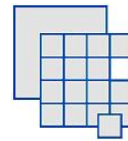


Aspire at Sun Valley

Rezoning Project Narrative
SWC of Sossaman Road and Billings Avenue
Mesa, Arizona

Submitted by:



Pew & Lake, P.L.C.
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ASPIRE AT SUN VALLEY PROJECT NARRATIVE

1. Introduction

Pew & Lake PLC, on behalf of our client, Aspire Development, LLC, is pleased to submit this project narrative and exhibits in support of a rezoning, site plan and preliminary plat request for approximately 3.3 acres (“the Property”) located at the Southwest corner of Sossaman Road and Billings Street. The parcel is shown below and may be identified on the Maricopa County Assessor’s map as APN 218-16-023. If the requests discussed in this narrative are approved, they will allow for the development of Aspire at Sun Valley, a community of 49 townhomes.

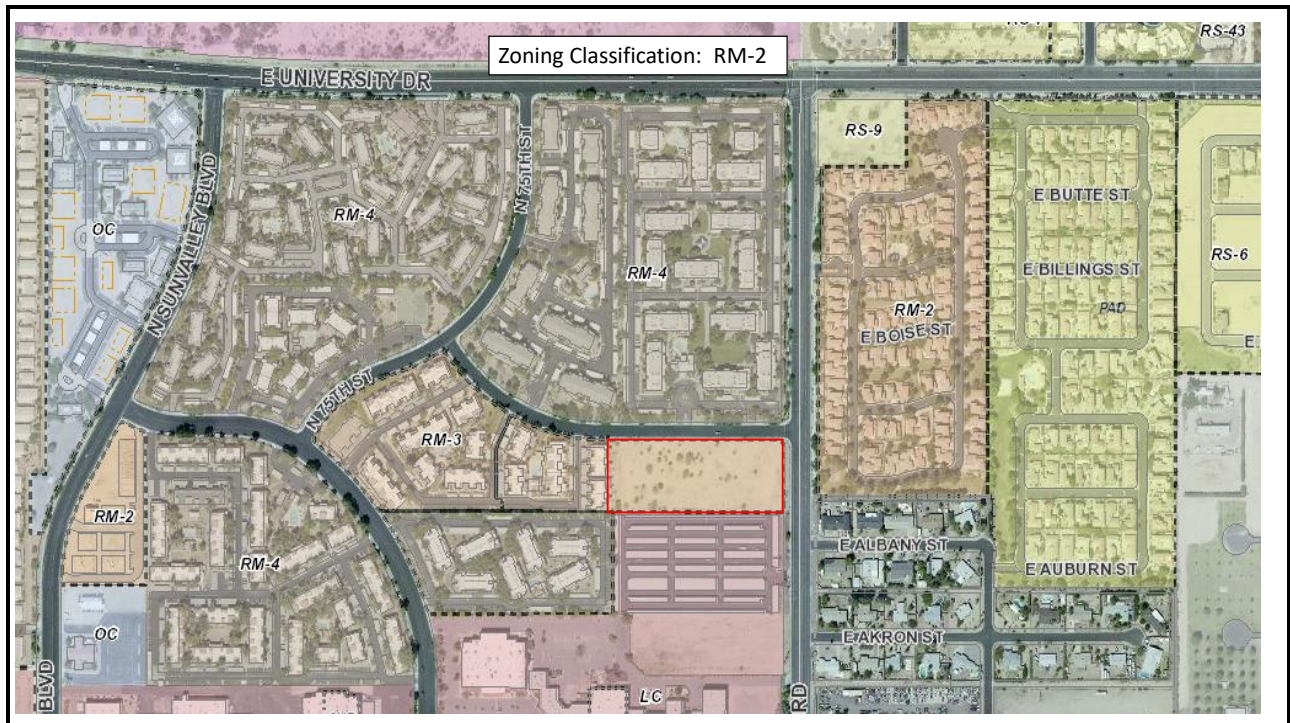
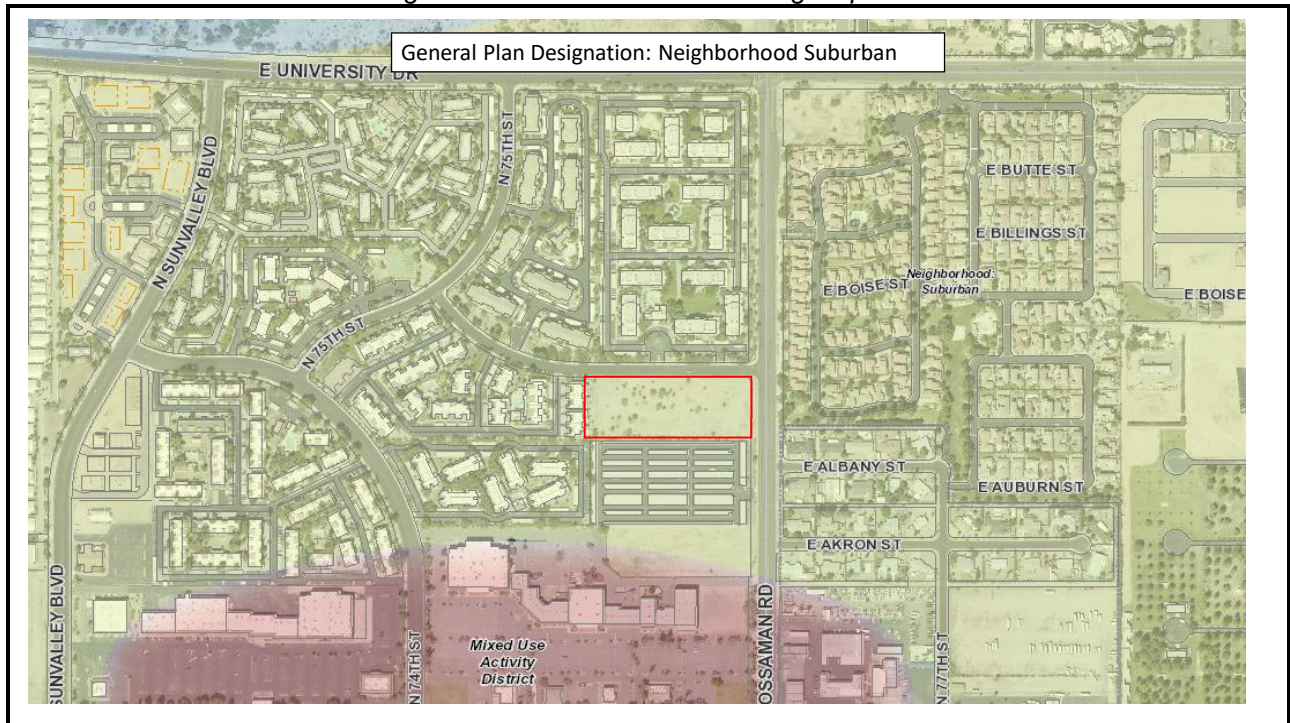
Figure 1 – Context Aerial Map



