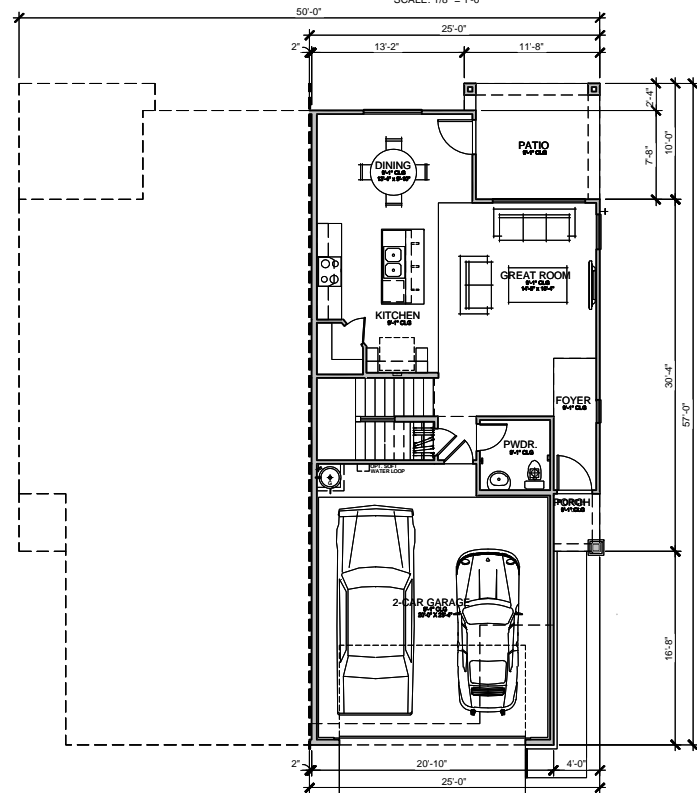
SIDE ELEVATION A

MISSION PARK | MESA, AZ | PLAN 1 | A - SPANISH



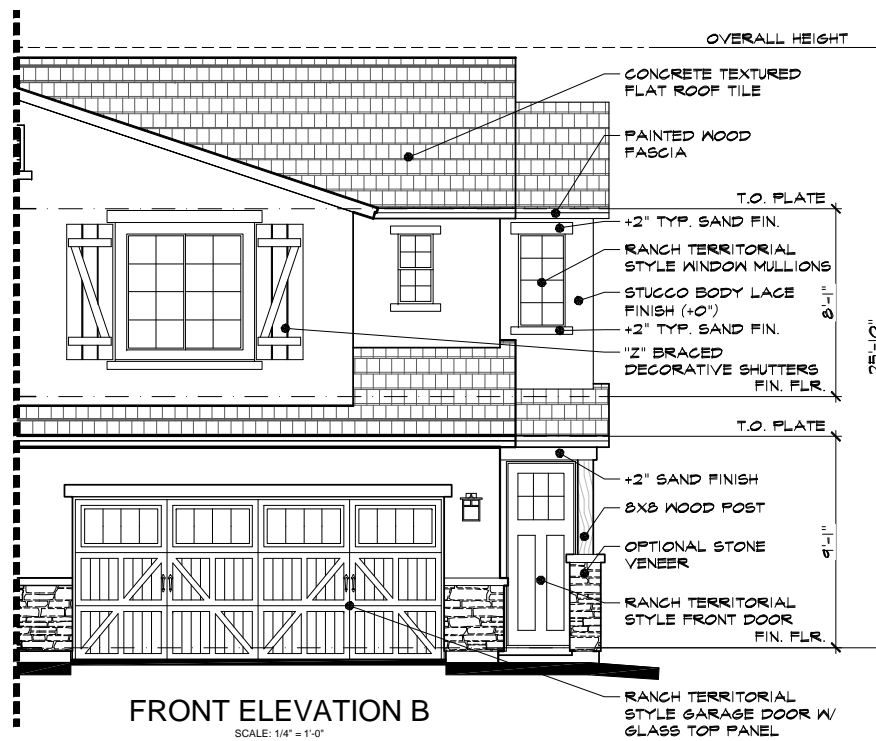
2 ND FLOOR PLAN B

SCALE: 1/8" = 1'-0"



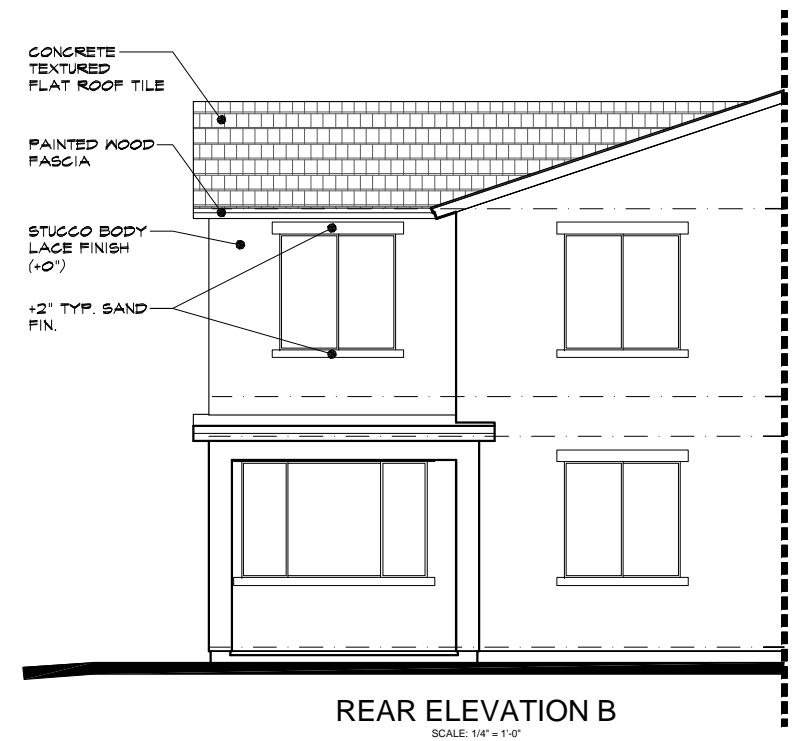
1 ST FLOOR PLAN B

SCALE: 1/8" = 1'-0"



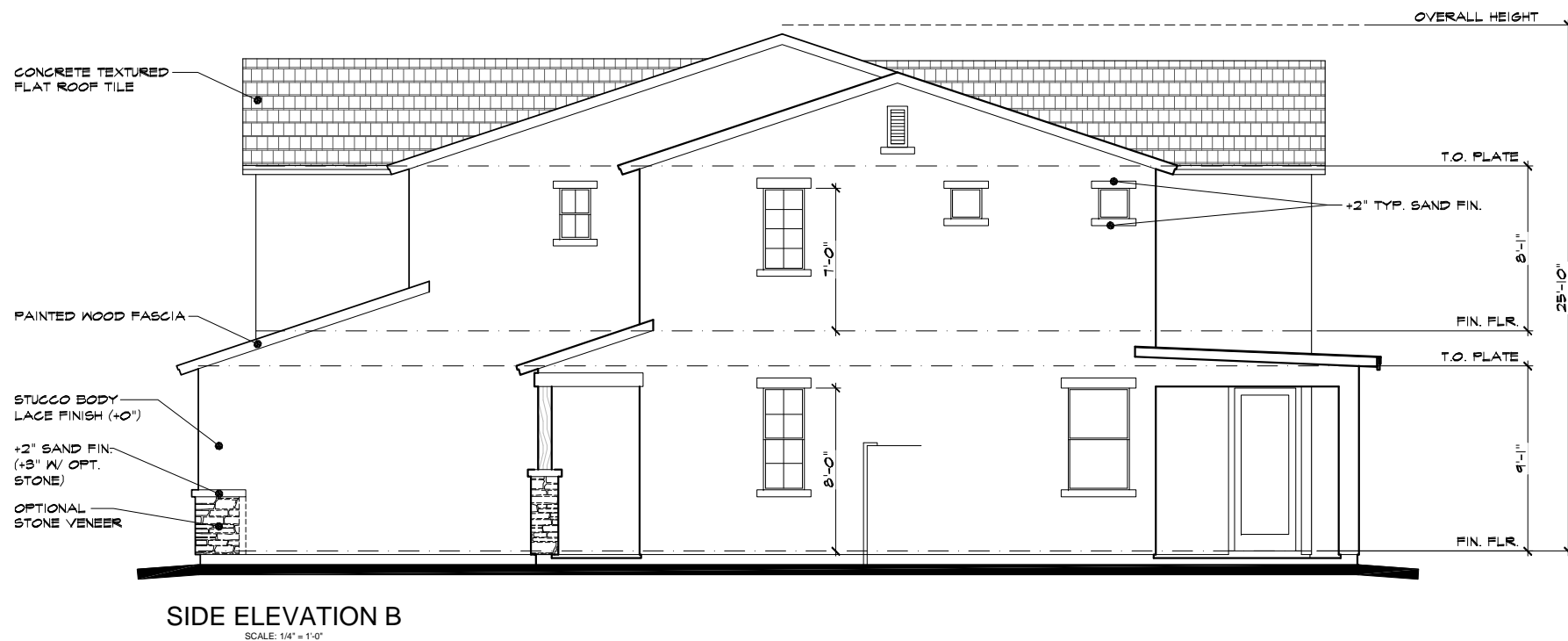
FRONT ELEVATION B

SCALE: 1/4" = 1'-0"



REAR ELEVATION B

SCALE: 1/4" = 1'-0"

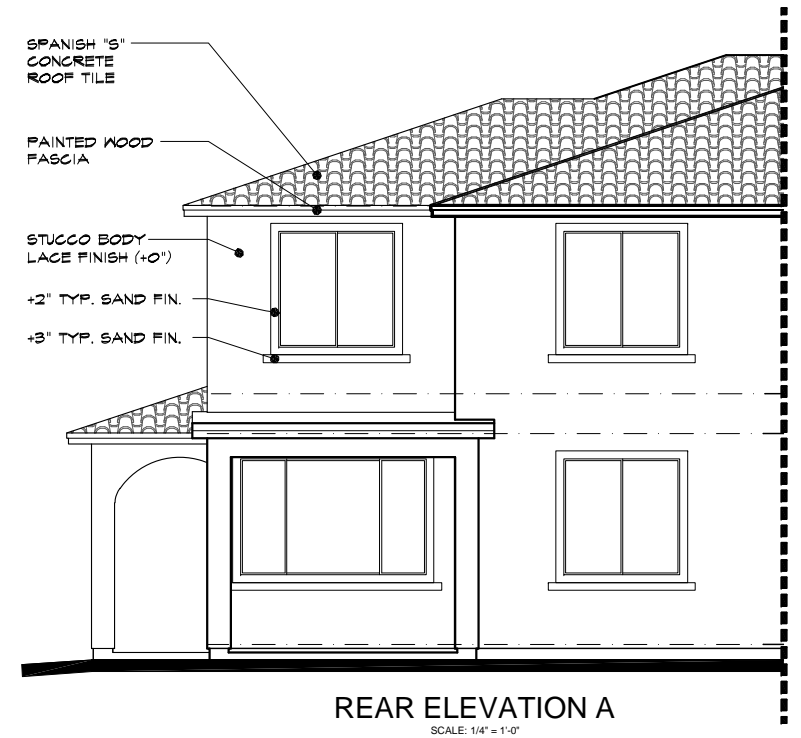
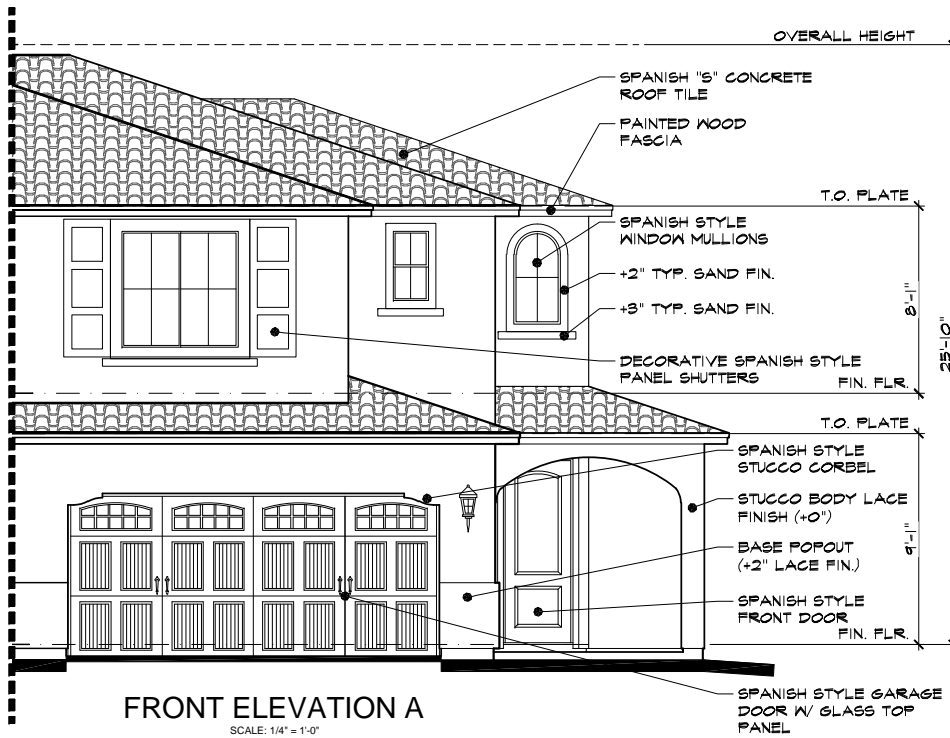
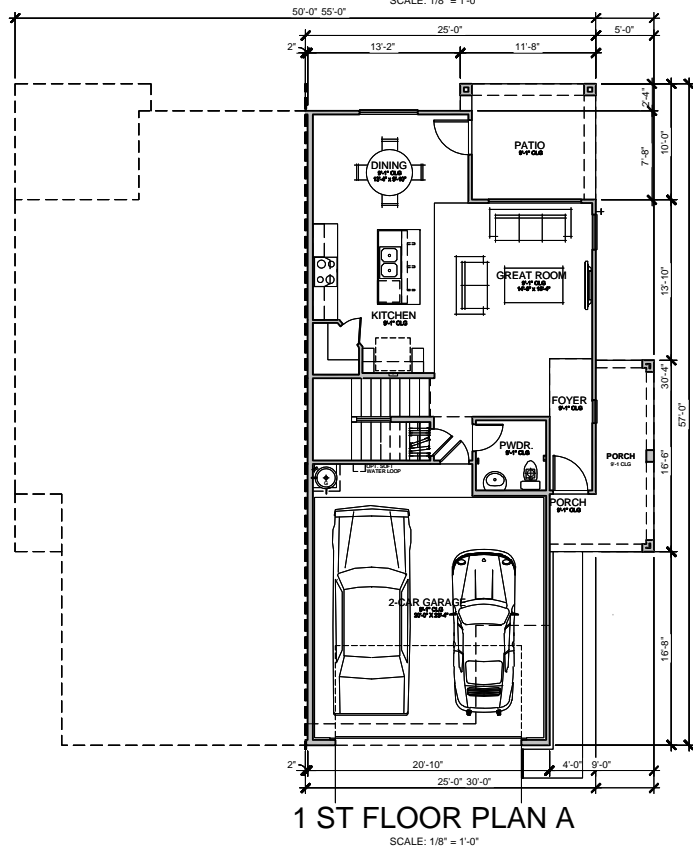
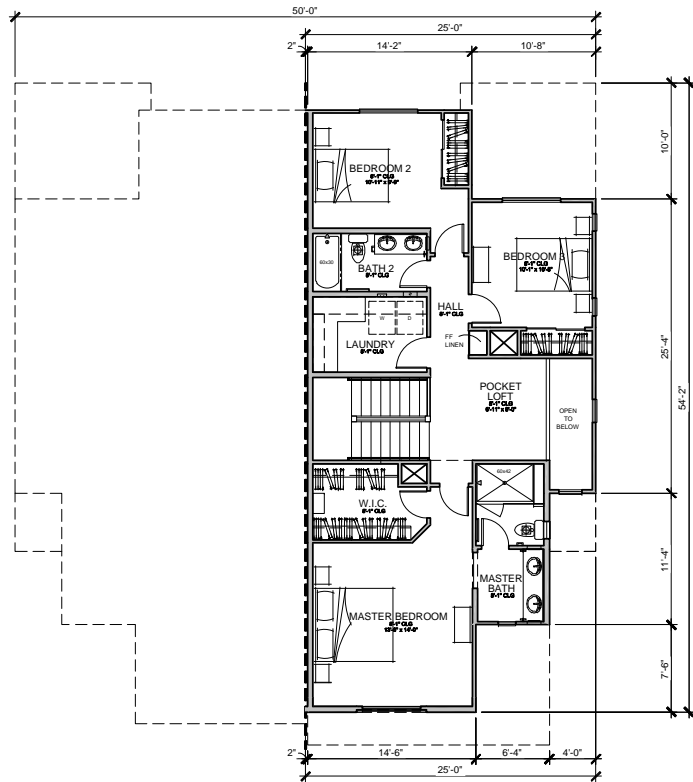


