

The *Broadway and Hawes* property is comprised of 8.692 acres located on the northeast corner of E. Broadway Road and S. Hawes Road, with a current address of 307 South Hawes Road ("Property"). The Property is zoned RM-4 PAD and subject to the permitted land uses and development standards in the RM-4 zoning district. The *Broadway and Hawes* development includes 237 residential rental units located within an elevator serviced, three story building with a clubhouse, pool and two outdoor courtyards with amenities. The project will utilize the RM-4 zoning district and associated development standards, except that the below-described modifications are requested as part of this PAD amendment.

Private Open Space: Table 11-5-5 and Section 11-5-5(C) of the Mesa Zoning Ordinance set forth standards for Required Open Space within Multi-Residence developments. Within the RM-4 District, a minimum of 150 square feet of open space per unit is required, and such open space must be comprised of a combination of private and common area open space. Standards for private open space include that studio and 1 bedroom units have at least 60 square feet, 2 bedroom units have at least 100 square feet, and 3 bedroom units have at least 120 square of private open space. Additional standards require that above-ground private open space (e.g., balconies) be a minimum of 60 square feet and shall not be less than 8 feet wide or 6 feet deep, and must be at least 50 % covered.

The *Broadway and Hawes* PAD Amendment requests the following:

1. Modification to 11-5-5(C)(1): A reduction of the minimum required private open space for 1, 2 and 3 bedroom units located on the second and third floor to a minimum 60 square feet of private open space per unit regardless of the number of bedrooms. Ground floor units will provide at least 60 square feet of private open space for 1 bedroom units, at least 100 square feet of private open space for 2 bedroom units, and at least 120 square feet for 3 bedroom units.
2. Modification to 11-5-5(C)(5)(b): A reduction of the minimum dimensions for private open space balconies as follows:
 - a. Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 10 feet.
 - b. Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet, and shall not be less than 8 feet wide or less than 6 feet deep.

Justification: The open space requirements are intended to ensure residents have adequate and functional private and common outdoor space opportunities for social,

recreational, aesthetic and economic purposes. As noted, the Mesa Zoning Ordinance requires a minimum of 150 square feet of open space (private and common combined) within the RM-4 district. With respect to private open space, *Broadway and Hawes* development will provide larger private patios ranging from 100 to 120 square feet for the ground floor units. The upper floor units will each have private balconies with a minimum of 60 square feet.

This project contains 237 total dwelling units comprised of 99 1-bedroom units, 120 2-bedroom units, and 18 3-bedroom units. Of this unit count, 145 dwelling units (61%) conform to the Zoning Ordinance requirements for private open space. The complying units include all 1-bedroom units (totaling 99 units), all 2-bedroom units located at the ground-floor (totaling 40 units), and all 3-bedroom units located at the ground-floor (totaling 6). The remaining 92 units, which are located on the second or third floor, require a reduction from the City of Mesa's minimum private open space requirement. Those units requiring reduced private space include 80 2-bedroom upper-floor units and 12 3-bedroom upper-floor units.

Although a reduction of the standards for private open space is requested to accommodate smaller balconies, the *Broadway and Hawes* development will provide its residents with 108,135 square-feet of total public open space, which is 456 square feet per unit. Combined with the private open space proposed, the *Broadway and Hawes* development provides an average total of 530 square feet of open space per unit. This equates to a 353 percent increase over that required by the Mesa Zoning Ordinance.

Broadway and Hawes is an age-restricted community that serves a defined senior demographic. The project has been designed to create a community-oriented social construct and places its open space emphasis on common open space amenities and communal social opportunities. Planned common area open space improvements include shaded BBQ dining areas; a swimming pool with extensive deck area, pool cabanas, an outdoor gaming area (including Bocce' Ball and Corn Hole courts), shade structures, and extensive landscaped walks. Additionally, the project includes an 8,145 square-foot clubhouse with kitchenette facilities, media room, business/office center, conference room, yoga room, and fitness center.

As an additional consideration, the *Broadway and Hawes* project will be financed with Federal Tax Credits administered through the Arizona Department of Housing's (ADOH) Qualified Allocation Plan. Based on the requirements of the program, any increase in private open space requires a corresponding decrease in interior square footage of each unit in order for the project to be in compliance with the ADOH's maximum square footage requirements. Based on the projected resident demographic, interior livable

square footage and communal open space areas have higher value and more responsive to resident needs. Providing additional private open space at the expense of losing interior square footage and common open space does not result in an overall enhancement to the project.

The overall open space provided within the project fulfills and exceeds the intent of the Mesa Zoning Ordinance open space by providing residents with higher quality and more varied open space opportunities for social, recreational, aesthetic and economic purposes than would otherwise be created by providing slightly larger patios. The following table summarizes the break-down between required and proposed open space within the project.

Summary of Open Space PAD Overlay Request					
Requirement	Units	Mesa Requirement - Private Space / Unit (SF)	Mesa Requirement - Total Private Space (SF)	Mesa Requirement - Total Common Space (SF)	Mesa Requirement - Total Open Space (SF)
1 Bedroom	66	60	3,960	3,935	7,895
1 Bedroom - Ground Floor	33	100	3,300	1,967	5,267
2 Bedroom	120	100	12,000	7,154	19,154
3 Bedroom	18	120	2,160	1,073	3,233
TOTAL	237		21,420	14,130	35,550
<i>Per Unit(SF)</i>			<i>90</i>	<i>60</i>	<i>150</i>
Proposed	Units	Proposed - Private Space / Unit (SF)	Proposed - Total Private Space (SF)	Proposed - Total Common Space (SF)	Proposed - Total Open Space (SF)
1 Bedroom	66	60	3,960	30,114	34,074
1 Bedroom - Ground Floor	33	100	3,300	15,057	18,357
1 Bedroom - Non-Conforming	-	-	-	-	-
2 Bedroom - Ground Floor	40	100	4,000	18,251	22,251
2 Bedroom - Non-Conforming	80	60	4,800	36,501	41,301
3 Bedroom - Ground Floor	6	120	720	2,738	3,458
3 Bedroom - Non-Conforming	12	60	720	5,475	6,195
TOTAL	237		17,500	108,135	125,635
<i>Per Unit(SF)</i>			<i>74</i>	<i>456</i>	<i>530</i>
			Surplus / (Deficit) Total Private Space (SF)	Surplus / (Deficit) Total Common Space (SF)	Surplus / (Deficit) Total Open Space (SF)
Surplus/ (Deficit) Per Unit - PAD Overlay			(17)	397	380