

Greenfield & Baseline

A Luxury Multiple-Family Community
by



Project Narrative

Amendment of PAD and Site Plan in Case No. Z-17-038



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I. Introduction

The purpose of this amendment is to make adjustments to the site plan that in the view of Mark-Taylor will respond better to this apartment sub-market. Following the City Council's approval, Mark-Taylor purchased the property and put the approved design thru a detailed vetting process that evaluated the site plan for potential inefficiencies or problem areas (tight parking areas, street noise impacts, close access to open space amenities and market forces). That process revealed that a few refinements were appropriate and can be accommodated with City approval without affecting any surrounding properties.

The biggest reason for this amendment is that all units were enlarged and the resulting building footprints challenge the project's ability to comply with required building separation standards. In the effort to update the plan with larger units, Mark-Taylor adjusted the location of as many buildings as possible to eliminate the separation deficiencies but six (6) out of a possible twenty-six (26) locations remain. An exhibit is included with this application which shows the reduced separation locations, and provided dimensions, and identifies other building changes so that this amendment can be readily understood. The unit sizes are increasing from a minimum of 732 to 870 s.f. for the smallest units and 1,456 to 1,495 for the largest units. The proposed modifications to the approved site plan are as follows using the new building numbering on the proposed amended plan:

1. Relocate half of the lower level 3-bedroom units from buildings #2, 13, 18 & 28 – to the street side of the neighboring buildings (#3, 12, 19 & 27 respectively). This means that the two-bedroom units on the first and second floors of the street-side of buildings #3, 12, 19 & 27 become three-bedroom units. This creates a more interesting street elevation (stepped roofline) and helps with building separation. Moving those bedrooms creates sufficient separation between these buildings and almost enough separation between the 2-story element and the open-air porte-cochere. The requested reduction between a 2-story and a 1-story building element is from 25-ft. to 22-ft.
2. The Two of the one-story garages (G-1 and G-2) were changed into 2-story Carriage buildings (each with 2 units atop.) G-2 (now Bldg. #15) was changed for a better impression upon entry from Banner Gateway Drive. Please refer to page 2 of the attached revised site plan which presents a "Before" and an "After" view of the entry experience based on this change. Garage G1 was moved off of the east property line into the development approximately 40 ft.
3. Additional parking was added in the vicinity of the Carriage buildings to comply with the approved parking ratio of 2.08.

In our view, the refined and modified plan substantially conforms to the plan and stipulations approved by the City Council last year. The number of units have increased slightly from 344 to 348 although additional parking was added to maintain the approved parking ratio was added. The amount of open space is still 4.5 times greater than required.

This is still a proposal for a signature luxury level multi-family community. 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.

II. Description of Property and Relationship to Surrounding Properties

There are no changes in the past few months regarding the property or its relationship to surrounding properties. The following text is from the previously submitted narrative.

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:

General Plan Land Use Designation:

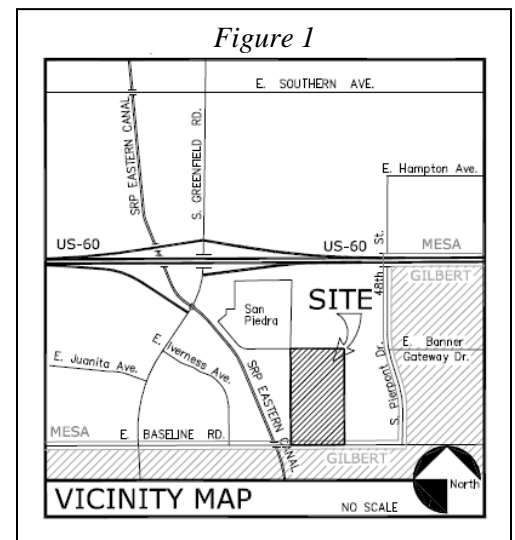
North:	Employment up to U.S. 60
South:	Residential 3.5 – 5.0 du/ac. (Town of Gilbert)
East:	Employment
West:	Employment

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. Site Plan and PAD Amendment Requests

A. General Plan, Zoning and Site Plan

The City Council recently approved a Minor General Plan Amendment to change the Character Type from Employment to Mixed Use Activity District; rezoned the property from AG, LI and PEP to RM-3 PAD and approved a site plan for a 348-unit luxury apartment community by Mark-Taylor. These narrow and exceptionally deep lots have been underutilized for decades.

These requests were approved for a variety of reasons including the fact that 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

All of the details of the proposed community are still planned. The number of units has increased by 4 from 344 to 348 and additional parking has been added to maintain the approved parking ratio. Density is still below 15 du/ac.; 14.94 du/ac.

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 four (4) unique floor plans with variations all having from one to three bedrooms; with an average size of approximately 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.

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 174-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 that is useable by tenants in addition to another 2 acres which qualifies as open space for a total of 6.7 acres of open space.

B. PAD Amendment

The PAD Overlay currently allows:

1. Slightly reduce the amount of required parking to a ratio of 2.08 per unit.
2. Relief from 11-5-5(D)3b 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. 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.

Building Separation Reduction Request – December 2017

Sec. 11-5-5 Development Standards, Building Separation, states the standards for the required separations between buildings of varying heights. The site plan has 26 locations where the separation standards are applied. Of these, due to the increase in unit size and relocation of some units, eight (8) of them are less than required by a small amount. Four of these locations are identical separations between the 1-story open-air entry porte-cocheres and adjacent 2-story building elements (buildings #2, 13, 18 & 28).

The requested reduction is from 25-ft. to 22-ft. The other locations are between the corners of buildings #10/11 and 14 (and similar corners of 20/21 and 17), and the separations between 14, 16 & 17. The requested reduction is from 30-ft. to 25-ft (3-story to 2-story) with a small corner-to-corner area at only 22-ft separation (between buildings 10 and 14). The ends of Bldg. #16, to which building separation is measured, is an open-air stair and unit entry landing. The walls of living space are another 8-ft beyond, and there are no view windows on that elevation, so privacy would not be compromised in the slightest. All of these separation reduction requests are due to the enlarging of the units to improve the standard of living and long-term success of the project without jeopardizing the intent of Mesa's generous separations.

IV. Conclusion

In our view, this request is consistent with the recent site plan approval and rezoning. The adjustments are modest and will yield and even more attractive development both to the market and to the community. 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 344-unit Mark-Taylor community to the northwest – a problem aggravated by the general aging of the existing apartment inventory within Mesa and 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 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.

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.

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