

Lehi Cove

**89 SINGLE FAMILY ATTACHED
RESIDENTIAL COMMUNITY**

**BY
SKY BRIDGE COMPANIES, LLC**

**Project Narrative
Rezoning, Preliminary Plat**

Case No: ZON18-00214

July 18, 2018

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Introduction / Summary of Requests

These applications are for Lehi Cove, an approximate 7.5-acre site located west of the northwest corner of Val Vista and Thomas Roads, Mesa, AZ. The subject property was assembled from three different property owners and is vacant other than various plantings. The current request is to change the zoning to from agricultural to RM 2 PAD to allow a development with minimum lot sizes of 1,197 SF and private streets. The PAD overlay is necessary to accommodate the private streets and any deviations to the standards established in Section 11-5-4 of the Zoning Ordinance.

Lehi Cove will make an attractive, single family attached residential subdivision. The site is located on the arterial road, Thomas Road, located within a couple of blocks of freeway access at Val Vista Road and I-202.

The vision is to develop Lehi Cove, an 89-lot single family attached residential community within the greater Lehi community. Suburban Ranch themed design and elevations will complement the residences, representing the latest innovations, features, interior finishes, and variations of exterior textures in the residential industry. Two floor plans range in size from 1,464 square feet to 1,569 square feet with unique elevations and are designed for style, efficiency and affordability. Each home will have three bedrooms, two and half baths, a two-car garage and front patio. The Community will feature a “proud to come home” entrance design, plush landscaping, ample visitor parking, a spectacular and family friendly centrally located amenity area that includes a pool, Ramada, BBQ and grass opens space. The individual buildings vary from 3, 4 and 5 units providing a mix throughout the project. All unit’s front onto courtyards and vehicular access to the two car garages are alley loaded. In recognition of the unique lifestyle offered in Lehi, homes are fronted onto Thomas Road set back behind a neighbor friendly, agriculturally themed three-foot view fence.

Description of Property and Relationship to Surrounding Properties

The property is somewhat of a rectangle with the Loop 202 to the north, vacant land to the east, a construction yard adjacent west, Thomas Road adjacent south and Lehi Crossing master planned community on the south side of Thomas Road. The site will have convenient direct access to Thomas Road and access to the Loop 202 at Val Vista only a minute or so away.

The property is generally level. At present, the site serves as a nursery for infant trees. The south side of Thomas Road is fully improved with street lights, curb, sidewalk landscape etc. At the northwest corner of the assembled property is an existing well site which will be retained by the current property owner. The western property line has an existing masonry wall adjacent to the construction yard.

The General Plan Land Use designations, Land Uses, and existing Zoning for the properties surrounding the subject site are as follows:

General Plan Land Use Designation:

North: Freeway/Expressway/Highway.
South: Developing Residential (Lehi Crossing Master Planned Community is built directly south of the subject property).
East: Vacant.
West: Sand and Gravel.

Existing Land Use:

North: North side of subject property – Red Mountain Freeway.
South: Lehi Crossing MPC.
East: Vacant Land.
West: Construction yard.

Existing Zoning:

Site: Agricultural
North: Zoning is not identified (property is improved with the Red Mountain Freeway).
South: RS-9 PAD
East: GI
West: Zoning is not identified (property is not annexed into city of Mesa).

Detailed Description of Rezoning Request

Sky Bridge Companies seeks approval to rezone the subject property from Agricultural to RM 2 PAD to develop Lehi Cove, an 89-lot single family attached community just west of the northwest corner of Val Vista and Thomas Roads.

The Developer is seeking to develop the vacant site, integrating the development into and as a compliment to the existing neighborhood community. We believe a single family relatively affordable attached product would be complimentary to the area and fill a needed product type in the immediate vicinity. A unique and exciting brand of architecture utilizing a variety of building sizes and materials including brick, siding, shingles, iron, color, stucco and shutters will add detail and uniqueness to the community and ensure value and quality for years to come.

We believe the community will embrace and support our proposal due to the unique architecture, modest size and extra ordinary steps taken to integrate into the neighborhood. Fronting small detached buildings onto but setback from Thomas Road behind a three-foot white picket fence is a community characteristic that establishes a new standard others should be judged by.

Rezoning and Community Details

Sky Bridge Companies is proposing to rezone the subject property to RM 2 PAD to build an 89-lot single family attached community for residents of Mesa and beyond. This area is an ideal location for the new community for a variety of reasons.

The property is currently in agricultural use. The current proposal will have 89 two-story Suburban Ranch themed homes with two car garages. The average size lot will be 1,197 square feet. Two different floor plans ranging in size from 1,464 to 1,569 square feet will be offered with unique elevations. The two-story homes will have concrete tile roofs, distinct window treatments, a combination of brick, siding, shingles, iron, shutters and different front and garage doors. The homes will have the newest innovative furnishings and technology.