SIDE ELEVATION B

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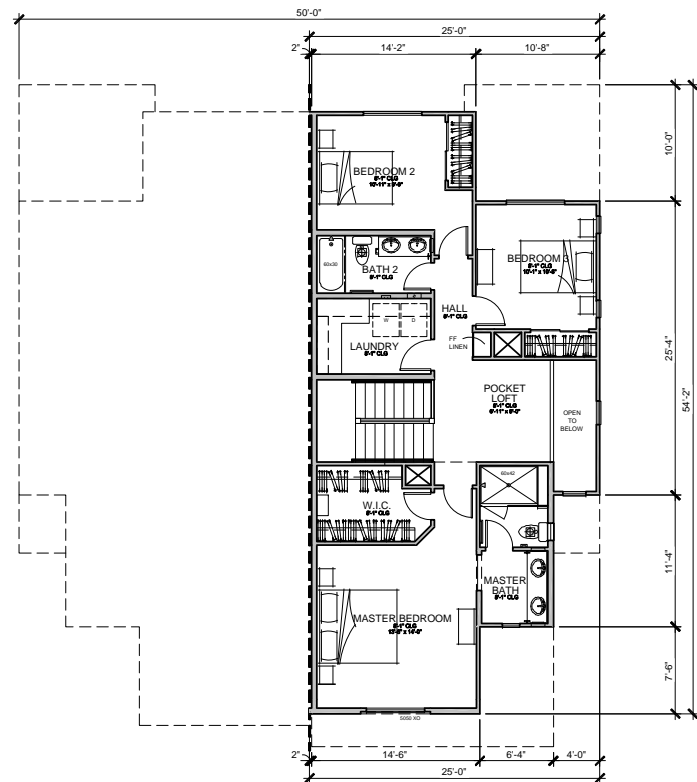
MISSION PARK | MESA, AZ | PLAN 1 | B - RANCH TERRITORIAL

