

REVISED: MARCH 22, 2018
PROJECT NARRATIVE
HERITAGE CROSSING
BASELINE MIXED-USE PLANNED AREA DEVELOPMENT

CITY CASE NO. ZON18-00169
REQUEST TO MODIFY MINIMUM INTERIOR GARAGE DIMENSIONS
PLANNING AND ZONING BOARD - APRIL 18, 2018
CITY COUNCIL – MAY 21, 2018

Woodside Homes Sales AZ, LLC, known as "Woodside Homes", and Baseline Mesa LLC are requesting a modification to the Approved Baseline Mixed-Use Planned Area Development (PAD) located west of the Loop 202 on the north side of Baseline Road, City Zoning Case No. ZON17-00326. This modification request is for the Small Lot Single Residence – 2.5 (RSL-2.5) portion of the Baseline Mixed-Use PAD, known as "Heritage Crossing." The PAD modification is requested to amend the minimum interior garage dimensions as required per Section 11-32-4.F of the Zoning Ordinance. Approval of this request will allow a reduction in the minimum interior dimensions for a double-car garage as outlined in the table below:

Interior Dimension for Double-Car Garage	<u>REQUIRED</u> City of Mesa Zoning Ordinance Section 11-32-4.F.	<u>REQUESTED</u> Heritage Crossing Traditional Lot (45'x110')	<u>REQUESTED</u> Heritage Crossing Courtyard / Alley Lots
Width	20' – 0"	19' – 4" (8" reduction)	21' – 4" (1'-4" increase)
Depth	22' – 0"	22' – 0" (no change)	20' – 0" (2'-0" reduction)
Square Footage	440 sq. ft.	425 sq. ft. (15 sq. ft. reduction)	427 sq. ft. (13 sq. ft. reduction)

The approved Heritage Crossing development incorporates three distinct small lot housing series that each require separate consideration regarding the interior garage dimensions. In general, smaller lot products create unique design considerations that are routinely distinguished from more traditional suburban-style development through the creation of distinct development standards and design guidelines. The City of Mesa Zoning Ordinance includes a series of standards and guidelines (Residential Small Lot) created specifically to address the specific and unique aspects of small lot product. With regard to the standards for interior garage dimensions; however, the City of Mesa Zoning Ordinance adopts a one size fits all approach that requires the same interior garage dimensions whether you are developing a traditional suburban home on an 8,000 square foot lot or an urban small lot home on a 2,500 square foot lot. The proposed modifications to the required interior garage dimensions for Heritage Crossing are intended to address the unique nature of small lot product and are in direct response to the specific home product designs and floorplans that Woodside Homes plans to build within Heritage Crossing. Further, the proposed modifications are designed to maintain the intent of the City's Ordinance standards, which include ensuring acceptable interior garage dimensions such that most SUVs and mid-size trucks (including two Chevy Suburbans) can be parked inside the garage and providing additional space for storage. The proposed home product for Heritage Crossing has been successfully built and buyer tested in other Valley

communities (with garage dimensions less than those proposed here). The requested modifications, discussed in detail below, represent a flexible and balanced approach to addressing the needs of small lot communities and the inherent design challenges, while maintaining adequate parking and storage opportunities for homebuyers.

Small Lot - Traditional (45' x 110')

The first housing series consists of a traditional small lot size of 45'x110' (4,950 sq. ft.). The product series consists of six (6) 35'-wide floorplans ranging from approximately 1,485 square feet to 3,053 square feet. *The proposed reduction would allow a minimum interior garage width of 19'-4", and maintain the Ordinance required minimum interior depth of 22'-0".* The City's Ordinance requirement results in 440 sf of interior garage space. Woodside's proposed modification provides 425 sf of interior garage space, a nominal 15 sf reduction. Driveway depths at Heritage Crossing are 20', which allow homeowners to park two cars in the driveway, in addition to the garage parking. Heritage Crossing has been designed to accommodate on-street parking – to City of Mesa standards – throughout the community as well, ensuring generous parking for residents and guests.

The 35'-wide product series proposed for Heritage Crossing is designed to be consistent and competitive with industry standards as seen across the Valley. The proposed lot size and product type fill a specific buyer demand, particularly for price sensitive first-time buyers. A significant portion of the frontage of the home is devoted, by necessity, to the garage. The remaining width is devoted to creating an inviting entryway and forward living space or bedroom. While the 8" reduction in the garage width may seem nominal, livable square footage is at a premium with this type of product and lot size. The proposed 8" reduction in the garage width allows Woodside to strike a balance between homeowner needs while remaining competitive in the marketplace with other builders in Mesa and the larger southeast Valley trade area. In particular, the proposed reduction allows Woodside to maintain a forward living area with a 10'-0" minimum interior dimension. The 10'-0" interior dimension for a front bedroom or living space (such as a den) is considered an absolute minimum to meet buyer demands.

