

Rezoning, Site Plan, and Design Review Applications

for



**Southeast Corner of
Guadalupe Road and Hawes Road
8415 E. Guadalupe Road**

by:

NexMetro Development, LLC

Case No.: ZONE18-00693

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AVILLA ENCLAVE

I. INTRODUCTION

Continuing its reputation for developing high quality and successful single story, detached, casita-style residences in the greater Phoenix Metro Area and other parts of the country, NexMetro Development, LLC (“NexMetro”) is the proposed developer of approximately 10.02 gross (8.0± net) acres at the southeast corner of Guadalupe Road and Hawes Road (the “Site”). NexMetro is in escrow to acquire the Site and develop it with a unique, innovative, and high-quality residential community known as “Avilla Enclave.” Avilla Enclave will contain 96, 1-story, predominately detached residences that will be an attractive presence in the area and provide an appropriate transition between the existing residential development east and south of the Site to the commercial developments to the west.

Avilla Enclave represents a lifestyle choice, presenting future residents a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. Avilla Enclave combines the best elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements create a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the mortgage payment or HOA fees of a typical single-family development. The casita-style residences are one story in height, with the majority of them containing no more than 1 du/building, creating a “single family subdivision” feel throughout the neighborhood. This gated community is designed with move-up market finishes and features in an efficient setting. Avilla Enclave will be compatible with the neighboring developments and will provide high quality, unique, and additional housing opportunities within the City of Mesa (the “City”).

To achieve this, NexMetro requests the following:

- Rezone the Site from RS-43 to RM-2/PAD;
- Site Plan approval for 96, 1-story residences; and
- Design Review approval for the Site Plan, Landscape Plan, Building Elevations, etc. for Avilla Enclave.

II. SITE AND SURROUNDING AREA

An aerial of the Site is attached as *Exhibit 1*. The Site is designated on the City’s General Plan as Neighborhood Suburban and is zoned RS-43. East of the Site is a future single-family development, designated on the General Plan Neighborhood Village Center and zoned RSL-3.0. The Site is bordered by an existing residential neighborhood on the south, designated on the General Plan as Neighborhoods and zoned RS-6.

III. PROPOSED REZONING, SITE PLAN, AND DESIGN REVIEW

As discussed, NexMetro is proposing the Site be rezoned from RS-43 to RM-2/PAD. NexMetro’s proposed Rezoning, Site Plan, and Design Review applications for an upscale, unique, medium-high density neighborhood is compatible with the City’s General Plan and is an

appropriate transition from the existing residential (less intense land use) to the existing commercial (more intense land use) west of the Site. The General Plan's Goals and Policies identified in *Appendix A: General Plan Compatibility* support NexMetro's applications. NexMetro's requests will provide for a coordinated and compatibly arranged variety of land uses in the area through innovative site planning. The proposed zoning change responds to the existing and future needs of the community by providing alternative housing for people seeking to live in the area.

A. Site Plan

As is depicted on the Preliminary Site Plan attached as **Exhibit 2**, careful consideration has gone into planning Avilla Enclave. NexMetro has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of the Site. Avilla Enclave is a gated community that will consist of approximately 96 residences at a density of approximately 9.6 gross (12.0 net) du/ac. The residences are a mix of one, two, and three bedrooms, with approximately 80% of the buildings being detached and the one-bedroom residences being attached in a duplex style. Unlike traditional apartment complexes where the majority of the units are 1 and 2 bedrooms (typically 50-60% 1 bedrooms, 30-40% 2 bedrooms, and less than 10% 3 bedrooms), Avilla Enclave has more 2- and 3-bedroom residences (35% 1 bedrooms, 35% 2 bedrooms, and 30% 3 bedrooms).

The residences will range in square footage between approximately 625 sq. ft. and 1,250 sq. ft. The 1-story buildings are similar to what would be found in traditional single-family residential subdivisions and are a lower profile than what would be found in traditional garden style multi-family communities (2- and 3-story buildings) or commercial developments. The residences are grouped around pedestrian courtyards to create a sense of arrival and place within the greater context of the community and greater connection within the community. *See Exhibit 4, Typical Courtyard Layout.* All homes will be fire sprinkled, allowing a reduced building separation that enhances the impact of the courtyard design. The home interiors are an open concept design with 10-foot ceilings, large windows, and high-end finishes such as stainless-steel appliances and granite countertops.

