



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



2075 S. COTTONWOOD DR.
TEMPE, AZ 85282
T. 480.580.1116

6/5/2018 10:47:40 PM - PLOT DATE

17009
SOUTHERN & STAPLEY TOWNHOMES

NEC OF STAPLEY DR. AND SOUTHERN AVE.
MESA, ARIZONA 85204
APN: 139-05-004V

DESCRIPTION DATE

SPR - REZONE
SUBMITTAL 06/05/18

LANDSCAPE SITE
PLAN

L011

PROJECT DATA

SITE:

PARCEL 1: 139-05-004V
TOTAL LOT AREA: 69,607 SF (1.6 ACRES)
EXISTING ZONING: LC
PROPOSED ZONING: RM-2 PAD
GENERAL PLAN: NEIGHBORHOODS / MIXED USE
ACTIVITY DISTRICT

BUILDING:

ALLOWABLE DWELLING UNITS/ACRE: 20 UNITS/ACRE - APPROX. 32 UNITS
NUMBER OF UNITS PROPOSED: 20 UNITS
TYPE OF CONSTRUCTION: V-A
UNIT SF: 1,300
BUILDING HEIGHT: (2 STORY) 30'-0"
BUILDING COVERAGE (50% MAX): 25%
OPEN SPACE REQUIRED (175 SF/UNIT): 3,500 SF
OPEN SPACE PROVIDED: 51,607 SF

PARKING:

GARAGE PARKING: 2 STALLS PER UNIT - 40 STALLS
GUEST PARKING: 10 STALLS

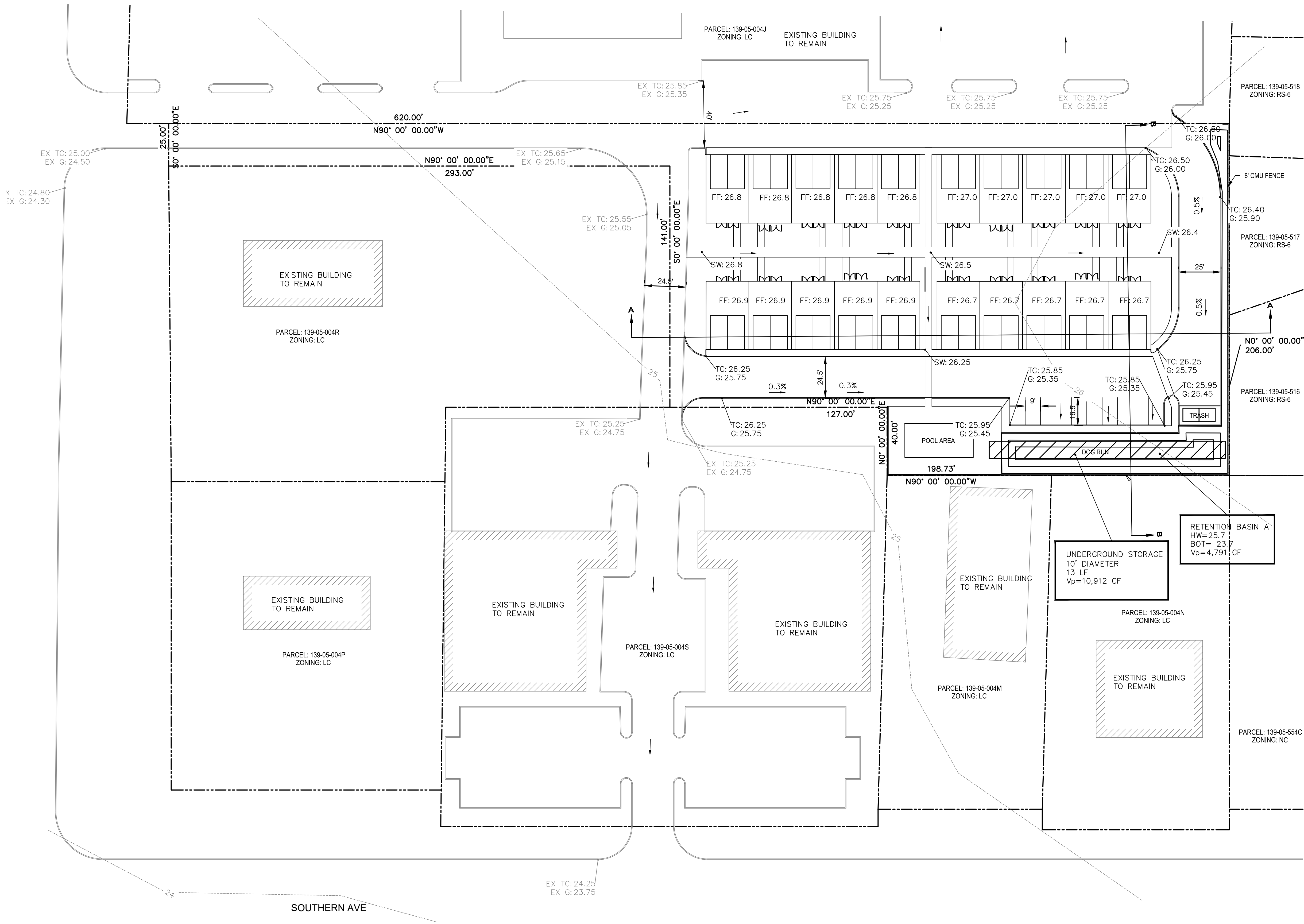
PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Raywood Ash <i>Fraxinus oxycarpa</i>	24" BOX	1.5" CAL. 9' HT & 3' W
	Texas Olive <i>Cordia boissieri</i>	24" BOX 36" BOX	1.5" CALIPER 6' HT & 5' W
	Morning Cloud Chitalpa <i>Chitalpa tashkentensis</i>	24" BOX 36" BOX	2" CALIPER 10' HT & 7' W
	Texas Ebony <i>Ebenopsis ebano</i>	24" BOX	1.5" CALIPER 7' HT & 4' W
	Waxleaf Privet Topiary Tree <i>Ligustrum japonicum</i> 'Texanum'	15 GALLON	
SHRUBS			
	Mexican Bird of Paradise <i>Caesalpinia pulcherrima</i>	5 GALLON	
	Pink Fairy Duster <i>Calliandra eriophylla</i>	5 GALLON	
	Little Leaf Cordia <i>Cordia parvifolia</i>	5 GALLON	
	Mexican Heather <i>Cuphea hyssopifolia</i>	5 GALLON	
	White Cloud Texas Sage <i>Leucophyllum frutescens</i> 'White Cloud'	5 GALLON	
	Mexican Petunia <i>Ruellia brittoniana</i>	5 GALLON	
	Cleveland Sage <i>Salvia clevelandii</i>	5 GALLON	
	Bells of Fire <i>Tecoma stans</i> 'Bells of Fire'	5 GALLON	
ACCENTS			
	Lilly of the Nile <i>Agapanthus africanus</i>	1 GALLON	
	Variegated Smooth Agave <i>Agave desmettiana</i> 'Variegata'	5 GALLON	
	Parry Agave <i>Agave parryi</i>	5 GALLON	
	Damianita <i>Chrysactiana mexicana</i>	1 GALLON	
GROUNDCOVERS & VINES			
	Tuttlei Natal Plum <i>Carissa macrocarpa</i> 'Tuttlei'	5 GALLON	
	Yellow Dot <i>Wedelia trilobata</i>	5 GALLON	
	Trailing Lantana <i>Lantana montevidensis</i>	5 GALLON	
	Katie Ruellia <i>Ruellia brittoniana</i> 'Katie'	5 GALLON	
	Star Jasmine <i>Trachelospermum</i> <i>jasmिनoides</i>	5 GALLON	

NOTES:
1. PROVIDE AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM. IRRIGATE ALL PLANTED AREAS INCLUDING PLANTERS, POTS, AND PARKING LOT ISLANDS.
2. CONTRACTOR TO PROVIDE IRRIGATION LAYOUT PLAN FOR REVIEW AND APPROVAL BY OWNER. WHEN IRRIGATION IS IN THE R.O.W., MATERIALS AND EQUIPMENT MUST MEET CITY OF MESA STANDARD REQUIREMENTS.
3. PLANT MATERIAL WILL BE MAINTAINED IN A FORMAL STATE.
4. THE PROJECT GEOTECHNICAL REPORT RECOMMENDS NOT PLANTING NEAR BUILDING FOUNDATIONS - THIS PLAN HAS LIMITED FOUNDATION PLANTING DUE TO THAT RECOMMENDATION.
5. INSTALL DECOMPOSED GRANITE IN ALL PLANTING AREAS - INCLUDING CRISMON STREET FRONTAGE TO THE 15' LANDSCAPE SETBACK LINE. DECOMPOSED GRANITE TO BE 1/2" SCREENED. COLOR - BY OWNER FROM SUBMITTED SAMPLES.