9-30-2016

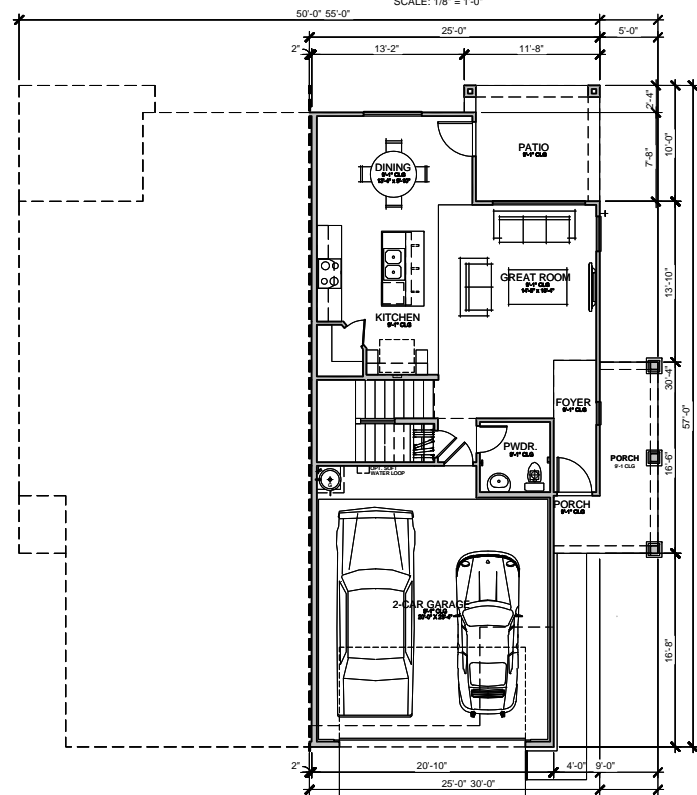


MISSION PARK | MESA, AZ | PLAN 1 | A - SPANISH | CORNER LOT

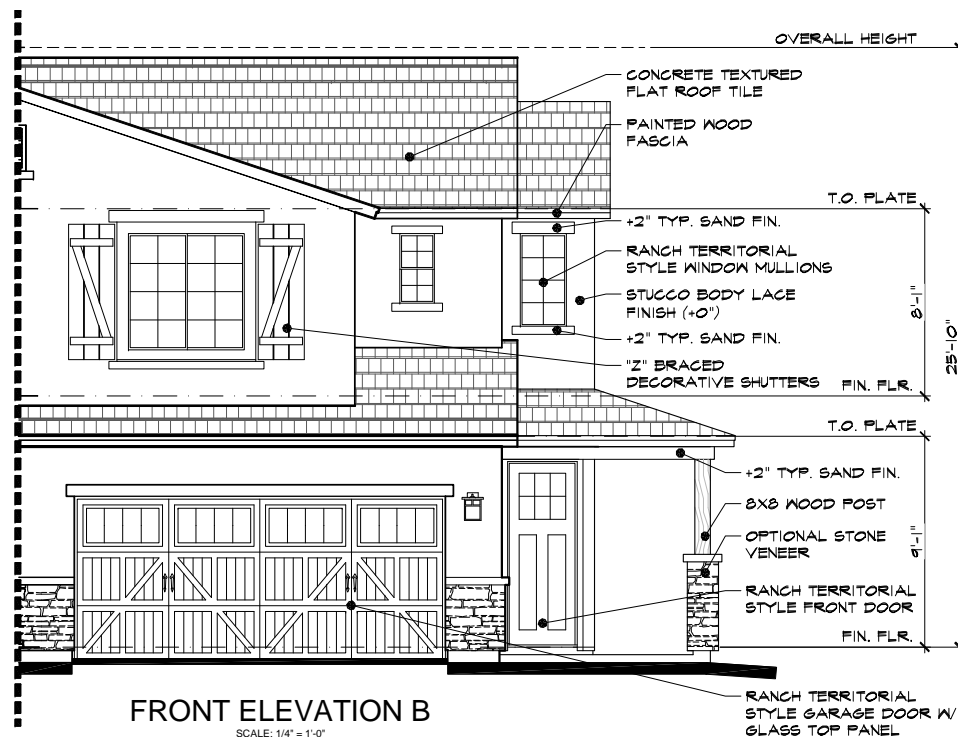
9-30-2016



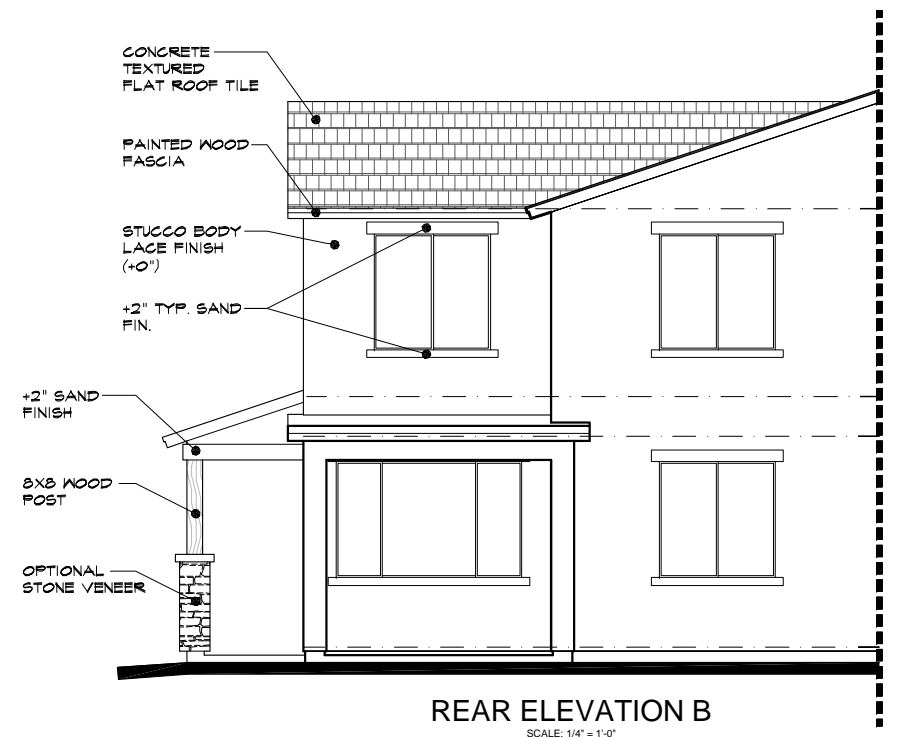
2ND FLOOR PLAN B



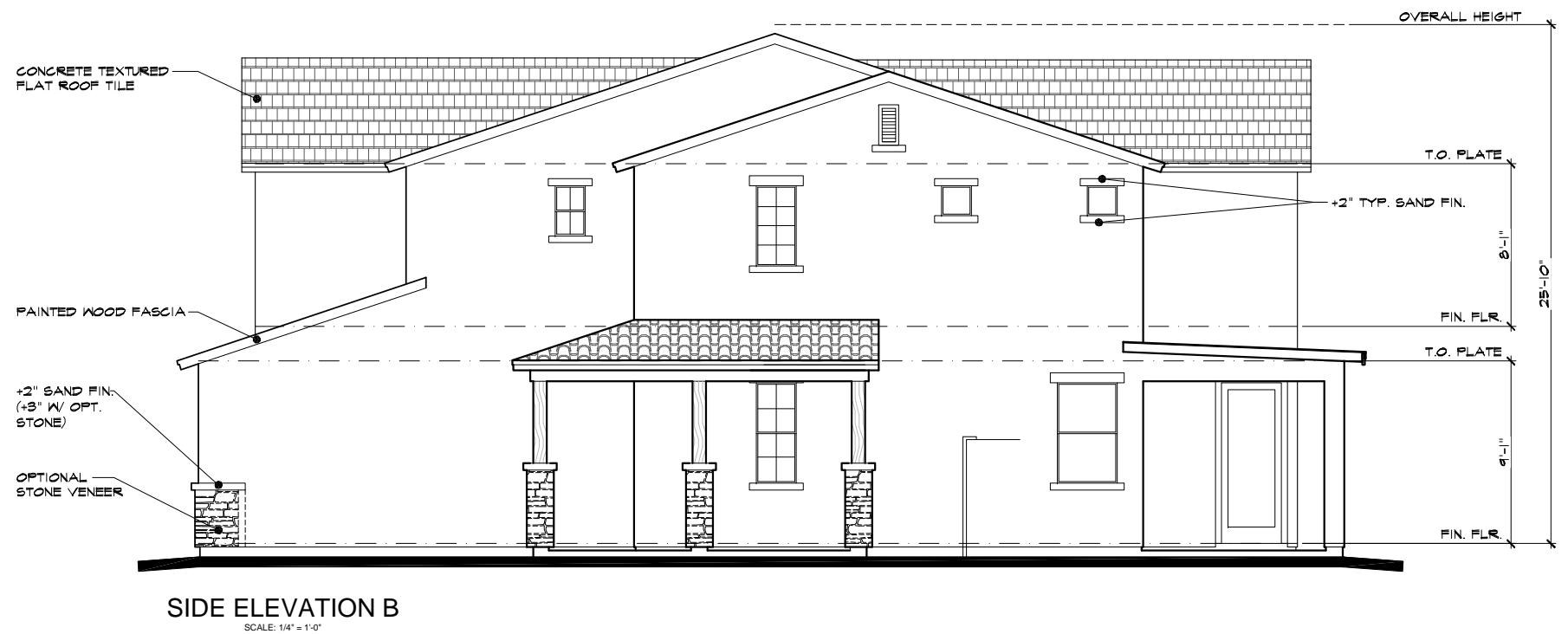
1ST FLOOR PLAN B



FRONT ELEVATION B



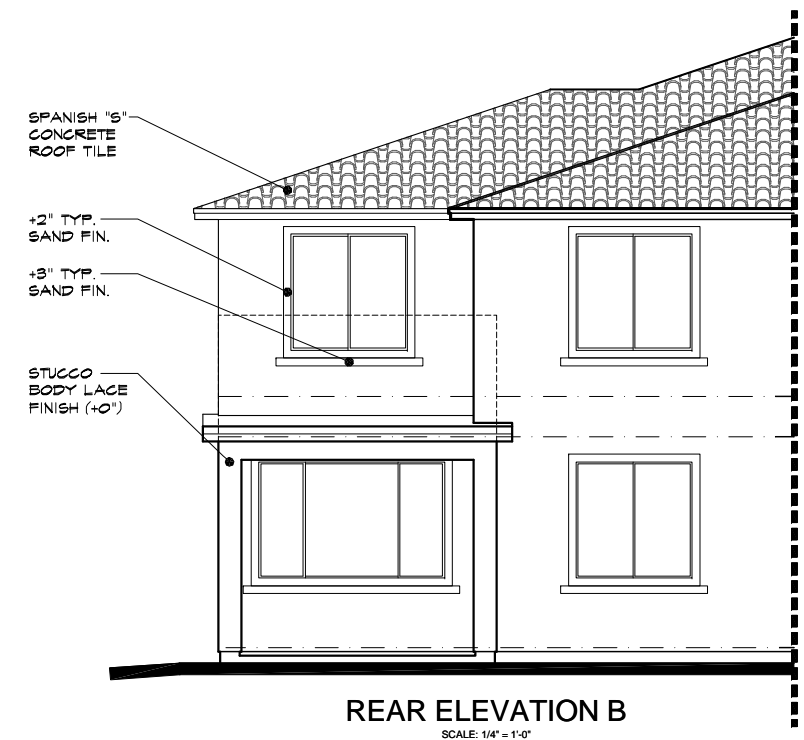
