Greenfield & Baseline

A Luxury Multiple-Family Community

by

Mark Taylor

Award-winning apartment communities

mark-taylor.com

Project Narrative

Minor General Plan Amendment, Rezoning, Site Plan Modification and Pre-Plat

Case Nos. PLN 2017-00027

Prepared By

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I. Introduction

This is a proposal by Mark-Taylor to develop one of its signature luxury level multi-family communities with 344 units on the 21.7 net acre site (23.33 gross ac.) just east of the northeast corner of Greenfield Road and Baseline Road. An aerial photograph of the property is attached as Exhibit "A1". This property has been designated for Employment uses in the General Plan for approximately 30 years, since the SR 60 Freeway was built, but has been passed over all these years, while the surrounding area has developed. Even though most other parcels in this vicinity have been put to productive use for many years or are in the hands of major employers, such as Banner Health Systems, this site has remained vacant.

In order to develop the site as proposed, approvals of the following applications are being requested:

1. A Minor General Plan Amendment from Employment to Mixed Use Activity;
2. A rezoning of the site from zoning districts AG, LI and PEP to RM-3 PAD;
3. A site plan; and
4. A preliminary plat.

One of the prime reasons development of the site has not been pursued until now is the narrow width and extremely deep lengths of the multiple lots that make up this site. Even when assembled together as one site, it will have relatively limited window for marketing on Baseline Road and even on the collector road, Banner Gateway Drive, on the north.

This is a clear difference of conditions than the commerce park development to the east enjoys, which has over 2,000 ft. of street frontage on Baseline and even has a third side of street exposure with both Pierpont and Banner Gateway Drive when this street is completed by Mark-Taylor, in conjunction with the recent approval of the multi-family community to the north and west. In contrast, the subject site has just 590 ft. of frontage on Baseline for roughly the same size area. Even with the additional frontage of the future Banner Gateway Drive, this site is almost a quarter mile deep.

Mark-Taylor has selected this location, notwithstanding these exposure and configuration challenges, because it can overcome such functional problems with its unique type of use. There is a built-in demand for its high-end units from employees in the nearby medical and education campuses (and other major employers in the area) and by the site's proximity to major retail and restaurant venues to the west. Indeed, Mark-Taylor is attracted to this location because of the high concentration of jobs nearby, excellent freeway accessibility and numerous nearby retail, entertainment and grocery store options.

Mark-Taylor is one of, if not, the premier developers of luxury apartment communities in Arizona, as evidenced by the numerous awards it has received both nationally and regionally over its thirty year time span. Mark-Taylor, Inc. was established in 1985 as a privately-held, Arizona-based corporation dedicated to the development, ownership, and management of luxury apartment communities.

The company's vision has always been to exceed community expectations, by delivering beautiful apartment homes that offer a true sense of livability, quality craftsmanship and a wide spectrum of resort level amenities. The designs of Mark-Taylor communities have evolved over

the last three decades to address the ever-changing resident lifestyle demands, which have been reflected in their market-leading performance.

In fact, many of the Mark-Taylor design features have been firsts in the Arizona market and continue to resonate with renters today, including: lagoon style pools with sand beaches, prominent porte-cochere gated entryway, extensive fitness facilities, luxurious clubhouse, spacious floor plans and high-end interior finishes. Mark-Taylor strives to ensure that every detail that affects the apartment living experience will exceed the renter's expectations.

Mark-Taylor also offers "best in class" management services, that address even the smallest details in the apartment living experience. The Mark-Taylor team of employees enjoys longevity with the company and that means a more seasoned staff catering to the needs of each resident. The management teams set standards others strive to achieve and has truly taken hold of the next-generation renter through innovative technology based systems. By combining the well-recognizable Mark-Taylor design with an unequalled Mark-Taylor management team, residents truly enjoy a resort-like lifestyle unlike any other.

For this site, Mark-Taylor is proposing a development that features all of the most current designs, architectural features, amenities and interior finishes, which should be expected in a luxury multi-family community.

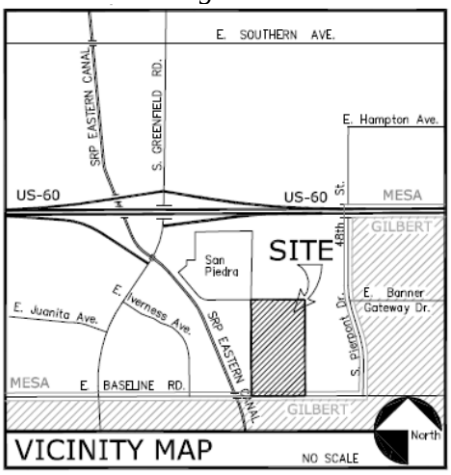
II. Description of Property and Relationship to Surrounding Properties

The shape of the combined long and narrow parcels that make up this infill site is rectangular, as shown below. The property is bordered by a few large agricultural lots with homes on the west, Baseline Road on the south, land owned by Banner Health and planned to be developed with medical related uses within Banner Gateway Hospital's campus to the north and a commerce park development on the east. Although a north/south collector street is nearby (Pierpont Dr.), an east/west link to connect Banner Gateway Road at Pierpont Drive out to Greenfield Road has long been needed. Mark-Taylor will be installing this missing link of public roadway in conjunction with the development of its new multi-family community on the south side of the freeway east of Greenfield Road. This new collector level street will complete the critical connection between Higley Road and Greenfield Road. The property is currently zoned L1, PEP and AG and designated on the General Plan as Employment.

The site is generally level with a gentle slope to the southwest. Approximately 7 acres of the site is being used for agricultural production, almost 5 acres is a junkyard and 6.5 acres is vacant undeveloped land. At present, the westernmost 3.5 acres in the assemblage contain the remnants of a charter school. Several irrigation structures are also located on the property.

The General Plan Land Use designations, Land Uses, and existing Zoning for the properties surrounding the subject site are as follows:

Figure 1



General Plan Land Use Designation:

North:	Employment up to U.S. 60
South:	Residential 3.5 – 5.0 du/ac. (Town of Gilbert)
East:	Employment
West:	Employment

Existing Land Use:

North:	Vacant Land Owned by Banner Health Systems for Expansion
South:	Single Family subdivision south of Baseline Road in Gilbert
East:	Commerce Park development
West:	Residential ranchettes and the commercial out to Greenfield

Existing Zoning:

North:	LI, LI PAD
South:	SF-7 (Gilbert)
East:	PEP
West:	AG

III. Minor General Plan Amendment Request and Analysis

Mark-Taylor seeks approval of a Minor General Plan Amendment to support the companion requests to rezone the approximately 21 net acre Subject Property from AG, LI and PEP to RM-3 PAD along with approval of a site plan and preliminary plat to develop an luxury apartment community on Baseline Road east of the Eastern Canal and put this underutilized land to productive use.

A. Minor General Plan Amendment

Preface

The Mesa General Plan has historically, and still does, designate the subject property as Employment. Notwithstanding concerted efforts over many years to encourage this land to transition from farming and junkyard uses to an employment center on the property, multiple ownerships, the deep narrow lengths of the parcels and limited marketing windows have all stymied any development proposals from moving forward.

The following provides our view of the merits supporting this Minor General Plan Amendment request to shift the subject site's Employment designation to Mixed Use Activity. This application, and associated applications, is an excellent opportunity to provide high-end rental housing in walkable distance to the Banner Gateway Medical Campus and other nearby employers and retail sites. Housing is truly the missing link in this expansive mix of employment and retail uses.

Background

The information provided herein demonstrates that the circumstances and attributes of this property have proven over the past 30 years that this particular property, in the context of the surrounding area, it is not well suited for further employment uses. In conjunction with the 2016 approval by the City of a Mark-Taylor community to the north and west, representatives of Mark-Taylor Inc. met with City Staff to discuss the issues of the Employment designation in this area in particular and why the land has remained vacant and underutilized for decades.

Likewise for this application as well, Mark-Taylor solicited professional input from numerous expert sources in the retail and industrial industries to provide updated market insights as to why this Employment designated property has never developed and would better fit the overall fabric of uses in the area, if it were changed to allow high-end rental housing.

1. *Area and Site Considerations*

This parcel has not been conducive for employment uses due to the design of the Greenfield Road freeway interchange created in the mid-1980's, when the Superstition Freeway was extended past Greenfield Road. A freeway interchange this close to the site would normally have made the site desirable for retail or employment uses, such as the Higley off-ramp did for the Banner Hospital site. Unfortunately, the access into the area on the east side Greenfield Road has been very restricted due to the diagonal alignment of the Eastern Canal. So any access from this parcel out to Greenfield Road

has never been available. The narrow, thin parcels that now make up this infill site had access only to Baseline Road.

The site is immediately south of a parcel owned by Banner Health Systems acquired by Banner for expansion of its hospital campus. Further to the east is Banner's large campus of employment uses. To the west is a small pocket of homestead parcels (east of the Eastern Canal) and an office oriented commerce park development is to the east. The site is in comfortable walking and biking distance of the large commercial retail centers at the Greenfield and Baseline intersection.

An aerial photograph of the site and surrounding areas with the current General Plan designations is attached as Exhibit "A2". The General Plan designation on the property is shown in light magenta and the Mixed Use Activity land use designation for the nearby shopping centers is shown in light red.

Access into the area will be significantly improved by Mark-Taylor, who committed to dedicating and building an 80 ft. collector street from Greenfield Road passed the north side of this site and connecting to Pierpont Drive. This new 2800 ft. long road segment will therefore finally create the connection from Greenfield Road to Higley Road. However, it is important to emphasize that the addition of this new road is still not a sufficient improvement to make the subject site attractive enough for employment types of development due to the restrictions at the intersection with Greenfield the lack of easy access to the Greenfield freeway interchange, and limited exposure to a marketing window onto Baseline Road and the long narrow configuration of the property.

2. *Employment Land Use Designation*

Although the City had hoped that industrial/employment uses would be established in the area from Greenfield Road to Pierpont on the south side of the SR 60 Freeway, the marketplace has simply never found many of these long deep parcels suitable for such uses. The good news for employment uses is that the large area east of Higley Road between SR 60 and Baseline Road has attached numerous large employee and educational institutions. Some is already developed with office, retail and medical companies and the balance is in the hands of major employers and/or educational campuses.

The simple fact is that the particular area where this site is has been passed, over while the surrounding area developed; including all of the retail commercial uses along Greenfield Road to the west and southwest and the Banner Gateway Hospital campus, the Kirksville Osteopathic College of Medicine campus and other major employment and smaller business park uses to the east.

This history prompts the natural question as to whether the property might be better suited for a top quality multi-family community to support the existing retail businesses and employers in the area – the missing puzzle piece.

To answer those questions, Mark-Taylor consulted experts to analyze the industrial and commercial markets in the context of the site's configuration, access constraints and lack of freeway visibility. The results of that research are summarized below and on the attached exhibits.

Employment Market

The City has successfully created what amounts to ten employment cores across the City. These locations are shown on the attached Exhibits "B1" and "B2" created by DTZ (a full service commercial real estate firm with 260 offices in 50 countries) and CBRE (the top rated real estate brokerage firm in the valley). In these 10 employment cores, the City has attracted over 100 major employers with over 100,000 jobs, with the potential to double or triple these numbers at these locations with almost 16,000 more available acres ready for development. In fact, recently Mesa was successful in securing Apple's major new plant at Elliot and Signal Butte in its Gateway Employment core. An aerial photograph of the Apple plant is attached as Exhibit "C".

While major employers have located in many of the City's designated employment cores, not every parcel in these areas is best suited for employment. Complimentary support uses are also critical to the success of these cores. The subject property is an example of this. And, employers also locate on property other than Employment designated properties. For example, the parcels east and west of Higley Road south of the freeway are owned by UPS and Kirksville Osteopathic College of Medicine for expansion of their campuses, but are labeled as Specialty Uses on the General Plan.

In addition to the employment cores shown on CBRE's exhibit in Mesa, the narrow notch of land between the U.S. 60 and Baseline Road in the Town of Gilbert has the following employment related elements at Banner Gateway Hospital and the Anderson Medical Center:

Banner Gateway Hospital

- Number of patient beds: 176
- Number of admissions: 14,129 (2012)
- Number of Emergency department visits: 48,869 (2012)
- Number of babies delivered: 4, 226 (2012)
- Number of employees: 1,390 (2013)
- Number of physicians on medical staff: 612 (2012)
- Number of volunteers: 442 (2013)

Banner Anderson Medical Center

- Estimated number of employees: 275
- Estimated number of physicians: 70
- Estimated number of volunteers: 150
- Size of Outpatient Center: 133,000 square feet
- Inpatient rooms in Banner Gateway dedicated to cancer care: 76
- Radiation Oncology exam rooms: 9
- Specialty clinic exam rooms: 30
- Infusion therapy stations: 40 (12 private, 28 semi-private)

Any early concern was that developing the subject property as a high-end multi-family community by Mark-Taylor might adversely affect Banner's plans to expand their medical campus. Actually, the opposite is true. Banner and Mark-Taylor have, for many years, shared a unique informal partnership with mutually compatible uses. Banner sees the direct beneficial value of Mark-Taylor's unique type of resort style rental communities near their health facilities, providing their employees (and even long term care patients) with quality housing options – as well as to provide convenient and well-appointed lifestyle units for visiting doctors and nurses.

In fact, Mark-Taylor recently completed one of its luxury rental communities adjacent to a Banner facility at the SanTan Freeway and Alma School Road in Chandler. And Mark-Taylor's recently approved San Piedra community to the northwest has just started construction. And specifically as to this site, Mark-Taylor has obtained a letter of unqualified support from Banner for another one of Mark-Taylor's signature projects; see Banner's Letter attached as Exhibit "D".

Finally, the completion of Banner Gateway Drive from its current terminus to Greenfield Road (approximately 2800 ft.) by Mark-Taylor will finally link Greenfield Road to Higley Road. This will open up circulation in the area to benefit Banner's medical campus as well as other existing and future employment uses adjacent to the U.S. 60 and to the south of the subject site.

Feasibility of Alternate Land Use - Retail

For this application, Mark-Taylor and its retail consultant (DTZ) updated its 2015 research and analysis of Mesa's retail market generally and this quadrant specifically. The results of this updated research are summarized on Exhibit "E1", an updated map prepared by CBRE showing retail vacancy rates in the vicinity of Val Vista to Sossaman north and south of the U.S. 60 Freeway. A similar exhibit for office vacancy rates is attached as Exhibit "E2". The vacancies at the four corners of Baseline and Greenfield Roads were also examined:

- Retail vacancy rates in the area bounded by Val Vista to Sossaman Guadalupe to Broadway are 10%, or 7 million vacant square feet, up from 8.3% in 2015.

- Office vacancy rates in this same area are 18% or 2.3 million total recent square feet of office.

- Retail vacancy rates vary in the nearby shopping centers. On Exhibit "E2", in the area south of the freeway labeled Val Vista Greenfield South, the vacancy rate in this quadrant is 10%. To the north of the freeway, the vacancy rate is 10%. In the Superstition Mall area north of the freeway, the vacancy rate both north and south of the freeway is 9%.

- There is a significant amount of vacant, undeveloped tenant space for additional retailers within the existing retail shopping centers at the four corners of Baseline and Greenfield Roads.

Again, the obvious missing ingredient for this area is quality residential housing with hundreds of new tenants with disposable income to support the existing and proposed retail centers. These units will also provide nearby luxury level rental units to maintain existing employers and attract new ones. Mark-Taylor's project is a perfect fit to supply this needed housing.

Again, the conclusion is that the area's challenging access, narrow marketing window onto Baseline Road and long, deep parcel configuration and lack of secondary access out to Higley or Greenfield Road, have caused these parcels on Baseline Road to be skipped over by employment opportunities. Those challenges will be overcome with Mark-Taylor's plan that will in turn benefit both the retail and employment uses nearby.

3. *Economic Value to the City from Mark-Taylor's Style of Luxury Rental Housing*

Mark-Taylor has been building, owning and managing its unique brand of award winning rental communities across the valley (including Mesa) since the 1980's. In fact, they currently own and manage over 13,000 resort style apartment units in the valley. We are sure the City is frequently told by developers that they are planning to build "high end" or "luxury" apartments, but fail to deliver on those promises. By contrast, Mark-Taylor has consistently built, owned and managed only the best and highest level of apartment communities. They don't build anything else. And every community they build maintains its prestigious image and value over decades. (Please refer to the Mark-Taylor website www.mark-taylor.com and Exhibit "F" for a listing of Mark-Taylor communities, so you can personally verify this information.

