

**Rezoning, and Preliminary Plat
Project Narrative**
for

Montelucia

239 N Signal Butte Road

Submitted by:

Funk Family Enterprises, LLC
Bellago Development, LLC

Submitted to:

The City of Mesa
55 North Center Street
Mesa, AZ 85201

**Submitted
August 7, 2018**

Introduction

Funk Family Enterprises LLC and Bellago Development, LLC, are pleased to submit this application for Montelucia (the “site”). This parcel contains 6.26 gross acres and is identified on the Maricopa County Assessor’s map as parcels 220-54-073B and 220-54-073G. The site is located south of University Drive and North of Main Street, on the east side of Signal Butte Road at 239 N Signal Butte Road in Mesa, Arizona, as shown on the aerial below in **Fig. 1.0**:

Fig. 1.0: Aerial Map



Existing Conditions

The project site is currently located in unincorporated Maricopa County, with existing R1-8 county zoning. However, the property lies within the City of Mesa’s planning area and has a General Plan land use designation of Neighborhood—Suburban. It is a rectangular shaped, infill “remnant” parcel which remains predominately undeveloped, with the exception of an older garage structure on the property, which will be removed upon development of the property. The site is surrounded on all four sides by parcels with similar General Plan Designations and other similar residential zoning classifications as indicated in the chart below:

Relationship to Surrounding Uses (Maricopa County Zoning)

Direction	Existing Zoning	Existing Use
North	R1-8	Residential
East	R1-8	Residential
South	R-2	Residential
West	R1-8	Residential
Project Site	R1-8	Vacant

Request

This application contains the following requests:

1. To rezone the site to RSL-2.5 with a PAD Overlay
2. Approval of the preliminary plat as submitted.

Approval of these requests will allow for the development of a 37-lot single family detached residential subdivision as shown on the Preliminary Plat included as **Exhibit A** of this narrative. An application and request for annexation is being made concurrently.

Development Standards

The developer has worked diligently to create a site plan which: 1) incorporates creative street alignments and circulation for adequate ingress and egress, 2) creates and distributes open space both on the developed lot and throughout the site and 3) establishes a gross density of 5.91 du/ac which is compatible with the surrounding residential neighborhoods. The development of this property as a residential use will complement the residential pattern established in the area and provide the ideal location for a quality infill development.

Per Table 11-5-4 B, Chapter 5 of the Mesa Zoning Ordinance, development standards are outlined for the RSL-2.5 PAD zoning district. The chart on the next page indicates the required standards, and those proposed for the Montelucia development. Modifications are shown in red and standards that are exceeded are shown in **bold**.

RSL-2.5 Development Standards

Standard	Required	Proposed
Minimum Average Lot Area of Subdivision	2,500 sf	4,000 square feet
Minimum Individual Lot Area	2,000 sf	3,900 square feet
Minimum Lot Width-Interior Lot	25 feet	47 feet
Minimum Lot Width-Corner Lot	30 feet	47 feet
Minimum Lot Depth	75 feet	80 feet
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.):		
Front - Building Wall	12	12
Front - Garage	20	20
Front- Porch	7	7
Street Side	10	10
Interior side: minimum each side	3	3
Interior Side: Minimum aggregate of 2 sides	8	8
Rear	15	15, 13***, 11***
Rear or side- garage, accessed by alley or common drive shared by 3 or more lots, measured to construction	13'	n/a
Minimum Useable Open Space (sq. ft.) per unit	400*	Min. Front Yard 240 Min Rear Yard 705 Retention w/Grass 21,797 Amenity Open Space 3,740

Table Notes:

*400 S.F. of usable open space per unit x 37 units = 14,800 S.F. (.34 AC) required. The proposed plan provides 21,797 S.F. Retention with Grass Open Space and 3,740+ S.F. Amenity Lot (Total of: 25,537 S.G. or 72% greater than required) In addition there is on lot open space per unit of 705+ S.F.

