



February 5, 2019

Re: Springs at Red Mountain – Project Narrative  
Applicant: Continental 452 Fund LLC  
PAD and Design Review Board Submittal  
ZON18-00980

### **Introduction**

Continental 452 Fund LLC (“Continental”) is pursuing the acquisition of approximately 10.43 acres of land near located at 2639 N Power Road (“Site”) in the City of Mesa, AZ (“City”) for its proposed multifamily community to be known as the Springs at Red Mountain (“Springs”). Continental’s proposed Springs community is an upscale, market-rate 192-unit multifamily community consisting of seven (7) residential buildings, clubhouse, pet playground, both attached and detached garages, and other tenant amenities. The Springs community will total 10.43 acres with a density of approximately 18.41 units per acre. Please accept this project narrative and accompanying PAD and Design Review Board submittal materials.

### **Springs at Red Mountain**

#### **Site Plan & Landscaping**

Over the past few months, Continental has taken efforts to meet with adjacent property owners and neighbors to ensure that a compatible, cohesive site plan can be achieved. To date, Continental has held two informational neighborhood meetings to get feedback and input from adjacent property owners. A detailed outline of the items discussed at the neighborhood meetings and a description of the site plan changes made as a result are noted in the accompanying Citizen Participation Plan. Continental has made multiple site plan revisions to ensure that comments received at these neighborhood meetings have been addressed appropriately.

The Springs community will offer a combination of four (4) three-story apartment buildings and three (3) two-story apartment buildings, totaling 192 units. The three-story buildings are strategically located on the northern portion of the Site and the two-story buildings are situated on the southern portion of the Site to mitigate perceived view corridors and visual impacts to the single-family properties to the south. The two southern apartment buildings are situated approximately 40 and 108 feet from the shared southern property boundary with the single-family community. The larger building setback provides greater privacy and provides additional landscape buffer area for trees and shrubs to block views from apartment buildings. A portion of this building setback exceeds the existing 75-foot building setback established in the approved 2005 zoning case and exceeds the 30-foot minimum setback per RM-3 standards. Building 3 will have a parking aisle and covered parking structures between the building and the south property line. Building 4 will back onto a wide landscaped area. Special attention will be paid to this southern landscape buffer. Two rows of trees will be added with special emphasis on staggered placement to screen views to and from the south. An existing 6-foot masonry wall currently separates the single-family community from the Site.



The design of the Springs community lends itself well to providing a very walkable and pedestrian friendly community. Connectivity among buildings and tenant amenities is provided on-site through sidewalks and pedestrian connections to Power Road and the existing retail adjacent to the north of the Site. Open space is provided on-site through common courtyards and other on-site tenant amenities, including a clubhouse, picnic areas, storage lockers, pool, fire pit, grilling stations, fitness center, and pet playgrounds.

The Springs community is a gated community with ample tenant parking to avoid tenant parking spilling over onto adjacent streets. The community will be accessed by an existing curb cut on Power Road. A secondary emergency access gate is provided on the northern end of the Site near Albertsons via an existing emergency access easement as a second point of access for emergency vehicles. All service and maintenance related amenities (such as trash and mail services) are screened from the public's view via landscaping and building placement and are centrally located within the Site for safe and convenient access. Parking and detached garages face interior to the development and are screened from the public's view via landscaping and an existing 6-foot masonry wall surrounding the Site. Lighting is designed to minimize any spillage of light onto adjacent properties while also providing adequate lighting along pedestrian paths. All on-ground HVAC units and meters are proposed to be screened via landscape screening, including shrubs and grasses that will provide year-round screening as shown in **Exhibit A**. Landscaping within the community will be designed to meet the standards set forth per MZO and will include building foundation plantings, open space plantings, and parking lot plantings. Other site details are included as **Exhibit B**.

### Interiors

The Springs community will contain a mixture of studio, 1-, 2-, and 3-bedroom units in seven (7) residential buildings. Unit floor plans offer an open-living concept with interiors that include dark wood cabinetry, stainless steel appliances, granite countertops and backsplashes, luxury wood grain flooring, and large kitchen islands in units. Washers and driers are also included in each unit. Each unit is also provided with private access to its respective private patio or balcony space per MZO standards.