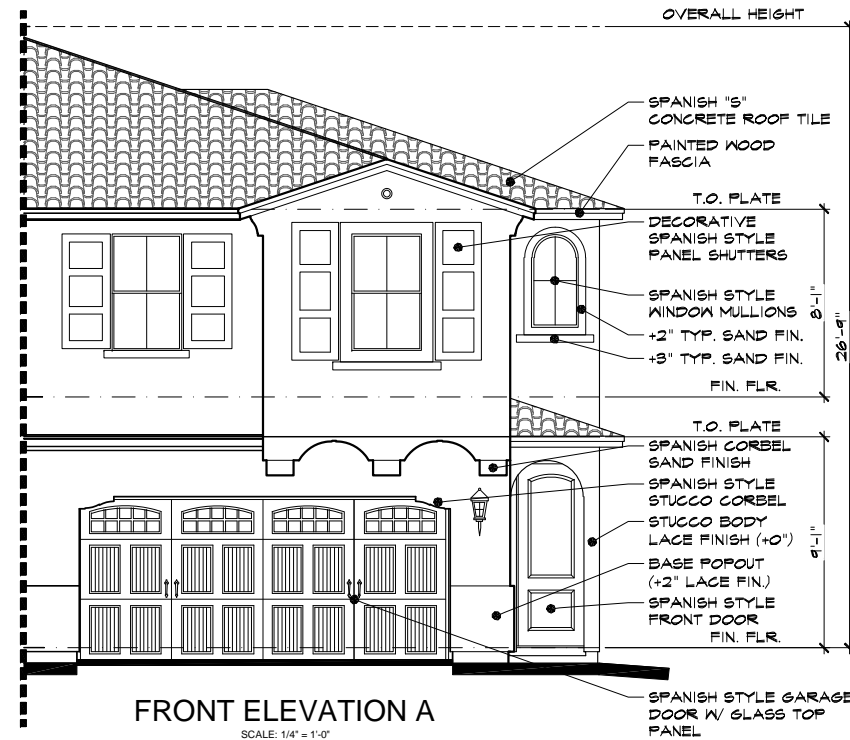
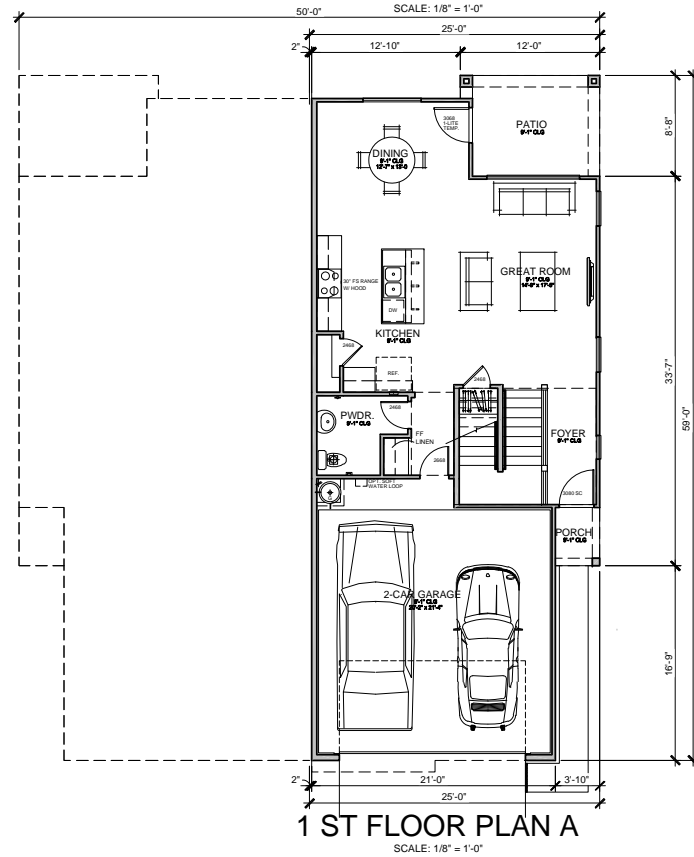
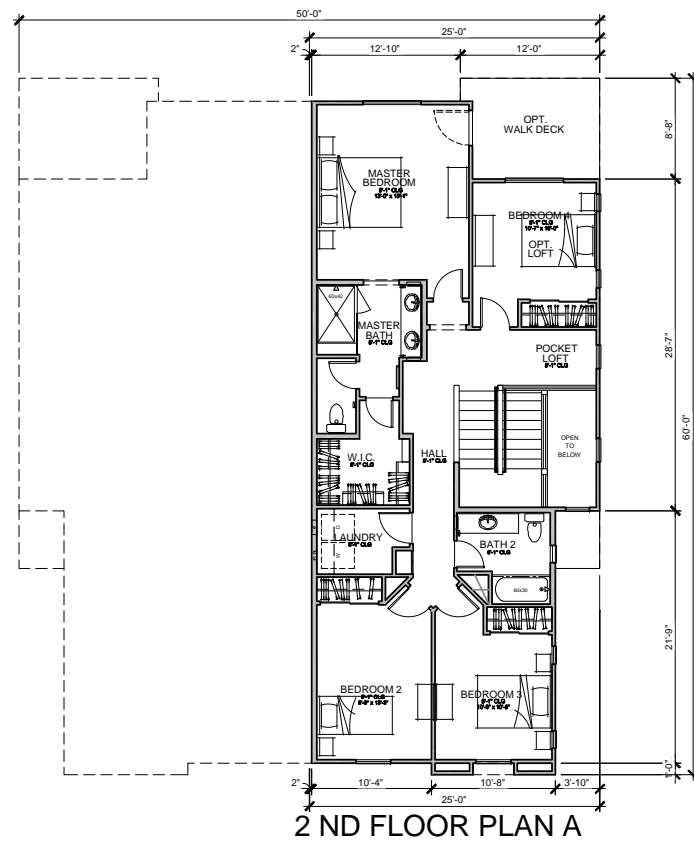
REAR ELEVATION B



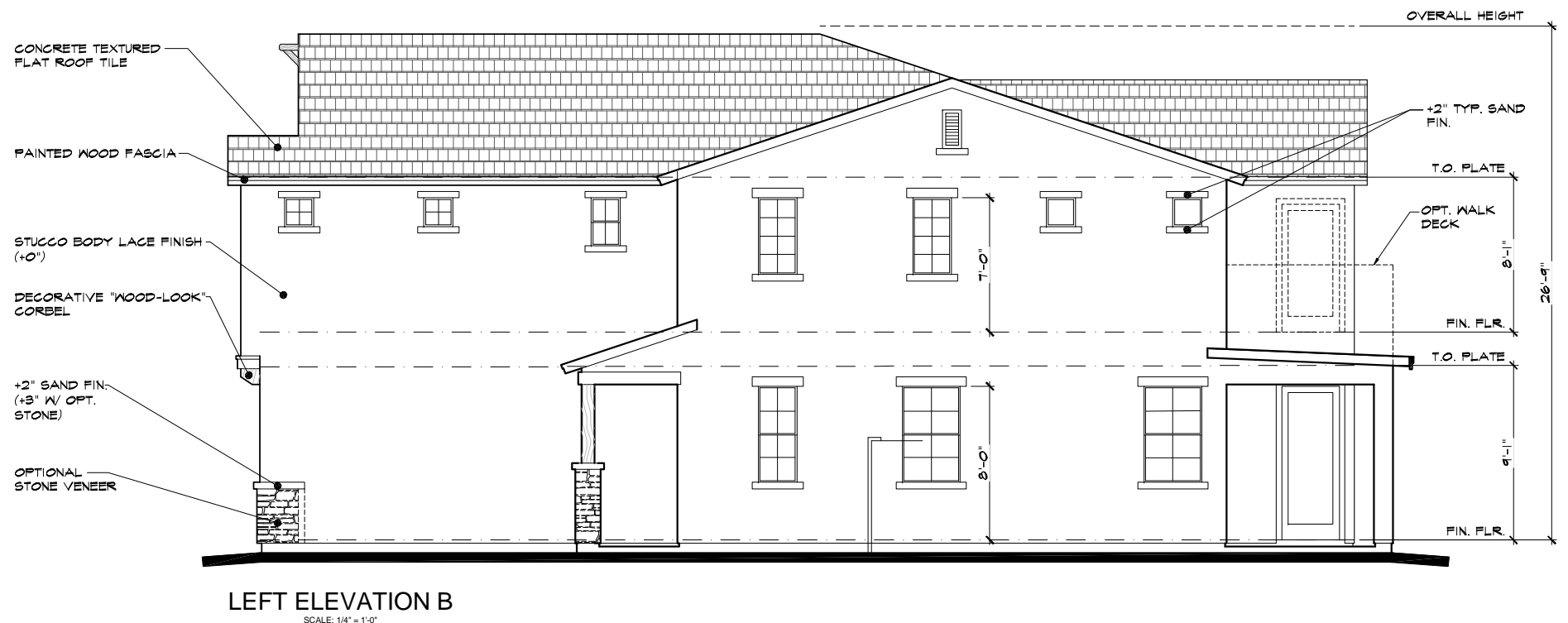
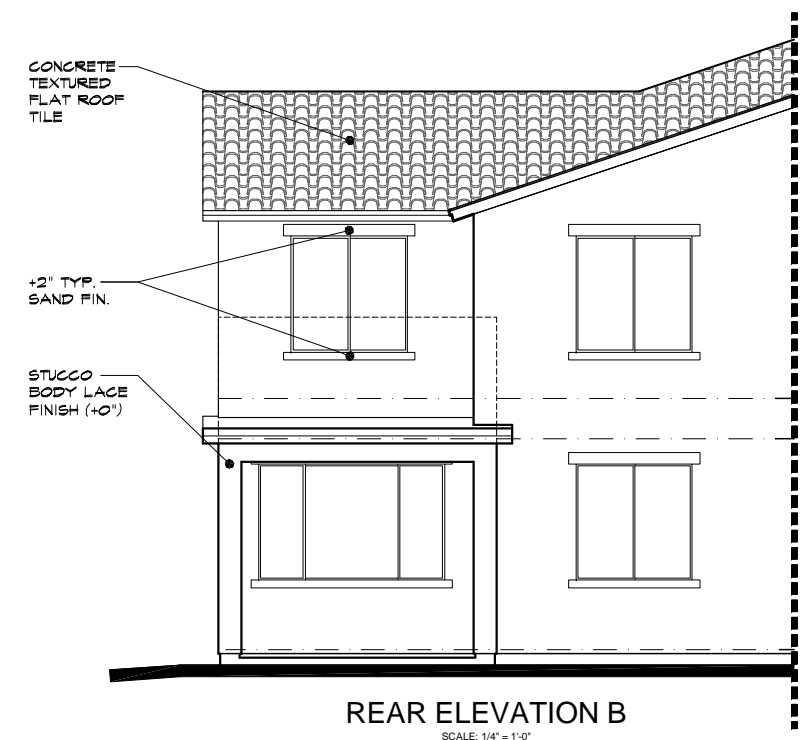
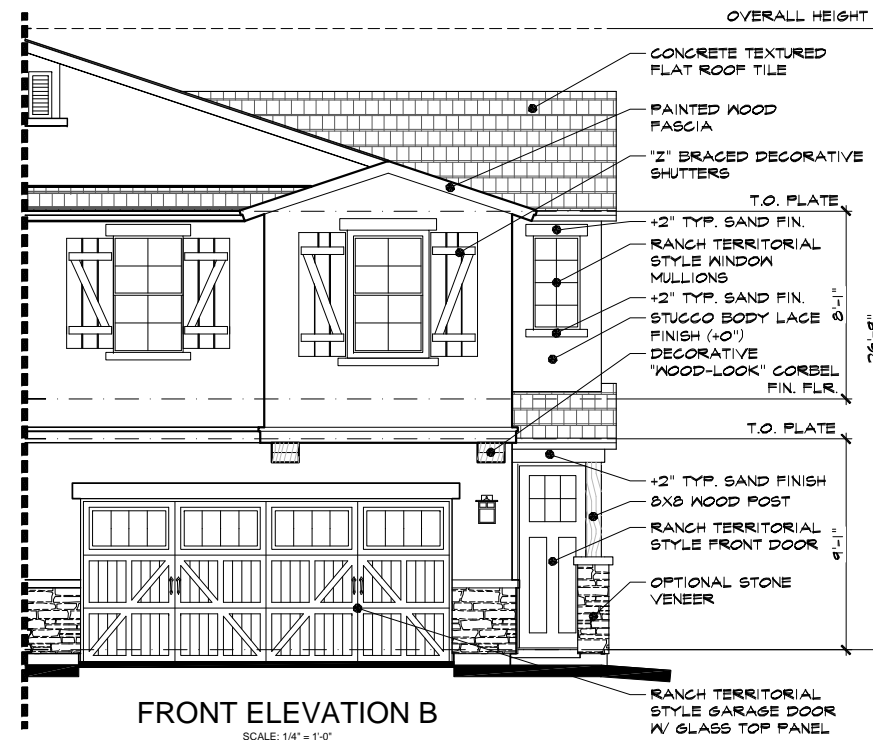
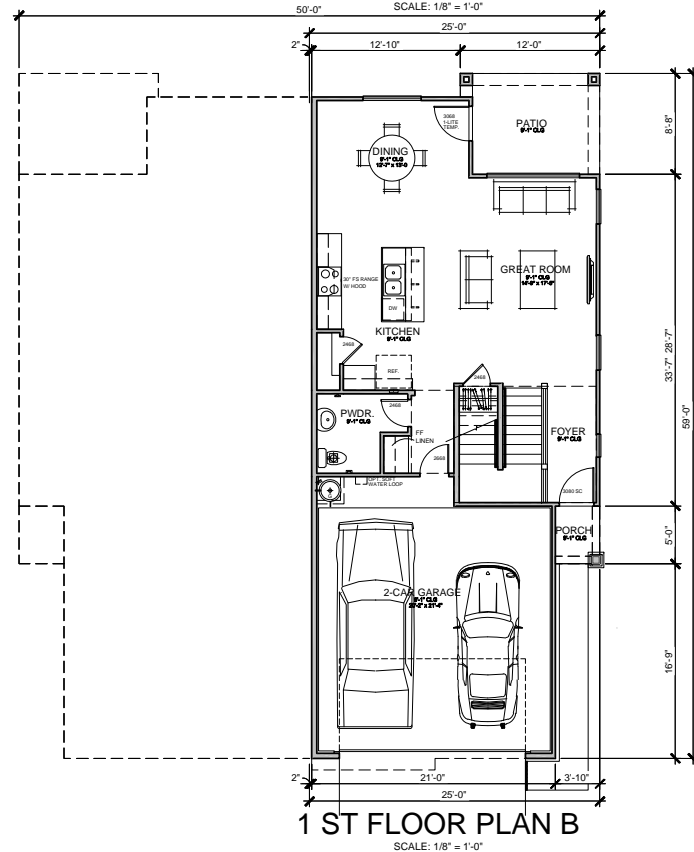
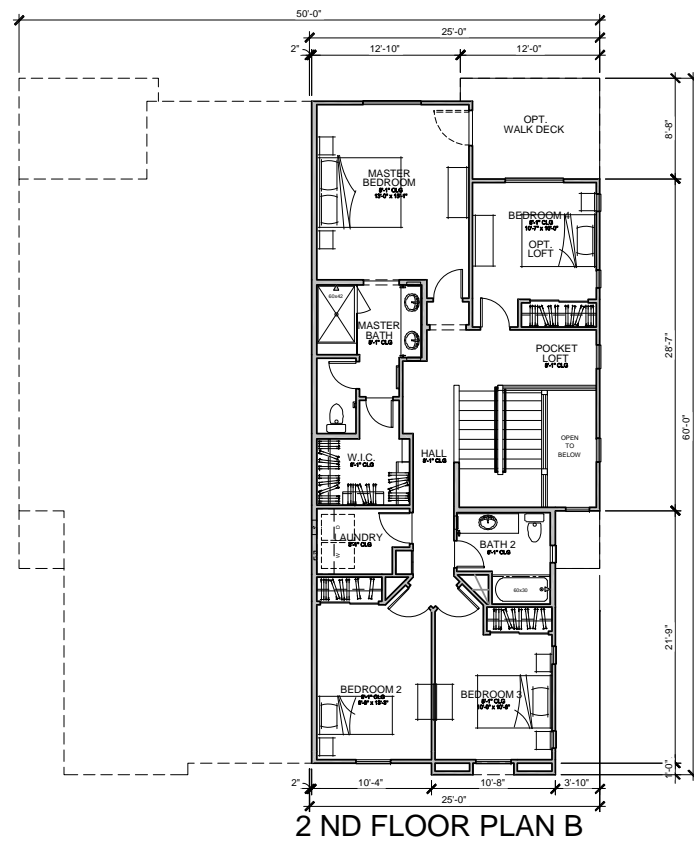
SIDE ELEVATION B