Mark-Taylor has selected this site, notwithstanding its challenges, because they firmly believe it is perfect for their unique style of use with the planned access improvements and given the built-in demand for their units with the medical and education campuses and other major employers in the area. New customers for the nearby retail, entertainment, restaurant and grocery venues to the west will also improve those businesses' long term viability.

Thus, Mark-Taylor estimates the project will generate the following economic and tax benefits for the City:

- The project will generate approximately $500,000 in new annual property tax revenue.

- The construction of the units will generate approximately $1,350,000 in sales tax revenue to Arizona (part of which comes back to the City as State Shared Revenues) and $525,000 in direct sales tax revenue to Mesa.

The community is anticipated to have a total resident population of approximately 657 people (1.9/household); 18% of which will be children. The average resident age will be 37-39 years old with a corresponding average household income between $70,000-$74,000 annually.

The community density, unit mix, floorplans and finishes have all been carefully designed to present a class-A, brand new appeal while also remaining appropriate and a natural fit for the needs of the existing demographic. For example, given the higher than ratio of children/household in the immediate area, the community has an ideal unit mix of 34.9% 1 bedrooms, 51.2% two bedrooms & 13.9% three bedrooms. The units will range on size from 732 to 1,456 livable SF, which places them as some of the most spacious in all of metro Phoenix.

The corresponding rents are anticipated to run between $1,050 and $1,850 per unit, resulting in a very comfortable $1.22 avg. rent/SF. Perhaps most importantly of all, this will result in residents allocating 18-22% of their annual household income to rent, which is extremely comfortable when compared to the rental rates of new developments spread across the Valley since 2011.

The community density also allows an ideal parking ratio of 2.08 parking spaces/unit which we have found to be a highly attractive factor for our residents and appropriate for the number of families expected to reside here. All of these factors should lead to a more pleasant residential living experience and, indirectly, more disposable income for residents to utilize in the neighboring retail centers.

A copy of the site plan is attached as Exhibit "G1" and photos of Mark-Taylors award winning communities is attached as Exhibit "G2".

4. Proposed Mixed Use Activity District General Plan Designation

The Mixed Use Activity District land use designation was created for areas where the City envisions significant community and regional retail activity taking place and on sites that are typically over 25 acres in size. These developments would include: *"malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. These districts often include other uses such as office, entertainment and residential*. These types of developments would typically feature Big Box development (individual retail spaces in excess of 80,000 sq. ft.), but a mix of uses is encouraged so as to be "*strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences*."

In light of these statements in the General Plan and given the fact that the Mixed Use Activity (MUA) District abuts the subject site on the southwest and on the northwest it is an appropriate choice to expand the designation onto the subject site. And clearly, the form of the commercial centers to the south and southwest are very consistent with the suggested guidelines for MUA *which are as follows from the General Plan:*

"• Building heights typically ranging from one to three stories;
• Lot coverage is typically under 30% but could increase with infill development;

• Usually have one or more anchor buildings, which typically have a large building mass with associated shops and pad sites;
• Building and parking fields should be located on the property to establish a connection to the street and promote walkability between buildings;
• Size and scale of parking fields is broken up to improve visual appearance, reduce heat islands, and improve walkability;
• Highest densities and intensities when in conjunction with transit district;
• Usually more suburban in design and form with auto dominant characteristics, but more urban forms that balance autos with pedestrians are encouraged for new development and redevelopment."

A complimentary component of any of these Mixed Use Activity Districts is high density housing to support the retail and provide walkable housing options for employers. Had this site had true viability for more retail or employment, it would not have been passed over for so many years as the adjacent sites developed. A housing component at the caliber Mark-Taylor builds is appropriate here.

Figure 2
EXISTING GENERAL PLAN
Land Use Map

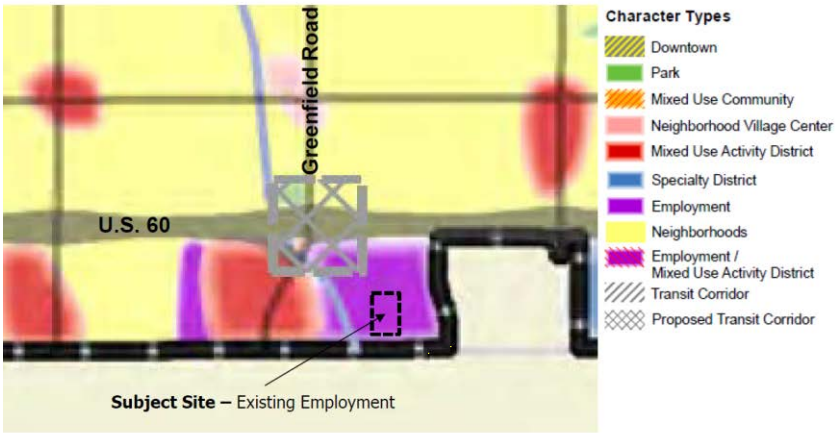
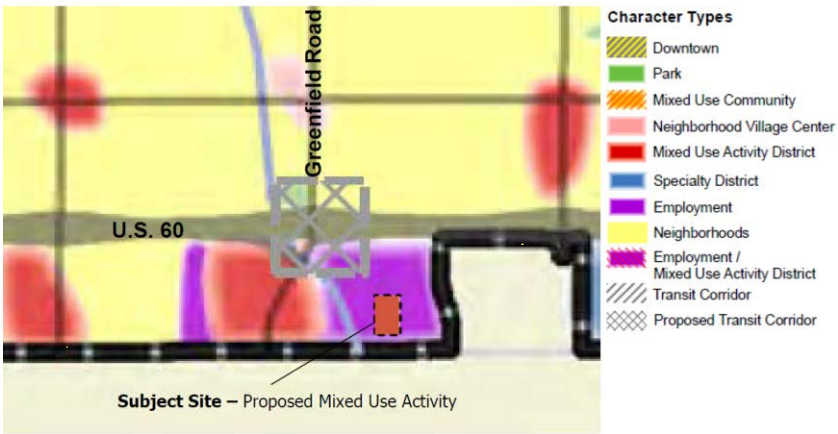


Figure 3
PROPOSED GENERAL PLAN
Land Use Map



A key consideration in the City's evaluation of a General Plan amendment is the importance of connectivity between uses. This is a departure from past General Plans and Zoning Ordinances, which embraced the suburban style of development. To address that point, we have enhanced the pedestrian and bicycle linkages between the property and retail venues to the south and employment to the east.

At this point in this larger area's suburban style of development, the distances to be walked can be significant. The northeast corner of Banner Gateway Drive and Pierpont has a very deep landscaped setback and the commercial centers along Greenfield Road also have a number of very deep landscape and building setbacks. All of these developments were built at a different time when the City's vision was different. It will take time to incorporate the new vision and unique solutions will need to be considered as the City implements the new connect-ability and walkability philosophy, while taking into account existing conditions. So while the area may have an established suburban development pattern that is compatible with vehicular access, we understand that it is still important to create an environment where people will be encouraged to walk, or when the distances are significant, be encouraged to ride a bicycle or other alternate forms of transportation.

In that regard, we have created a strong landscaped streetscape with two (2) points of gated pedestrian access through a portico on both the Banner Gateway Drive and Baseline Road frontages to connect the living units to what will become Banner Gateway Drive, which will lead to the east on sidewalks towards the medical campus and commerce park development as well as towards the entrance to the planned hotel on Greenfield Road to the northwest. This sidewalk will meander for interest and be lined with shade trees to enhance the pedestrian experience. Sidewalks and bicycle lanes on Baseline Road also conveniently link this site to the retail commercial services at the northeast and northwest corners of Baseline and Greenfield Roads. We believe this proposal assesses the City's goal to enhance pedestrian activity ("walkability") and "bikeability", while working within the parameters established by the existing types of suburban development already in the area.

Conclusions of Minor General Plan Amendment Analysis

- *Does the proposed amendment constitute an overall improvement to the Mesa 2040 General Plan?*

Yes. Mesa's General Plan has made it very clear in Goal 5 of the Economic Development Element that requests to change land with an employment designation to a residential designation will be reviewed very carefully. We have shown in great detail that the subject property is not suited for either employment or commercial land uses. On page 4-11 of the 2040 General Plan, it states that new multi-residence housing "should be thought of and designed with the goal of providing quality, long-term housing for those who choose this form of housing rather than simply cheap transient housing for those who cannot afford anything else." That is precisely the type of development proposed in this application. Mark-Taylor builds only high-quality housing for discerning tenants who choose this resort style, highly appointed and amenitized rental community. And Mark-Taylor has a built-in relationship with Banner to address their specific employee and patient needs.

Almost 30 years of history have demonstrated that the challenges of this property are inconsistent with an employment or commercial designation. As such, and in light of all of the information presented herein, approval of this request is a thoroughly vetted and reasonable action and adding in a high-end rental housing component into the fabric of existing employment and retail uses fits naturally.

- *Is the proposed amendment consistent with the intent of the Mesa 2040 General Plan and other adopted plans, policies and ordinances?*

Yes. It is not the intent of the General Plan to stifle development of land in the City, but to guide quality, well balanced uses. Thus, after 30 years of changing circumstances, it is worthwhile to consider alternatives for this long vacant infill, assembled site. For all of the reasons set forth herein, this application supports the following Policies and Strategies of the 2040 General Plan:

Economic Development Goal S3: *Create interesting and exciting neighborhoods and commercial, educational, and cultural amenities that attract and retain executives and professionals.*

Land Use S1: *"Update and adjust land use tools as necessary to respond to changing community needs and implement the General Plan."*

Character Areas P4: *"In areas with the Mixed Use Activity District, character development will be reviewed for the opportunity to enhance the vitality of these districts by providing the right mix of uses to meet community and regional needs, and for compliance with any approved sub-area or neighborhood plan for the specific area."*

Character Areas P6*: "In areas with the Employment District character, development will be reviewed for the opportunity to maintain and enhance employment options within the City of Mesa; areas with this character type are important to the long term vitality of the community and need to be protected from incompatible development types. Review shall also consider compliance with any approved sub-area or neighborhood plan for the specific area."*

Land Use S1: *"Update and adjust land use tools as necessary to respond to changing community needs and implement the General Plan."*
As noted earlier, Mark-Taylor has selected this site, notwithstanding its challenges, because they firmly believe it is a perfect fit for a unique style of residential use with the planned access improvements and given the built-in demand for their units with the nearby medical and education campuses and other major employers in the area. New customers for the nearby retail, entertainment, restaurant and grocery venues to the west will also improve their long term viability.

- *Is the proposed amendment significantly altering existing land use patterns?*

No. Approval of this request will not by itself significantly alter land use patterns. This site amounts to being an "infill" site since all of the surrounding land is developed. The land to the north of the subject site is owned by Banner Health Systems and is planned for an expansion of their campus. A letter from Banner indicating their support for high quality housing that supports their campus and its employees and related support Staff is a part of this submittal. *(NOTE: The Mesa 2040 Mesa Transportation Plan states that there are 8,287 Banner employees in Mesa.)*

- *Is the proposed amendment causing significant increased traffic on the existing roadway network?*

No. Mark-Taylor has committed to build the balance of Banner Gateway Drive from its current terminus at Pierpont west over to Greenfield Road; a long held City goal. And traffic generated by a multi-family development is less than retail or employment uses. The projected average daily trips from a business park development as compared to this 344 unit multiple-family apartment complex would be slightly higher. A business park would be projected to generate approximately 2,352 trips per day, where this proposed development is projected to generate approximately 2,076 trips per day. And that traffic will be dispersed over several convenient routes to Baseline Road, Banner Gateway Road, Higley Road and Greenfield Road.

- *Will the proposed amendment degrade the health and safety of the residents?*

The general plan shows this area for industrial and mixed use. There are only a few ranchettes to the west and they have been their own enclave. The new connecting roadway will also benefit these residents to have alternative access.

- Is there a significant impact on public infrastructure (e.g. parks, schools, drainage, utilities, etc.)?

  This amendment would have no adverse impact on public infrastructure over the current designation.

  Parks
  There are two public parks and an Aquatic center within 2 miles of the site. However, due to the renter profile for this type of facility, the extensive on-site open space amenities, fitness and recreation facilities have been specifically sized and designed to meet tenant needs will be provided on-site. The Mesa Code requires 1.39 acres of open space, where this plan provides a very generous 4.3 acres of open space. As earlier noted, open space amenities will include a large resort sized pool, numerous ramadas, sand volleyball courts, playground equipment, informal and formal gathering areas with several barbeques, state-of-the art fitness center and a luxurious 9,000 sq. foot clubhouse. (See photographs of these amenities in several existing Mark-Taylor Communities attached as Exhibit "H1-3")

  The benefits of living in this community will extend beyond the luxuries of the individual apartment units to the attractively landscaped and meticulously maintained grounds and other earlier noted resort style amenities.

Grading and Drainage
In accordance with the City of Mesa requirements, on-site retention for the 100-year, 2-hour frequency storm event will be provided. All grading and drainage will be handled on-site with no impact on any surrounding property.

Domestic water
There is an 8" main in Baseline Road and there will be an 8" stub in Banner Gateway that will be installed to provide water service to this project. A design report including projected average and peak water demands, required fire hydrant flows and a hydraulic analysis demonstrating sufficient capacity in the planned water system will be provided at the time the water system design is submitted for review.

Sanitary Sewer
There are two (2) 8" stubs/mains available to serve the site in Baseline Road.

This is an appropriate location for high density residential uses given the context of the current uses in the area, the lack of any real development activity on this property and its long, narrow configuration.

Although this request seeks a multi-family land use in an Employment area, high-quality multi-family uses in employment areas is not unusual or unwelcome. Again, we believe a high-end multi-family community at this location would benefit and enhance the nearby existing and designated employment and retail land uses. This use, as proposed and designed, fits well into the fabric of the area and scope of uses under the General Plan designation of Mixed Use Activity.

III. Description of Rezoning, Site Plan and Pre-Plat Requests

A. Rezoning and Site Plan

High density residential land uses (15.0 + du/ac) are appropriate in locations that offer direct arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services; all of which are attributes enjoyed by this site. High Density Residential areas can serve as buffers between principal/arterial roadways and other lower density residential areas or to support existing and planned employment or commercial service areas. In this case, the development of this property will help support the commercial and office uses east and west of Greenfield Road from Baseline Road to US 60, as well as the planned expansion by Banner Health Systems of its hospital campus on its land just to the north of the subject site. It will also benefit and service the Kirksville Osteopathic College of Medicine and other small and large employers nearby.

Community Details

Mark-Taylor is proposing to build a multi-family community of 344 resort-style rental units (a density of approximately 14.7 du/gross ac.) for residents of Mesa and the surrounding neighborhoods. This area is an ideal location for a new Mark-Taylor community for several reasons. First, is the high concentration of quality jobs nearby, excellent freeway accessibility from the two freeway interchanges at Greenfield and Higley, the proximity to Banner Gateway Medical Campus and the Anderson Cancer Treatment Center, the Kirksville Osteopathic College of Medicine campus and a wide variety of nearby retail, entertainment, restaurant and grocery options.

Second, this submarket continues to lack sufficient high-end rental options, even with the recent approval in 2015 of the 348 unit Mark-Taylor community to the northwest – a problem aggravated by the general aging of the existing apartment inventory within Mesa. The recession stifled new development throughout the greater Phoenix area over the last seven years, causing a serious gap within existing development. Many of the class-A rental options built in the late 1980's and through the 1990's have aged and due to advances in technology, these rental units have become outdated (and in some cases obsolete) for today's sophisticated renter. The result is a lack of attractive options for the 'discretionary renter,' who is seeking a rental environment due not only to its convenience, but also wants top-of-the-market designs, features, interior finishes, and luxury amenities. This proposed Mark-Taylor project will be a product of their 29-year design evolution and will be built to the highest specifications of any apartment community in the area.

Third, Banner and Mark-Taylor have, for many years, shared a unique informal partnership with mutually compatible uses. Banner Health sees the direct beneficial value of Mark-Taylor's unique type of resort style rental communities near their medical facilities, providing their employees (and even long care patients) with quality housing options – as well as to provide convenient and well-appointed lifestyle units for visiting doctors and nurses.