In response to conversations with the City, Woodside will enhance each home with an architectural covered front porch, courtyard or other prominent architectural feature to mitigate garage dominance and diversify the streetscape for the community. This is an architectural enhancement proposed Heritage Crossing that has not been included in other Woodside communities where this same product has been constructed and will have significant positive impact on the look and feel of the community.

The request to reduce the interior width of the garage by 8" (from 20'-0" to 19'-4") allows Woodside to maintain industry standards for product size and lot width, maximize the livable square footage of the home while providing ample area for parking two cars, including space for storage. As noted previously, the required 22' depth will be provided. *See attached Product Floor Plans titled "Heritage Crossing 35's V351 – V356" showing the specific garage dimensions for the Small Lot – Traditional product series.*

Courtyard and Alley Load

The second and third lot series consists of three different lot sizes– 32'x69' (2,208 sq. ft.); 37'x69' (2,553 sq. ft.), and 43'x69' (2,967 sq. ft.), which are arranged in 'Courtyard' and 'Alley Load' lot configurations. The Courtyard and Alley Load housing series consists of six (6) floorplans ranging from approximately 1,463 to 2,090 square feet. Specific to the Courtyard and Alley Load product series, *the proposed reduction would allow an interior garage depth of 20'-0" in lieu of the required 22'-0". The garage width, however, will be increased to 21'-4"*, which exceeds the current Zoning Ordinance requirement of

20'-0". The City's Ordinance requirement results in 440 sf of interior garage space. Woodside's proposed modification provides 427 sf of interior garage space, a nominal 13 sf reduction. Effectively, this request seeks to 'flip' the width and depth dimensions to better align with the Courtyard and Alley Load floor plans and lot layout. *See attached* Product Floor Plans titled "Heritage Crossing Courtyard Product Plans 1 thru 6" showing the specific garage dimensions for the Courtyard and Alley Load product series.

The Courtyard and Alley Load homes are unique product types that create a number of design challenges. Square footage is at a premium and the homes must be designed efficiently to maximize livable area for the homeowners. Lot layout and product design are further constrained by other City requirements relating to private drive widths, public works needs, and fire/emergency service considerations. Woodside's Courtyard and Alley Load homes devote a significant percentage of ground floor area to the garage. Extending the garage further into livable area would result in a series of domino effects to the land plan and home design, including materially diminishing the home's living and dining areas. By reorienting the garage dimensions, Woodside is able to maintain ample parking and allow for storage on either side of the garage without further encroaching into livable area. Further, the Courtyard and Alley Load homes provide a dedicated storage area, approximately 25 sf, under the stairs. This more than makes up for the nominal 13 sf reduction in overall garage square footage. With regard to parking within the Courtyard and Alley Load portion of the community, the Baseline Mixed Use PAD standards require 326 total parking spaces be provided. As designed, the community provides 377 parking spaces, which exceeds the requirement by 51 spaces. As with the Traditional-Small Lot homes, the proposed garage dimensions for the Courtyard and Alley Load homes represent a flexible and balanced approach to addressing the needs of this unique product type while assuring that ample parking exists throughout the community.

Summary

The residential floorplans being built within Heritage Crossing have been well received by homebuyers in other Woodside communities. Homebuyers of small lot single residences have consistently demonstrated through their buying choices that they prefer to maximize livable square footage in lieu of extended and enhanced garage sizes. The requested interior garage dimension reductions for Heritage Crossing are respectful buyer demands and the design constraints inherent in small lot, urban communities, while more than adequately addressing the intent of the City's Ordinance by ensure parking and storage needs are accommodated.

The Woodside Homes team looks forward to continuing the collaborative partnership with the City of Mesa for Heritage Crossing within the Baseline Mixed-Use PAD. We respectfully request that this PAD modification application be scheduled for the April 18, 2018 Planning and Zoning Board and May 21, 2018 City Council hearing dates to align with the anticipated June 4, 2018 City Council date for Final Plat approval. Please do not hesitate to let us know if you have any questions, or need further information.

