



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 32<sup>nd</sup> 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.

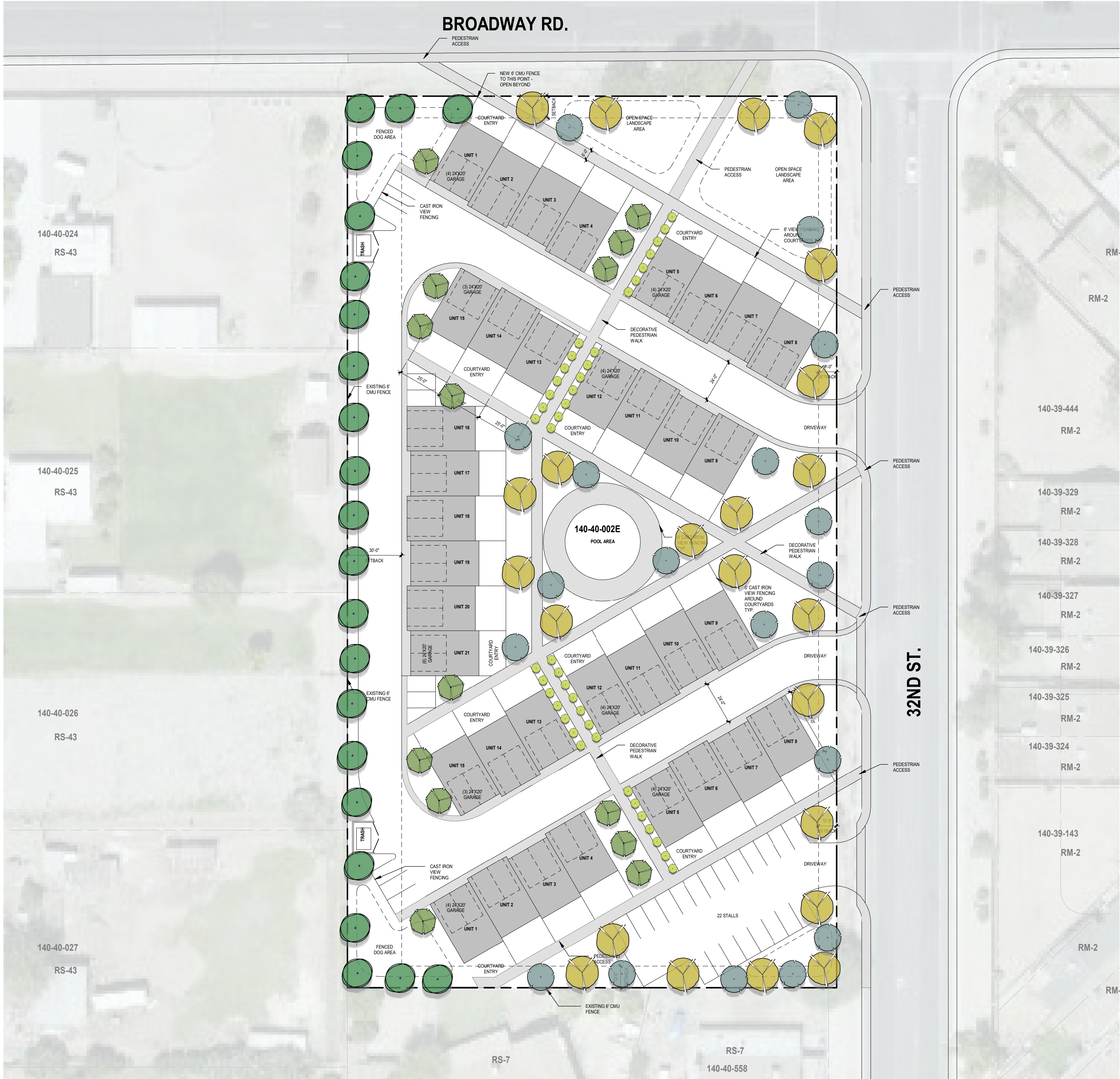
As pedestrian circulation is a very important part of the success of a project like this, easy street access has been provided to allow all patrons a view of the units from the street and to access all nearby amenities on foot. It is proposed that this project become part of the community, not separate 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