MISSION PARK | MESA, AZ | PLAN 1 | B - RANCH TERRITORIAL | CORNER LOT

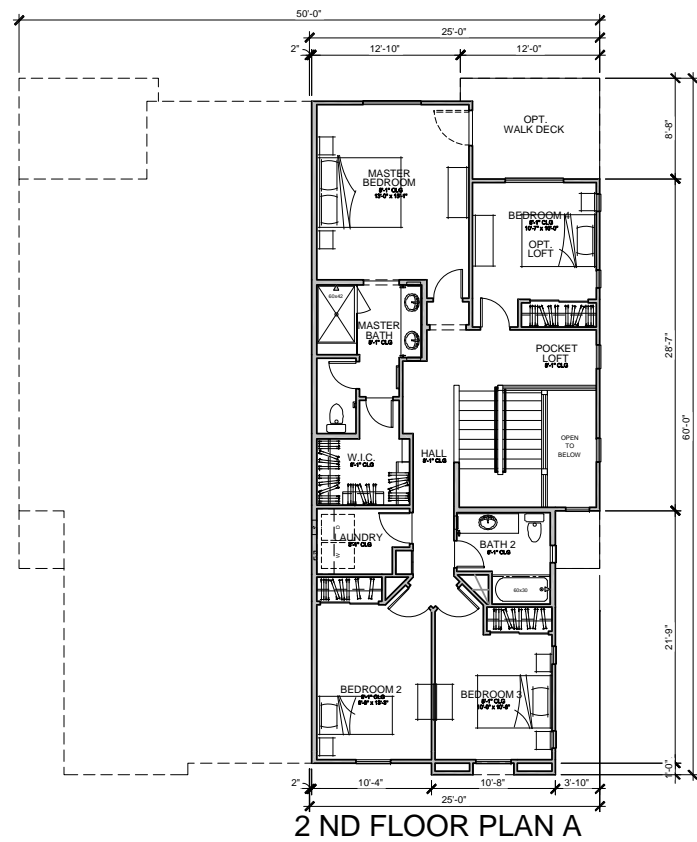
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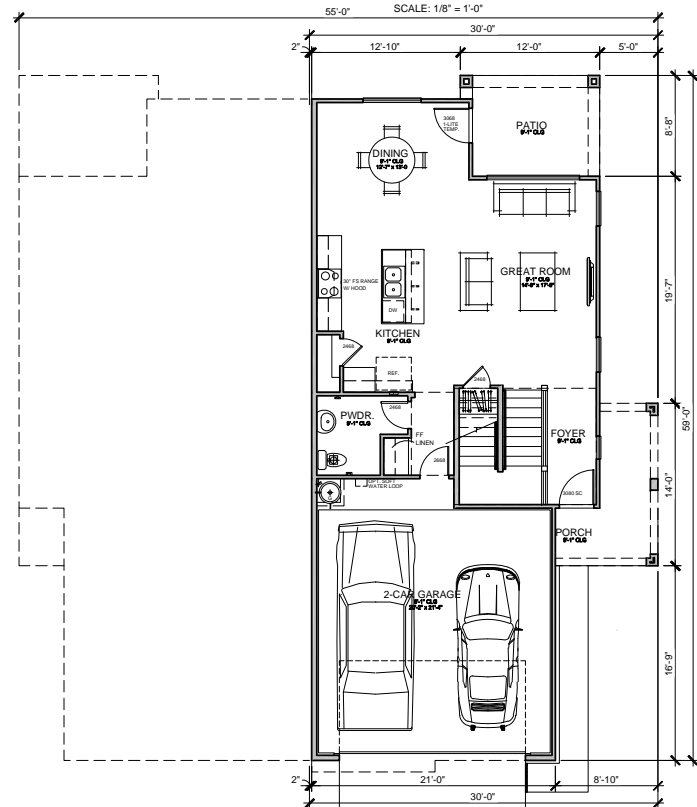
MISSION PARK | MESA, AZ | PLAN 2 | A - SPANISH



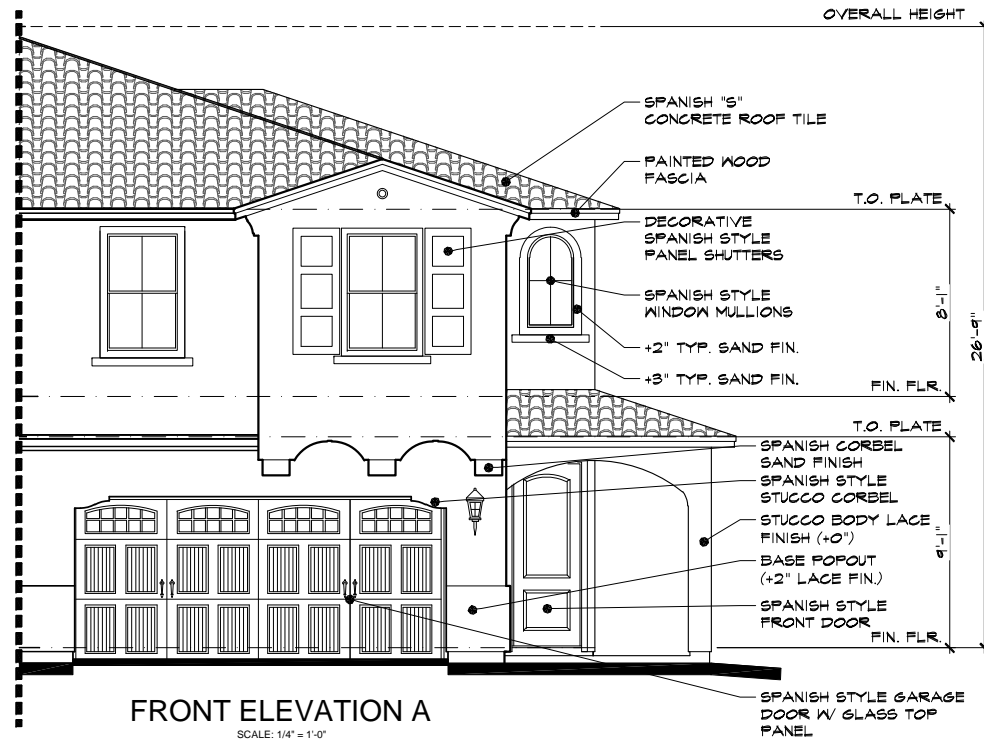
MISSION PARK | MESA, AZ | PLAN 2 | B - RANCH TERRITORIAL



