

PROJECT NARRATIVE
HERITAGE CROSSING III (aka Parcel 3)
BASELINE MIXED-USE PLANNED AREA DEVELOPMENT

FIRST PRE-SUBMITTAL: AUGUST 2018
SECOND PRE-SUBMITTAL: SEPTEMBER 2018
FIRST SUBMITTAL: OCTOBER 29, 2018
SECOND SUBMITTAL: DECEMBER 4, 2018

Applicant / Developer:

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PROJECT SUMMARY	
Related Case	Z14-021, ZON17-00326, ZON18-00169, ZON18-00171
Address	8260 East Baseline Road (north side)
General Vicinity	Located east of South Channing (Hawes Road) alignment on the north side of Baseline Road.
Request	Rezone +/- 14.5 acres from Agricultural (AG) to +/- 14.5 Acres RSL 2.5 PAD, modification of PAD development standards, incorporating the acreage into the approved +/- 54 acre Baseline Mixed-Use PAD; and Site Plan Review. This request will allow for additional acreage into an existing PAD for the development of a residential small-lot subdivision. This request is combined with Site Plan and Preliminary Plat approval for the development of approximately (122) – single family home lots, “Heritage Crossing III”.
Purpose	This request will allow for the development of (122) small-lot residences as part of Phase 3 within the overall Heritage Crossing single residential
Council District	District 6
Owner	McDowell Mountain Road, LLC (formerly known as NSHE Powell, LLC)
Applicant	Heather Davenport, Woodside Homes

SITE DATA	
Parcel Numbers	218-57-006W
Parcel Size	+/- 14.5 Acres
Existing Zoning	Agricultural (AG)
2040 General Plan	Neighborhoods – Suburban
Current Land Use	Vacant / Undeveloped

SITE CONTEXT	
North	US60 Freeway
East	Loop 202 San Tan Freeway
South	Aviva Multi-Family Apartment Complex
West	Heritage Crossing I & II single-family residence

PROJECT DESCRIPTION / REQUEST

Woodside Homes Sales AZ, LLC, known as 'Woodside Homes', is excited to move forward with development plans on the approximate +/- 14.5-acre portion of property adjacent to the recently approved Heritage Crossing I & II. This second rezoning submittal consists of the following requests and components:

1. Rezoning 14.58± acres from AG to RSL-2.5-PAD, modification of Baseline Mixed-Use PAD standards, incorporating the acreage into the approved 54± acre Baseline Mixed-Use PAD; and Site Plan Review. This request eliminates the prior requested RSL-4.5 PAD and instead allows for the incorporation of additional RSL-2.5 zoning district; and additional acreage into an existing PAD to allow for the development of a residential small-lot subdivision.
2. Request a perimeter wall height of 10-feet adjacent to the ADOT right-of-way.
3. The approved interior garage dimension for the Baseline Mixed-Use PAD under Z18-00181 shall extend to the +/- 14.5 acre parcel, Heritage Crossing II. All courtyard and alley lot homes allowed a garage depth of not less than 20' and width of garage shall meet City standards.
4. This request is combined with Site Plan and Preliminary Plat approval for the development of approximately (122) – single family home lots, "Heritage Crossing III".

SUMMARY

The purpose of this zoning request is to include a remnant exception parcel into the single residence portion the Approved Baseline Mixed-Use PAD; Site Plan Review and Preliminary Plat title, "Heritage Crossing III" to develop one hundred twenty-two (122) single family detached residences. This revised request utilizes the existing villa courtyard and alley home lots as a natural continuation of the existing development approvals of Heritage Crossing I & II for this Phase 3 as outlined in the table below. Heritage Crossing III will have density of 8.43 du/acre. Please see enclosed revised Site Plan and other supporting plans enclosed with this follow-up submittal.

Single Family Residence Parcel	45'x110'	Alley Lot	Courtyard Lot
Heritage Crossing I – South Parcel (approved)	76	-	-
Heritage Crossing I – North Parcel (approved)	-	72	49
Heritage Crossing II (approved)	-	-	18
Heritage Crossing III (Subject Parcel)		56	66
Total	76	128	133
Total	337		

This rezoning request will incorporate an exception parcel into the approved Baseline Mixed-Use PAD. This development proposal utilizes the existing residential products from Heritage Crossing I and II. A total of six (6) different floor plans will be provided to offer unique single-family residence options for potential homeowners. A minimum of three (3) building elevations will be provided for each floor plan with distinct architectural styles and color schemes. This results in thirty-six (36) different design variations of the residential product. Front porches will be offered on each of the floor plans. Together, the variety of floor plans, elevations, architectural styles and color schemes provided and inter-woven with each other creates a unique development plan with an interesting street scene. Moreover, the visual impact of a garage door along the street is completely eliminated, as all garage doors are oriented onto private drives or alleys.

