



April 30, 2018

City of Mesa
Planning & Zoning Department
55 N. Center St.
Mesa, AZ 85201
(480) 644-4273

Re: **Project Narrative for the proposed For Sale Multi-family Townhomes property rezoning and site plan review on Broadway Rd. and 32nd Street in Mesa, Arizona**
Address: 3165 E. Broadway Rd., Mesa, AZ 85204
Parcels: 140-40-002D

Project Narrative

This for sale multi-family Townhome development is 36 units on approx. 3 acres of land at 3165 E. Broadway Rd., Mesa, AZ 85204. Currently this parcel is zoned RS-9. To accommodate the design intent a rezone from RS-9 to RM-2 PAD is proposed, as well as a Site Plan review.

The General Plan Neighborhood – Suburban character area for this site fits the proposed zoning and relates directly to the surrounding properties. Although the properties to the west are zoned single family RS-43, these owners have been contacted. One of which owns the 3 adjacent properties to the west and is excited about this multi-family concept being presented. As this parcel has been vacant for many years, this development would provide an exciting change and allow some new product to become part of the beautiful yet dated community.

As pedestrian circulation is a very important part of the success of a project like this, easy street access has been provided to allow all patrons a view of the units from the street and to access all nearby amenities on foot. It is proposed that this project become part of the community, not separate itself from it. The site layout and orientation create a unique design while addressing the street and providing the adjacent owners a buffer from the neighbors and any potential street noise off of Broadway Rd.

We sincerely thank you for your time,

A handwritten signature in black ink, appearing to read "Dane Astle", with a stylized flourish at the end.

Dane Astle
Principal Architect
EDIFICE