2. Existing General Plan Designation and Zoning Classification

As shown in the figures on the next page, the parcel is currently designated in the City of Mesa General Plan as Neighborhood Suburban, and is classified on the Zoning Map as Residential Multiple Dwelling District 2 (RM-2).

Figure 2 – General Plan and Zoning Maps



As discussed in the City of Mesa General Plan 2040, the Neighborhood Suburban character area often contains areas of multiple-residence properties. Multiple residence developments with higher densities are appropriately allowed to be located on arterial roadways.

3. Relationship to Surrounding Properties

The property is bound on the north by Billings Street and 2-story apartments, on the south by a self-storage facility, on the east by Sossaman Road and 2-story apartments, and on the west by 2-story condominiums. A simple chart illustrating the adjacent uses is found in Figure 3, below.

Figure 3 – Adjacent Zoning & Uses

Direction	General Plan Character Area	Existing Zoning	Existing Use
North	Neighborhood Suburban	RM-4	Billings Street, then Residential (3-Story Apartments)
East	Neighborhood Suburban	RM-2	Sossaman Rd., then Residential (2-Story Apartments)
South	Neighborhood Suburban	LC	Self-Storage
West	Neighborhood Suburban	RM-3	Residential (2-Story Condominiums)
Project Site	Neighborhood Suburban	RM-2	Vacant

The development of the subject property from vacant land to a townhouse use, follows the pattern established by the sites to the west, north and east and is an ideal location for a quality, infill development that is also consistent with the self-storage facility to the south.

4. Requests

Our requests to the City of Mesa are as follows:

- 1) Rezoning from Residential Multiple Dwelling District 2 (RM-2) to Residential Multiple Dwelling District (RM-2) with a Planned Area Development (PAD) overlay to facilitate the development of a multifamily townhome community with 49 homes on 3.3 net acres.
- 2) Site Plan approval.
- 3) Preliminary Plat approval.

A copy of the Proposed Site Plan is attached as **Exhibit A** of this narrative. This project is projected to yield a density of 14.84 du/ac. The RM-2 zoning district allows a maximum density of 15.0 du/ac. Consequently, the density of this proposed development is within the allowed density in this zoning category. While we are seeking to rezone this property to allow the implementation of the PAD development tool, the development standards of the underlying RM-2 zoning district apply. Additionally, it should be noted that the requested zoning district (RM-2) is allowed within the Neighborhood Suburban character area of the General Plan and is at a density appropriate for arterial roadways.

The development standards for the RM-2 District are shown below, with the deviations we are requesting though the use of the PAD development tool being shown in red in Figure 4 below:

Figure 4 – Proposed Development Standards

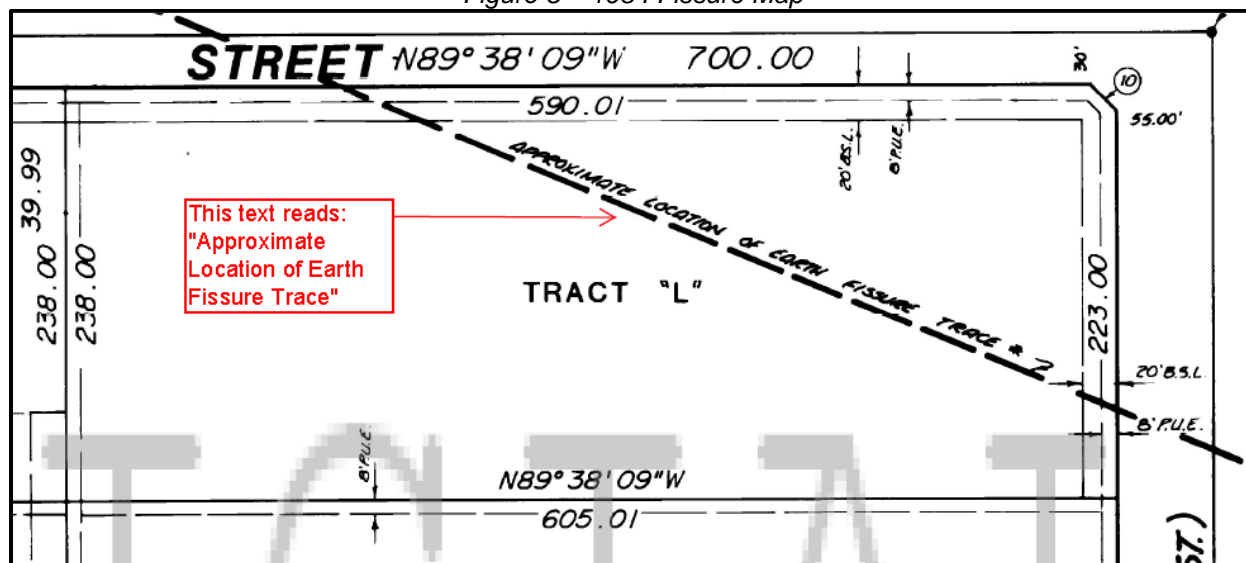
RM-2 Development Standards for Aspire at Sun Valley		
Development Standard	RM-2 Required	RM-2 (PAD) Proposed
Minimum Lot Size	7,200 sq. ft.	1,218 sq. ft. (per unit)
Minimum Lot Width:	60 feet	21 feet (per unit)
Minimum Lot Depth:	94 feet	58 feet (per unit)
Maximum Density:	15 du/ac	14.84 du/ac
Minimum Lot Area per dwelling Unit:	2,936 sq. ft.	1,134 sq. ft. (per unit)
Maximum Height:	30 feet	30 feet (requested) 28 feet (actual)
Parking:	103 spaces	113 spaces (provided)
Minimum Yards:		
Front and Street Facing Side- Arterial (Sossaman Road)	30 feet	20 feet
Front and Street Facing Side- Collector (Billings)	25 feet	15 feet
Interior Side and Rear	30 feet	10 feet
Minimum Separation between buildings (two-story):	30 feet	15 feet
Maximum Building Coverage:	45%	38%
Minimum Open Space per unit:	200 sq. ft. (9,800 sq. ft. – 6.81%)	853 sq. ft. (41,797 sq. ft. – 29.05%)
Private Open Space:	120 sq. ft.	168 sq. ft.
Minimum Dimension	10 ft.	8 ft.
Covered Private Open Space	50%	24%