1 LANDSCAPE PLAN  
1" = 30'-0"

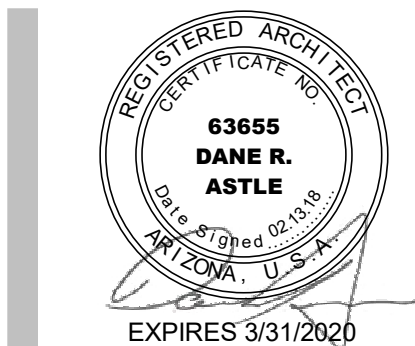
PROJECT DATA

SITE:	
PARCEL 1:	140-40-002D, 140-40-002E
TOTAL LOT AREA:	133,349 SF (3.06 ACRES)
EXISTING ZONING:	RS-9
PROPOSED ZONING:	RM-2 PAD
GENERAL PLAN:	NEIGHBORHOOD SUBURBAN
BUILDING:	
ALLOWABLE DWELLING UNITS/ACRE:	20 UNITS/ACRE - APPROX. 60 UNITS
NUMBER OF UNITS PROPOSED:	36 UNITS
TYPE OF CONSTRUCTION:	V-A
UNIT SF:	1,500
BUILDING HEIGHT:	(2 STORY) 30'-0"
BUILDING COVERAGE (50% MAX):	27%
OPEN SPACE REQUIRED (175 SF/UNIT):	6,300 SF
OPEN SPACE PROVIDED:	97,000 SF
PARKING:	
GARAGE PARKING:	2 STALLS PER UNIT - 72 STALLS
GUEST PARKING:	32 STALLS

PLANT SCHEDULE

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

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.