All units within the community front onto courtyard areas for pedestrian access and all vehicular access is alley loaded. With an intention of offering an open feel, all units will have a minimum of 36 feet from front building wall to front building wall. Homes will be fronted onto Thomas Road to integrate Lehi Cove into the existing community. The perimeter fence along Thomas Road will be three-foot themed view fencing to further integrate Lehi Cove within the Lehi community. A central open space amenity will include an expansive grass area, Ramada, BBQ, pool and spa. The community will have a sense of arrival with the themed wall, entry monumentation and the open area, "pride of ownership". The common areas including the 30-foot-wide private streets for the residences will be maintained by the Lehi Cove homeowner's association.

Lehi Cove will feature a total of 251 full-size parking spots for residents and guests, 178 garage spaces (22' depth minimum), 43 parking stalls, and 30 half street spots. The community CC&R's will restrict the use of any exterior parking for more than 24 hours allowing more than sufficient guest parking space for any future events. All parking stalls and half street parking spaces have been strategically placed throughout the community to offer convenience of guest parking for all visitors. As an added incentive to ensure residents park their vehicles inside their garage spaces, the housing product has been designed to offer a section of in-garage storage in each plan. This should allow for desired garage storage and full accessibility to two garage parking spaces.

The community will offer seven optimally located trash bins, no further than 170' from any unit within the community. As well, two recycle only bins have been placed on the east and west ends for all community use. The placement of the solid waste bins have been placed in positions on the exterior of the project so the driver can make one complete circle through the community and continue with the daily route.

Sky Bridge Companies is attracted to the subject property for a number of reasons including the extraordinary lifestyle the Lehi community offers. With a high concentration of jobs in close proximity, excellent freeway accessibility and incredible schools our belief is this will be one of the strongest infill areas within the City. It was also noted the pride of ownership in the surrounding family neighborhood. We strongly feel the neighborhood will support the well-appointed community to the area.

This area currently needs new affordable single-family home options. Lehi Cove will be an excellent choice. The homes will be equally ideal for young families and professionals who want to live close to work, amenities and recreation with the built-in conveniences of home ownership. Also, for the empty nesters wishing to own and live in the areas close to family and friends without having to maintain larger homes and properties. All residences will have access to centrally located amenities for their use and social gatherings.

The property is located within a minute or two from the Red Mountain Freeway (I-202). In fact, the Red Mountain Freeway borders Lehi Cove to the north and is one of the fundamental reasons the proposed housing product is appropriate. Serving as a buffer from the Red Mountain Freeway on the north the transition of land uses is text book. To the east is a vacant acreage suitable for higher density multifamily. To west a construction yard located in the County. And to the south Lehi Crossing and the balance of the Lehi community. Lehi Cove is an excellent example of exemplary land use transitions for the neighborhood, community and city of Mesa.

Development Standards Table

Standard	RM-2 (Proposed)	RM-2 (Existing)
Minimum Lot Area (SF)	1,197.21	7,200
Minimum Lot Width – Attached	21’	36’
Minimum Lot Depth	57’	94’
Maximum Density (du/na)	12.95	15
Minimum Density	-	-
Minimum Lot Area/Dwelling Unit	1,053	2,904
Front and Street-Facing Side	Varies by General Plane Street Classification: 6-lane arterial: 30ft 4-lane arterial: 20ft Collector: 25ft Local Street: 4ft Freeways: 30ft	Varies by General Plane Street Classification: 6-lane arterial: 30ft 4-lane arterial: 20ft Collector: 25ft Local Street: 20ft Freeways: 30ft
Interior Side and Rear: 3 or more units on lot	Single Story: 20ft Multiple Story: 15ft per story	Single Story: 20ft Multiple Story: 15ft per story
Interior Side: Single Residence – Attached	0’	0’
Minimum Height	30’	30’
Maximum Lot Coverage	100%	45%
Minimum Open Space (sqft/unit)	1,353	200
Total Parking (Spaces/Unit)	2.83	N/A

Neighborhood Concern

A recent complaint regarding Vulcan Materials was brought to our attention during our neighborhood meeting with residents of Lehi Crossing. Broadly the neighbors expressed historic concerns that Vulcan Materials industrial use and Lehi Crossings residential use were incompatible. Specifically, they felt the asphalt plant located within Vulcan's operation is emitting harmful toxins that are negatively impacting their health. The level of odor was explained as intolerable by a few living near the plant and nearly non-existent by others living closer to Lehi Cove.