The community will have enhanced exterior appointments as well as new floor plans that cater to the desires of today's demanding renter. There will be three (3) unique floor plans with variations all having from one to three bedrooms; with an average size of 1,057 s.f. (approximately 125 s.f. larger than the average new apartment community being built today) in buildings that are two and three stories tall.

Perhaps the most immediately recognizable feature will again be the guard-housed grand porte-cochere entrance, which greets residents and evokes a sense of 'arrival.' The entire community will be extensively landscaped with wrought-iron fencing, accent block and color coordinated masonry walls. The exterior elevations evoke a Spanish Colonial theme with varied and interesting elevations, including: arched openings, exposed rafter tails and wrought iron detailing. Again, photographs of comparable Mark-Taylor communities have been included with this application in Exhibit "H1-3" to illustrate these enhanced architectural, landscaping and resort amenity features.

Spacious floor plans will include state-of-the-art interior amenities, such as: stainless steel kitchen appliances, kitchen islands, granite countertops, custom cabinets, pendant lighting, distressed wood plank flooring, granite bathroom vanities, rounded wall corners and crown molding are included. Other practical features include: full-size washers & dryers, frost-free refrigerators with icemakers, dishwashers, microwaves, linen closets, ceiling fans in most rooms, private balconies with built-in storage areas and optional intrusion alarm systems.

The benefits of living in this community will extend beyond the luxuries of the individual apartment units to the beauty of the overall community. In terms of amenities, the community will offer residents the opportunity to work out at the industry-leading fitness center, lounge at the over-sized lagoon pool or relax under spacious ramadas to enjoy the sound of a splashing waterfall or unwind in the whirlpool spa. The community will also have a 2,200 square foot clubhouse area for parties and special events, where guests can take advantage of the large plasma screen TV, lounge and a fireplace- centered living room. The clubhouse is equipped with a complete kitchen, granite-topped bar, fireplace, restrooms and dual living room areas.

The overall open space in the community is very generous. The community is essentially divided into two mirrored 172 unit communities each with very significant but differently programmed open spaces which are the size of small parks in other developments. The City requires 1.4 acres of open space for a site of this size and density but this plan provides a total of 4.3 acres of open space.

<u>PAD Overlay</u>

The purpose of the PAD overlay is to:

1. Slightly reduce the amount of required parking to a ratio of 2.08 per unit. City Code currently requires a parking ratio of 2.10 per unit. Mark-Taylor is in a unique position to analyze actual parking demands for their style of apartments, since they have been building, owning and managing apartment communities for almost 30 years and currently manages over 12,000 units around the valley.

2. Seek relief from 11-5-5(D)3b which requires that: "All units located along public rights-of-way must have the primary building entrance or individual unit entrances facing this

right of way." This is being requested for the future Banner Gateway Drive frontage. The south half of the community which has frontage on Baseline Road is exempted from this requirement due to the traffic volumes and number of lanes for Baseline Road.

3. Seek partial relief from Sec. 11-30-4: Fences and Freestanding Walls to allow an 8 ft. tall wall in combination with steel view fencing to be located in the required street/front yard setback.

Parking Reduction Request

The Zoning Ordinance requires 2.1 spaces per dwelling unit to meet the anticipated needs of residents and visitors. Based on that ratio, 723 parking spaces are required for this 344-unit development. Based upon this extensive current experience, Mark-Taylor is however proposing a ratio of 2.08 spaces per unit, for several reasons but most importantly because a ratio of 1.8-1.9 spaces per unit has repeatedly proven to be ideal to meet, and actually exceed the actual parking need at their projects based on Mark-Taylor's extensive experience in their communities across the valley. This slight reduction to 2.08, or 0.2% less than Code corresponds to the proposed mix of units: 34.9% 1 bedroom (120 units), 51.2% 2 bedrooms (176 units) and 13.9% 3 bedrooms (48 units).

Reducing the amount of necessary asphalt, by any amount, also reduces heat gain which is actually an objective of the City. On pages 3-4 and 3-5, of the Mesa 2040 General Plan it says:

"The Salt River valley is known for its long, hot summers. Data collected over the years shows that the average temperatures are rising, particularly in the urban areas due to heat gain from the built structures (the heat island effect). That is why, in a desert environment such as ours, trees and shade are a vital design element in urban design for the creation of place, improving walkability and providing a connection of spaces and activities. Shade can be provided by both manmade structures and trees, but trees have the added advantage of helping improve air quality and to reduce temperatures."

On page 7-18 it says:
"Size and scale of parking fields is broken up to improve visual appearance, reduce heat islands, and improve walkability"

Finally, on page 9-5 it says:
"Land use designations incorporate several basic planning concepts relating to energy consumption. An example would be to locate higher density residential neighborhoods near employment centers reducing the distance and amount of energy needed to move between the uses during a daily commute."

As noted earlier, a key consideration by the City when reviewing new development is the level of connectivity to a larger area. However, this area has an established suburban development pattern with developments having large building and landscaped setbacks. The objective here is therefore to create a friendly environment that will encourage people to walk to jobs and retail. In that regard, we have created two (2) landscaped and gated pedestrian porticos on both Baseline Road and on the future Banner Gateway Drive. This will encourage tenants in the

complex to walk to the east toward the Banner Gateway medical complex and northwest to the future hotel and west along Baseline Road to the retail complex at Greenfield. The sidewalk from the subject site will be detached from curb per City standards with shade trees to enhance the pedestrian experience to the hotel/retail to the west and employment venues to the east. People living in the complex and working in the nearby employment businesses can easily walk to work.

Also in support of the parking variance is the fact that residents can function without a car in this area. The large retail complexes to the west and employment venues to the east are a short walk or bicycle commute. In addition, many daily, weekly or even monthly needs can be met through on-line retailers who deliver.

We have inventoried the uses and find all types of commercial retail and service businesses that support daily and weekly needs. Wal-Mart alone can satisfy all of these needs and it is easily accessed by bike and has bike racks for securing a bicycle. LA Fitness, Starbucks, Hobby Lobby, barbers, dentists, restaurants (both fast food and sit down), banking, Sportsman's, Game Stop, home furnishings, cellular phone providers are all in this area. Therefore, many functions that might otherwise require a car in many settings can be done here by walking or riding a bike. And even a vehicular movement will be just a short drive.

By allowing this higher density multi-family development in close proximity to the employment center to the east, and by only requiring as much asphalt as is proven necessary to provide sufficient parking for this development based on decades of Mark-Taylor's experience managing a portfolio of over 13,000 units, we believe reducing the number of required spaces in this case is both responsive to the Mesa General Plan and supportive of the employment uses already in the area.

Building Entrances Must Face Right-of-Way

Sec. 11-5-5(D)3b of the Zoning Ordinance requires that "All units located along public rights-of-way must have the primary building entrance or individual unit entrances facing this right-of-way." The intent is to provide neighborhoods that engage the street to encourage pedestrian activity. We admit that a gated community does not easily lend itself easily to this new approach to multi-family community design. That said, a deviation is warranted in this circumstance and in light of Mark-Taylor's efforts to implement the objective behind this new standard.

This deviation is only being requested for the future Banner Gateway Drive frontage. The south half of the community which has frontage on Baseline Road is exempt from this requirement due to the traffic volumes and number of lanes for Baseline Road. With respect to the application of this standard to the future Banner Gateway Drive frontage, we believe several unforeseen and unintended consequences would arise.

First, Banner Gateway Drive will be a commercial street, with 80 ft. of right-of-way with three (3) lanes; a center turning lane, two travel lanes and two (2) bicycle lanes and no parking. The commerce park development to the east and the Banner Health campus do not front the street with offices but rather parking fields. Other than the proposed major entry for this community and the minor entry for the Mark-Taylor across the street to the west, no other uses will directly

access this street west of Pierpont. By fronting units onto Banner Gateway Drive, those units will be subjected to the noise and activity of pass-thru traffic that isn't part of the "neighborhood", an environment that a front first orientation is meant to foster. The fronts of these units would face onto a street, where no on-street parking is allowed. The parking for these units would not be convenient and would reduce the marketability of these units as they are no longer connected to the rest of the complex. The benefits this Code Section was designed to achieve would not be achieved here and would, unfortunately, hurt of the quality of this community's living environment. There just isn't any advantage to have units in this proposed complex front onto a local commercial street.

However, to address the intent of this Code provision, Mark-Taylor has designed the BGD street front to look and function as a front entrance equal to the Baseline frontage. As noted earlier, two pedestrian covered porticos with gates have been incorporated into the community on both the future Banner Gateway Drive and Baseline Road.

8 ft. Tall Perimeter Fence

The required setback from the street front property line is 20' for a 6 ft. tall wall or fence. We are proposing to use an 8' tall combination of metal view fencing and masonry walls that encroach up to 10 ft. into that setback at the east and west portions of the setbacks on both Baseline Road and future Banner Gateway Dr. We believe this deviation can be supported because the wall design combines solid and view fencing, and integrates with the architecture of the buildings. The reduced setback also creates a street wall with stone-dressed columns and view windows, etc., improving the pedestrian experience.

It is also important to emphasize that this is a gated community in which the average household income will be approximately $72,000-$75,000 and the average resident age will be approximately 37. The highest projected rent will be $1,850 for a three-bedroom unit, which is 1,400 interior sq. feet, which exceeds the size of some single family houses.

Also, this setting is surrounded by properties that should develop as commercial or employment uses which are allowed to have an 8 ft. tall wall. This request is consistent with how the remaining non-residential properties will develop.

Finally, a secure community attracts the types of professionals who work at Banner and other employment types of uses the City seeks in this area. The manner in which the community is secured matters to this demographic. Specifically, we are requesting that the wall/fence be allowed in the required setback for approximately 470 ft. of the 750 ft. length of the wall/fencing on each frontage.

B. Preliminary Plat

As part of this application, we are requesting approval of a preliminary plat. This is a one lot plat that will clean up the right-of-way on Baseline Road and abandon an orphaned section of right-of-way at the northwest corner of the overall site.

IV. Conclusion

In our view, this request is consistent with the intent of the General Plan. The current General Plan designation of employment states that the elements of a strong economy include:

1. A favorable business climate;
2. Having skilled and knowledgeable human capital;
3. Quality employment centers having a sense of place;
4. Regional collaboration;
5. The necessary infrastructure to support business or planned uses;
6. Retail redevelopment and revitalization.

In the simplest of terms, the subject site does not have the physical characteristics to be able to contribute these employment and/or retail elements into Mesa's economy. However, what this site can do is support such elements in the immediate area by providing housing at a high quality level that is desired by the high paying jobs the City desires to attract and maintain in its employment cores. We have previously demonstrated that this site is not physically suited for either employment or retail development, but its role as a complimentary component of a larger employment area is important and achievable.

Economic Development strategy S3 states; *"Create interesting and exciting neighborhoods and commercial, educational, and cultural amenities that attract and retain executives and professionals."* High quality housing close to job cores has proven that it will aid the City in both supporting existing employers in this area, as well as attracting new and/or expanded employers that in turn contribute to Mesa's overall economy and quality of life.

Based upon the analysis and information provided herein, we believe this proposed new development is consistent with the overall intent and goals of the Mesa General Plan 2040, is an appropriate rezoning request and will be an asset to the City, residents and area employers.

O:\INDEX\MARK-TAYLOR\Greenfield Road & Baseline Road\Docs\Rezoning\Rezoning Narrative Draft w GPA 4-28-17 .doc

Exhibits

CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
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PLANT PALETTE

BOTANICAL NAME	COMMON NAME
TREES/PALMS	
Acacia salicina	Willow Acacia
Caesalpinia gilliesii	Yellow Bird of Paradise
Chamaerops humilis	Mediterranean Fan Palm
Chitalpa tashkentensis	Chitalpa
Eucalyptus papuana	Ghost Gum
Fraxinus	Fan West Ash
Nerium oleander	Tree Oleander
Phoenix dactylifera	Date Palm
Pinus eldarica	Mondell Pine
Prunus cerasifera	Purple Leaf Plum
Quercus virginiana 'Cathedral'	Southern Live Oak
Schinus terebinthifolius	Brazilian Pepper
Tipuana tipu	Tipu Tree
Washingtonia x 'Filibusta'	Hybrid Fan Palm
ACCENTS & VINES	
Aloe barbadensis	Medicinal Aloe
Aloe X 'Topaz'	Topaz Aloe
Bougainvillea x 'Barbara Karst'	Vine Bougainvillea
Cycas revoluta	Sago Palm
Dasylirion quadrangulatum	Toothless Spoon
Hesperaloe funifera	Giant Hesperaloe
Hesperaloe parviflora 'Brakelights'	Red Yucca
Muhlenbergia capillaris 'Regal Mist'	Regal Mist
Nolina nelsonii	Blue Nolina
Phoenix roebelenii	Pigmy Date Palm
Rosa banksiae	Lady Banks Rose
Strelitzia reginae	Tropical Bird of Paradise
Tecoma x 'Orange Jubilee'	Vine Orange Jubilee
Trachelospermum asiaticum	Vine Asiatic Jasmine
SHRUBS	
Bougainvillea hybrid 'Alexandra'	Alexandra Bogainvillea
Bougainvillea 'Torch Glow'	Torch Glow
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush
Hibiscus TM 'Mandarin'	Mandarin Wind Hibiscus
Leucophyllum frutescens 'Heavenly Cloud'	Heavenly Cloud Sage
Myrtus Communis 'Compacta'	Dwarf Myrtle
Nerium oleander 'Petite Pink'	Petite Pink Oleander
Nerium oleander 'Little Red'	Little Red Oleander
Hamelia patens	Firecracker Bush
Plumbago capensis	Cape Plumbago
Rhaphiolepis indica	Indian Hawthorn
Ruellia brittoniana	Barrio Ruellia
Eremophila hygrophana	Blue Bells
Tecoma hybrid 'Bells of Fire'	Bells of Fire
Tecoma hybrid 'Lydia'	Tecoma Lydia
Tecoma stans	Yellow Bells
Tecoma 'Orange Jubilee'	Orange Jubilee
GROUND COVERS	
Asparagus densiflorus 'Meyers'	Asparagus Fern
Eremophila glabra 'Mingenew Gold'	Outback Sunrise
Eremophila glabra 'Winter Blaze'	Winter Blaze
Lantana hybrid 'New Gold'	New Gold Lantana
Lantana montevidensis	Purple Trailing Lantana
Lantana 'Dallas Red'	Dallas Red Lantana
Trachelospermum asiaticum	Asiatic Jasmine
Tradescantia pallida	Purple Hearts
Wedelia trilobata	Wedelia
Seasonal Annuals	Seasonal Annuals
MISCELLANEOUS	
	Decomposed Granite - 2" depth in all planting areas (Typ)
TURF	Hybrid Bermuda Sod with Concrete Header

north

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 50'

0 25 50 100 200

COLLABORATIVE V DESIGN STUDIO INC.
7116 EAST 1ST AVENUE,
SUITE 103
SCOTTSDALE, ARIZONA,
85251
OFFICE: 480-347-0590
FAX: 480-656-6012

COLLABORATIVE DESIGN STUDIO

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE:	REVISIONS:	DATE:	REVISIONS:

Mark - Taylor Development

Baseline Assemblage

4510 E. Banner Gateway Dr. — Mesa, AZ 85206

Mark Taylor

PRELIMINARY

Job No:	-
Date:	2017 May 16
Sheet No:	
Scale:	As Shown
Drawn:	GP
Checked:	RO
Plan Check No.	-