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

6/5/2018 10:41:44 PM - PLOT DATE

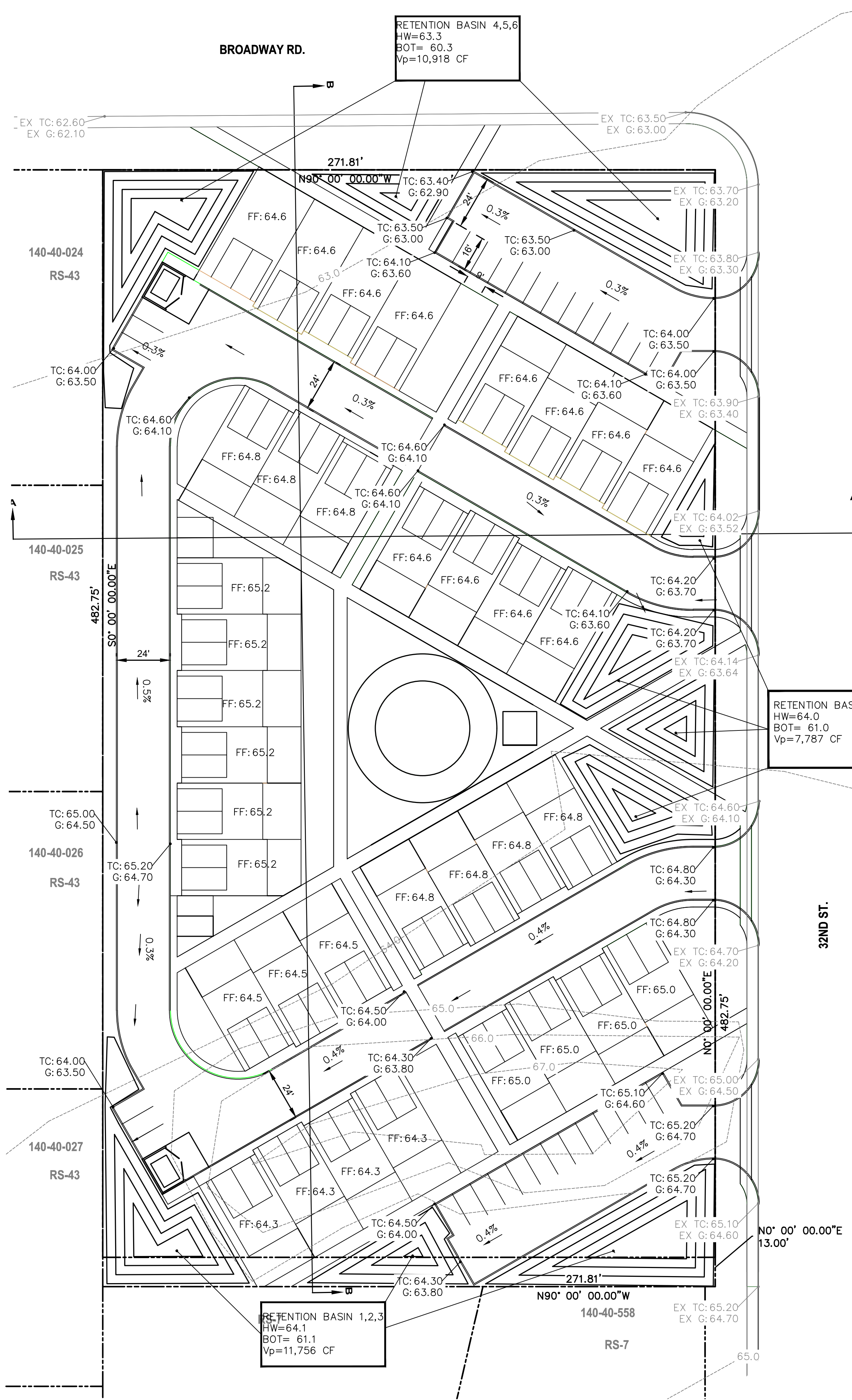
BROADWAY & 32ND TOWNHOMES

12345

#	DESCRIPTION	DATE
	SPR - REZONE	
	SUBMITTAL 06/05/18	

LANDSCAPE SITE  
PLAN



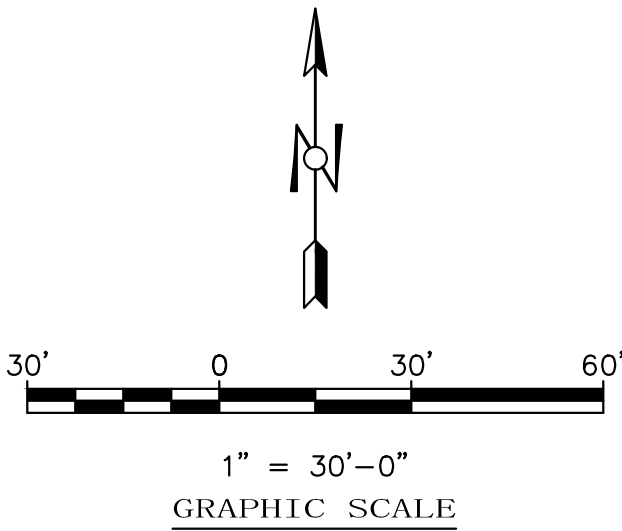
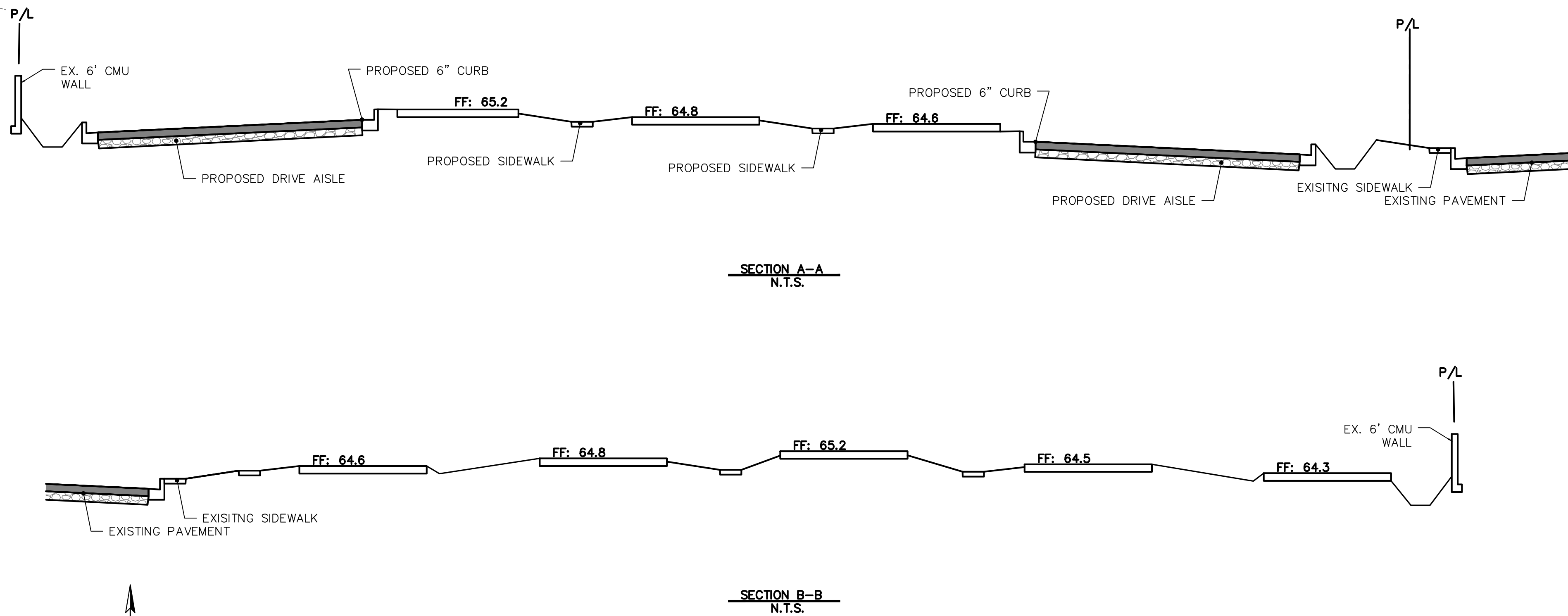