1 LANDSCAPE PLAN
1/16" = 1'-0"

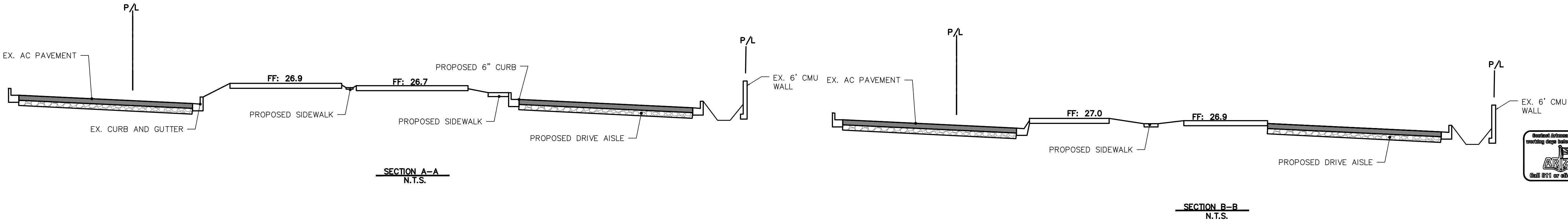
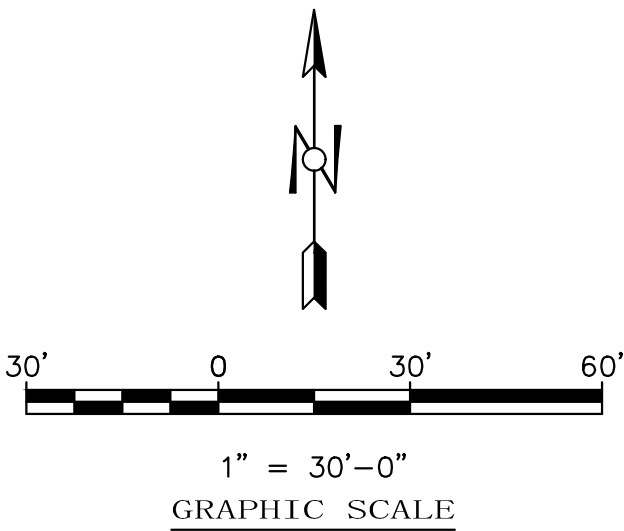


RETENTION REQUIRED:

SITE AREA:	69,607 SF
WEIGHTED C:	0.90
D(FT):	0.25
VREQ:	15,661CF

RETENTION PROVIDED:

BASIN A	
AREA OF TOP:	3,879SF
AREA OF BOTTOM:	912SF
DEPTH:	2FT
VPRO:	4,791 CF
UNDERGROUND STORAGE	
10' DIAMETER	
139 LF	
VPRO:	10,912 CF
TOTAL VPRO:	15,703 CF



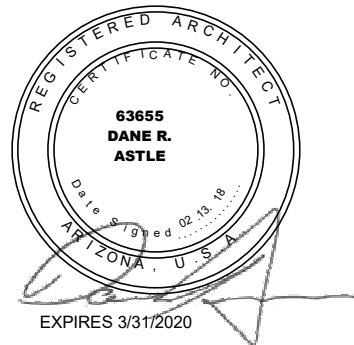
2075 S. COTTONWOOD DR.
TEMPE AZ, 85282
T 480.580.1116