Following our neighborhood meeting extensive due diligence was conducted regarding Lehi Crossing's complaint of their neighbor to the south. The investigation included numerous and detailed discussion with the city of Mesa, Maricopa County Air Quality Department, Arizona Department of Environmental Quality (ADEQ), Vulcan Materials and the Environmental Protection Agency (EPA). Further investigation included gathering historic environmental data from the EPA for asphalt plants and the most current environmental performance test results for Vulcan Materials from the Maricopa County Air Quality Department, the responsible agency for such matters. All available scientific data, historic and current shows zero evidence to the health claims being made.

Grading and Drainage

In accordance with the City of Mesa requirements, on-site retention for the 100-year, 2-hour frequency storm event will be required and will be on-site. There will be no impact on any of the surrounding properties.

Domestic Water

The water will tie into an 8" water main in Thomas Road within the Desert Wells Pressure zone.

Sanitary Sewer

The sewer will be tied into the existing 8" stub-out from the 8" sewer in Thomas Road.

Electric

Electric will be provided by Salt River Project. All new construction will be installed underground.

Relation to adopted planning documents and other public and private land use related plans.

Mesa 2040 General Plan

General Plan includes Goals, Supporting Policies and Strategies to ensure future developments meet the community's goals and vision. This proposed development is consistent with the community's goals and incorporates the following policies and objectives:

Neighborhoods

Goal: Create and maintain a variety of great neighborhoods

Policy / Strategy

Neighborhood P1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

- Lehi Cove brings a new mix of single family affordable attached homes to the area. The new homes with families or empty nesters will bring life and energy to the neighborhood.

Neighborhood P2: Review new development for the mix of uses and form of development needed to establish lasting neighborhoods.

- Lehi Cove will provide an added neighborhood for families to grow and become a part of the overall Lehi community that has been established and well maintained and will become another outstanding neighborhood for the City of Mesa.

Neighborhood P3: Continue positive working relationship with local schools to provide parks, meeting locations and support for the neighborhoods.

- Lehi Cove will have children attending the local public schools – Ishikawa Elementary, Stapley Junior High and Mountain View High School along with other charter schools in the area. The community association and parents will be valuable partners with the schools for many events within the community open areas for all to enjoy.

Neighborhood S1: Utilize grants and other funding sources to target projects and programs

- Lehi Cove will be privately funded initially by Developer.

Neighborhood S2: Enhance the neighborhood outreach program.

- Lehi Cove will have a community association that will be an avenue for an enhanced outreach program for the community.

Neighborhood S3: Review and update design standards and guidelines.

- Lehi Cove will implement new technology and newest innovative furnishings.

Neighborhood S4: Establish and maintain ongoing process for improving connections and walkability in existing neighborhoods by installing sidewalks where needed and improving the amount of shade and other amenities along sidewalks.

- Lehi Cove will help fill in the “missing” off-site improvements along the northern side of Thomas Road with trees for shading along the sidewalks. Internally, sidewalks will be constructed adjacent to the interior lots with connections to the common areas.

Neighborhood S5: Investigate strategies and incentive to encourage appropriate infill consistent with neighborhood goals and values.

- Sanctuary at Alta Mesa fulfills the infill goal with a compatible land use for a vacant parcel to meet the neighborhood goals and values.

Housing P1: Encourage a range of housing options in all areas of the City in order to allow people to stay in their neighborhoods as their housing needs change.

- Lehi Cove provides a housing option for families and empty nesters wanting to downsize their current home yet stay in the area.

Character Areas

Goal: Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy and develops rich public places.

Policy / Strategy

Character Areas P1: In areas with a Neighborhood character, development will be reviewed for the impact on improving or maintaining the existing neighborhood and achieving the development and design standards set forth in Chapter 4.

- Lehi Cove will become part of the Lehi community and bring new energy and life. The project will complement the existing Lehi Crossing master planned community adjacent south.

Land Use P1: Develop a land use pattern throughout the City that helps create and maintain diverse neighborhoods, maintains locations for employment uses, provides for dynamic and inviting locations for shopping and recreation, achieves compatibility with surround communities and is consistent with other plans and programs of the City.

- Lehi Cove provides a diverse neighborhood within the City.

Land Use P2: Support the diverse and dynamic sub-areas within the city by utilizing land use controls to help maintain their unique character or history.

- Lehi Cove will maintain and enhance the sub-area.

Anticipated impact on area roadway and freeway network, including comparison to existing land uses designation, comparison and patterns, and need for major roadway improvements.

The site enjoys excellent regional access to I-202 (Red Mountain Freeway) two blocks away.

Unique features, attributes or impacts of the proposal, such as unusual demand on water resources, impact on natural environment, relation to nearby adjacent communities, or other characteristics.

Lehi Cove is an excellent transitional land use sandwiched between the Red Mountain Freeway and the Lehi Crossing master planned community.

Conclusion

Based upon the analysis provided herein, we believe the proposed rezoning is consistent with the overall intent and goals of the Mesa General Plan 2040.