RETENTION REQUIRED:

SITE AREA:	133,349 SF
WEIGHTED C:	0.90
D(FT):	0.25
VREQ:	30,003CF

RETENTION PROVIDED:

BASIN	AREA OF TOP(SF)	AREA OF BOTTOM(SF)	DEPTH(FT)	VOL(CF)
1	2,949	577	3	5,289
2	1,208	17	3	1,838
3	2,780	306	3	4,629
4	2,896	364	3	4,890
5	835	72	2	907
6	2,878	536	3	5,121
7	1,729	146	3	2,813
8	1,212	55	3	1,900
9	1,558	91	3	2,474
10	520	80	2	600
TOTAL				30,461



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

**Larson Engineering, Inc.**  
6380 E. Thomas Rd. #300  
Scottsdale, AZ 85251  
480.212.4200 (f) 480.212.4201  
www.larsonengr.com

BROADWAY & LINDSAY - DEVELOPMENT

D A B K DEVELOPMENT  
3300 E. BROADWAY RD.  
MESA, AZ 85204

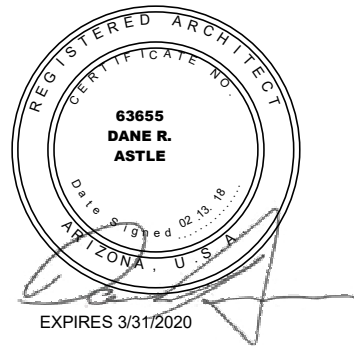
#	DESCRIPTION	DATE

PRELIMINARY SUBMITTAL  
SUBMITTAL 04/30/18

PRELIMINARY  
GRADING PLAN



C1



2015 S. COTTONWOOD DR.  
TEMPE, AZ 85282  
760.296.1176

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

BROADWAY & 32ND TOWNHOMES

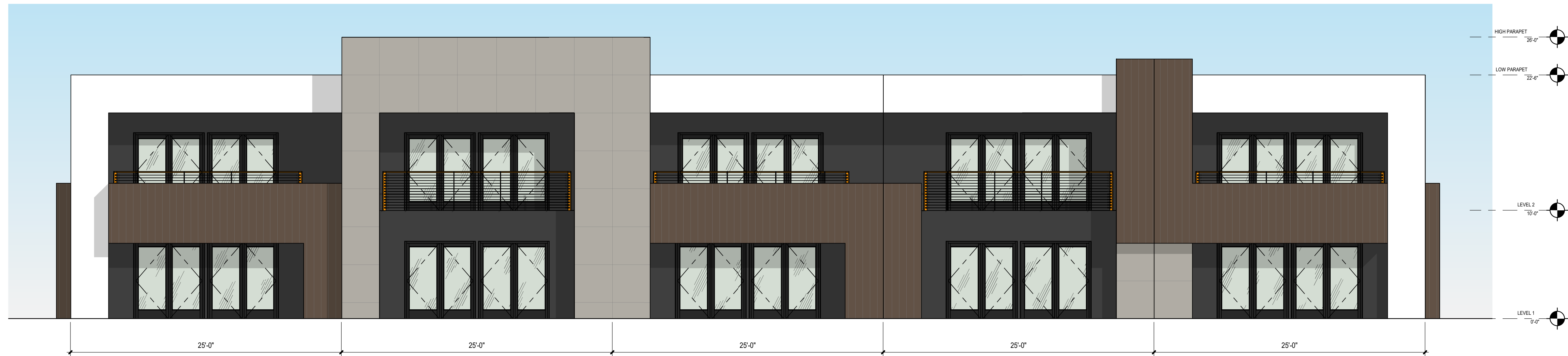
3165 E. BROADWAY RD.  
MESA, AZ 85204  
APN: 140-40-002D