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

TOWNHOME PRODUCT DEVELOPMENT

D A B K DEVELOPMENT
1232 E. SOUTHERN AVE
MESA, AZ 85204

#	DESCRIPTION	DATE
	PRELIMINARY SUBMITTAL	
	SUBMITTAL 04/30/18	
	PRELIMINARY GRADING PLAN	



2015 S. COTTONWOOD DR.
TEMPE, AZ 85282
760.256.1176

6/5/2018 5:09:24 PM PLOT DATE

1/09 SOUTHERN & STAPLEY TOWNHOMES

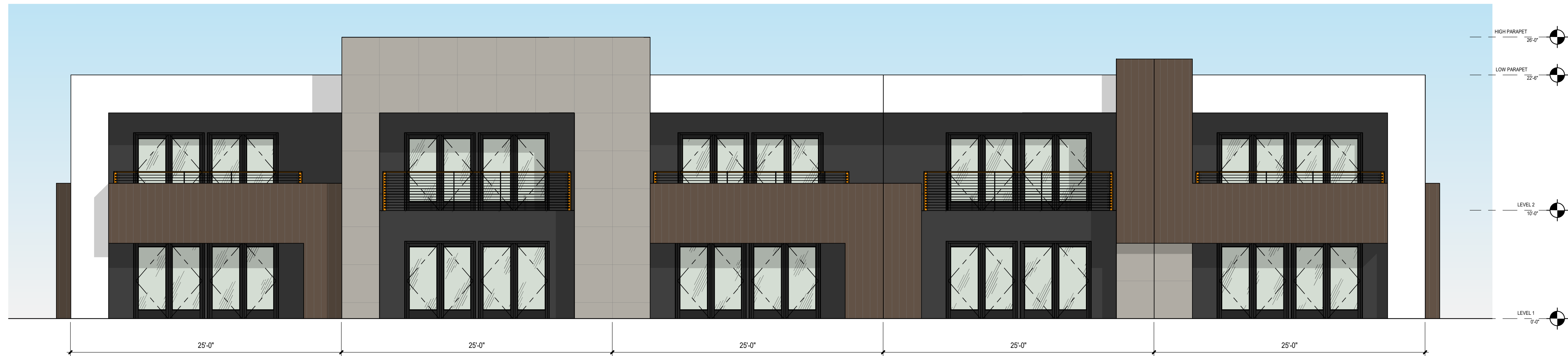
NEG OF STAPLEY DR. AND SOUTHERN AVE.
MESA, ARIZONA 85204
APN: 136-05-004V

#	DESCRIPTION	DATE

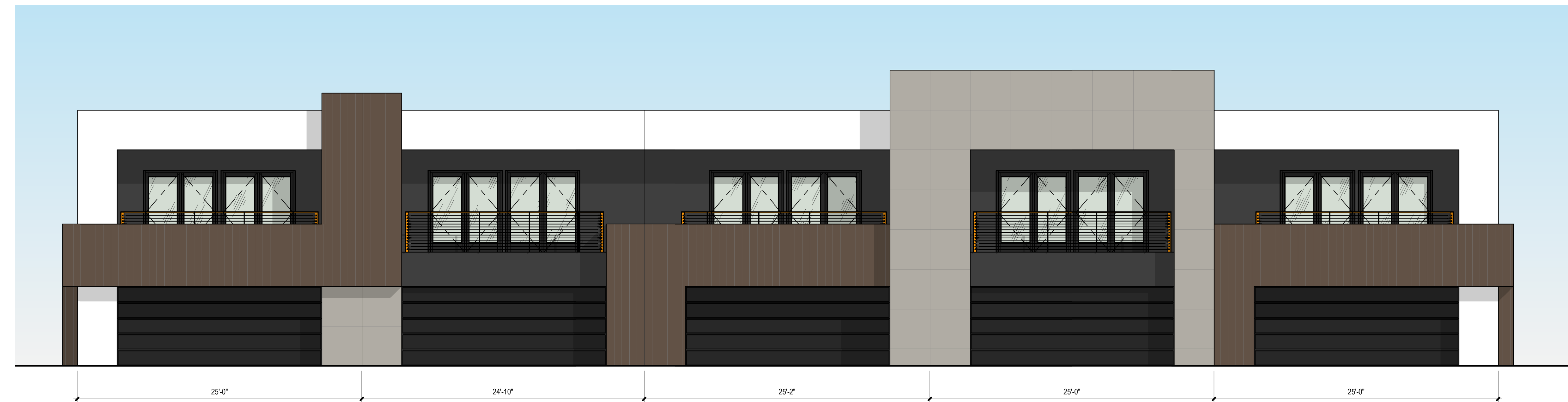
SPR - REZONE
SUBMITTAL 06/05/18

PRODUCT CONCEPT
ELEVATIONS

A010



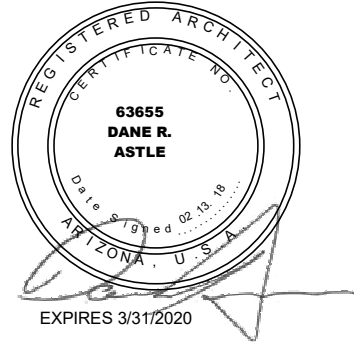
2 ELEVATION - ENTRY SIDE
3/16" = 1'-0"



1 ELEVATION - GARAGE SIDE
3/16" = 1'-0"



1 PERSPECTIVE VIEW



2015 S. COTTONWOOD DR.
TEMPE, AZ 85282
T: 480.296.1176

6/5/2018 5:20:56 PM PLOT DATE

1/09
SOUTHERN & STAPLEY TOWNHOMES

NEC OF STAPLEY DR. AND SOUTHERN AVE.
MESA, ARIZONA 85204
APN: 136-05-004V

#	DESCRIPTION	DATE

SPR - REZONE
SUBMITTAL 06/05/18

PRODUCT
PERSPECTIVE

A100



April 30, 2018

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

Re: Citizen Participation Plan 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

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of an application for the Southern and Stapley Multi-family proposed project. This site consists of 1 parcel and is located NWC of Southern Ave. & Stapley Rd. The application is in regard to the rezoning of the existing land parcel totaling 1.6 acres from the current LC zoning to an RM-2 PAD to accommodate approximately 20 units of for sale multi-family housing. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:
Dane Astle
2075 S. Cottonwood Dr.
Tempe, AZ 85282
dane@edifice.build

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on January 29, 2018. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

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:
 - All registered neighborhood associations within one mile of the project.
 - Homeowners Associations within one half mile of the project.
 - Interested neighbors – focused on 1,000 feet from site, but may include more
 - Mesa Public School District in writing, with copies to the Skyline High School, Smith Jr. High and Brinton Elementary School, who may be affected by this application.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, and a site plan.