5. The Development Plan

Effect of Existing Ground Fissure

As previously noted, the Property is currently vacant, non-descript land with the exception of a ground fissure. It was annexed into the City of Mesa in 1976 through Ordinance No. 1005, at which time it was first zoned for multi-family uses. In 1988 it was rezoned to RM-2 through Zoning Case No. Z88-30 (Ordinance No. 2349). Since that time, the property has never been developed and remains vacant, which is likely due to the presence of a ground fissure that crosses the Property at an angle as generally shown in Figure 5, below, which is an image from the Sun Valley Ranch Plat (Bk 272, Page 24).

Figure 5 – 1984 Fissure Map



The presence of the fissure has been known since the 1960's, but was first studied in that certain report entitled *Land Subsidence and Earth Fissures Study of the Sunrise Ranch Properties Located in Mesa, Arizona* (the "1984 Fissure Report"). Based on the 1984 Fissure Report, and the mitigation actions taken as directed in that Report, many of the other multi-family projects in the area were successfully constructed and the effects of the fissure were successfully mitigated. The Fissure Report was recorded in Maricopa County as Instrument No. 1984-0387433 by the City of Mesa; therefore, we presume that the City is well aware of the development constraints posed by the fissure.

Because the 1984 Fissure Report is nearly 34 years old, the developer engaged a local geologist to provide a Land Subsidence and Earth Fissure Evaluation, with a revision date of April 7, 2018, a copy of which we have provided in previous submittals.

As part of the underlying efforts to prepare the 2018 Fissure Report, the geologist's work included: digging several exploratory trenches transecting the fissure on site; the precise location of the fissure; recording the adjacent ground conditions and providing observations. Once known, the precise location of the fissure was added to the property survey and incorporated into the design of the project, just as the other multifamily

projects have done in the area as they have built around the fissure. The geologist also provided several mitigation recommendations to properly deal with and reduce or eliminate the impact of the fissure. All of the recommendations have been incorporated into the final design of the project. The geologist will also be involved during the construction process to make sure the recommendations are properly incorporated into the final work and address any new, unforeseen issues that might arise.

Site Plan

Owing to the presence of the fissure discussed above, the community has been designed with careful attention to the presence of the fissure and to minimize any potential impact to structures within this residential community. The fissure location informed the design and location of the streets within this community. As shown on the site plan, the main street in the community and related guest parking have been placed atop the fissure location according to the recommendations of the project geologist. The placement of the road, and its impermeable surface, will help eliminate the amount of water flowing into the fissure.

Amenities

Future homeowners in this townhome project will benefit from several community amenities which will include a swimming pool, cabana with BBQs and grass play area as shown on the Landscape Plan. This small community features 50,023 square feet, or 35% open space.

Design Intent

Colored elevations of the proposed townhomes have been provided in previous submittals. Each townhome building is 28 ft. tall. The homes feature a contemporary aesthetic and use a variety of building materials and colors to provide visual interest and to delineate each of the individual units. Structured plantings will complement the clean, modern look of the homes.

