

PROJECT NARRATIVE

Olivewood Condominiums at Sunland Springs Village (SSV)

2350 S. Olivewood

The proposed project is the re-development of an irregular shaped parcel which currently serves as the office and construction yard of Farnsworth Homes, Inc. The site is located on South Signal Butte Road, between Baseline and Guadalupe Roads, to the immediate North of the existing Summit Assisted Living community. The east side of the site is a +/-135' wide Western Area Power Authority (WAPA) high voltage transmission line easement, which also retains storm water runoff for SSV. The west side of the site is adjacent to Signal Butte Road.

The purpose of the development is to create a final phase of condominiums, cohesive with the existing adjacent uses, and to enhance this area of the SSV community. Proposed are eight buildings, comprising twenty-two single story (2B+2B) units. The intent of this project is to match previous SSV residential condominium products offered by Farnsworth Development in style and construction. These condominiums will be owned by members of the Farnsworth family (developers of SSV) and will be offered for lease.

The existing zoning district is RM-2-PAD. This property, as a part of the overall Sunland Springs Village community, falls under a previously approved, Planned Area Development (PAD) overlay district. In order to retain consistency with the existing multi-family developments in Sunland Springs Village, minor deviations from current zoning standards are necessary.

Departures from the RM-2 standards for this project are as follows:

1. A 20' setback from Signal Butte in lieu of 30'.
2. A separation between buildings of 12' (in lieu of 25') to match the existing multifamily portions of Sunland Springs Village.

These departures are requested to accommodate the odd shape of this infill parcel which is encumbered by the 135' transmission line easement.

Additionally, use of a private drive system throughout the project will allow all units to front on a common tract.

Ingress/egress for the site will be internal from SSV to the east from S. Olivewood via an existing 38' access/utility easement currently used for construction vehicles to access the community. A condominium resident "exit only" gate onto Signal Butte Road via an automatic gate is anticipated, pending approval of the Mesa Fire Department.

Residents of these condos will be members of the SSV HOA Community, and as such will have full access to all amenities in SSV including, tennis, pickleball, softball, swim and fitness centers. In addition, residents will enjoy a socially inviting community recreation center which includes a library, woodshop, billiards room, card rooms, arts and crafts rooms, and lapidary. There is also a 500-seat community auditorium that hosts large resident gatherings such as movies, plays, bingo, chapel services, dances, and pot lucks.