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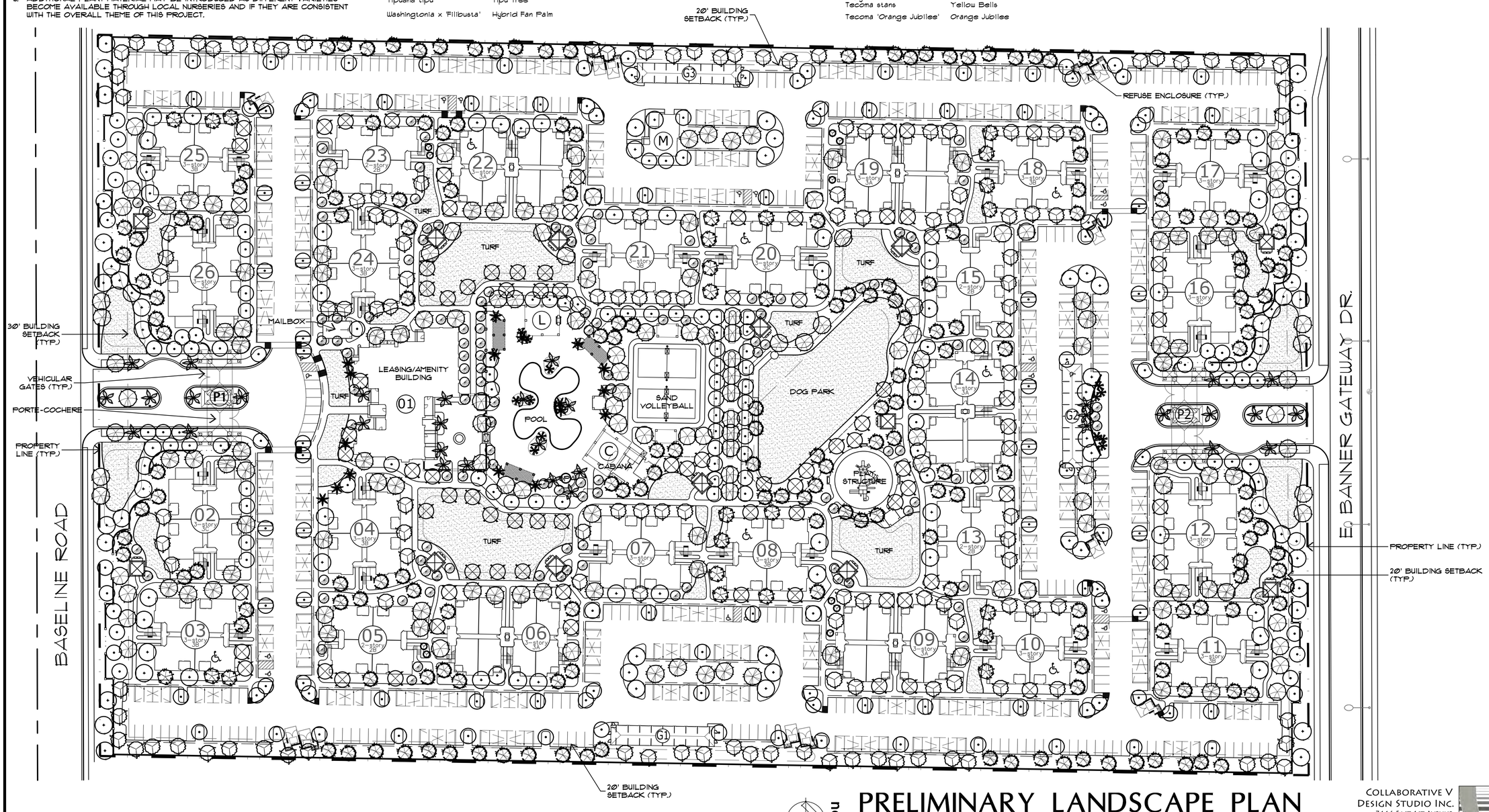

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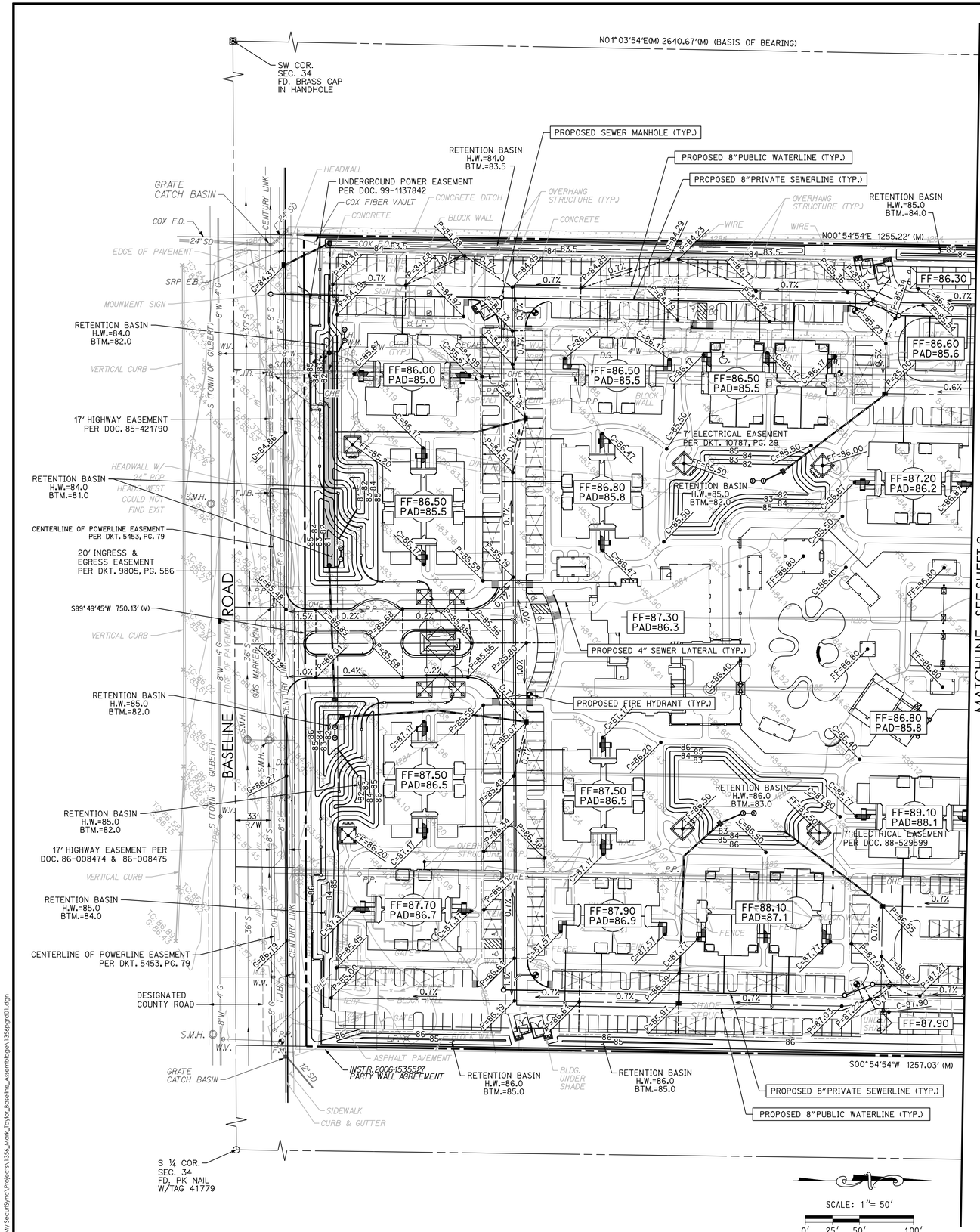
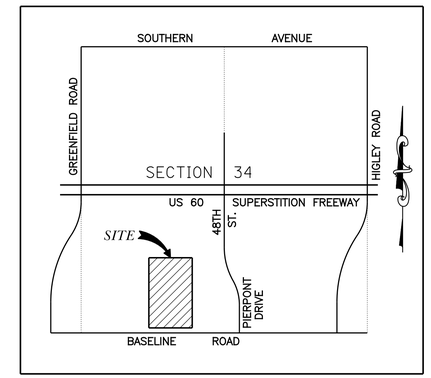
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
BASELINE ASSEMBLAGE
BASELINE ROAD, MESA, ARIZONA 85206

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA





VICINITY MAP
N.T.S.

RETENTION CALCULATIONS

100-YR 2-HOUR STORM EVENT

REQUIRED VOLUME

V_R = REQUIRED RETENTION VOLUME, CF

D = DEPTH OF WATER TO RETAIN, 2.16 INCHES

A = TOTAL SITE AREA, 990,465 SF OR 22.74 ACRES (INCLUDES BASELINE HALF STREET)

C = RUNOFF COEFFICIENT, 0.78

$$V_R = \left(\frac{D}{12}\right) \times A \times C$$

$$V_R = \left(\frac{2.16}{12}\right) \times 990{,}465 \times 0.75$$

V_R = 133,713 CF

PROVIDED VOLUME

SURFACE VOLUME = 135,372 CF

UNDERGROUND VOLUME (10' DIA.) = 15,708 CF

TOTAL VOLUME PROVIDED = 151,080 CF

OWNER:
MARK-TAYLOR, INC.
6623 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250

CONTACT: ROB ORME
PHONE: (480) 281-5549

ARCHITECT:
ARCHITECTURE DESIGN GROUP
6623 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250

CONTACT: ROB ORME
PHONE: (480) 281-5549

ENGINEER:
3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

BENCHMARK:
CITY OF MESA BENCHMARK:
BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF GREENFIELD ROAD AND SOUTHERN AVENUE.

ELEVATION: 1291.78 NAVD88
CITY OF MESA DATUM

LEGEND

	INDICATES PROPERTY / BOUNDARY LINE
1095	INDICATES EXISTING CONTOUR ELEVATION
90	INDICATES PROPOSED CONTOUR ELEVATION
TC:90.90 G:90.42	INDICATES EXISTING TOP OF CURB ELEVATION; INDICATES EXISTING GUTTER ELEVATION
90.7	INDICATES EXISTING GROUND ELEVATION
P:91.34	INDICATES EXISTING PAVEMENT ELEVATION
C:91.28	INDICATES EXISTING CONCRETE ELEVATION
8"W WV	INDICATES EXISTING WATER LINE,VALVE & SIZE
8"S	INDICATES EXISTING SEWER LINE & SIZE
LP	INDICATES EXISTING LIGHT POLE
T	INDICATES EXISTING BURIED TELEPHONE CONDUIT
ET	INDICATES EXISTING ELECTRIC TRANSFORMER
E	INDICATES EXISTING BURIED ELECTRIC CONDUIT
ICV	INDICATES EXISTING IRRIGATION CONTROL VALVE
EB	INDICATES EXISTING ELECTRIC BOX
WM	INDICATES EXISTING WATER METER
BWV	INDICATES EXISTING BACKFLOW PREVENTER VALVE
FH	INDICATES EXISTING FIRE HYDRANT
PP	INDICATES EXISTING POWER POLE
90.5	INDICATES PROPOSED GROUND ELEVATION
1%	INDICATES DIRECTION OF FLOW & SLOPE
GB	INDICATES GRADE BREAK
TC= G=	INDICATES PROPOSED TOP OF CURB & GUTTER ELEV.
P=	INDICATES PROPOSED PAVEMENT ELEVATION
C=	INDICATES PROPOSED TOP OF CONC. ELEVATION
FF=	INDICATES PROPOSED FINISH FLOOR ELEVATION
PAD=	INDICATES PROPOSED PAD ELEVATION
	INDICATES PROPOSED CATCH BASIN
	INDICATES PROPOSED STORM DRAIN PIPE
	INDICATES PROPOSED DRYWELL
	INDICATES PROPOSED UNDERGROUND RETENTION

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

SNOISIAIBS

BASELINE ASSEMBLAGE
BASELINE ROAD, MESA, ARIZONA 85206
PRELIMINARY GRADING & DRAINAGE PLAN

Registered Professional Engineer (Civil) CERTIFICATE NO. 46857 DANIEL G. MANN Date Signed 5/16/17 ARIZONA, U.S.A.
EXPIRES: 9/30/2019

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planning civil engineering surveying

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DESIGNER: D. MANN | DRAFTER: D. MANN | CAD TECH: PHILLIP V.

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SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 05/16/17

PROJECT NO. 1356

SHEET NO. PGD01 1 of 2

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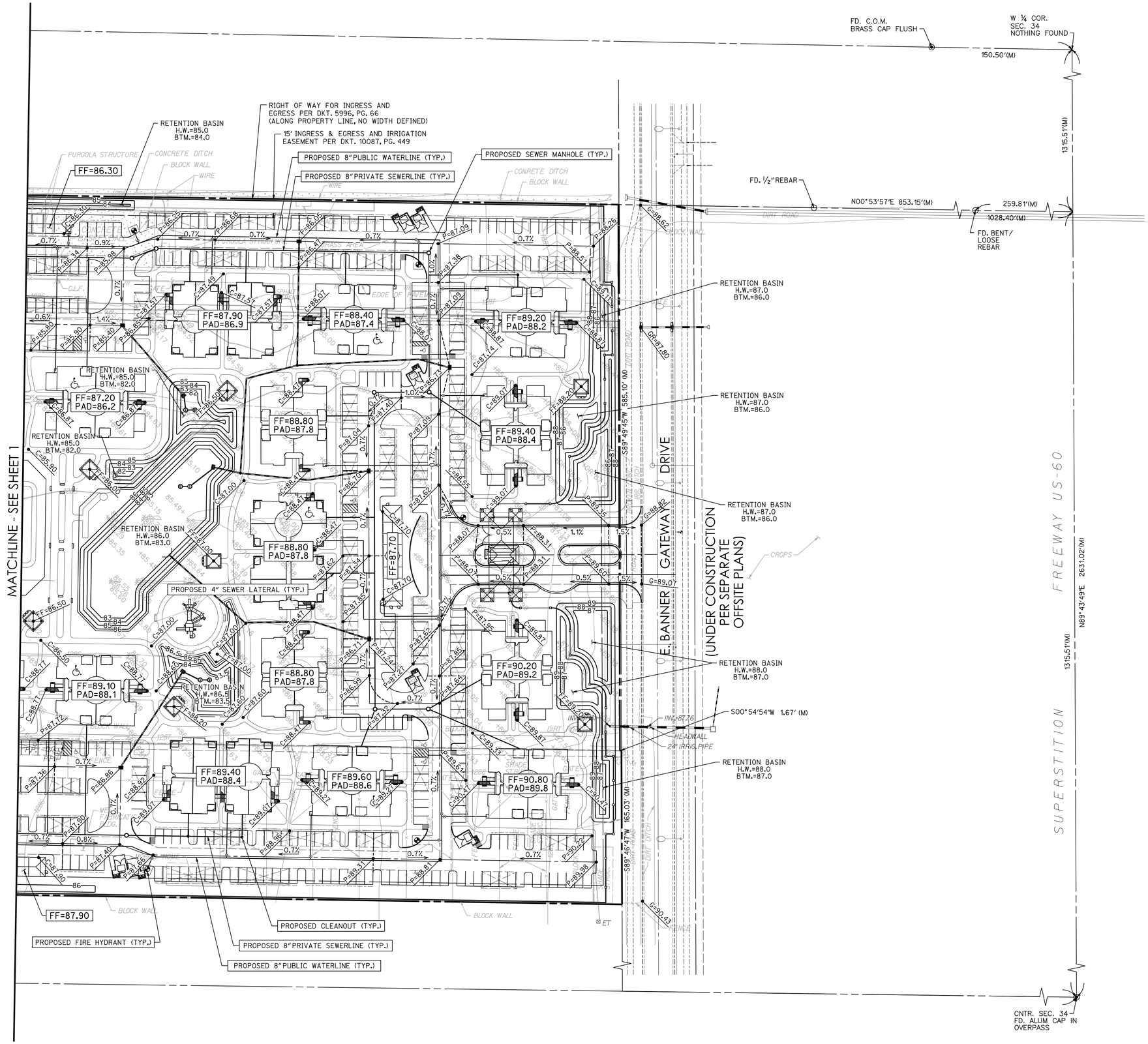

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

REVISIONS

BASELINE ASSEMBLAGE
BASELINE ROAD, MESA, ARIZONA 85206

PRELIMINARY GRADING & DRAINAGE PLAN

Registered Professional Engineer (Civil)
CERTIFICATE NO. 46857
DANIEL G. MANN
Date Signed 5/16/17
ARIZONA, U.S.A.