The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout Avilla Enclave and to the adjacent public sidewalks. Particular attention has been given to provide pedestrians with convenient access to the existing commercial development west of the Site, with a pedestrian path leading to the dog park and then to the corner of the Guadalupe Road/Hawes Road intersection. The dog park area will contain appropriate amounts of landscaping and view fencing, further expanding the visual experience in this area. The Site's perimeter has likewise been enhanced through a combination of landscaping and theme walls. The perimeter theme wall along Guadalupe Road and Hawes Road undulates between 3 – 5 feet to provide visual relief and interest from the streetscape. Additionally, the placement and orientation of the residences in this area vary, with some buildings backing up to the arterial streets while others side up to it.

The placement of the buildings and yard walls within the Site provide visual interest by varying the roof lines and orientations, providing small scale pedestrian courtyards, amenities and landscape features, and architectural detail. Materials for both hardscape elements and housing

product establish a theme and work harmoniously to create a visually pleasing environment. A unique feature for Avilla Enclave is that every residence includes a private, 6-foot masonry wall enclosing the rear yard (average of approximately 400 square feet) that is nearly as wide as the residence itself, with a minimum depth of 8 feet. Prior to residents moving in, the entire yard will be covered with decomposed granite and a minimum of one tree will be installed. Residents are allowed to customize their yards upon approval by the property management company. Common improvements by residents include brick paver patios, barbecues, patio furniture, and trellises or umbrellas. Small scale pedestrian courtyards and outdoor seating areas are also provided to create a seamless and smooth transition between public and private portions of the community.

B. Landscaping, Amenities, and Open Space

The overall landscape theme is inspired by luxury living while also embracing an adapted Sonoran Desert style landscaping. *See Exhibit 3, Landscape Master Plan.* As shown on the Conceptual Master Landscape Plan, the design, elements, and materials create a sense of community and neighborhood, while adding a fresh approach to timeless desert environments for Arizona residential communities. The elements and features are designed to create a “sense of place” and a permanence achieved by relating the elements to the “human scale” and integrating with the architecture.

The landscaping theme draws from the lush desert look and feel of an adapted Sonoran landscape tempered for the Arizona climate through the use of drought tolerant elements. The use of palms at the entry and pool area creates a sense of entry and a resort style landscape look and feel. The landscape elements provide a diversity of colorful plant materials and are evocative of luxury living. The landscaping theme also integrates design cues from the timeless architecture and design elements of the Southwest reflected in the materials and detailing. Avilla Enclave draws from traditional southwest architecture through the use of stucco and tile that contrast in color and texture. Together these elements embrace the southwest architecture of the proposed homes and blend with the existing built environment of the area.

The landscape palette for Avilla Enclave consists of multiple tree species that include Palo Verde species, Mesquite species, and Oak species that are fast growing and medium to large in height. *See Exhibit 3.* The palette includes smaller trees such as Mulga and Mastic that are moderate in height and provide shade for smaller spaces. The shrubs, accents, and groundcovers have been selected to provide year round color and complement one another and the tree species. The plants have been chosen for their color, texture, and form, creating a landscape environment that is adapted to the desert and inviting to the residents and visitors of Avilla Enclave.

Avilla Enclave has been planned with quality neighborhood scale amenities consistent with NexMetro’s desire to create an upscale, suburban community where residents will be able to play, relax, or socialize in a pleasing environment. *See Exhibit 7, Amenities Enlargement.* The amenity areas within Avilla Enclave are designed to enhance the community character and quality of life by providing recreational opportunities and connectivity for residents through the integration of effective internal and external open spaces. The amenity and theming elements have been integrated to maintain the overall “sense of place” and identity of the community. Avilla Enclave will contain a centrally located main amenity area, providing active and passive open space for residents and guests to enjoy. Pedestrian paths are provided throughout the Site, connecting the

residences to the amenities and allowing opportunities to walk to the commercial to the west. *See Exhibit 8, Vehicular and Pedestrian Circulation Plan.* Additional amenities include: resort style swimming pool and spa, large outdoor lawn, lounge areas, shade sail and trellis, barbecue grills, dog park, and gathering areas for residents to congregate. NexMetro's neighborhoods have traditionally attracted singles, young couples, and seniors, with a very limited number of school aged children. For this reason, the amenities provided focus on recreation and socialization of adult residents.