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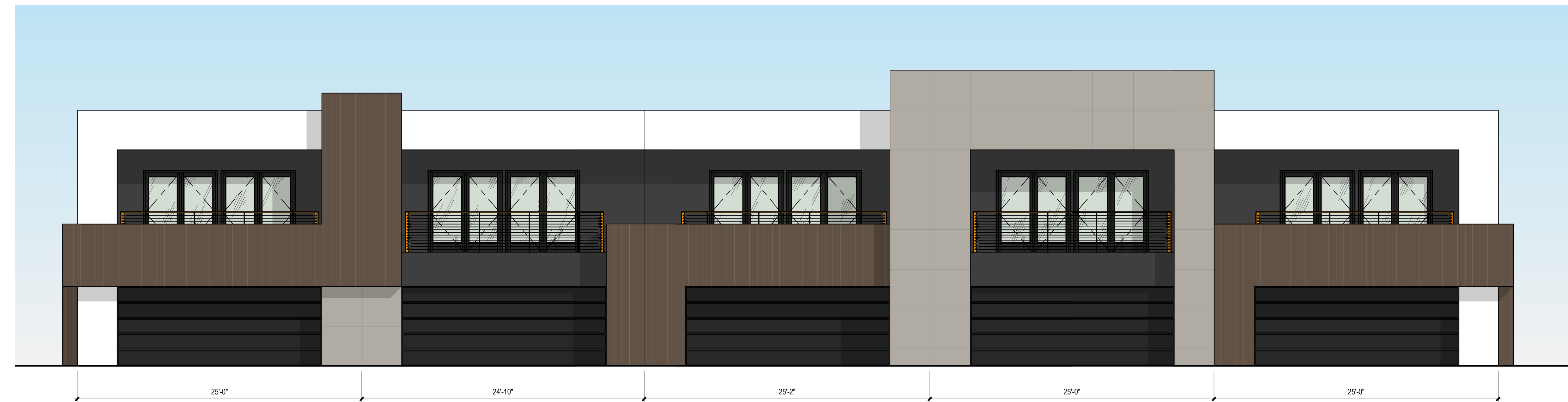
SPR - REZONE  
SUBMITTAL 06/05/18

PRODUCT CONCEPT  
ELEVATIONS

A010



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

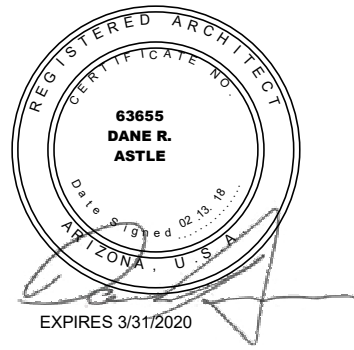


1 ELEVATION - GARAGE SIDE  
3/16" = 1'-0"





1 PERSPECTIVE VIEW



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

**BROADWAY & 32ND TOWNHOMES**

1/09

3165 E. BROADWAY RD.  
MESA, AZ 85204  
APN: 140-00-002D

#	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 Broadway Rd. and 32<sup>nd</sup> Street in Mesa, Arizona**  
**Address: 3165 E. Broadway Rd., Mesa, AZ 85204**  
Parcels: 140-40-002D

**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 Broadway and 32<sup>nd</sup> Street Multi-family proposed project. This site consists of 2 parcels and is located at 3165 E. Broadway Rd., Mesa, AZ 85204. The application is in regard to the rezoning of the existing land parcels totaling approx. 3 acres from the current RS-9 zoning to an RM-2 PAD to accommodate approximately 36 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](mailto:dane@edifice.build)

**Pre-application Meeting:** The pre-application meeting with City of Mesa planning staff was held on March 15, 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 March 15, 2018 at 8:15am

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 black ink, appearing to read "Dane Astle". The signature is fluid and stylized, with a large, sweeping "A" at the end.

Dane Astle  
Principal Architect  
EDIFICE



## Citizen Participation Report

July 3, 2018

**Proposed** Broadway & 32<sup>nd</sup> St Townhomes  
**Development:** (36) Unit Residential Townhome Development  
**Address:** 3165 E. Broadway Rd., Mesa, AZ 85204  
**Parcel Numbers:** 140-40-002D, E

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 (2) phone calls for this project.

One caller wished for more information. I was able to explain the project and provide clarity regarding building location and building heights. She did not have further concerns. She seemed comfortable with the project. She wished to remain anonymous.

A second caller, Cindy, was interested in more information. I let her know that another letter would be coming regarding the hearing on July 18<sup>th</sup> at 4pm. That letter will include a site plan. I offered to send all the project documents for review to help her understand the project concept. She expressed some concern as to building height, and density. We agreed to her sending me an email address so that I could forward information regarding the project. No email address has been received as of 07/03/2018.

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