EXPIRES: 9/30/2019

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DATE: 05/16/17

PROJECT NO. 1356

SHEET NO. PGD02
2 of 2

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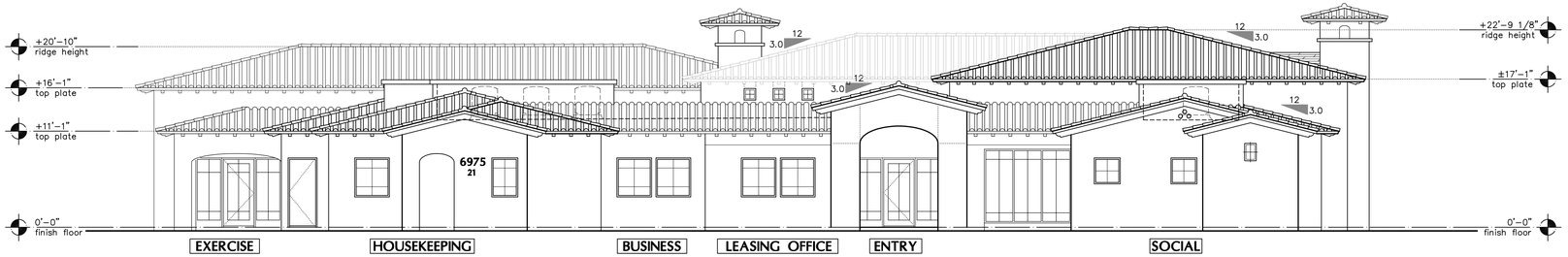
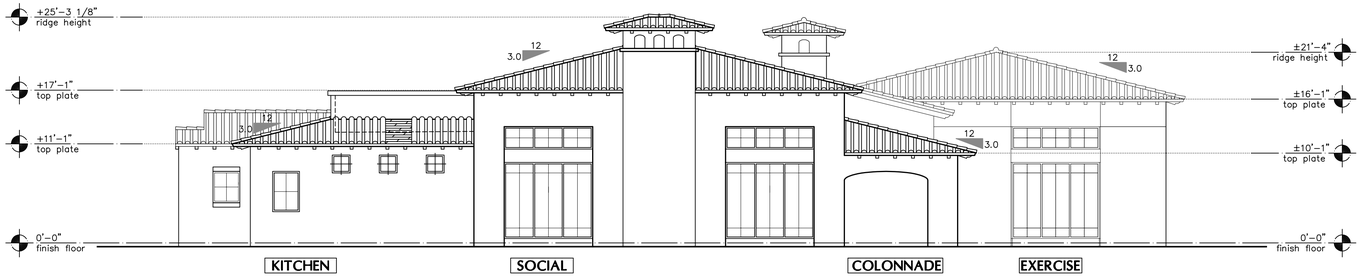


FRONT ELEVATION

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

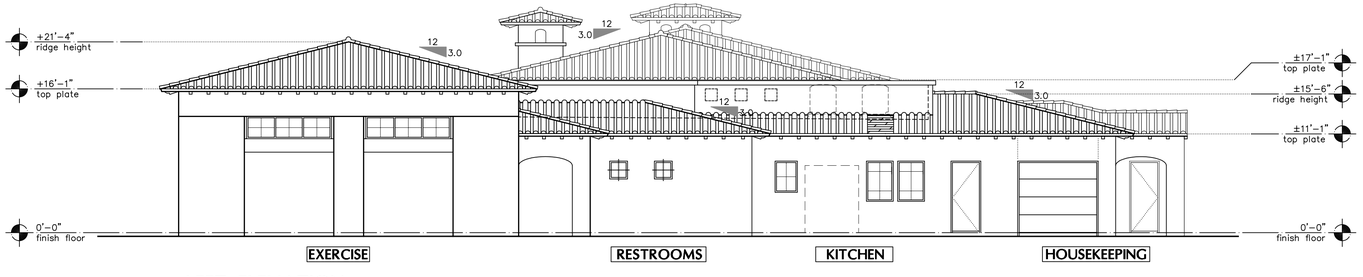


RIGHT ELEVATION

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

REAR ELEVATION

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



LEFT ELEVATION

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

Exterior Elevations - Amenity Building

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner

MT CAPITAL LLC
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Developer

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Landscape Arch't

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SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
05/22/17
Date Signed
ARIZONA U.S.A.
Expires 3/31/2019

Job No:

Date:

Scale:

Drawn:

Checked:

Plan Check No:

Sheet No:

A2.7

FRONT ELEVATION

(REAR SIMILAR)

SCALE: 3/16" = 1'-0"

END ELEVATION

SCALE: 3/16" = 1'-0"

Exterior Elevations - Bldg A3

ARCHITECTURAL DESIGN GROUP
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REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
Date Signed 05/22/17
Expires 3/31/2019

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Date:
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Checked:

Sheet No:
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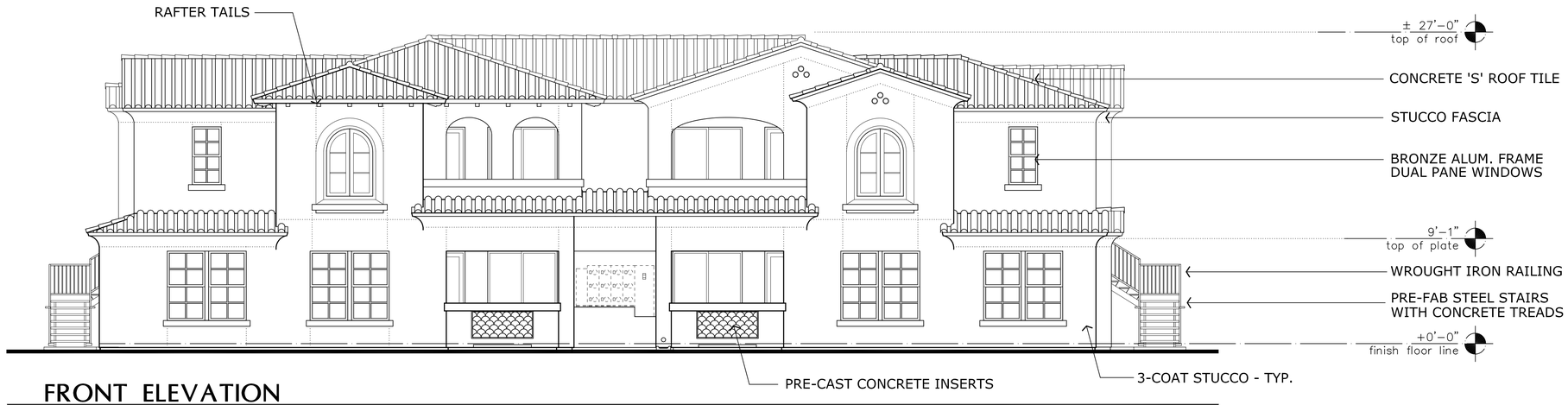
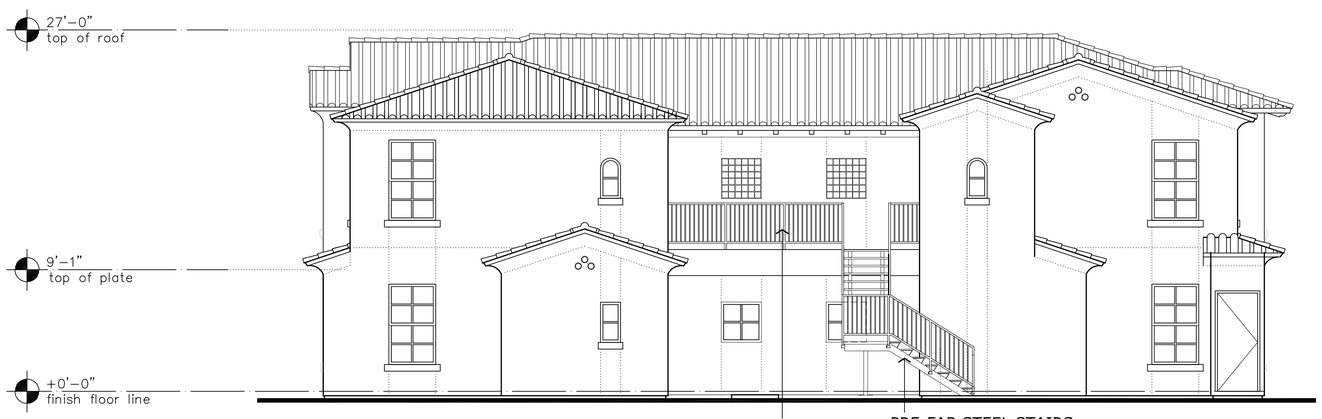
Plan Check No:



FRONT ELEVATION

(REAR SIMILAR)

SCALE: 3/16" = 1'-0"



END ELEVATION

SCALE: 3/16" = 1'-0"

Exterior Elevations - Bldg B2

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

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Architect
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SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

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CONTACT: PAUL VECCHIA
P: (480) 347-0590

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
Date 05/22/17
Signature
Expires 3/31/2019

Job No:

Date:
Scale:
Drawn:
Checked:

Sheet No:
A4.7

Plan Check No:

FRONT / REAR ELEVATION

SCALE: 3/16" = 1'-0"

END ELEVATION

SCALE: 3/16" = 1'-0"

Exterior Elevations - Bldg B3

ARCHITECTURAL DESIGN GROUP
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REGISTERED ARCHITECT
CERTIFICATE NO.
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ORME
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Drawn:
Checked:

Sheet No:
A5.7

Plan Check No:

FRONT / REAR ELEVATION

SCALE: 3/16" = 1'-0"

END ELEVATION

SCALE: 3/16" = 1'-0"

Exterior Elevations - Bldg C3

ARCHITECTURAL DESIGN GROUP
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CONTACT: PAUL VECCHIA
P: (480) 347-0590

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
Date 05/22/17
Signature
Expires 3/31/2019

Job No:

Date:
Scale:
Drawn:
Checked:

Sheet No:
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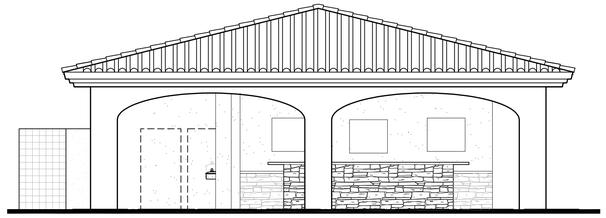
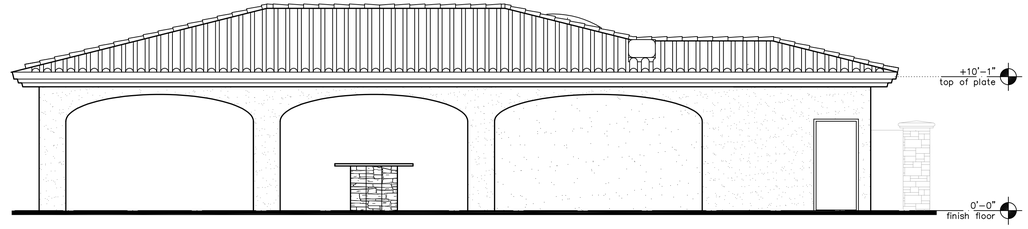
Plan Check No:



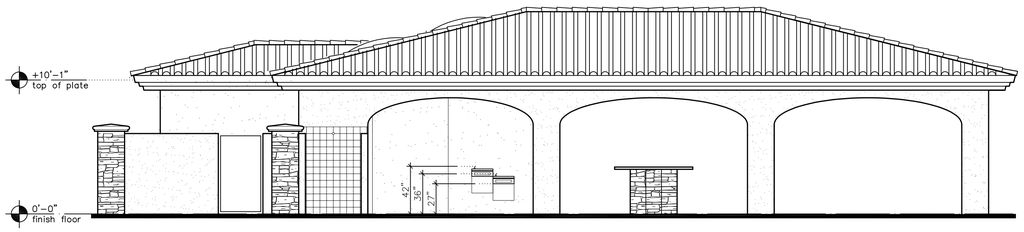
FRONT ELEVATION - CABANA

SCALE: 3/16" = 1'-0"



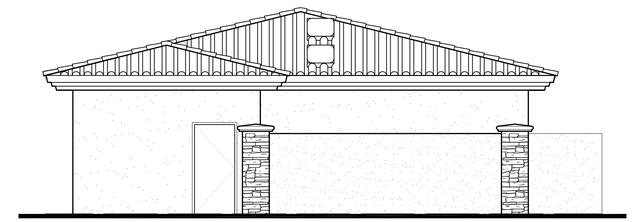
RIGHT ELEVATION - CABANA

SCALE: 3/16" = 1'-0"



LEFT ELEVATION - CABANA

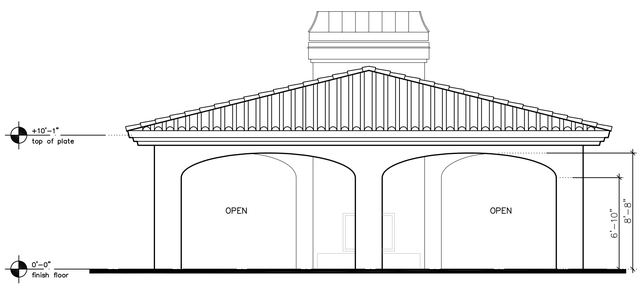
SCALE: 3/16" = 1'-0"



REAR ELEVATION - CABANA

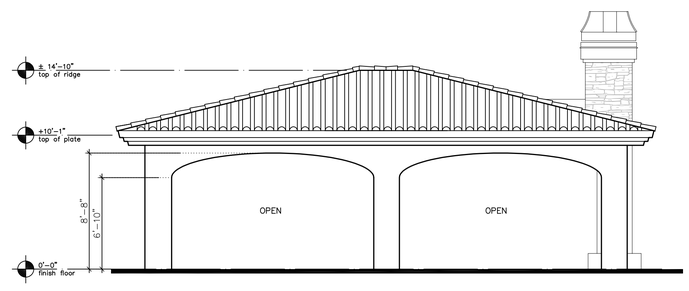
SCALE: 3/16" = 1'-0"

POOL CABANA



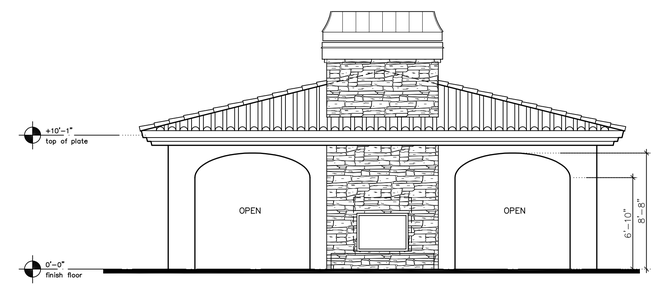
FRONT ELEVATION - POOL LOUNGE

SCALE: 3/16" = 1'-0"



SIDE ELEVATION - POOL LOUNGE

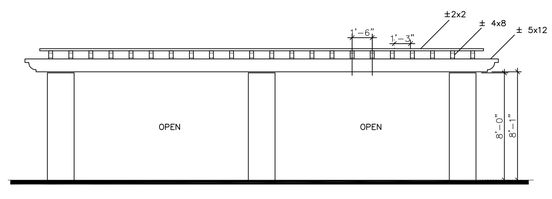
SCALE: 3/16" = 1'-0"



FIREPLACE ELEVATION - POOL LOUNGE

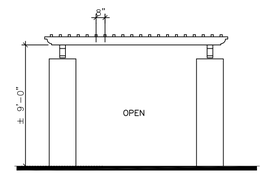
SCALE: 3/16" = 1'-0"

POOL LOUNGE



FRONT/REAR ELEVATION - PERGOLA

SCALE: 3/16" = 1'-0"



END ELEVATION - PERGOLA

SCALE: 3/16" = 1'-0"

POOL PERGOLA

ARCHITECTURAL DESIGN GROUP
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Developer

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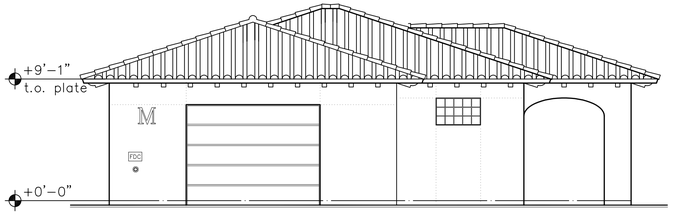
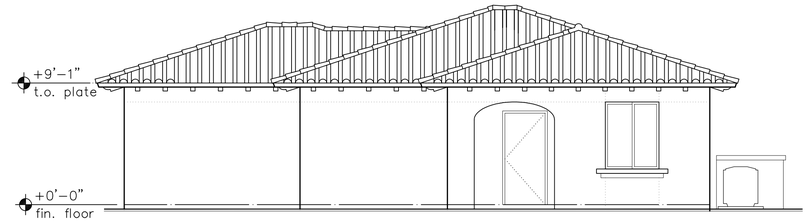