Landscape/Community Design

As shown on the landscape plan provided with this application, the site has been planned to provide more than the required number of trees and shrubs. The landscaping will soften the edges of the townhomes, and also provide a buffer from the self-storage facility to the south, which has its actual wall located approximately 10-feet south of the common property line. Currently, this narrow strip of land is in an unmanicured, or “feral” condition. It is our intent to make minor landscaping improvements to this area, and subsequently maintain those improvements. This will be done for aesthetic reasons only, as this strip doesn’t serve as required retention or landscaping for our proposed development.

Traffic and Circulation

The main entrance to the community will be off of Billings Street, at the easternmost access point. Secondary access will be provided, also along Billings Street, at the

westernmost access point. Neither of the access points are gated and are therefore open to fire and solid waste vehicles at all times

Parking

Each of the townhome units will have a two-car garage. Therefore, there are 98 resident parking spaces proposed for this development. Additionally, there are 15 guest parking spaces, including one ADA space, that are provided at the center of the subdivision. The 113 parking spaces provide more than the 103 spaces required by the zoning ordinance.

Phasing

This development will be built in phases, with all amenities, perimeter and infrastructure improvements being built in the first phase, and then each of the separate buildings constituting a sub-phase after that.

Proposed Drainage

As shown on the Preliminary Grading and Drainage Plan provided with this application, this small subdivision will provide the volume required to retain storm water in a 100-year; two-hour storm event as required by the City of Mesa Engineering and Design Standards. The retention will be provided by means of two-underground storage tanks and a single surface retention basin, located well outside of the limits of the fissure. The designed retention system provides 24,929 cubic feet of storage which is more than the 22,013 cubic feet required by City standards.

6. PAD Overlay District Applicability

As discussed in Section 11-22-1 of the City of Mesa Zoning Ordinance, the purpose of the Planned Area Development (PAD) Overlay district is to allow for “innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit.” The proposed development complies with requirements outlined in the Purpose Statement of the PAD Overlay District as shown below.

- A.** *The proposed development must be more than five acres.* **Answer: The project is 4.05 gross acres which is under the five-acre minimum requirement. However, it is our understanding that the City of Mesa has routinely waived this requirement for small properties that possess unique development constraints.**
- B.** *Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use.* **Answer: The proposed development features an amenity package that is well integrated, scaled to an appropriate size and will be desirable to prospective homebuyers and will be maintained by the property owners' association.**
- C.** *Options for the design and use of private or public streets.* **Answer: This development will bring about the final improvements of Billings Street.**

The subdivision will feature private drives, some of which will have on-street parking. The streets will remain private and be maintained by the property owners' association.

- D. *Preservation of significant aspects of the natural character of the land.* **Answer:** As has been previously discussed, the vacant, rectangular parcel contains a significant earth fissure. This community has been designed around the fissure so that no habitable structures are placed on top of it to further avoid any potential settling issues.
- E. *Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development.* **Answer:** This site presents a unique infill opportunity, on a bypassed parcel. Thus, a PAD is required to accommodate the reasonable development of the property around the fissure.
- F. *Sustainable property owners' associations.* **Answer:** Aspire Development, LLC will create a Homeowner's Association and carefully draft CC&R's so ensure that there are reasonable reserves for the continuation of the community and future possible mitigation expenses.
- G. *Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions.* **Answer:** As noted, the subdivision will be maintained by a property owners' association. Individual homeowners will be held to the highest of care standards through the use of covenants, codes and restrictions (CC&R's). The CC&R's will be crafted to ensure that this community is well-maintained so that property values are preserved over time.
- H. *Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.* **Answer:** This community has been carefully designed to ensure that it presents a coherent aesthetic and so that each homeowner has access to the amenities provided within the community, and to be compatible with the existing neighborhoods in the immediate vicinity.

7. Conclusion

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and Zoning Ordinance. The applicant and owner look forward to working receiving input on this site plan and working with city staff to bring this exciting new project to fruition in the City of Mesa.