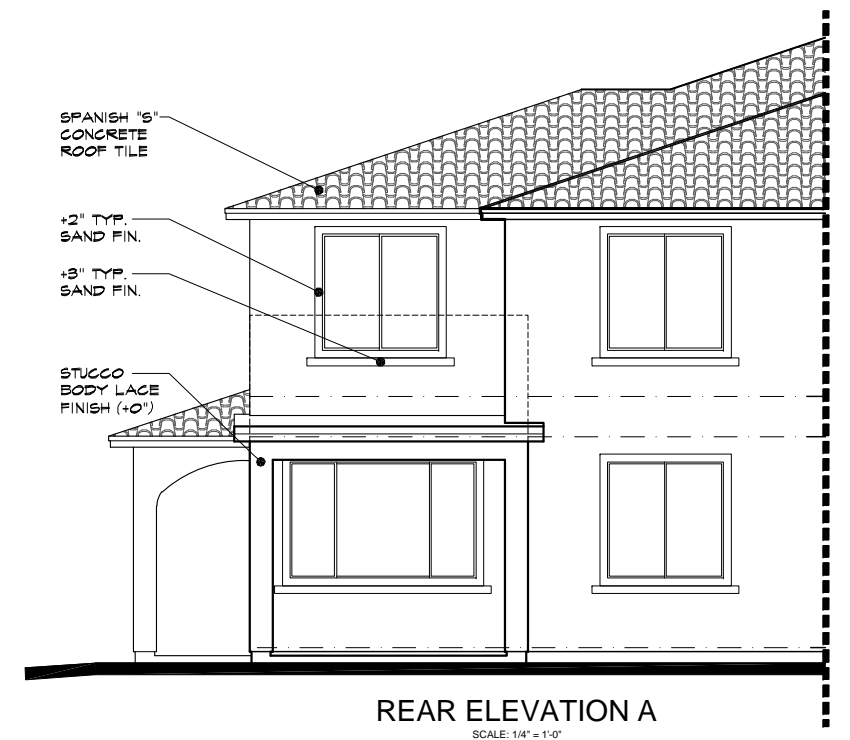
2 ND FLOOR PLAN A



1 ST FLOOR PLAN A



FRONT ELEVATION A

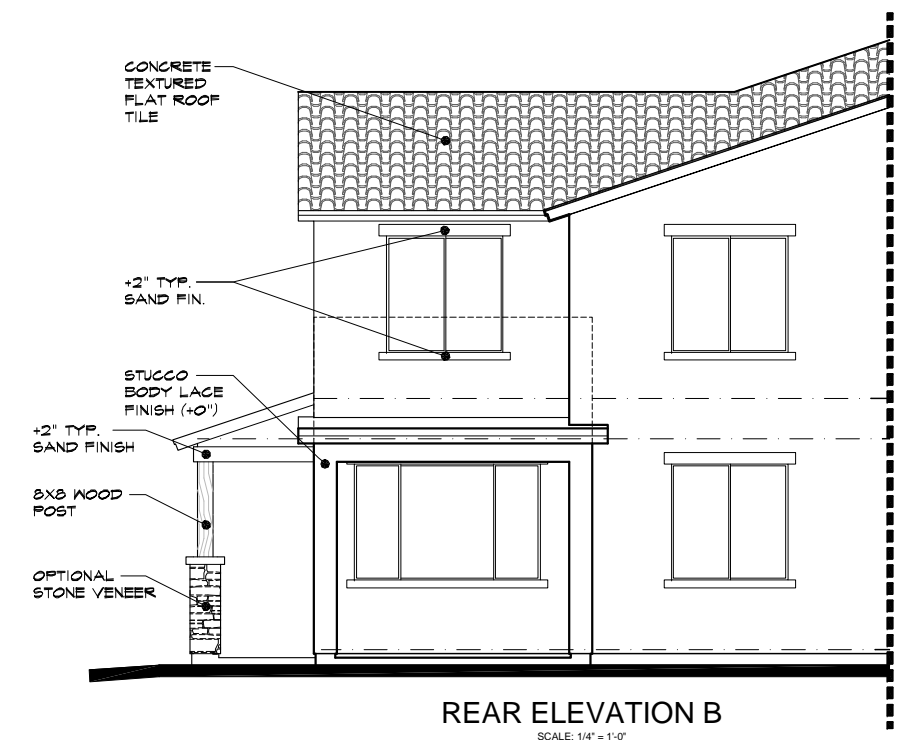
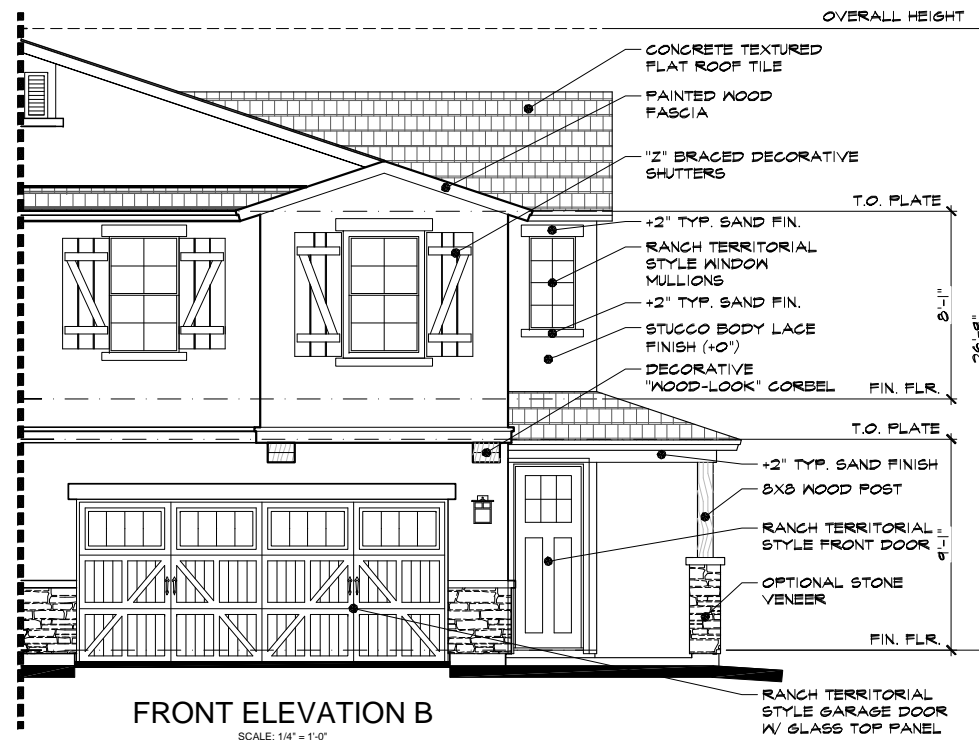
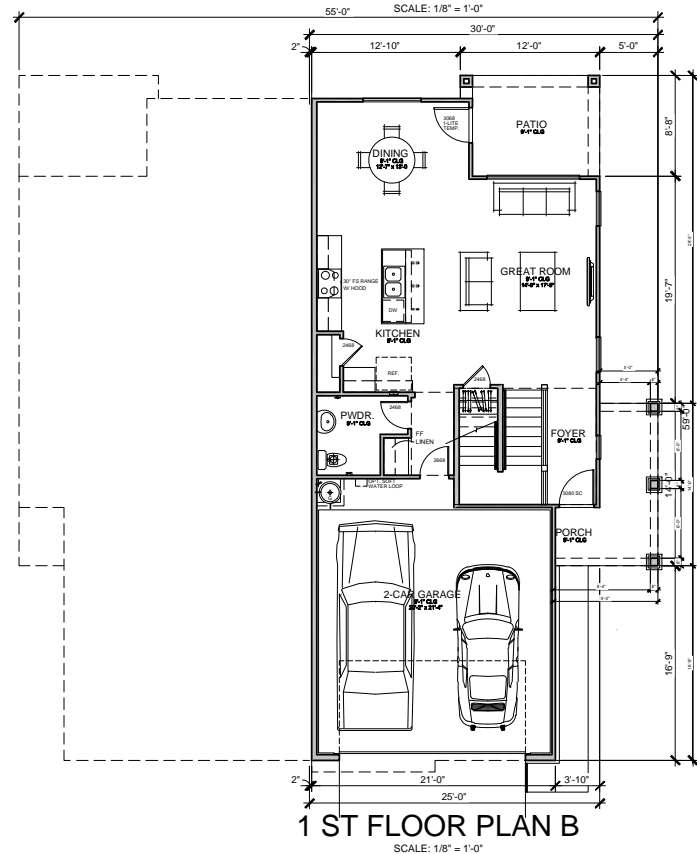
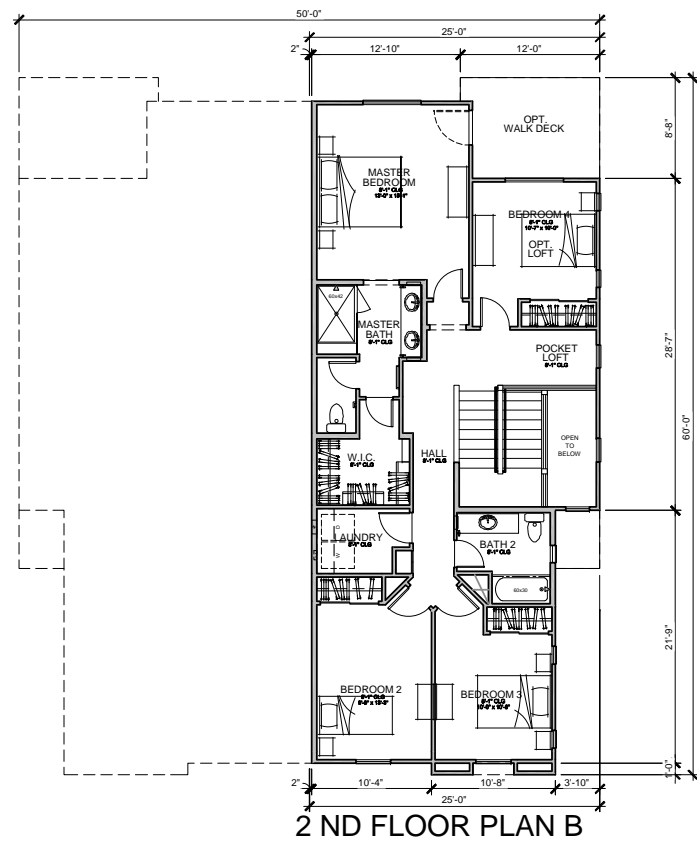


REAR ELEVATION A



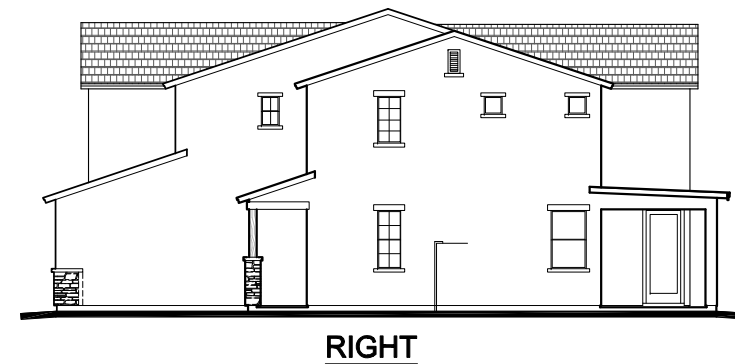
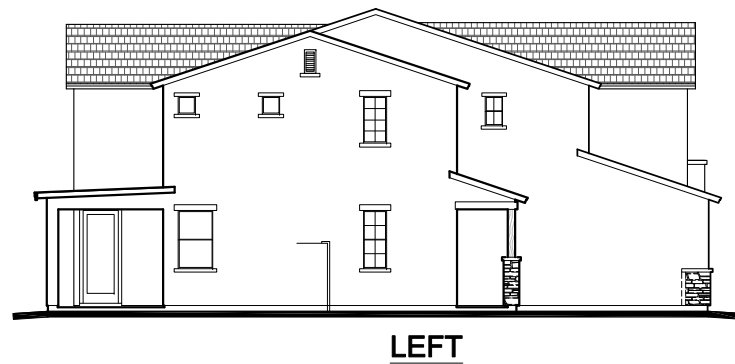
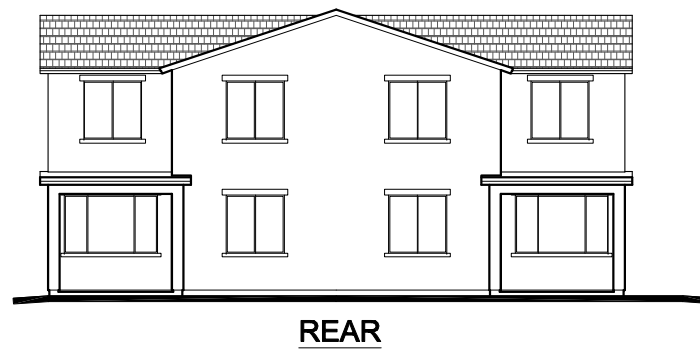
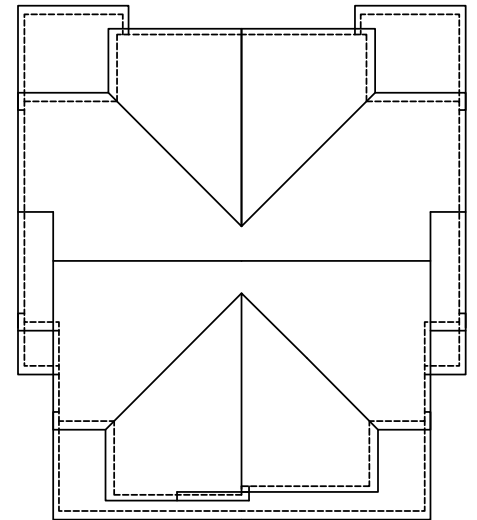
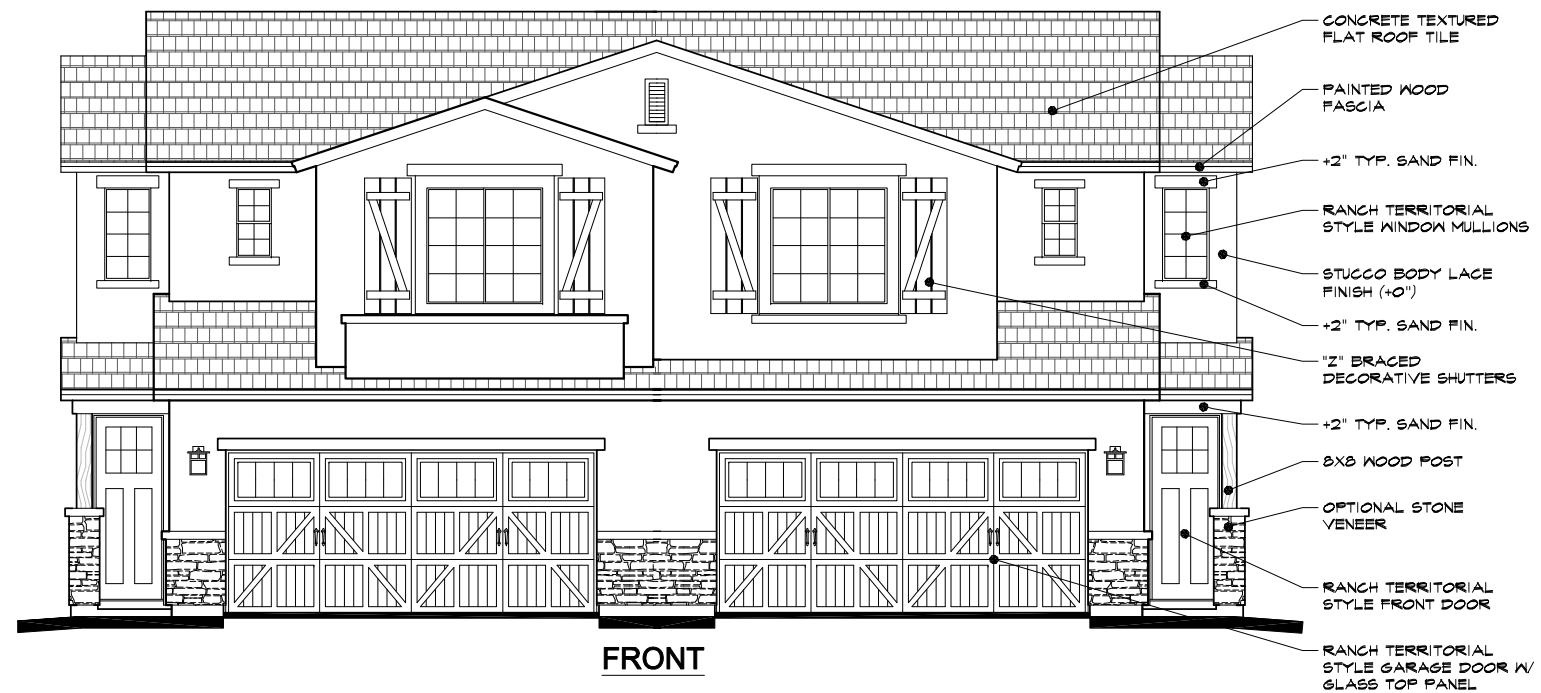
LEFT ELEVATION A