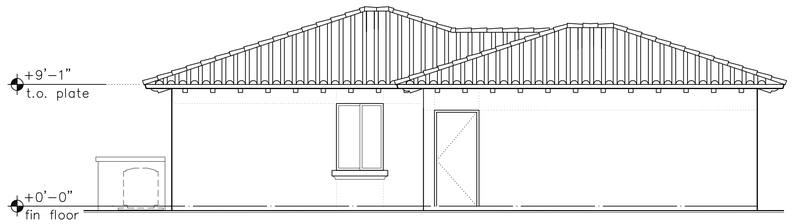
FRONT ELEVATION - MAINTENANCE

SCALE: 3/16" = 1'-0"



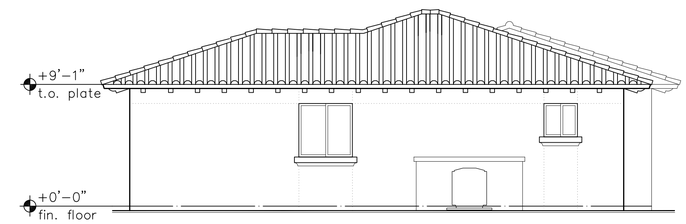
RIGHT ELEVATION - MAINTENANCE

SCALE: 3/16" = 1'-0"



LEFT ELEVATION - MAINTENANCE

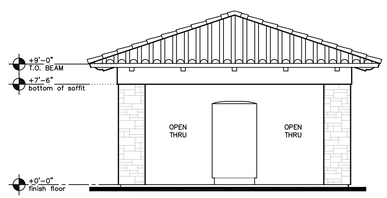
SCALE: 3/16" = 1'-0"



REAR ELEVATION - MAINTENANCE

SCALE: 3/16" = 1'-0"

MAINTENANCE BLDG



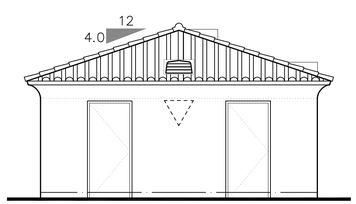
END ELEVATION - MAIL RAMADA

SCALE: 3/16" = 1'-0"

SIDE ELEVATION - MAIL RAMADA

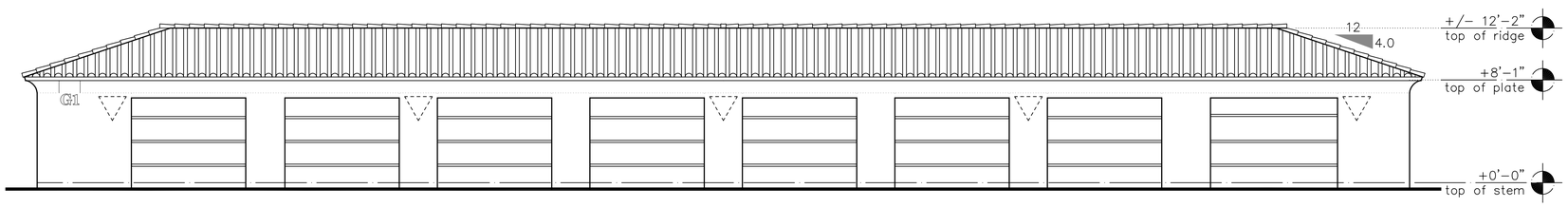
SCALE: 3/16" = 1'-0"

MAIL RAMADA



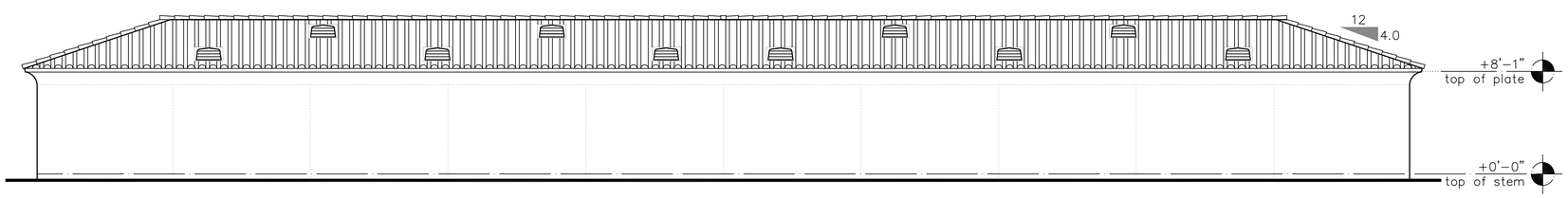
END ELEVATION

SCALE: 3/16" = 1'-0"



FRONT ELEVATION - GARAGE

SCALE: 3/16" = 1'-0"



REAR ELEVATION - GARAGE

SCALE: 3/16" = 1'-0"

8-BAY GARAGE

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner

MT CAPITAL LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
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Developer

MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
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CONTACT: CHRIS BROZINA
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Applicant (GPA, Rezone)

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Job No:

Date:

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Plan Check No:

Sheet No:

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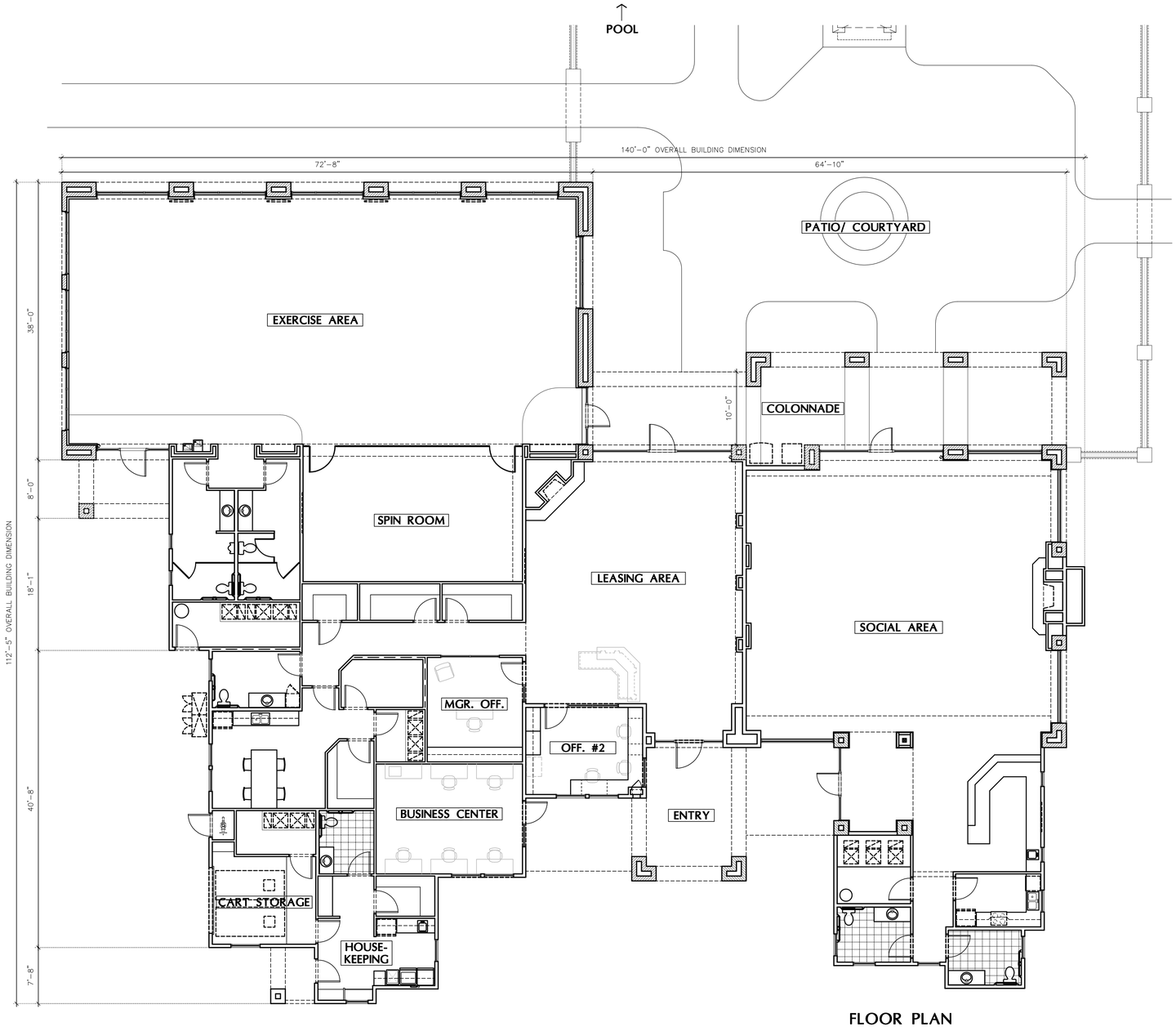

FLOOR PLAN

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

Square Footage:
NET (air conditioned) . . 9,834 Sq/Ft
GROSS . . . . . 11,328 Sq/Ft

Floor Plan - Amenity Building

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480-991-9111

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REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
05/22/17
ARIZONA U.S.A.
Expires 3/31/2019

Job No:
Date:
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Drawn:
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Plan Check No:
Sheet No:
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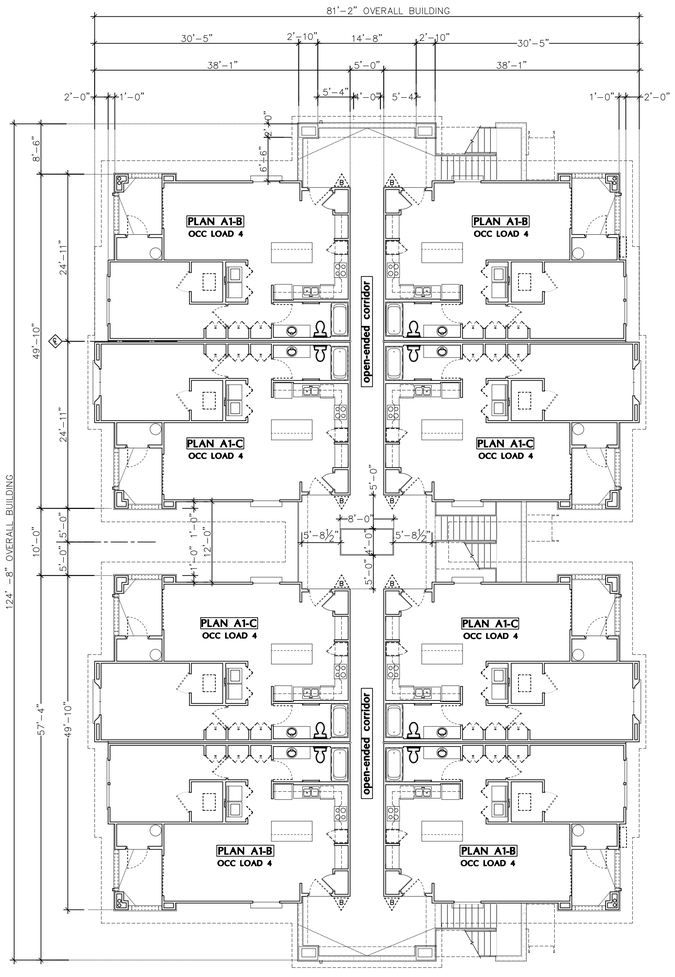
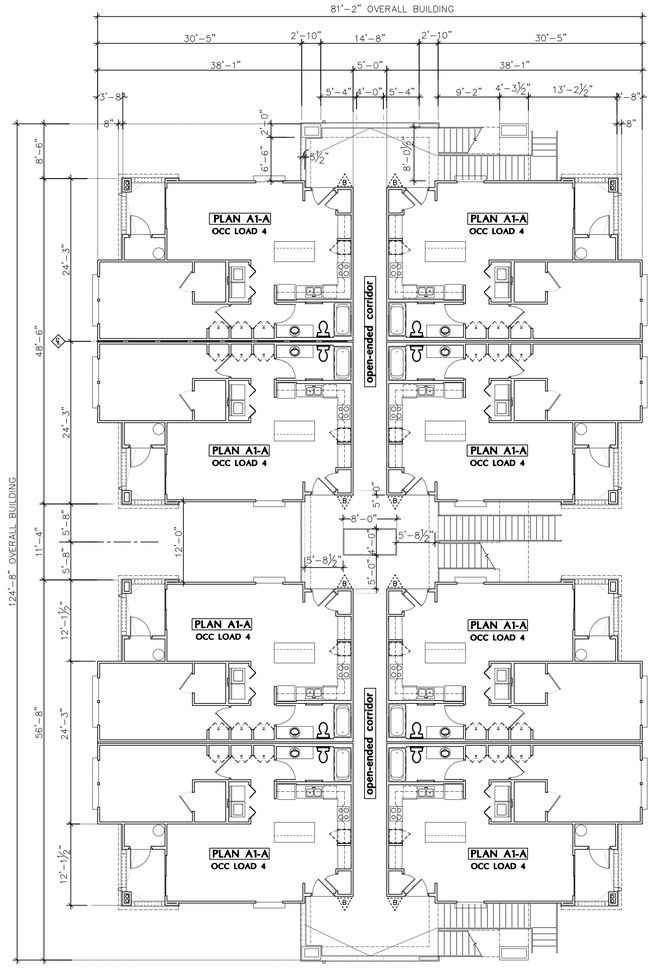


THIRD FLOOR (8 DWELLING UNITS)

GROSS AREA = 8,019 s.f.
OCCUPANCY LOAD = 40

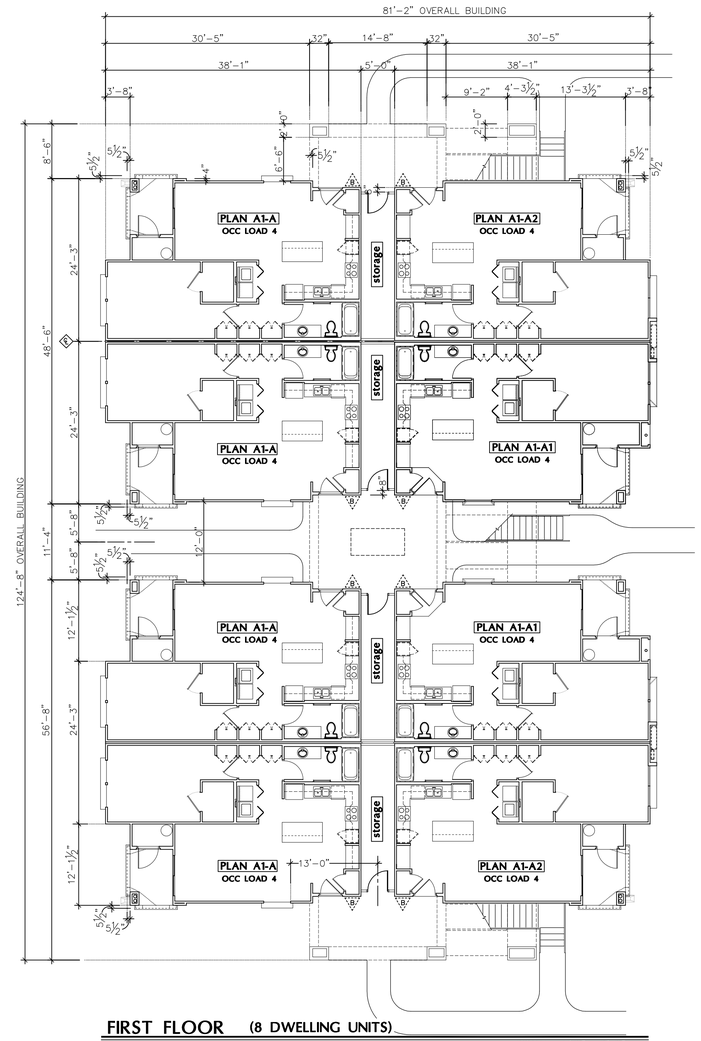
SCALE: 3/32" = 1'-0"



SECOND FLOOR (8 DWELLING UNITS)

GROSS AREA = 7,995 s.f.
OCCUPANCY LOAD = 40

SCALE: 3/32" = 1'-0"