3. A response will be provided to each citizen with a question and reported back to the City of Mesa.



Schedule:

Pre-application meeting – Monday January 29, 2018 at 9:00am

Application Submittal – April 30, 2018

Neighborhood Outreach Notification Letter – As directed by the City of Mesa

Submittal of Citizen Participation Report and Notification materials – As directed by the City of Mesa

Planning and Zoning Board Hearing – July 18, 2018

Sincerely,

A handwritten signature in dark ink, appearing to read "Dane Astle". The signature is fluid and stylized, with a large, sweeping initial "D" and a sharp, angular "A".

Dane Astle
Principal Architect
EDIFICE

Cassidy Welch

From: lesliepitzen@yahoo.com
Sent: Tuesday, June 19, 2018 6:42 AM
To: Cassidy Welch
Subject: Re: RE: ZON18-00359

Hi Cassidy, thank you for the building elevations. I do like that the buildings have no windows on the eastern side of the complex and also that the balconies promote looking straight out to the north/south versus to the east. However, I feel the new townhouses would not integrate well into our neighborhood as designed. Proposed units 10 and 20 should be built as single story units. Having these two units be single story would keep our backyard privacy fully intact and allow for a smoother transition between the established neighborhood and the new townhouses. If the builder does not want to do single story units, then that would be the ideal spot to add additional parking. If no additional parking is added, I feel the rezoning should not occur because the parking spots are not adequately addressed in the plans. Overflow parking will spill over into the business parking lots. Overall general congestion of the area will be significantly increased and have a negative impact on the surrounding businesses and neighborhood.

Thank you,
Leslie Pitzen

On Wednesday, June 13, 2018, 11:07:02 AM MST, Cassidy Welch <Cassidy.Welch@mesaaz.gov> wrote:

Leslie,

I have attached the building elevations submitted by the applicant. From these elevations, you can see the sides of the building, which do not have windows, as well as the placement of the balcony.

Please let me know how you feel about these building elevations. Or if you have anything else you would like to comment on!

