



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 Stapley Rd. and Southern Ave. in Mesa, Arizona**  
**Address: NWC of Southern Ave. & Stapley Rd.**  
Parcels: 139-05-004V

## **Project Narrative**

This for sale multi-family Townhome development is 20 units on approx. 1.6 acres of land located on the northeast corner of Southern Ave. & Stapley Rd. Currently this parcel is zoned LC. To accommodate the design intent a rezone from LC to RM-2 PAD is proposed, as well as a Site Plan review.

After careful consideration regarding site access and visibility from both Southern Ave. and Stapley Rd., the LC zoning for retail or business is not proving to be feasible. With the desire to support the General Plan character areas for this site, additional density can support the mixed-use activity district already developed on this corner. This development will also bring a newer updated product to this area while providing a better transition between the residential neighborhood and commercial center.

As pedestrian circulation is a very important part of the success of a project like this, where possible, adjacent property owners have been contacted to discuss methods of easy and desirable pedestrian site access and circulation. Additional landscaping will be added to make these circulation paths more attractive and will offer a more residential feel making this development a better transition property between heavy commercial and single family residential.

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