FIRST FLOOR (8 DWELLING UNITS)

GROSS AREA = 8,059 s.f.
OCCUPANCY LOAD = 40

SCALE: 3/32" = 1'-0"

Building Floor Plan - Bldg A3

(24 DWELLING UNITS)

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Scottsdale, Az. 85250
480-991-9111

Owner
MT CAPITAL LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer
MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Applicant (GPA, Rezone)
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CONTACT: PAUL VECCHIA
P: (480) 347-0590

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CERTIFICATE NO.
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ORME
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ARIZONA U.S.A.
Expires 3/31/2019

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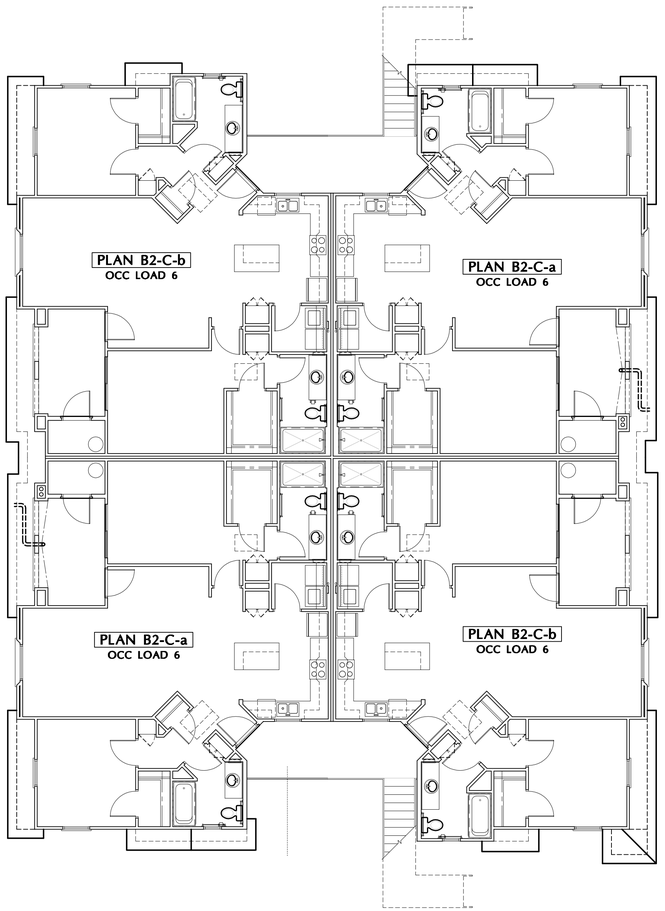
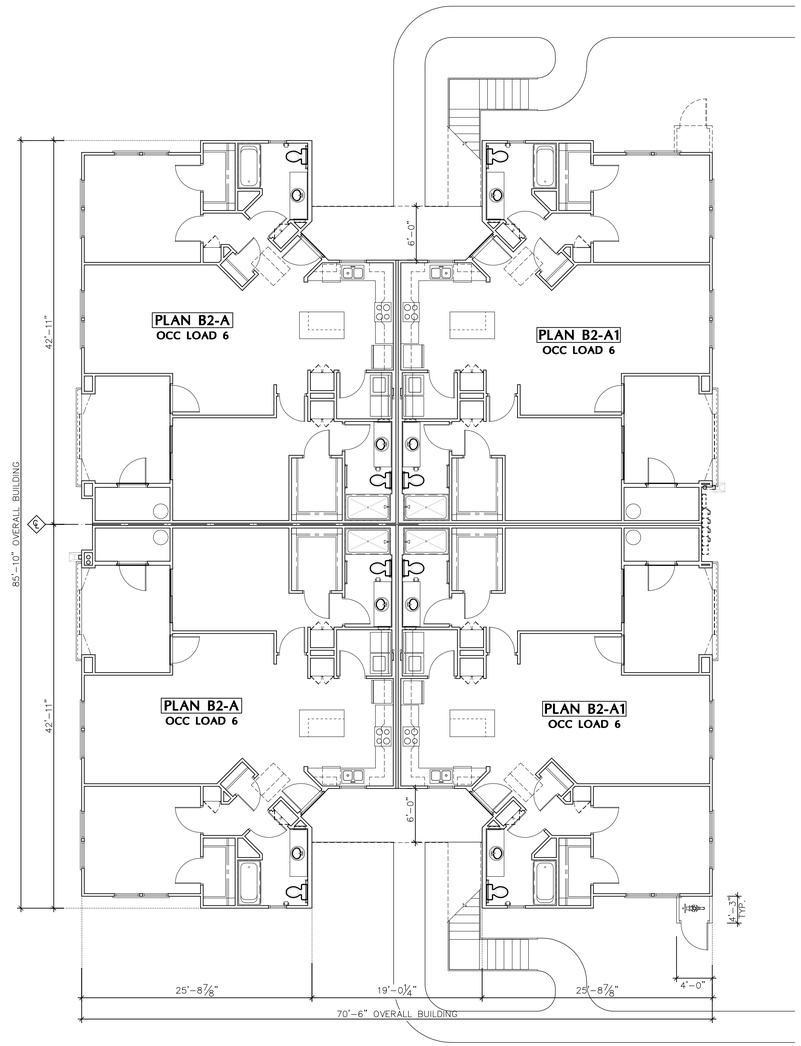
Plan Check No:
Sheet No: A3.1



SECOND FLOOR (4 DWELLING UNITS)

GROSS AREA = 5,430 s.f.
OCCUPANCY LOAD = 26

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



FIRST FLOOR (4 DWELLING UNITS)

GROSS AREA = 5,668 s.f.
OCCUPANCY LOAD = 26

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

Building Floor Plan - Bldg B2

(8 DWELLING UNITS)

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
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480-991-9111

Owner
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SCOTTSDALE, AZ 85250
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Developer
MARK-TAYLOR DEVELOPMENT
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SCOTTSDALE, AZ 85250
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P: (480) 991-9111

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REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
Date 05/22/17
ARIZONA U.S.A.
Expires 3/31/2019

Job No:
Date:
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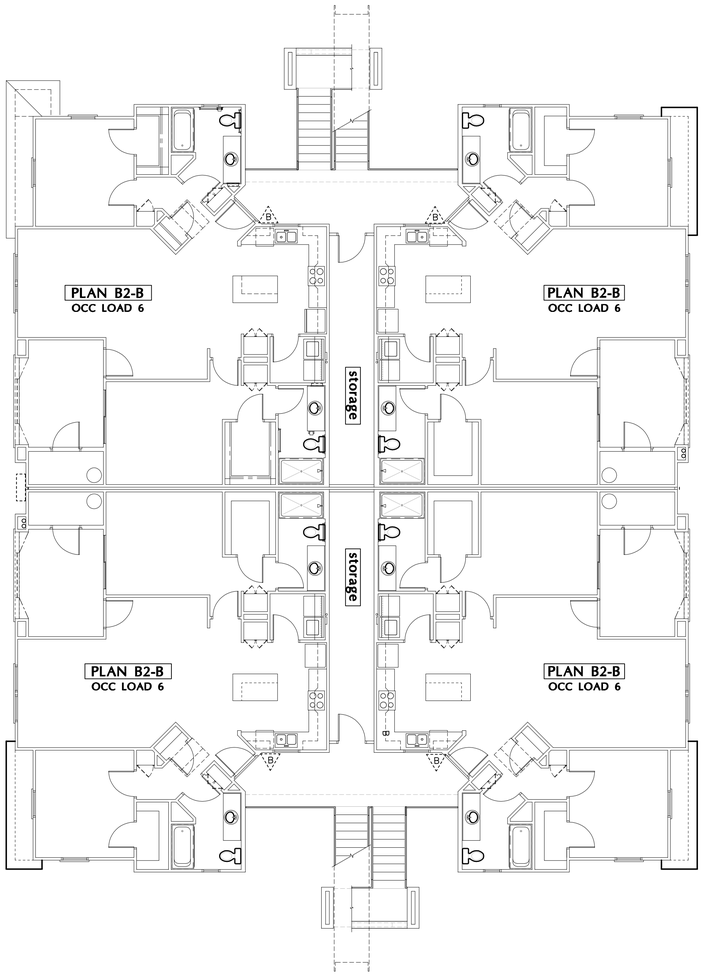
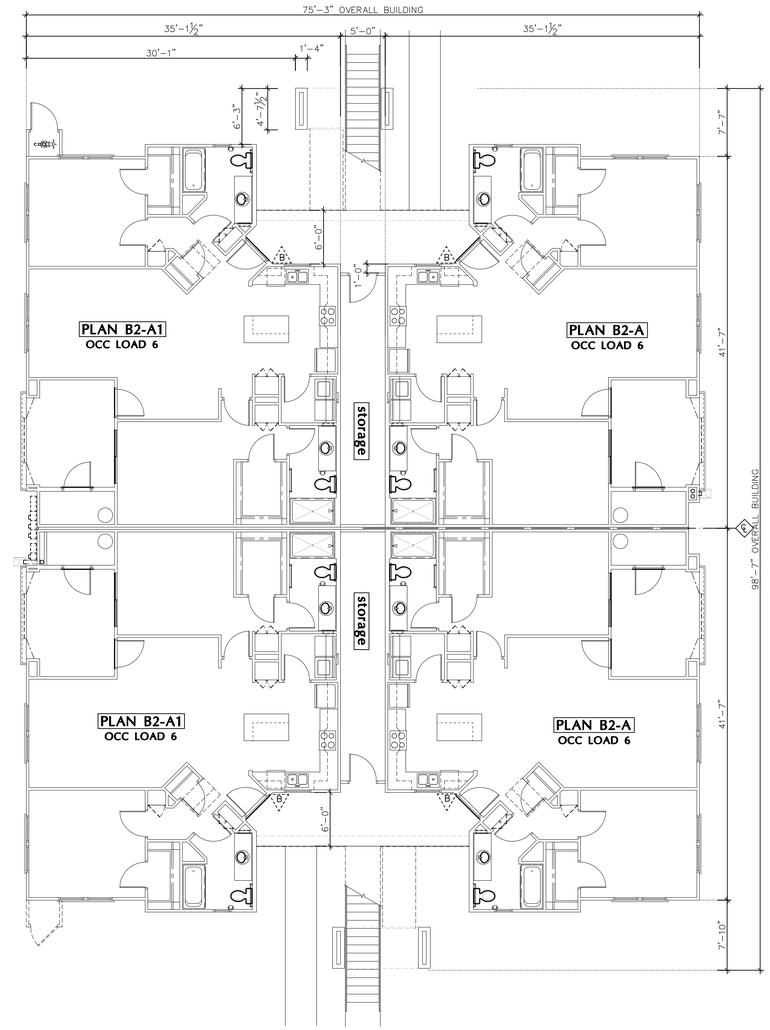
Plan Check No:



SECOND FLOOR (4 DWELLING UNITS)

GROSS AREA = 5,926 s.f.
OCCUPANCY LOAD = 26

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



FIRST FLOOR (4 DWELLING UNITS)

GROSS AREA = 6,034 s.f.
OCCUPANCY LOAD = 27

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

Building Floor Plan - Bldg B3
(12 DWELLING UNITS)

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480-991-9111

Owner
MT CAPITAL LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer
MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
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Applicant (GPA, Rezone)
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(480) 991-9111

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SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
Date Signed 05/22/17
ARIZONA U.S.A.
Expires 3/31/2019

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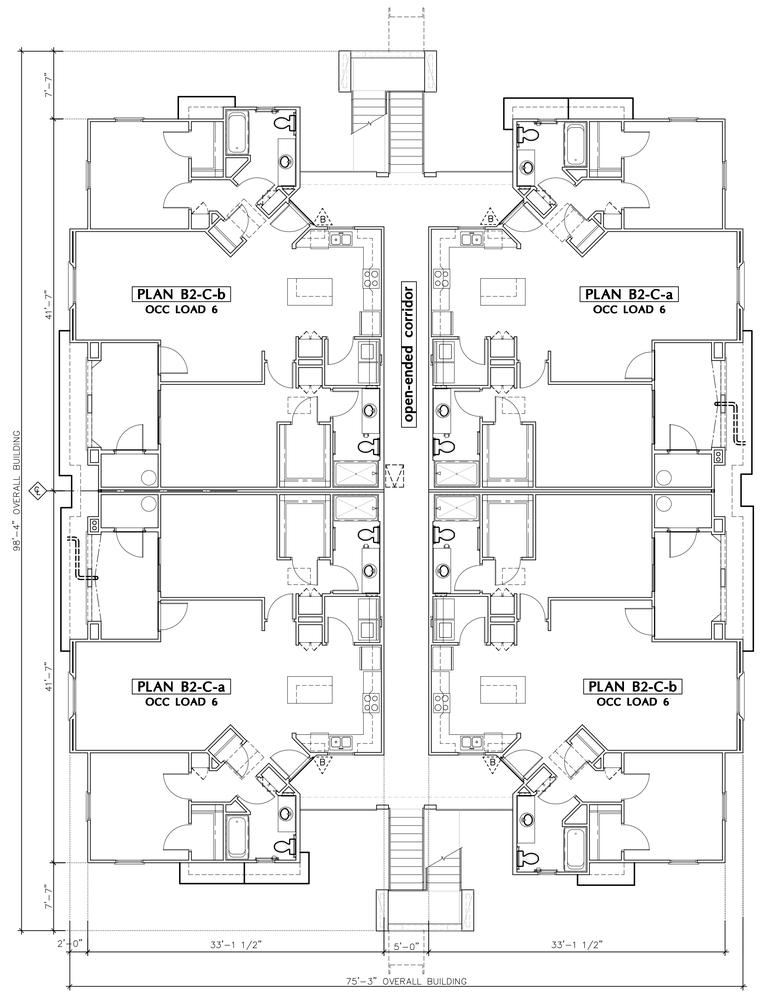

THIRD FLOOR (4 DWELLING UNITS)

GROSS AREA = 5,750 s.f.
OCCUPANCY LOAD = 26

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

Building Floor Plan - Bldg B3

(12 DWELLING UNITS)

ARCHITECTURAL DESIGN GROUP
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480-991-9111