Sincerely,

Cassidy Welch

Planner I

Cassidy.Welch@MesaAZ.gov

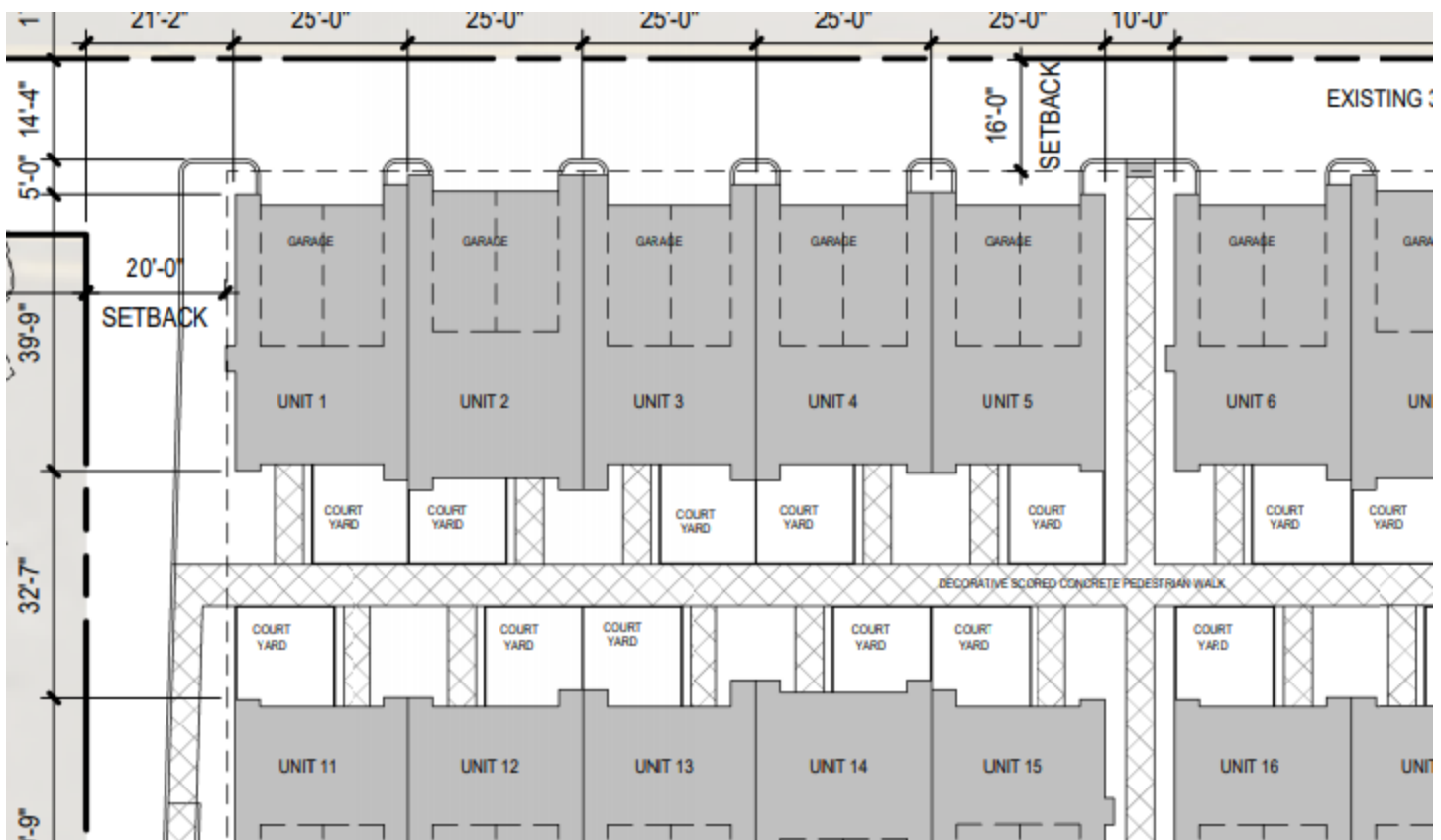
(480) 644 – 2591

M-Th 7 AM – 6 PM



From: lesliepitzen@yahoo.com <lesliepitzen@yahoo.com>
Sent: Wednesday, June 06, 2018 6:55 PM
To: Cassidy Welch <Cassidy.Welch@mesaaz.gov>
Subject: ZON18-00359