Open space requirements for multi-family residential developments are a result of the lack of private usable space typically associated with standard two and three-story multi-family communities. The minimum requirement for open space is 200 square feet per residence, resulting in a required minimum open space requirement of approximately 0.44 acres (19,200 sq. ft.). Avilla Enclave will contain approximately 57,669 square feet of common area open space and approximately 40,822 square feet of private (rear yards) open space. When combined together, this result in a total amount of open space area of approximately 2.26 acres, which is approximately 28% of the net Site area (8 net acres)—far exceeding the minimum required (0.44 acres). *See Exhibit 14, Open Space Exhibit* for additional details. The public open space occurs in convenient locations throughout the Site for residents to use and enjoy. The private open space is located within the rear yards of the residences for each resident's own personal use and enjoyment, which is more typical of a single-family development than a traditional multi-family community. The use and amounts of public and private open space continue to demonstrate the innovative design of Avilla Enclave.

C. Architecture

The proposed architecture for Avilla Enclave is in keeping with the adjacent single-family homes and the surrounding area. There are three floor plans (1-, 2-, and 3-bedroom residences), each with distinct architectural elevations and all with pitched roofs. Additionally, three separate, distinct, yet complementary color schemes are proposed to provide visual interest and a change to the streetscape. *See Exhibit 5, Building Elevations and Exhibit 6, Floor Plans.* The proposed architectural elevation style for Avilla Enclave is a Spanish theme. The homes have layered architectural massing to create shade and shadow. The Spanish style was inspired by the eclectic rural architecture of Spain and Latin America. Typical features include a low-pitched roof with little or no eave overhang, "S" or flat tiled roofs, decorative wrought iron detailing, and simple detailing at doors and windows. The colors for the homes surrounding each courtyard will be similar in order to create a consistent identifiable aesthetic. Stone veneers have been added to some of the elevations to further create diversity between the schemes. The varied colors and materials will aid in creating the distinct character for each courtyard within the community. *See Exhibit 5 and Exhibit 9, Material and Color Palette.*

The pool amenity and management office welcomes residents and guests at the main entrance to the community off of Guadalupe Road. *See Exhibit 10, Office Elevation.* The design of this entry area is intended to give residents and visitors the ability to park outside the gate and visit the management office. *See Exhibit 2, Preliminary Site Plan.* The management office is designed to be a focal point of the entrance area. At approximately 25 feet in height, the management office is slightly taller than the homes. This building incorporates the architectural

elements, materials, and colors of the homes, with layers of horizontal and vertical planes. The resident postal boxes are incorporated with the building, making it truly a neighborhood-gathering place where residents can regularly interact with management and one another.

Noticeably absent from the four-sided elevations are garages. Due to the unique design of Avilla Enclave, detached garages and covered parking are internalized and screened from adjacent roadways. The garage elevations incorporate similar elements and stone veneer from the residences in order to create a consistent design throughout the neighborhood. Parking canopy covers are consistent with the buildings' color and will be architecturally integrated with the surrounding structures. *See Exhibit 11, Garage Elevations.*

D. Theme Walls, Entry Gates, and Entry Monument

As depicted in *Exhibit 12, Conceptual Community Theme Walls, View Fencing, and Entrance Features (Hardscape Features)*, the theme walls, view fencing, and entry monument have been designed to be consistent with the home elevations and landscaping theme.

There is a hierarchy of three wall types that will be used in various locations throughout Avilla Enclave. *See Exhibit 13, Conceptual Wall and Signage Plan.* Areas with a greater visual importance will use the theme wall, which incorporates CMU block with a band and cap of contrasting colored split-face CMU block. Long runs of wall will be broken by columns integrating similar split face block used in the theme wall and finished with a decorative cap. The entry gates will use a material palette similar to the architecture and perimeter walls, with the gates being primarily composed of tubular steel, steel panels and wrought iron. *See Exhibit 12.* Automobile gates will be automatic wrought iron gates with design articulation to match the architecture of the development. Pedestrian gates will also be wrought iron.

The materials of the monument sign will include variations of earth tone paint colors on stucco over CMU with some smooth face CMU. *See Exhibit 12.* Other materials incorporated into the sign wall will be woven steel artwork that complements the Avilla Enclave logo as well as decorative basket weave elements.

