

PROJECT NARRATIVE
HERITAGE CROSSING II
BASELINE MIXED-USE PLANNED AREA DEVELOPMENT
City Case No. ZON18-00171
1st Submittal: MARCH 2018
Revised: MAY 2018
Revised: JUNE 2018

PROJECT SUMMARY	
Related Case Numbers	Z14-021, ZON17-00326, ZON18-00169
Location / Address	The 8200 to 8400 blocks of East Baseline Road (north side)
General Vicinity	Located west of South Channing (Hawes Road) alignment on the north side of Baseline Road. (54± acres).
Request	Rezoning 1.6± acres from RM-4 to RSL-2.5-PAD, modification of PAD development standards, incorporating the acreage into the approved 52.4± acre Baseline Mixed-Use PAD; and Site Plan Review. This request will allow for the incorporation of additional acreage into an existing PAD to allow for the development of a residential small-lot subdivision. This request is combined with Site Plan and Preliminary Plat approval for the development of eighteen (18) 'courtyard' lots.
Purpose	This request will allow for the development of 18 small-lot residences within the overall Heritage Crossing single residential community.
Council District	District 6
Owner	McDowell Mountain Road, LLC (formerly known as NSHE Powell, LLC)
Applicant	Heather Davenport, Woodside Homes

SITE DATA	
Parcel Numbers	218-57-006S, a portion thereof
Parcel Size	+/- 1.6 Acres
Existing Zoning	RM-4
2040 GP Character Area	Neighborhoods – Suburban
Current Land Use	Vacant / Undeveloped

SITE CONTEXT	
North	North Parcel of Heritage Crossing, then US60 Freeway
East	(Across vacant land zoned-AG) Loop 202 San Tan Freeway
South	South Parcel of Heritage Crossing; then, Across Baseline Road, existing residential and office – zoned RS-6 and OC PAD
West	Existing single residences – zoned RS-7, Casa Mia Subdivision

BASELINE MIXED-USE PAD 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 of 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. #4941) 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.
June 4, 2018	PAD Modification to modify interior garage dimensions (Z18-00169, Ordinance 5445).

PROJECT DESCRIPTION/REQUEST

Woodside Homes Sales AZ, LLC, known as ‘Woodside Homes’, is excited to move forward with development plans on the approximate +/- 1.6-acre portion of property that currently bisects the north and south parcels of the recently Approved Heritage Crossing residential community. This application consists of the following requests:

1. Rezoning 1.6± acres from RM-4 to RSL-2.5-PAD, modification of PAD development standards, incorporating the acreage into the approved 52.4± acre Baseline Mixed-Use PAD; and Site Plan Review. This request will allow for the incorporation of additional acreage into an existing PAD to allow for the development of a small-lot residential subdivision.
2. PAD Modification to amend development standards for the front porch and street side setbacks for Lots 3 and 4; 9 and 10; and 15 and 16 (lots fronting E. Impala Avenue).
3. The approved interior garage dimension for the Baseline Mixed-Use PAD under Z18-00181 extends to the 1.6 acres. All courtyard and alley lot homes allowed a garage depth of not less than 20-feet and width shall meet City standards.
4. This request is combined with Site Plan and Preliminary Plat approval for the development of eighteen (18) ‘courtyard’ lots, “Heritage Crossing II”.

This request will allow for the natural continuation and development of eighteen (18) small-lots on the remnant and vacant portion that currently divides the north and south parcels of Heritage Crossing within the Approved Baseline Mixed-Use Planned Area Development (PAD), located west of Loop 202 on the north side of Baseline Road.

NEIGHBORHOOD PARTICIPATION

The Citizen Participation Plan included a contact list for all property owners within 1000’ including registered neighborhoods within one (1) mile of the site and HOA’s within one-half (1/2) mile of the property. A Notice of Application was mailed to the contact list in May 2018. A copy of the Citizen Participation Plan and Report has been included with the submittal application.