A fourth residential product is neither a requirement of the approved Baseline Mixed-Use PAD nor merited given the quality, variation and diversity in the character of the existing products from Heritage I and II being utilized for Heritage Crossing III. An additional residential product is not a viable opportunity given the limited overall acreage and total number of dwelling units of the Baseline Mixed-Use PAD in comparison to large masterplanned communities such as Eastmark or Cadence at Gateway. A fourth residential product type is neither required nor merited.

The housing series consists of three different lot sizes—32'x69' (2,208 sq. ft.), 37'x69' (2,553 sq. ft.); 43'x69' (2,967 sq. ft.). All floor plans live similarly to a conventional single family, detached homes with private yards. The housing series utilizes a private drive to serve an enclave of 4 homes. The front entries and front porches of the two interior lots are oriented onto an open space paseo and walkway space that utilizes use easements. This design configuration allows for private side yard courtyards located on the active side of house.

DEVELOPMENT PLAN

The development plan for Heritage Crossing III has been organized around a focal point and amenities. Heritage Crossing III has been designed to integrate with the existing development plan of Heritage Crossing I & II in layout, street pattern and open space. The community has been designed with a circulation network that provides a high level of connectivity through its traditional neighborhood street network and trails. The use of cul-de-sacs have been eliminated with the revised Site Plan. The neighborhood design is uncomplicated in layout as to promote an efficient use of land and foster an integrated neighborhood experience. All residential homes are in close proximity to integrated neighborhood open space, recreational facilities or pedestrian pathway connections. The sidewalk system along streets is supplemented with off-street trails and trails through open space areas through the middle of the development, along the east perimeter boundary, and along the south in order to provide connection between the neighborhood parcels and community amenity areas.

Heritage Crossing III is an interconnected neighborhood to Heritage I & II. If approved, the perimeter wall along the east property line as part of the Heritage Crossing Phase I would be eliminated as to allow the alleys to connect to the proposed Heritage Crossing Phase III. At the request of the City, the revised Site Plan also incorporates the request for a 20' wide water easement for the 16" waterline within the property along the east property line in lieu of the existing 10' easement already provided. Woodside Homes is requesting a non-lite walking path in the easement area. Lastly, if this rezoning request is approved, Woodside Homes would seek to eliminate two (2) lots within approved Heritage Crossing I to better improve and interconnect open space and pedestrian connectivity between the neighborhood parcels.

CONFORMANCE WITH GENERAL PLAN

Mesa 2040 General Plan designates this area as Neighborhood with Sub-Urban sub-types. This is the predominant neighborhood pattern in Mesa. These neighborhoods are primarily single-residence in nature with most lots ranging in size from 6,000 sq. ft. to 18,000 sq. ft. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The quality of the development is also a key component of the plan. Typical uses are single-residence (attached and detached), duplex, and multiple residence with small retail, restaurants, and services in appropriate locations such as along arterials and collector streets. The proposed single residence project is consistent with the General Plan.

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods, and to build a sense of

place in residential and commercial/employment areas of activity. Rather than focusing on individual land uses, the Plan focuses on the “character of development in different areas.” Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

CONFORMANCE WITH ZONING

The Baseline Mixed Use PAD was originally approved on March 10, 2014 (Z14-021) and subsequently amended on May 2, 2016 (Z16-004), City Ordinance 5322. The Baseline Mixed Use PAD utilizes the RSL- 2.5, RM-4 and LC base zoning districts in combination with a PAD. The proposed Heritage Crossing II Site Plan is a natural continuation of the approved Baseline Mixed Use development and is consistent with the Baseline Mixed Use PAD zoning. The Baseline Mixed Use PAD is both superior and supplemental to the development standards and design guidelines of the Mesa Zoning Ordinance. Development within the Baseline Mixed Use PAD is also governed by the additional requirements outlined within the development agreement under Resolution 10785. On June 4, 2018, a PAD Amendment to modify the interior garage dimension for traditional, courtyard and alley homes was approved for the Baseline Mixed Use PAD. On August 27, 2018 a Rezone of +/-1.6 acres from RM-4 to RSL-2.5 PAD incorporating the acreage into the approved Baseline Mixed-Use PAD was approved, Heritage Crossing II.