E. Development Standards

Given the unique nature of Avilla Enclave and the traditional requirements of the City's RM-2 development standards, which are not readily applicable to this distinct, one-story, predominantly detached, multi-family community, NexMetro is proposing the following development standards for Avilla Enclave (changes in development standards are noted in **bold**):

Regulation¹	City of Mesa RM-2 Development Regulations	Avilla Enclave Homes Proposed Development Regulations
Min. Lot Area (sq. ft.)	7,200	7,200
Min. Lot Width (ft.) – Multi-Family Res.	60	60

¹ Per Table 11-5-5.

Regulation¹	City of Mesa RM-2 Development Regulations	Avilla Enclave Homes Proposed Development Regulations
Min. Lot Depth (ft.) – Multi-Family Res.	94	94
Max. Density (du/net ac.)	15	12.0
Min. Lot Area per du (sq. ft.)	2,904	2,904
Max. Height (ft.)	30	25 ft./1 story
Building Setbacks		
Front (Guadalupe Rd.)	30 ft.	20 ft.
Side (east)	20 ft.	10 ft.
Side (Hawes Rd.)	30 ft.	20 ft.
Rear (south)	25 ft.	15 ft.
Landscape Setback²		
Front (Guadalupe Rd.)	30 ft.	15 ft.
Side (east)	20 ft.	10 ft.
Side (Hawes Rd.)	20 ft.	15 ft.
Rear (south)	25 ft.	15 ft.
Minimum Separation Between Buildings		
1-Story	25 ft.	8 ft. (Eaves and Overhangs are permitted to encroach a maximum of 12 inches)
Detached Covered Parking Canopies	20 ft.	6 ft.
Max. Building Coverage	45%	45%
Min. Open Space (sq. ft./unit)	200	200
Building Entrances – Projection or Recess	5 ft. min. depth 50 sq. ft.	3 ft. min. depth 14 sq. ft.

The proposed development standards reflect the uniqueness of Avilla Enclave, the property itself, and the surrounding properties. The placement of homes on the perimeter of the property, with rear yards and side yards facing the adjacent street and properties is designed to complement the streetscape and adjacent developments by providing a similar scale and visual aesthetic as single-family homes, but without traditional street facing garages. The buildings and perimeter walls are also staggered along the arterial streets, further providing visual interest and relief. Internal vehicular circulation and parking also reduce the visual impact of the community by hiding it from the public view.

² Per §11-5-5(A)(1).

IV. MISCELLANEOUS

A. Parking

Avilla Enclave is providing the code-required amount of parking—202. Of the 202 parking spaces, 28 will be enclosed garage spaces that reduce the visual impact and scale of the parking spaces. The parking stall spaces are approximately 9 ft. x 16 ½ ft., with a 1 ½-foot overhang. The final site plan will meet the City’s parking requirements.

B. Phasing

It is anticipated that Avilla Enclave will be constructed in two phases, with the necessary off-site improvements being made, on-site infrastructure being constructed, and models and the management office being built. The second phase will consist of building out the remaining homes. Staff may administratively approve deviations from the proposed phasing.

C. Grading and Drainage

The Preliminary Grading and Drainage Plan is attached as **Exhibit 15**. All project drainage systems will be designed and constructed in accordance to the latest MAG Standard Specifications and Details and the latest City of Mesa Standard Details and Specifications. Onsite drainage (including adjacent half-street areas) and retention shall consist of some onsite surface retention and an underground storm drain system that will be designed to capture storm water runoff according to the City’s calculation requirements.

V. PROJECT TEAM

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VI. CONCLUSION

Avilla Enclave's casita-style community is an exciting and unique housing choice that makes good use of this Site. The proposed Rezoning, Site Plan, and Design Review approvals are supported by the City's General Plan and are compatible with the surrounding area. Avilla Enclave creates a sustainable solution for this Site and an attractive presence in the area. We request your approval.