ATTACHMENTS:

1. Site Plan Map
2. Project Summary Sheet
3. Heritage Crossing 35's V351 – V356 (Small Lot – Traditional)
4. Heritage Crossing Courtyard Product Plans 1 thru 6 (Courtyard / Alley Load)
5. Citizen Participation Plan

COURTYARD /ALLEY

**MINIMUM INTERIOR
DIMENSION FOR
DOUBLE-CAR
GARAGE
WIDTH: 21'-4"
DEPTH: 20'-0"**

A.P.N. 218-S7-006S

TRADITIONAL LOT

**MINIMUM INTERIOR
DIMENSION FOR
DOUBLE-CAR
GARAGE
WIDTH: 19'-4"
DEPTH: 22'-0"**

A.P.N. 218-S7-006T

E. BASELINE RD.

17-293

Heritage Crossing

Site Plan Map



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PROJECT SUMMARY	
Case Number	ZON18-00169
Related Case Number	ZON17-00326
Location / Address	The 8200 to 8400 blocks of East Baseline Road (north side)
General Vicinity	Located west of S. Channing (Hawes Road) on the north side of Baseline Road
Request	Modification to the minimum interior dimensions for a double-car garage for the Small Lot Residence portion of the Baseline Mixed Use PAD, known as Heritage Crossing.
Purpose	The request will allow a modification to the minimum interior dimensions for a double-car garage from the requirements of Section 11-32-4F of the Zoning Ordinance.
Council District	District 6
Owner	Baseline Mesa, LLC
Applicant	Heather Davenport, Woodside Homes

SITE DATA	
Parcel Numbers	218-57-006Q; 218-57-006U and 218-63-282A
Parcel Size	+/- 32.6 Acres
Existing Zoning	RSL-2.5
2040 GP Character Area	Neighborhoods – Suburban
Current Land Use	Vacant / Undeveloped

SITE CONTEXT	
North	US60 Freeway
East	(Across vacant land zoned-AG) Loop 202 San Tan Freeway
South	(Across vacant land zoned RLS-2.5) Baseline Road, Across Baseline Road, existing residential and office – zoned RS-6 and OC PAD
West	Existing single residences – zoned RS-7
Current Land Use	Vacant / Undeveloped

ZONING CASE HISTORY	
December 7, 1983	Annexed to City (Ord. #1752).
July 16, 1984	Establish City of Mesa AG zoning (Z84-94, Ord. #1854).
October 15, 1984	Rezoned to R1-7 PAD (Z84-015, Ordinance # 1883)
November 18, 1985	Established conceptual zoning on the site to allow the future consideration o multi-zone land use development (Z85-126)
December 8, 1986	Modification to DMP (Z86-109, Ordinance # 2154)
July 8, 2009	Rezone to C-2 and R-4 to establish Baseline Center DMP (Z08-047, Ord. #49) Adopting an amendment to Mesa 2025 General Plan to change the M designation to HDR 15+ for 20± acres and NC for 34± acres (GPMInor13 Resolution # 9537). Also adopting the development agreement for the “Base Center” (Resolution # 9538)
October 28, 2013	GP amendment from HDR 15+ and NC to MDR 6-10, HDR 15+ and NC (GPMajor13-001, Resolution# 10352)
May 5, 2014	Rezoning to LC PAD, RSL-2.5 PAD and RM-4 PAD (Z14-021, Ordinance 5217)
February 17, 2016	PAD Modification and Site Plan Review for a multi-residence development

CITIZEN PARTICIPATION PLAN – REVISED 03/22/18
HERITAGE CROSSING
BASELINE MIXED-USE PLANNED AREA DEVELOPMENT

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application to modify the minimum interior garage dimensions per Section 11-32-4F of the Zoning Ordinance for the Small Lot Single Residence – 2.5 (RSL-2.5) portion of the Baseline Mixed-Use PAD, known as “Heritage Crossing”. This plan will ensure citizens will have an adequate opportunity to learn about and comment on the proposal.

Contact:

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Action Plan:

In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - Property owners within 1,000 feet from site.
 - All registered neighborhood associations within 1 mile of the site.
 - Homeowner Associations within ½ mile of the site.
2. All persons listed on the contact list will receive a letter describing the project and PAD modification request.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
4. Neighborhood Associations and Homeowner Associations within 1,000 feet and a half mile, and property owners within 500 feet of the site will be notified to inform them of Planning & Zoning Board and City Council meeting dates.
5. A 4’ x 4’ sign shall be posted on the subject site two weeks prior to the Planning & Zoning Board hearing date.

(All materials such as notification letters and comments received will be copied to the City of Mesa.)

Schedule:

- Application Submittal: Thursday, March 1, 2018
- Mailing Notification: approx. (3) weeks after application submittal
- Neighborhood Presentations: upon request.
- Submittal of Final Citizen Participation Report and Notification Materials: Ten (10) days prior to Planning and Zoning Board Hearing.
- Planning and Zoning Board Hearing: April 18, 2018
- City Council Hearing: May 21, 2018