Hi Cassidy, thank you for your time today explaining the Southern/Stapley townhouse project to me. I found the zoning project on the Mesa.gov website which was very helpful. I have a few more follow up questions. Here is what I was able to view online:



When I asked you if there was a balcony on the townhouses, you answered yes but I don't see one on the plans. The plans show a court yard which is always ground level. Is there a second floor balcony on the units? Also, how can you tell from these plans that no windows are going to be on the eastern walls of the complex? I'm wondering if there is a street level view of the plans or plans that actually describe the townhouse build (not the site build)? I didn't see them online but it's totally possible I missed them. Where Unit 10 is located is very close to my house, so I'd like to view the townhouse architecture plans specifically to see what the northern (garage area) looks like. Can you email me them or include a link in your response?

Thank you! I really appreciate it!

Leslie Pitzen

Cassidy Welch

From: Teacher Teja <teacherteja@gmail.com>
Sent: Friday, July 06, 2018 1:43 PM
To: Cassidy Welch; John Wesley; dane.astle@mesaaz.gov; michael.clement@mesaaz.gov; michelle.dahlke@mesaaz.gov; shelly.allen@mesaaz.gov; jessica.sarkissian@mesaaz.gov; tim.boyle@mesaaz.gov
Subject: New Development - Stapley & Southern - Skyline

Good afternoon City of mesa Board members and Development:

Unfortunately, I'm not sure if I will be able to attend the hearing set for 7/18 because I will possibly be in New Jersey preparing for my fathers prostate surgery.

Who am I?

