



■ **PROJECT NARRATIVE:**

This is a request to amend the Council Use Permit on a property that is zoned NC BIZ. The 3.32 acres development known as West Main Street Station Village includes an adjacent 42 townhouses zoned RM-4 BIZ.

Construction on this project was started shortly after City Council Approval in 2007. Work has been stalled until 2016 when a new developer came in and completed the first twelve townhomes of the RM-4 BIZ. Permits have been issued for another twelve townhouses in this portion and are currently under construction.

We are requesting a modification to the live/work residences along the main Street frontage within the NC BIZ portion of the project. We have developed a revised townhouse concept which includes the following modifications:

1. Change from 13 condominium type residences each with 13 ground floor business spaces to 26 townhouse type residences each with a ground floor business/office/bedroom option.
2. The new concept will fit within the same building footprint. No site changes will be required.
3. The residential courtyard entries along Main Street will basically remain unchanged as previously approved.
4. The 1930 Mesa Train Depot replica Ramada will be included as originally proposed.
5. 13 townhouses will have a two-car garage and 13 will have a single car garage. This is an additional 13 on-site parking spaces added to the project. The two-car garage has been narrowed to 18'-6" which is 8" smaller than the original townhouse garage.
6. Parking required by ordinance is 2 spaces per townhouse which is 136 spaces. 55 of the townhouses have 2-car garages and 13 have single car garages which equals 123 spaces. The project has an additional 7 visitor parking spaces which equals 130 of the required 136 spaces.

We are requesting approval of this 6-space deficiency. The following are justifications to approve this parking shortage.

1. There are 19 street parking spaces along Main Street immediately adjacent to the front door of the 26 townhomes along the side walk of Main Street. These parking spaces were built with the recent Main Street Light Rail improvements specifically for use by this project. This is the only frontage with street parking in this area of Main Street.
2. Light Rail service is conveniently adjacent to these residences. The ordinance also requires 2 covered parking spaces per townhouse. We are requesting approval of this 6 spaces shortage also.

**Grading and Drainage Design:** Because these proposed modifications do not change the building envelope no changes to the approved/existing grading and drainage design are required.

**Final Plat:** A preliminary plat is included for review and approval. A final plat will be processed through the City of Mesa subdivision approval process.

**Building architecture, colors and materials:** The building architecture, colors and materials will remain like the original approved concept with only minor modifications to reflect the modified residential floor plans.

**Plan of Operation:** The plan of operation identifies that there will be an Owner's Association and professional management company that will take care of all property related matters to ensure that the mixture of uses is operated and maintained in a professional manner and in compliance with the deed restrictions.

**Good Neighbor Policy:**

The Owner's Association will work to ensure ongoing compatibility with adjacent uses and include measures to assure residences are maintained and commercial activity as allowed will remain viable and not detrimental to Owners.

■ **SITE PHOTOS:**