Owner
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6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer
MARK-TAYLOR DEVELOPMENT
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SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Applicant (GPA, Rezone)
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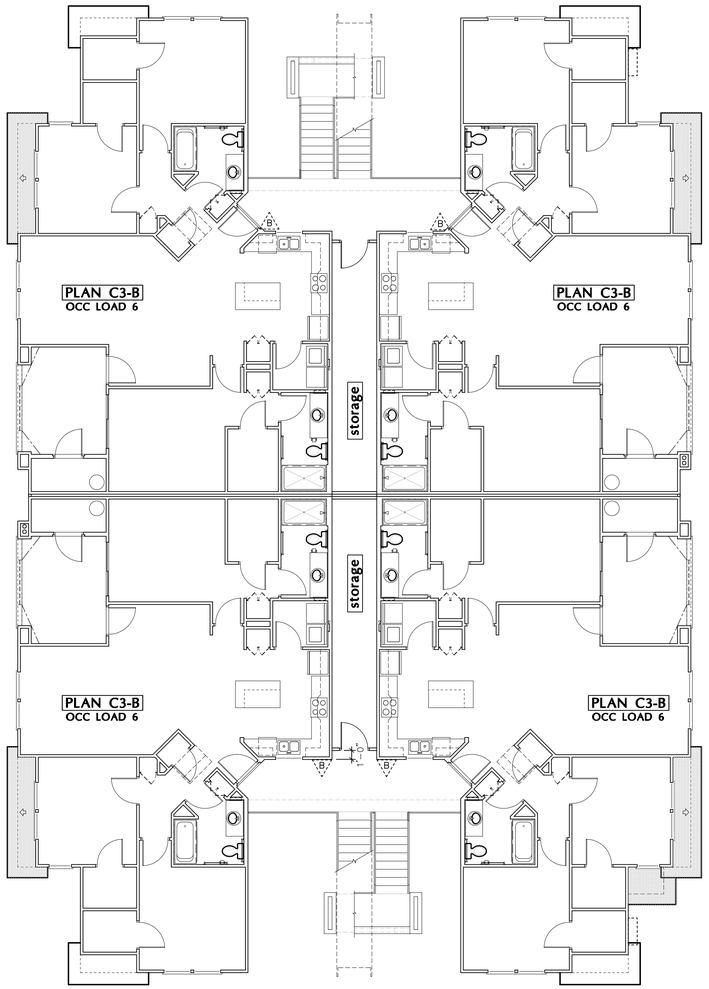
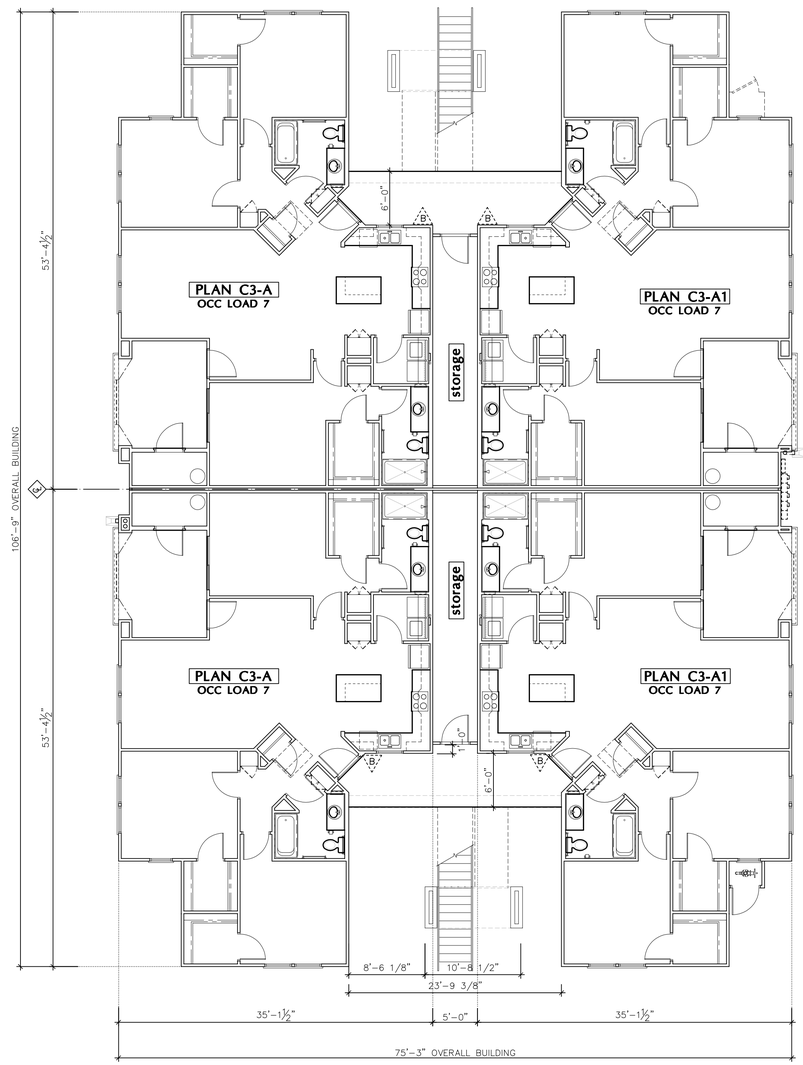


SECOND FLOOR (4 DWELLING UNITS)

GROSS AREA = 6686 s.f.
OCCUPANCY LOAD = 31

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



FIRST FLOOR (4 DWELLING UNITS)

GROSS AREA = 6,851 s.f.
OCCUPANCY LOAD = 31

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

Building Floor Plan - Bldg C3

(12 DWELLING UNITS)

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Owner
MT CAPITAL LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
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Developer
MARK-TAYLOR DEVELOPMENT
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SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Applicant (GPA, Rezone)
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CERTIFICATE NO.
32220
ROB
ORME
Date 05/22/17
Expires 3/31/2019

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Plan Check No:

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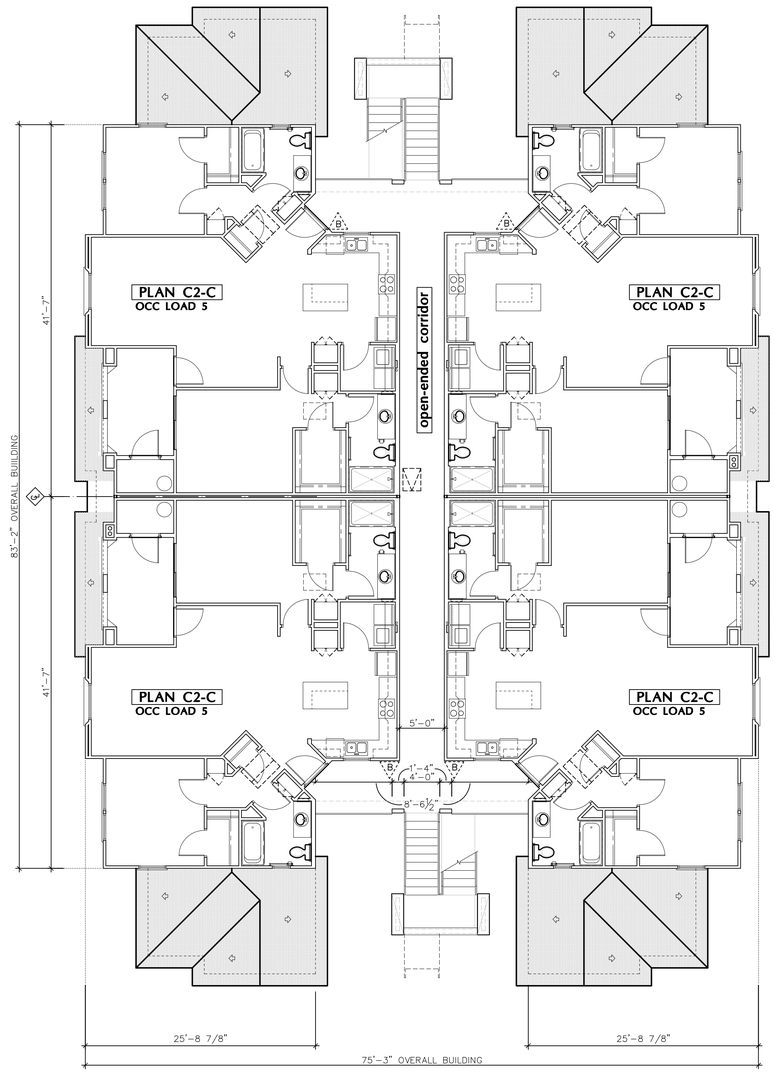

THIRD FLOOR

GROSS AREA = 5,720 s.f.
OCCUPANCY LOAD = 26

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

Building Floor Plan - Bldg C3

(12 DWELLING UNITS)

ARCHITECTURAL
DESIGN GROUP
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480-991-9111

Owner
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SCOTTSDALE, AZ 85250
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Date Signed 05/22/17
ARIZONA U.S.A.
Expires 3/31/2018

Job No:
Date:
Scale:
Drawn:
Checked:
Sheet No: A6.1b
Plan Check No:

Citizen Participation Plan for
Mark-Taylor's Proposed Luxury Apartment Community
East of the Eastern Canal on Baseline Road

Date of Plan: May 2017

Overview: The purpose of this Citizen Participation Plan is to inform surrounding property owners and other interested parties of the merits of Mark-Taylor's request to develop a 21 net acre, 344 unit luxury apartment community on the north side of Baseline Road east of the Eastern Canal. This project seeks approval of a minor General Plan Amendment, a rezoning, a site plan modification and a preliminary plat. Several development standard modifications are also proposed.

Contact:
Stephen C. Earl
3101 N. Central Ave. #1000
Phoenix, Arizona 85012
(602) 265-0094; (602) 265-2195 (FAX)
Email: gking@ecllaw.com

Pre-Application Meeting:
The pre-submittal conference with City Staff was held on February 6, 2017.

Action Plan: In order to implement an effective citizen participation program, the following actions will be taken to provide opportunities for interested parties to understand the elements of the proposed project and address any real or perceived impacts that the development might have on them.

- A Neighborhood Meeting will be held with the adjacent property owners/residents and/or interested parties of the requests. A sign-in list will be used to record those who attended the meeting. All questions and answers will be documented for submittal to the City of Mesa Planner assigned to this project.

- A notification letter will be sent by first class mail to all property owners and Registered Associations/HOAs (within 500-feet and one mile respectively) of the subject site, interested parties, and the City of Mesa Planner to advise them of the proposed Rezoning and Preliminary Plat applications and invite them to the neighborhood open house meeting.

- The neighborhood meeting notification letter will include a description of requests, aerial exhibit, applicant contact person, and applicant contact information such as address, phone, e-mail, and fax number, Neighborhood Meeting date, time and location.

- If necessary, the applicant's development team will hold individual and/or group meetings later with interested parties and/or surrounding property owners.

- Complete a Citizen Review Final Report and submit to the Planning Department with the formal application.

Schedule:
Pre-application meeting – February 6, 2017
Application Submittal – May 2017
Open House Meeting – June/July 2017
Submittal of Citizen Participation Report and Notification materials – End of August 2017
Planning and Zoning Board Hearing – TBD
City Council Hearing - TBD

Greenfield & Baseline

A Luxury Multiple-Family Community

by

Mark Taylor

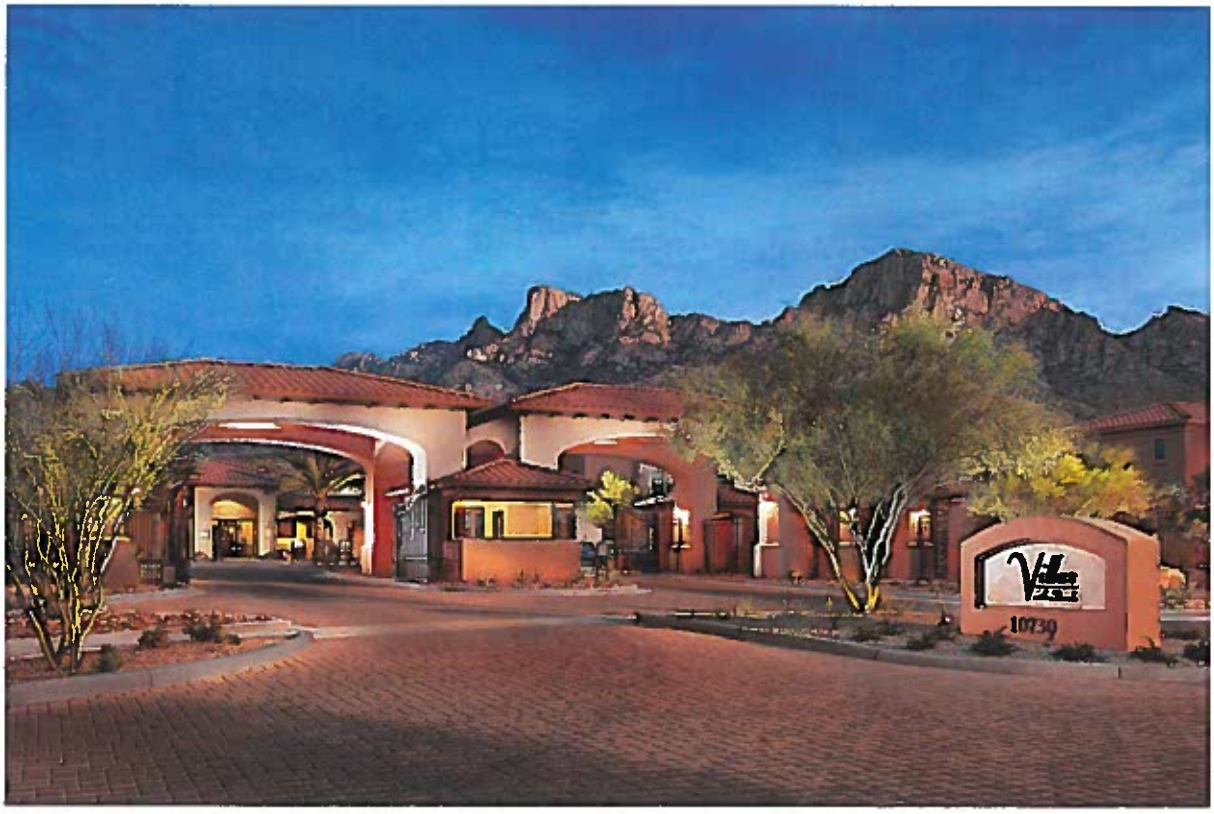
Award winning apartment communities

mark-taylor.com

Citizen Participation Report

Minor General Plan Amendment, Rezoning, Site Plan Modification and Pre-Plat

Case Nos. GPMinor 17-001 & Z17-038



Prepared By
Mark-Taylor & Earl, Curley and Lagarde
July 27, 2017

Citizen Participation Report for
Mark-Taylor's Proposed Luxury Apartment Community
East of the Eastern Canal on Baseline Road

Date of Plan: **July 27, 2017**

Overview: The purpose of this Citizen Participation Plan is to inform surrounding property owners and other interested parties of the merits of Mark-Taylor's request to develop a 21 net acre, 344 unit luxury apartment community on the north side of Baseline Road east of the Eastern Canal. This project seeks approval of a minor General Plan Amendment, a rezoning, a site plan modification and a preliminary plat. Several development standard modifications are also proposed.

Project Description
Mark-Taylor is proposing to build a multi-family community of 344 resort-style rental units (a density of approximately 14.7 du/gross ac.) for residents of Mesa and the surrounding neighborhoods. This area is an ideal location for a new Mark-Taylor community for several reasons. First, is the high concentration of quality jobs nearby, excellent freeway accessibility from the two freeway interchanges at Greenfield and Higley, the proximity to Banner Gateway Medical Campus and the Anderson Cancer Treatment Center, the Kirksville Osteopathic College of Medicine campus and a wide variety of nearby retail, entertainment, restaurant and grocery options.

Elements of Citizen Notification
A notification letter was sent by first class mail to all property owners and Registered Associations/HOAs (within 500-feet and one mile respectively) of the subject site, interested parties, and the City of Mesa Planner to advise them of the proposed Rezoning and Preliminary Plat applications and invite them to the neighborhood open house meeting on July 5, 2017 at the Country Inn & Suites By Carlson, Mesa, AZ – Turquoise Room 6650 E Superstition Springs Blvd.

The attached neighborhood meeting notification letter included a description of requests, aerial exhibit, applicant contact person, and applicant contact information such as address, phone, e-mail, and fax number as well as the Neighborhood Meeting date, time and location. A second supplemental notice letter, also attached, was sent to the owners of property that are between 500-feet and 1,000-feet to offer them a personal opportunity to hear and discuss the projects details.

Five (5) owners or parties in interest chose to attend the neighborhood open house and registered their attendance on the attached sign-in sheet. No one from the 500-feet to 1,000 notice mail-out accepted the offer to personally meet with us.

At the Neighborhood Meeting, presentation boards were positioned at three locations in the conference room. The attendees were supportive of the request and asked a few questions. The questions and our responses are provided in the table below.

Questions/Comments:	Response:
What is being proposed?	Mark-Taylor is proposing to build a multi-family community of 344 resort-style rental units. There is a continued need for this level of quality for multi-family renters in the east valley but in Mesa in particular.
How tall are the buildings next to my lot?	The development is generally 3-stories in height but next to you, a Ranchette owner, the building is 2-stories in height.
When is the expected start of construction?	Assuming everything goes well, we would estimate early 2019.
My biggest concern (a Ranchette owner), is that these residents will use Old Greenfield Road to	We are of the opinion that residents will either use the new Banner Drive on the north side of the community or use Baseline to get to Greenfield Road. However, we will contact the City's Engineering

cut thru to get farther north on Greenfield Rd. and the freeway. The road is in poor condition and people drive very fast now even with trailers.	Department to discuss the feasibility of closing Old Greenfield at its northern intersection with the new Banner Drive. *NOTE: While at the time of the conversation at the neighborhood meeting on this item it was thought by the owner that all Ranchette owners were in favor of this closure that has not proven to be the case. The City is not supportive of closing the end of a street without full support of all property owners on the street.*
Will parking be added to Banner Gateway Drive?	No parking will be allowed on Banner Gateway Drive as it is a collector street.
Are you going to maintain the Roosevelt irrigation ditch behind the Ranchettes?	Yes in the sense that we are leaving the ditch as is – no changes to it. Nor are we going to assume any maintenance of the ditch. That will remain the responsibility of the existing adjacent owners.