CONFORMANCE WITH GENERAL PLAN

Mesa 2040 General Plan designates this area as Neighborhood with Sub-Urban sub-types. This is the predominant neighborhood pattern in Mesa. These neighborhoods are primarily single-residence in nature with most lots ranging in size from 6,000 sq. ft. to 18,000 sq. ft. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and

enjoy their surrounding community. The quality of the development is also a key component of the plan. Typical uses are single-residence (attached and detached), duplex, and multiple residence with small retail, restaurants, and services in appropriate locations such as along arterials and collector streets. The proposed single residence project is consistent with the General Plan.

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods, and to build a sense of place in residential and commercial/employment areas of activity. Rather than focusing on individual land uses, the Plan focuses on the “character of development in different areas.” Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

CONFORMANCE WITH ZONING

The Baseline Mixed Use PAD was originally approved on March 10, 2014 (Z14-021) and subsequently amended on May 2, 2016 (Z16-004), City Ordinance 5322. The Baseline Mixed Use PAD utilizes the RSL-2.5, RM-4 and LC base zoning districts in combination with a PAD. The proposed Heritage Crossing II site plan is a natural continuation of the approved Baseline Mixed Use development and is consistent with the Baseline Mixed Use PAD zoning. The Baseline Mixed Use PAD is both superior and supplemental to the development standards and design guidelines of the Mesa Zoning Ordinance. Development within the Baseline Mixed Use PAD is also governed by the additional requirements outlined within the development agreement under Resolution 10785. On June 4, 2018, a PAD Amendment to modify the interior garage dimension for traditional, courtyard and alley homes was approved for the Baseline Mixed Use PAD.

SUMMARY

This request is for PAD Rezoning from RM-4 to RSL-2.5 and for adoption into the single residence portion of the Approved Baseline Mixed-Use PAD, Site Plan Review and Preliminary Plat titled “Heritage Crossing II” to create 18-lots on the remnant, vacant portion of property that currently divides the north and south development parcels of Heritage Crossing. The development request will be a natural continuation of the single family detached ‘Courtyard’ design concept with a private drive serving an enclave of six (6) homes that has been approved for the north parcel of Heritage Crossing. The courtyard design configuration 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.). Residential product has been submitted under separate cover for Design Review approval.

The overall community amenities of Heritage Crossing include a pool, tot lots, walking trails, open space with shade trees, BBQ areas, and benches for residents to enjoy. On lot landscaping for the front, corner side yards, and rear yards that are visible from the streets, private drives, alleys and paseos will be installed by Woodside Homes and maintained by the homeowners’ association. The private side yards located behind the walls and fences will be installed and maintained by the individual homeowners.

DEVELOPMENT STANDARDS

Specific to Lots 3 and 4; 9 and 10; and 15 and 16 within Heritage Crossing II (lots fronting E. Impala Avenue), the setbacks will be reduced to 5-feet for the front porch and 9-feet for the street side in lieu of the required 7-feet and 10-feet, as measured to the property line of the parcel.

As aforementioned, the enclosed single residence development plan has been designed under the RSL-2.5 base zoning district and within the specific development standards and design quality standards outlined in the Baseline Mixed Use PAD, except as modified in the table below:

Standard	<u>REQUIRED</u> Heritage Crossing Courtyard / Alley Lots	<u>REQUESTED</u> Heritage Crossing Courtyard / Alley Lots
Lot Standards		
Min. Average Lot Area of Subdivision (sq. ft.)	2,500	No Change
Min. Individual Lot Area (sq. ft.)	2,000	No Change
Min. Lot Width – Interior (ft.)	25	No Change
Min. Lot Width – Corner (ft.)	30	No Change
Min. Lot Depth (ft.)	60	No Change
Building Form and Location		
Maximum Height (ft.)	30	No Change
Maximum Number of Stories	2	No Change
Minimum Setbacks (Yard sizes) (See Notes: 8&9)		
Front – Building Wall (ft.)	7	No Change
Front – Garage (ft.)	5 or > 18	No Change
Front – Porch (ft.)	7	5
Street Side (ft.)	10	9
Interior Side: Minimum Each Side (ft.)	4	No Change
Interior Side: Minimum aggregated of 2 sides (ft.)	8	No Change
Rear – Private Lanes and Alleys (ft.)	5	No Change
Minimum Usable Outdoor Open Space (sq.) per unit	400	No Change
Rear or Side – Garage (ft.)	5 or 18	No Change
Additional Standards		
Open Space: Section 11-5-4 (B) 4a ii	To count towards require open space, porches must be a minimum of 5-feet in depth	
Open Space: Section 11-5-4 (B) 4a iii	Minimum dimension of the open space is 7-feet	
Open Space: Section 11-5-4 (B) 4b iv (2)	Common area useable dimension must be a minimum width of 50 feet in both directions	
Open Space: Section 11-5-4 (B) 4b iv (5)	All lot must be within 600 feet of common open space	

The PAD request to modify development standards that will technically reduce the setbacks for lots front E. Impala Avenue is necessary as the overall depth of the +/- 1.6-acre parcel is less than the overall dimensional depth required for the Courtyard design configuration. At the same time and most importantly, E. Impala Avenue was shifted north to ensure that the setbacks as measured from the house to the right-of-way of E. Impala Avenue is the same as the setback requirements of the Approved Baseline Mixed-Use PAD. Please refer to the enclosed Site Plan and Preliminary Plat, which illustrates the unique site and parcel constraint.

CIRCULATION

The overall development plan for Heritage Crossing incorporates various traditional neighborhood design standards. The neighborhood design standards consist of creating walkable neighborhoods and well-designed streets that are safe and secure for pedestrians and bicyclists. The circulation network provides a high level of connectivity through the traditional neighborhood street network.

Primary access will be via the S. Channing Road extension. The street cross section for S. Channing Road has been designed to provide landscaping along the traffic lanes and a pedestrian sidewalk within the landscaped parkway area. S. Channing is a major spine street extension that also provides points of access to the multi-residence and retail neighborhoods.

The overall local residential street system has been designed to circulate vehicles from the S. Channing Road extension into the single residence community. The local streets will have a 50-foot ROW with attached sidewalks in conformance with the City of Mesa standards. From the local residential street, private drives have been designed to allow access to the individual single residence garages. The private drives will be designed in conformance with City of Mesa's standards for fire safety.

PARKING AND INTERIOR GARAGE DIMENSIONS

Two (2) garage spaces will be provided per unit. On-street parking must be provided when a 5-foot setback is utilized at a rate of 0.70 spaces per unit that contains only a 5' driveway.

The approved garage dimension for the Baseline Mixed-Use PAD under Z18-00181 extends to the 1.6 acres. All courtyard and alley lot homes allowed a garage depth of not less than 20-feet and width shall meet City standards.

LANDSCAPE, OPEN SPACE & AMENITY PLAN

A Landscape and Open Space Plan has been enclosed with this application. The overall Heritage Crossing community has been designed in a manner to encourage non-vehicular circulation and provide connectivity to sidewalks and paseos that facilitates pedestrian use of the open space systems within the community. The Landscape Plan has been developed in accordance to the master plant palette outlined in the approved PAD that is based on drought tolerant plants that are either native or naturalized plants, which will ensure plant's survival.

CONCLUSION

The Woodside Homes team looks forward to continuing the collaborative partnership with the City of Mesa for 2-acre portion of Heritage Crossing within the Baseline Mixed-Use PAD. We respectfully request that this Application be scheduled for the July 18, 2018 Planning and Zoning Board, and August 20, 2018 (Ordinance Introduction) and August 27, 2018 (Ordinance Action) City Council hearing dates.