NexMetro Development, LLC

APPENDIX A: GENERAL PLAN COMPATIBILITY

The Avilla Enclave Rezoning, Site Plan, and Design Review applications are supported by the City's General Plan goals, objectives, and policies as follows:

Community Character

Neighborhood Village Centers

Avilla Enclave complies with the Form and Guidelines of the Neighborhood Village Center as follows:

- Building heights generally one to three stories; respecting adjacent residential.
- Convenient, safe, and attractive pedestrian connections from the adjoining neighborhoods and transit.
- Site design includes creating spaces for pedestrian activity and creating direct connection to adjacent neighborhood.
- Buildings placed in proximity and orientation to each other to help create a sense of place, energize streets, and improve pedestrian circulation to the center.

Traditional

Additionally, Avilla Enclave complies with the description of the Neo-Traditional neighborhoods as it has greater connectivity to recreational and commercial uses to the east. Avilla Enclave further complies with the Form and Guidelines of the Neo-Traditional neighborhood as follows:

- The predominant building height is one-stories.
- Density is generally between two and 12 dwelling units per acre. Higher densities are generally more appropriate on the edges of a neighborhood, at higher traffic volume locations, as a transition from non-residential areas.
- Accessible, usable community space is spread through the community and provides a focus for smaller neighborhood areas.
- Open space designed with homes or other uses that front it.

Guiding Principle 1: Create and maintain a variety of great neighborhoods.

Key Element 1: Safe, Clean and Healthy Living Environment

- Initial site planning and design/redesign that includes application of Crime Prevention Through Environmental Design (CPTED) standards.
- Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed.
- Avoiding incompatible land uses and/or providing appropriate transitions between uses.
- Encouraging new development and redevelopment that improves walkability between housing and key amenities and services.

- Locate and design public spaces so that there is a high degree of natural surveillance.
- Provision of active outdoor open space for all ages.

Key Element 2: Build Community and Foster Social Interaction

- Designing new developments with anchors or focal points, such as schools, parks or shopping areas that are designed and located to facilitate meetings and interactions.
- Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together.

Key Element 3: Connectivity and Walkability

- On the smaller micro-neighborhood level some degree of disconnection, particularly for vehicles, can be helpful to create neighborhood identity.
- It is also important to design and maintain neighborhoods to be walkable. Walkable neighborhoods have streets, sidewalks, and trails designed and maintained to help people feel safe and comfortable using them.
- Block lengths developed consistent with the character area standards.
- Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with night time lighting of the street, sidewalk and paths.
- Utilizing Crime Prevention Through Environmental Design standards and techniques for the design of lighting, landscaping, and buildings along streets.
- Providing shade and comfortable places to stop along a street or trails.
- Encouraging a development pattern that provides easy, multimodal access to shopping, work, recreation, and other nearby amenities.

Key Element 4: Provide for Diversity

- Having a variety of housing types provides interest to the built environment and provides the opportunity for differing people to live in close proximity to one another. The variety of housing also allows people to stay in the same neighborhood as their housing needs change throughout their life.
- Neighborhoods become interesting place to live when you can encounter a variety of people. Diverse and inclusive neighborhoods allow people of different incomes, ages, races, and ethnicities to gather and get to know each other which make the community stronger.
- Encouraging a variety of dwelling types within each area of the community consistent with the character area standards and not allowing an over concentration of multi-residence dwellings in an area.

Key Element 5: Neighborhood Character and Personality

- Requiring the use of high quality architecture, building materials and landscape design and maintenance in all developments.
- Creating neighborhood boundaries and limiting through traffic into the neighborhoods.

Key Element 6: Quality Design and Development

- In smaller lot and multi-residence areas, requiring developer-provided landscaping of front yards throughout the development and a mechanism for ongoing maintenance.
- Requiring that all building facades that face a street or public space have architectural interest.
- Using a variety of high-quality, durable materials that are appropriate for this climate.
- Unique public or community spaces that provide a focal point to draw people together.

Neighborhoods Policy 1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

Neighborhoods Strategy 5: Investigate strategies and incentives to encourage appropriate infill and property reuse consistent with neighborhood goals and values.

Housing

- Providing a mix of high quality housing options throughout the city, in conjunction with supporting uses and activities, is the key to achieving the goal of creating and monitoring a variety of great neighborhoods.

Housing Policy 1: Encourage a range of housing options in all areas of the city in order to allow people to stay in their neighborhood as their housing needs change.

Transportation

Transportation Goal 2

- Objective 2 – Make walking safe, convenient and enjoyable while encouraging social interaction in public places.