***Rear setback 13' - only on full depth single story homes with an additional 2' down (to a rear setback of 11') to achieve variable front yards.

***Patio covers in the rear yard permitted to encroach up to 5 feet deeper than the home into the rear setback.

Design Elements

Per Table 11-5-4-A of the City of Mesa Zoning Ordinance, there are six design elements which must be implemented in this subdivision to achieve the RSL 2.5 designation. The developer has chosen to implement the following design elements in consideration of reduced lot size and the 2.5 designation:

- *Parkland and Open Space:* The common area open space proposed in this subdivision includes 25,887 square feet, or 9.5% of the gross acreage. Of this area, 22,147 square feet is retention area with grass, and 3,740 square feet is the amenity open space area. The main amenity tract is in the center of the subdivision and contains a shaded seating area adjacent to the play area. Additionally, there is an average minimum of 705 private rear yard open space area per lot.*
- *Decorative Paving:* Stamped, colored asphalt bands approximately will be located at both ends of the central street (Garrison St. & Boston St. entrances) as shown on the landscape exhibit. These will be maintained by the HOA. Alternatively, driveways will be done with pavers on each home.
- *Variable Front Yards:* No more than 50% of the homes will be set back the same distance from the front lot line, and at least 50 percent of the homes will be set back at least 2 feet farther than the minimum. Full depth single story plans will need to be able to reduce the rear yard setback an additional 2'.
- *Garage Setbacks:* 75% of all elevations offered have garages that will be set back at least 4 feet behind the primary front façade of the dwelling (Façade Articulation Waiver).
- *Entries and Porches:* At least 50% of the homes include entries and covered porches extending along a minimum of 50 percent of the width of the homes front facades, excluding the width of garages. Porches meeting this requirement shall have a minimum width of 8 feet and a minimum depth of 4 feet.
- *Architectural Diversity:* There are 4 plans being offered initially with 3 elevations per plan. We plan to add an additional single story. Each elevation proposes a different combination of materials and colors (12 color schemes). Enhanced architectural elements with sand finish stucco on front elevations and real wood, wrought iron, and stone and brick material will be utilized (per plan and elevation).

Site Plan & Elevations

The site plan consists of 37 single family detached residential lots at an average size over 4,000 square feet. The smallest lot size is 3,935 SF, which dimensions still exceed the individual minimum and average lot size requirements for the RSL-2.5 zoning classification.

The homes proposed at Montelucia will range from roughly 1,300 to over 2,000 square feet in size.

Nine different elevations are proposed using a variety of colors and materials. Custom Canterra stone is used with chinked roof tile for 4 of the elevations, real wood lintels, posts, and corbels coupled with brick trim on the windows is used on 4 of the elevations, and real Hardie Backer trim is used on 4 of the elevations. All of the homes have sand finish stucco on the front elevation with custom Canterra address numbering for a truly upscale look. We have 12 color schemes used across the elevations with 3 tile colors that can be done in either flat or curved tile.

A homeowners association utilizing a professional management company will maintain all common areas including the private street. The common area maintenance items have been kept to a reasonable level in order to keep the HOA assessment level low. The homes will be upscale for the area, meeting the current energy standards and having enhanced custom architecture. Reasonable HOA assessments coupled with the upscale homes will keep the neighborhood viable and sustainable.

Elevations similar to those which will be offered at Montelucia are shown below in **Fig 2.0**.

Fig. 2.0 Elevations



Circulation

Vehicular access to this subdivision is with an entrance off of both East Boston Street and East Mercury Drive. All streets in this subdivision are proposed as public streets, with a 50 foot right-of-way street section.

Conclusion

This proposal for Montelucia will provide a traditional single family detached residential project within the City of Mesa that will establish a new neighborhood in a unique setting. This subdivision will create an opportunity for additional housing choices in this area.

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and Zoning Ordinance. The applicant and property owner look forward to working with the City of Mesa to create this quality single-family home subdivision, and respectfully request approval of this application.