MISSION PARK | MESA, AZ | PLAN 2 | A - SPANISH | CORNER LOT

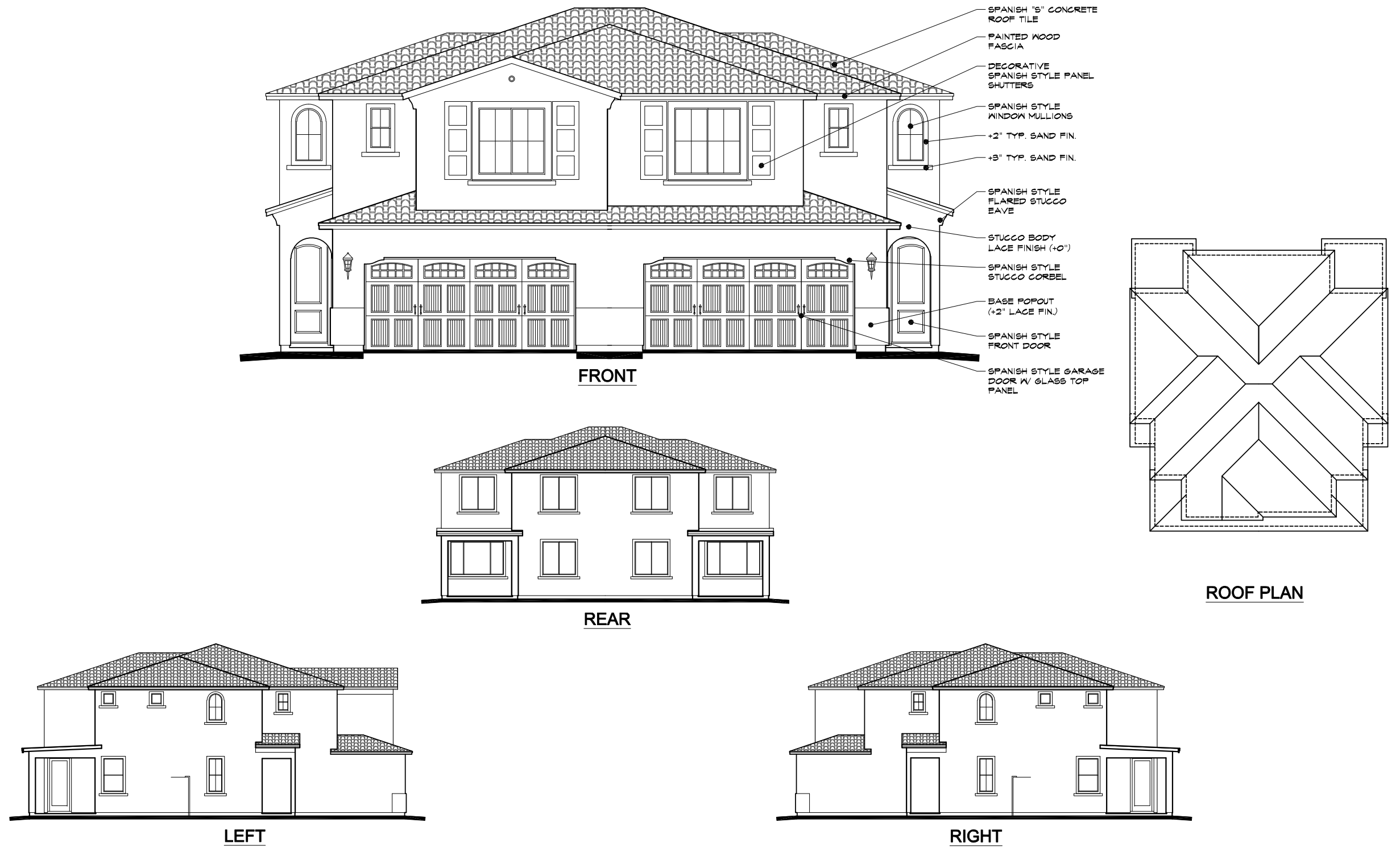


MISSION PARK | MESA, AZ | PLAN 2 | B - RANCH TERRITORIAL | CORNER LOT

9-30-2016



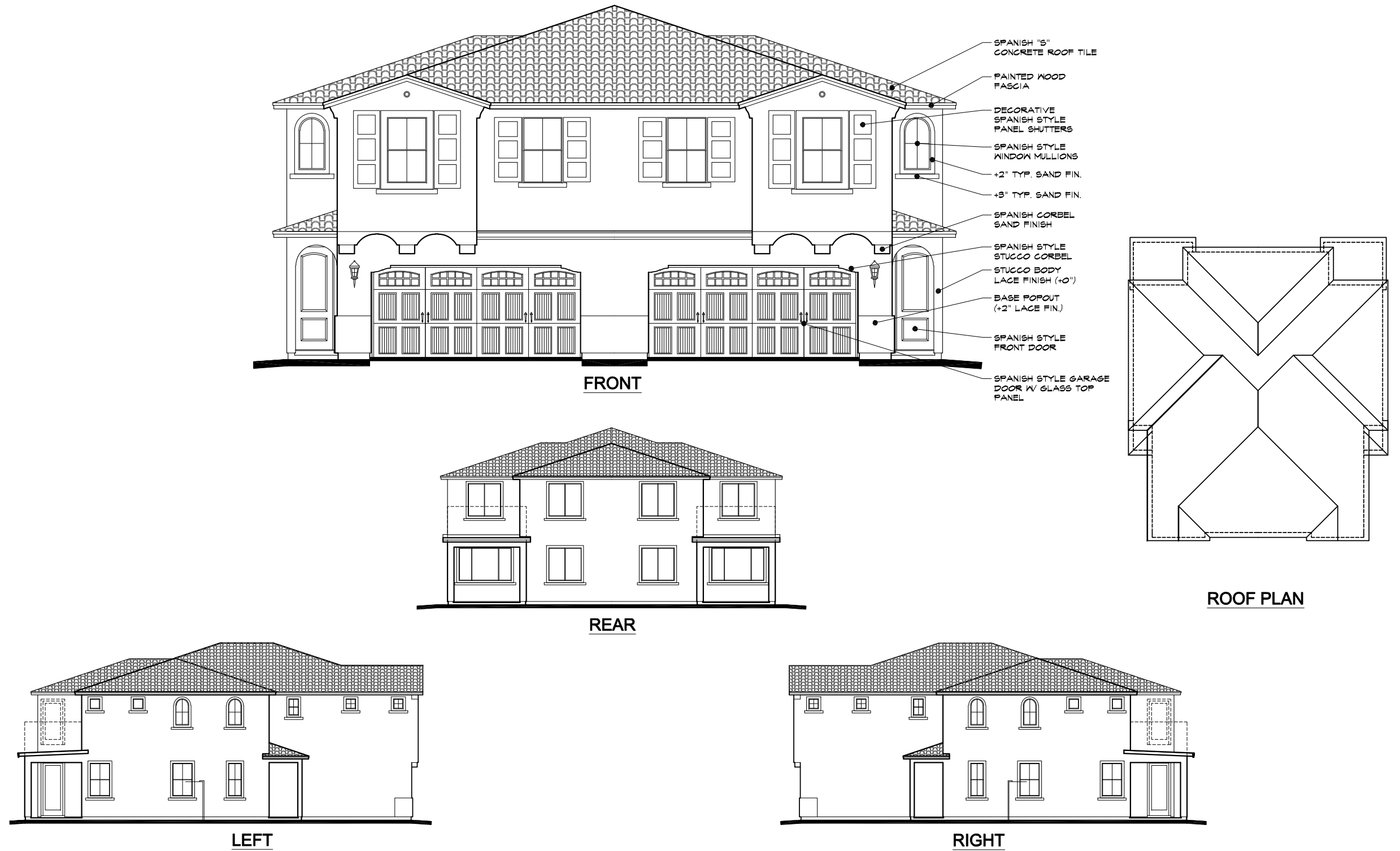
ELEVATION B - RANCH TERRITORIAL



ELEVATION A - SPANISH

MISSION PARK | MESA, AZ | PLAN 1

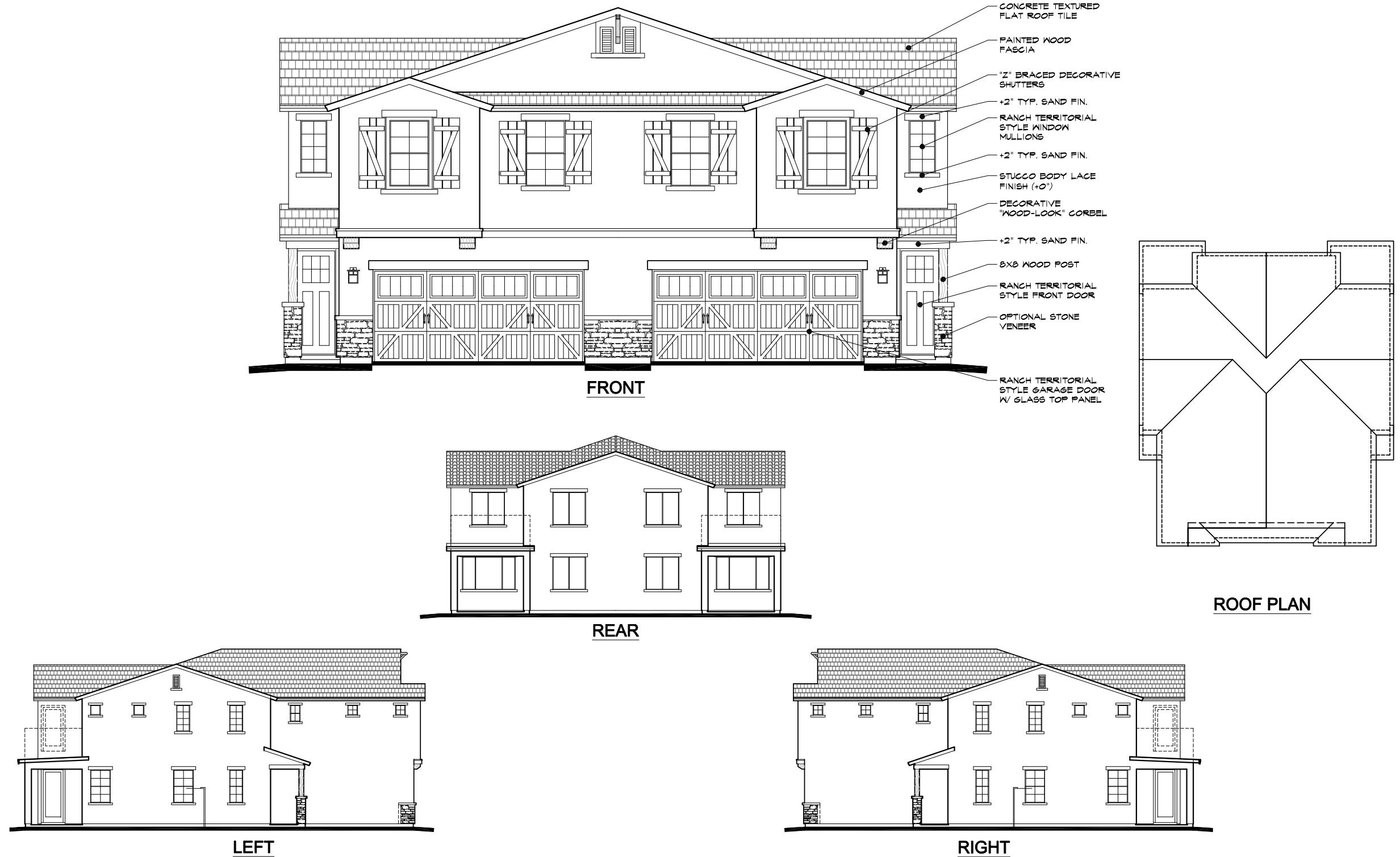
10-3-2016



ELEVATION A - SPANISH

MISSION PARK | MESA, AZ | PLAN 2

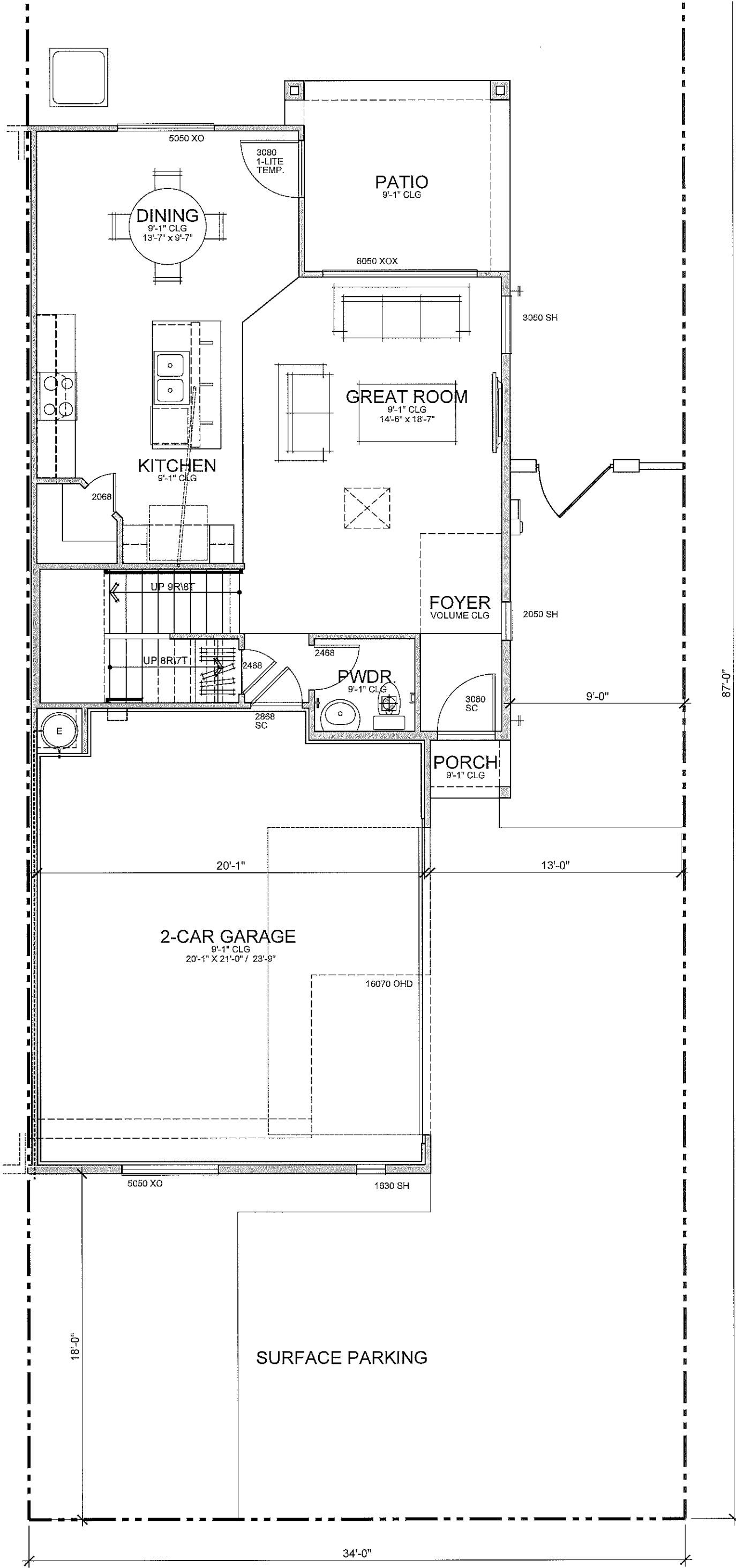
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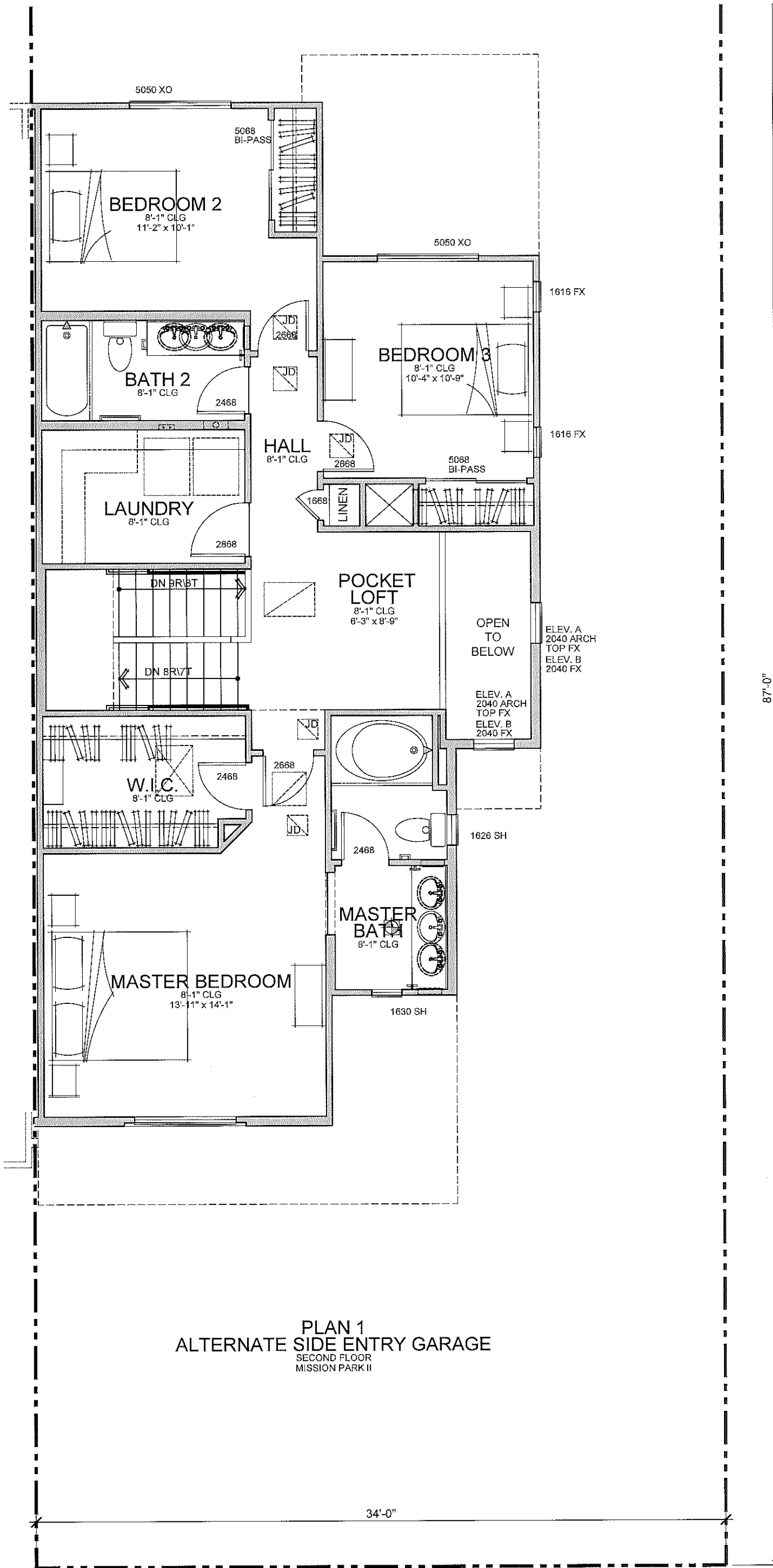
ELEVATION B - RANCH TERRITORIAL