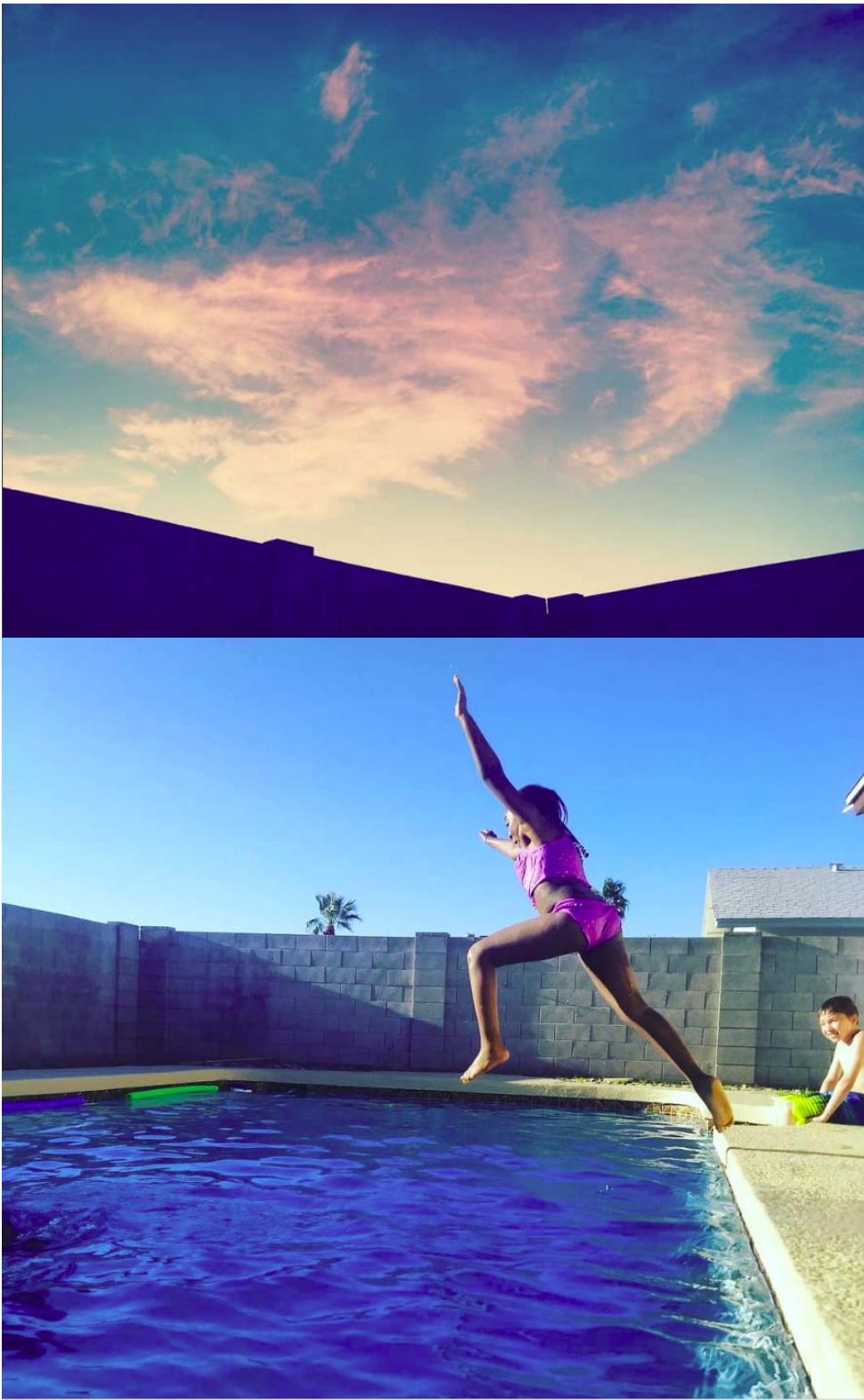
I am Teja Alleyne -

I am a foster parent, a teacher and recently I have achieved my dreams as a first time home buyer. I am the first home owner in my family. It was a long journey and I viewed many homes. I finally closed on my dream home which is 5 miles from my school of employment. Even though I am single, no children (of my own) my heart is grounded in service. I am a teacher for Mesa Public Schools and was recently promoted to Dean of Students. I am a foster parent and have strong family values. I selected my home because of the outstanding western sky views. I am praying that the potential construction will not obstruct these views after hearing that the potential 20 unit complex will be 2 stories in height. My 4 nieces and nephews and 2 foster children adore their view of the open colorful skies when playing outside and getting fresh air. I hope that these units will not obstruct the view of what we see now as we enjoy one another. I purchased this property because my kids loved the view and play space.

What should also be considered is the extreme traffic choices made as people enter/exit from all 4 corners and parking ways around Southern and Stapley. There are also very busy bus stops for people and often individuals frequenting Terros drug rehab facility. This has lead to many accidents or near accidents that I am sure you have the data to analyze. It is a heavy traffic area and I can only imagine the increased, extreme traffic pending adding 20 new units. Upgrading the area will be great, but please include some serious additional street civil engineering. There was recently a news worthy bad accident at the cross way of Stapley and Southern just a couple of weeks ago. Additional lights and work will need to be considered and installed, especially in fall once school starts up and you have Lindbergh and Mesa High traffic included.

Please do not depreciate our property while improving the neighborhood by retracting our skyline and view.

Please share my photographs to all on the panel.







Thank you for your time!
Teja Alleyne
teacherteja@gmail.com



Citizen Participation Report

July 3, 2018

Proposed Southern & Stapley Townhomes
Development: (20) Unit Residential Townhome Development
Address: Vacant Parcel on the NEC of Southern Ave. and Stapley Rd.
Parcel Numbers: 139-05-004V

Dear Cassidy:

This letter serves as a Citizen Participation Report for the above referenced project.

On June 1, 2018 letters were mailed to all residents, HOAs and Registered Neighborhoods within 1000 feet of the site. These letters and address lists were reviewed and approved by City staff prior to mailing.

Since the mailing was sent one month ago, we have received (1) phone call for this project. Caller Jackie Goodyear was interested in more information and had concerns about the parking. She is a local business owner next to the project on Southern. Jackie willingly sent her email address for me to send information regarding Site Plan and project elevations. I was able to setup a meeting with her to discuss the project and resolve any issue that she has with the layout. That meeting is scheduled for July 9th at 10:30am. She seems to be comfortable with the project, just a few concerns that we could work through.

Due to the minimal neighborhood response, the City has agreed that a neighborhood meeting is unnecessary. On a case by case basis, I will meet with any concerned callers to discuss the project and resolve any potential issues. This has been offered to all callers. A meeting is welcomed, and preferred if they desire.

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