RSL-2.5 DEVELOPMENT STANDARDS

The lots have been designed under the RSL-2.5 base zoning district and within the specific development standards and design quality standards outlined in the Baseline Mixed Use PAD, except as modified in the table below:

Standard	REQUIRED Heritage Crossing	REQUESTED Heritage Crossing
Lot Standards		
Min. Average Lot Area of Subdivision (sq. ft.)	2,500	No Change
Min. Individual Lot Area (sq. ft.)	2,000	No Change
Min. Lot Width – Interior (ft.)	25	No Change
Min. Lot Width – Corner (ft.)	30	No Change
Min. Lot Depth (ft.)	60	No Change
Building Form and Location		
Maximum Height (ft.)	30	No Change
Maximum Number of Stories	2	No Change
Minimum Setbacks (Yard sizes) (See Notes: 8&9)		
Front – Building Wall (ft.)	7	No Change
Front – Garage (ft.)	5 or > 18	No Change
Front – Porch (ft.)	7	No Change
Street Side (ft.)	10	No Change
Interior Side: Minimum Each Side (ft.)	4	No Change
Interior Side: Minimum aggregated of 2 sides (ft.)	8	No Change
Rear – Private Lanes and Alleys (ft.)	5	No Change
Minimum Usable Outdoor Open Space (sq.) per unit	400	No Change
Rear or Side – Garage (ft.)	5 or 18	No Change
Additional Standards		
Open Space: Section 11-5-4 (B) 4a ii	To count towards require open space, porches must be a minimum of 5-feet in depth	

Open Space: Section 11-5-4 (B) 4a iii	Minimum dimension of the open space is 7-feet
Open Space: Section 11-5-4 (B) 4b iv (2)	Common area useable dimension must be a minimum width of 50 feet in both directions
Open Space: Section 11-5-4 (B) 4b iv (5)	All lot must be within 600 feet of common open space

CIRCULATION

The overall development plan for Heritage Crossing III incorporates various traditional neighborhood design standards. The neighborhood design standards consist of creating walkable neighborhoods and well-designed streets that are safe and secure for pedestrians and bicyclists. The circulation network provides a high level of connectivity through the traditional neighborhood street network. Primary access will be via the S. Channing Road extension. The street cross section for S. Channing Road was designed to provide landscaping along the traffic lanes and a pedestrian sidewalk within the landscaped parkway area. S. Channing is a major spine street extension that also provides points of access to the multi-residence and retail neighborhoods.

The overall local residential street system has been designed to circulate vehicles from the S. Channing Road extension into the single residence community. The local streets will have a 50-foot ROW with attached sidewalks in conformance with the City of Mesa standards. All lots are accessed from private drives from the local residential street. The private drives have been designed to allow access to the individual single residence garages and have been designed in conformance with City of Mesa's standards for fire safety.

RESIDENTIAL PRODUCT

Residential Product including Floor Plans, Plots Plans and 4-sided Elevations have been enclosed with this zoning submittal for team reference. As previously mentioned, the proposed residential product is a natural continuation and integration of the residential product that is currently under 3rd Design Review for Heritage Crossing I & II.

PARKING AND INTERIOR GARAGE DIMENSIONS

Two (2) garage spaces will be provided per unit. The approved garage dimension for the Baseline Mixed-Use PAD under Z18-00181 extends to the 14.5 acres. All courtyard and alley lot homes allowed a garage depth of not less than 20' and width of garage shall meet City standards.

TRASH AND REFUSE COLLECTION

Homes will have individual trash and recycle bins for each home. Homeowners will be required to store all trashcans or other refuse containers within and behind side-yard wall/fence as to provide screening view from public rights-of-way.

LANDSCAPE, OPEN SPACE, AMENITY AND WALL PLAN

Landscape, Open Space, Amenity and Wall Plans have been enclosed with this application. Heritage Crossing III has been designed in a manner to encourage non-vehicular circulation and provide connectivity to sidewalks and paseos that facilitates pedestrian use of the open space systems within the community. The Landscape Plan has been developed in accordance to the master plant palette outlined in the approved PAD that is based on drought tolerant plants that are either native or naturalized plants, which will ensure plant's survival. The enclosed Wall Plan identifies the location for the proposed perimeter wall height of 10-feet adjacent to the ADOT right-of-way as part of this Rezoning application.

The amenity area within Heritage Crossing III is proposed to include outdoor seating and gathering areas, a playground, cornhole courts, outdoor table tennis and gaming tables, a low screen wall to match the low

screenwall within Heritage Crossing I, benches and an open turf area. These elements are iconic and provide recreational amenities for all ages; at the same time, provide a balance to the recreational amenities of the pool amenity and more traditional playground structures that are within offered within Heritage Crossing I & II for residents to enjoy.

The open space network has been designed to provide both visual and actual connection to bring the neighborhood residents together and focus activity on open space and amenities. The local streets will include shade trees to provide substantial shade at maturity along sidewalks. On-site retention areas and visual open spaces will be landscaped and complement the open space elements of the plan.

Courtyard lot landscaping for the front, corner side yards, and rear yards that are visible from the streets, private drives, alleys and paseos will be installed by Woodside Homes and maintained by the homeowners' association. The private side yards located behind the walls and fences will be installed and maintained by the individual homeowners.

CONCLUSION

The Woodside Homes team looks forward to continued partnership with the City of Mesa for the 14.5-acre portion of Heritage Crossing III within the Baseline Mixed-Use PAD and to be scheduled for the January 16, 2019 Planning and Zoning Board Hearing.