MISSION PARK | MESA, AZ | PLAN 2

10-3-2016



PLAN 1
ALTERNATE SIDE ENTRY GARAGE
MAIN FLOOR
MISSION PARK II





PLAN 1
ALTERNATE SIDE ENTRY GARAGE
FRONT ELEVATION A
MISSION PARK II



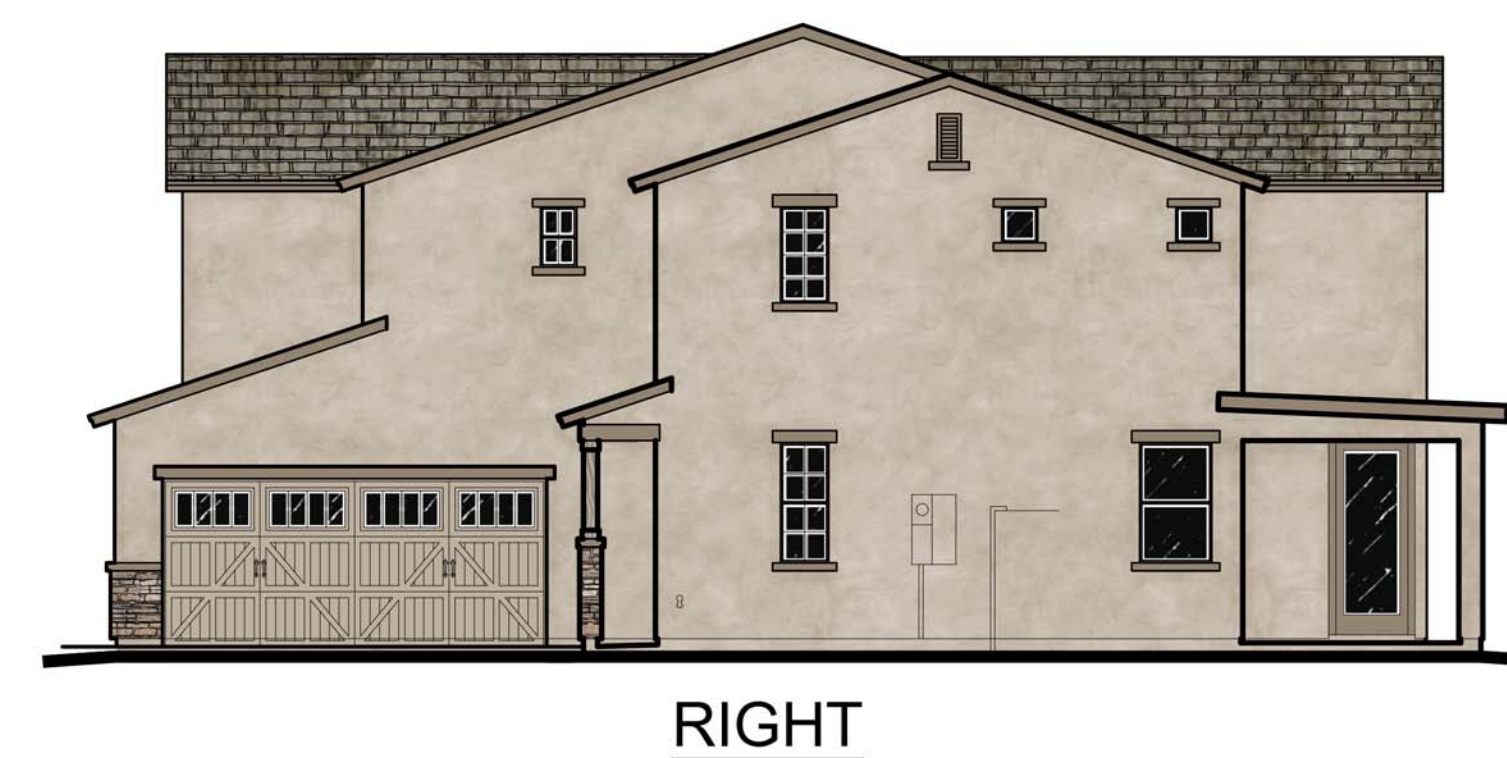
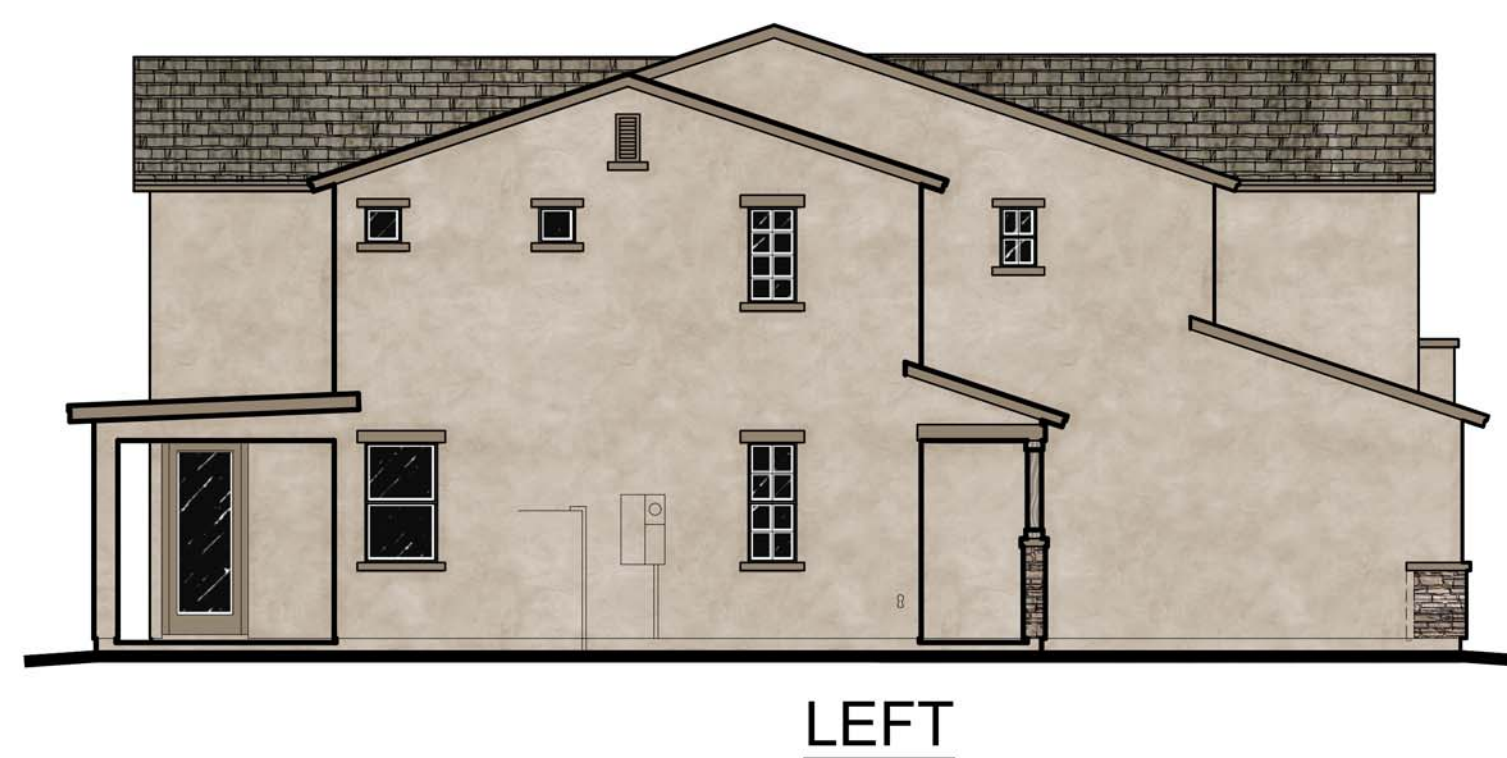
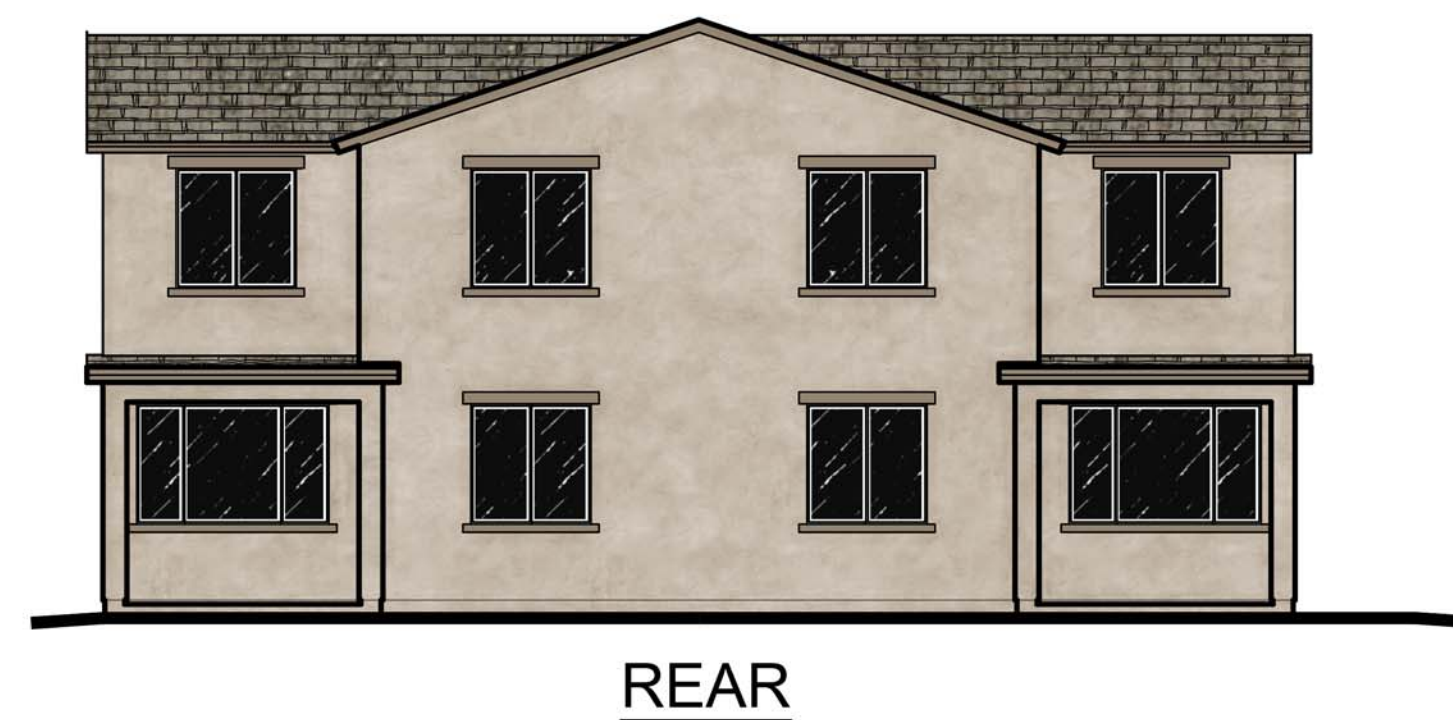
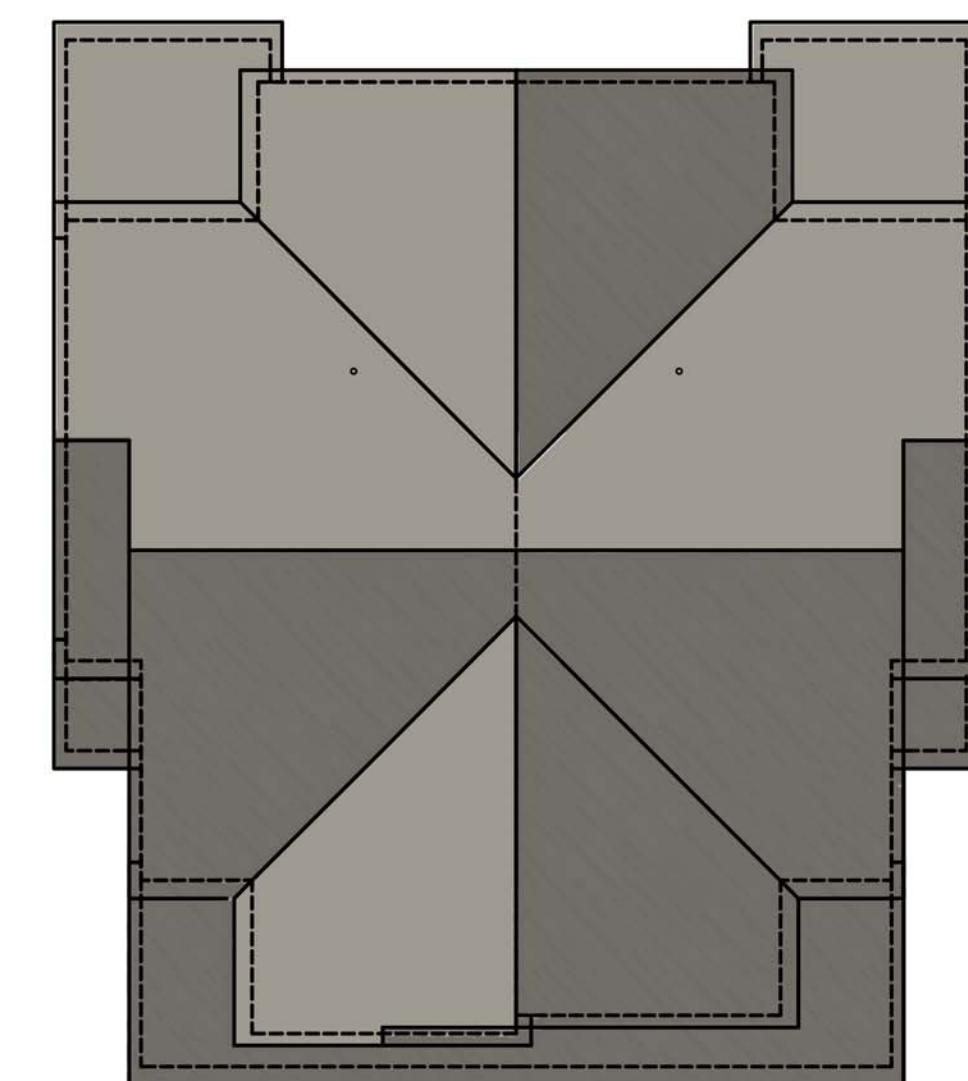
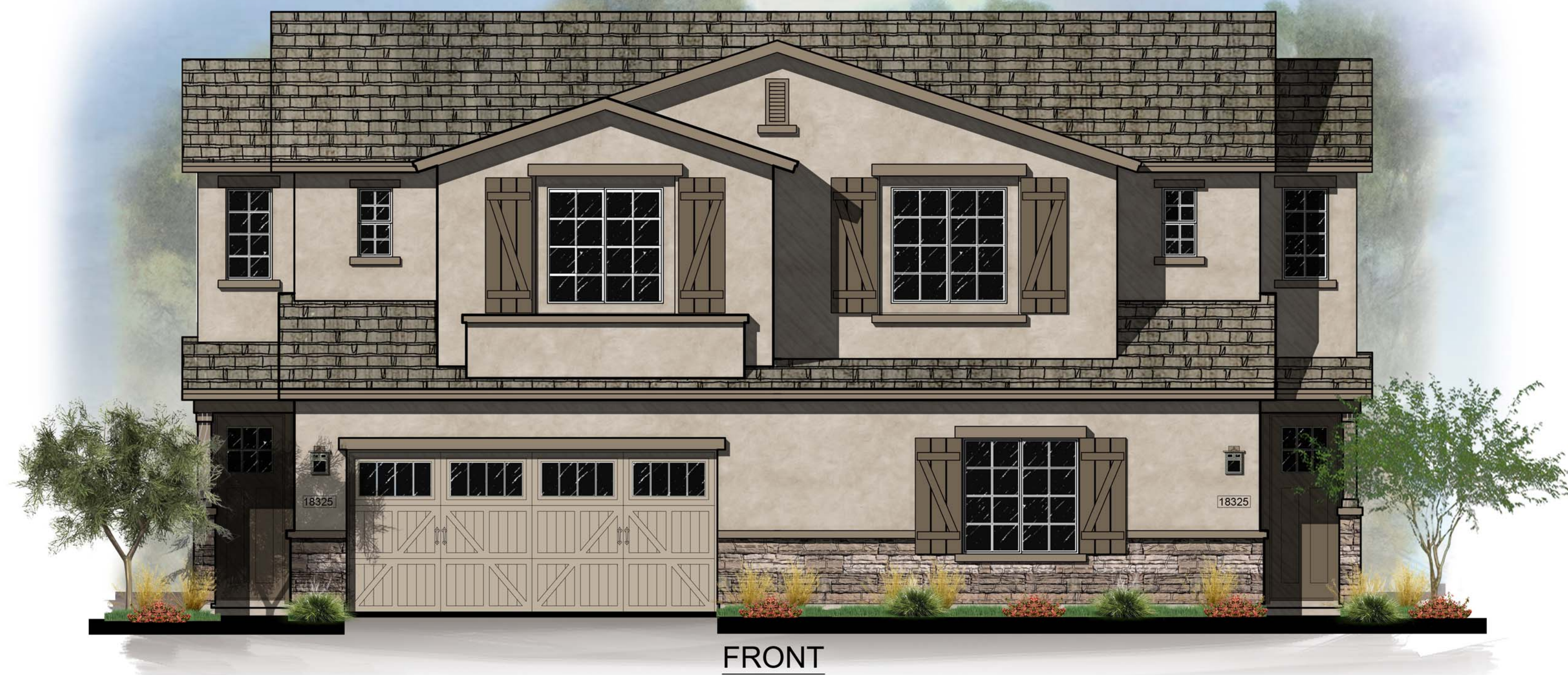
PLAN 1
ALTERNATE SIDE ENTRY GARAGE
FRONT ELEVATION B
MISSION PARK II



PLAN 1
ALTERNATE SIDE ENTRY GARAGE
SIDE ELEVATION A
MISSION PARK II



PLAN 1
ALTERNATE SIDE ENTRY GARAGE
SIDE ELEVATION B
MISSION PARK II



ELEVATION B - RANCH TERRITORIAL

MISSION PARK | MESA, AZ | PLAN 1 ALTERNATE SIDE TURN GARAGE

5-18-2017

Citizen Participation Plan for Mission Park II

Case # PS17-012 (PLN 2017-00064)

March 27, 2017

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, and schools in the vicinity of the site of an application for Mission Park II. This site is located east of Gilbert Road on the South side of University at 2333 E. University. The application to the City of Mesa is for the rezoning of the 2.45 acre parcel from RS-6 to RM-2 BIZ. The owner intends to develop a single family duplex neighborhood of 20 lots. This plan will ensure that those affected by this application will have adequate opportunity to learn about and comment on the proposal.

Contact:

Doug Sweeney
753 N 39th Circle
Mesa, AZ 85205
602-451-7601
dougasweeney@gmail.com

Pre-Application Meeting: The Pre-Application meeting with the City of Mesa planning staff was held on February 27, 2017.

Action Plan:

The following steps shall be taken in order to provide any members of the local community an opportunity to review, understand and address any concerns they have regarding the proposed rezoning and development:

1. A contact list shall be developed for following groups –
 - (a) All residents and/or property owners within 1000 feet of the proposed site as delineated by the enclosed map.
 - (b) All registered neighborhood associations within one mile of the site.
 - (c) All Homeowners Associations within one mile of the site.
 - (d) Mesa Public Schools – Field Elementary, Poston Jr. High and Mountain View High School

**Mission Park II
2333 E University
Citizen Participation Updated Report
Z17-024
June 1, 2017**

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

- Rezone of the property from RSL 2.5 to RM-2 PAD

By providing opportunities for citizen participation, the applicant ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

The individual coordinating the Citizen Participation activities is:

Mr. Doug Sweeney
Brighton Companies, LLC.
753 N. 39th Circle
Mesa, AZ 85205
(602)451-7601-Direct
dougasweeney@gmail.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held on April 20, 2017 with property owners, citizens and interested parties to discuss the proposed project. The meeting was held at Field Elementary School in the Multi-Purpose room . The notification list for both of the neighborhood meetings included 1) all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list was provided by the City of Mesa Neighborhood Outreach Division). For the meeting, a total of 982 notification letters were sent. A copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Report along with the meeting summary and sign-in sheet.

2. An e-mail distribution list was collected at the meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.
3. An email was sent out to the attendee of the neighborhood meeting informing him of the change in zoning designation from RM-2 BIZ to RM-2 PAD and modifications to the product subsequent to the meetings with City staff. Date, time and address of the zoning meeting was also provided in this email.

Schedule:

Pre-application meeting – February 27, 2017
Application Submittal – March 27, 2017
Neighborhood Meeting Mailing – April 3, 2017
Neighborhood Meeting – April 20, 2017
Submittal of Citizen Part. Report and Notification Materials – May 1, 2017 or sooner
Planning and Zoning Board Meeting – June 21, 2017
City Council Introduction- tba
City Council Final Action- tba

2. All parties on the contact list will receive a letter describing the project, a site location map and an invitation to a neighborhood meeting.
 - (a) This meeting will be used to introduce the project and address any questions from those in attendance. A sign-in sheet will be used and comment sheets provided for feedback. Minutes will also be taken at the meeting. Subsequent to the meeting all materials will be given to the city for reference purposes.
3. Any individuals or groups requesting information or meetings regarding the project will be addressed as requested.

Preliminary Schedule:

Pre-application meeting – February 27, 2017

Application Submittal – March 27, 2017

Neighborhood Meeting Mailing – April 3, 2017

Neighborhood Meeting – April 20, 2017

Submittal of Citizen Participation Report and Notification Materials – May 1, 2017 or sooner

Planning and Zoning Board Meeting – June 21, 2017