### Architecture and Exteriors

The Springs community will offer a combination of three- and two-story residential structures. Two-story residential buildings feature private, ground level, direct entries to each unit, providing a similar style to a townhome. Second floor units in these two-story buildings have their own private staircases leading to the unit. This distinctive design will further bring a quality, new style of residential living into the surrounding area. Three-story residential buildings feature covered, common corridors, provided shaded entries into each unit. This shared corridor is accessed through open-air entries along the street-facing side of the building. Per MZO standards, the two-story buildings are 25.5 feet in height and the three-story buildings are 37.8 feet in height, below the 40-foot building height maximum per RM-3 standards. The combination of three- and two-story buildings provide a variety of unit types and floor plans for tenants.



Exterior elevations provide architectural interest through varied rooflines and quality, durable building materials, including stone masonry and stucco siding on all buildings. Alongside a complementary color palette, roof accents over unit entries bring additional articulation to the buildings. Large-scale windows are provided in each unit to promote natural lighting. Each building provides articulation to break up the structure's massing by incorporating balconies, covered doorways and patios, and unit projections to create variation with each façade, providing a human scale to the community. All ancillary structures also feature the same quality and durable materials.

### Tenant Amenities

Several amenities are included within the Springs community. Among the facilities are a 4,000+ square foot clubhouse, pedestrian sidewalks throughout the community, seating and picnic areas, perimeter walking trail, a car care area, a pet wash station, storage lockers, grilling areas, bike parking, and a pet playground. The clubhouse includes a large gathering room, 24-hour fitness center, kitchen area, coffee bar, fire pit, pergola area, and office space for Continental's property management team. A pool and sun deck for the residents are provided behind the clubhouse along with an outdoor grilling area. The fitness room features a large garage-style door which may be opened during warmer months for an open-air workout area. The clubhouse and pool area are served by wireless internet service. Continental's on-site management team also offers a concierge trash service to its tenants in which Continental's staff will collect and dispose of trash from the tenants to the trash and receptacle area near the clubhouse.

### Open Space

Both private and common open space amenities are provided for all tenants in the community. Private open space is provided through private patio and balcony spaces for all units. All private patio and balcony open spaces meet or, in most cases, exceed the minimum square footage requirements per MZO based on unit type. All private open space areas are further shown in **Exhibit C**. Common open space amenities are also provided in the clubhouse, including a large gathering room, 24-hour fitness center, kitchen area, coffee bar, pool and sun deck, and outdoor grilling area. The community will also feature a fire pit area, perimeter walking trail, and a fenced pet playground area. Open courtyard areas also provide opportunities for both passive and active recreation. All common open space areas are further shown in **Exhibit D**. The table below identifies the required open space per MZO standards and identifies the private and common open space area that will be provided in the community.

| Open Space Calculations     |            |
|-----------------------------|------------|
| Required Open Space         | 33,600 SF  |
| Private Open Space Provided | 24,874 SF  |
| Common Open Space Provided  | 101,494 SF |
| Total Open Space Provided   | 126,368 SF |

### **Unusual Site Constraints**

The site is currently accessed via an existing curb cut, providing right-in, right-out access on Power Road. Vehicles traveling southbound on Power Road can access the Site through the LA Fitness, which was designed years ago to accommodate traffic to both its property and this subject property. Vehicles entering LA Fitness property will follow an existing access easement that leads to a traffic circle that LA Fitness built, which will manage access to and from both properties. Majority of the Site's perimeter is currently bordered by an existing 6-foot masonry wall. An existing chain-link fence borders and runs along the eastern property boundary adjacent to the canal. The chain-link fence is situated a couple feet off the Site and lies on the adjacent property. An existing emergency access easement (Doc. 2007-0277364) located on the northern portion of the Site adjacent to Albertsons provides a second point of emergency access.

### **Pre-Submittal Comments**

The sections below address certain comments and items discussed at the pre-submittal conference.

### **Compliance with General Plan & Objectives**

The existing General Plan character area designation on the Site is Mixed Use Activity District with a small portion of the Site identified as Neighborhood/Suburban. The General Plan states that neighborhoods are the foundation of communities and cities where people want to live, work, and play. The proposed Springs community helps accomplish this by focusing on the following:

1. Ensure neighborhoods are safe, clean, and provide a healthy living environment: Continental is unique in that Continental develops, owns, and manages all its Springs apartment communities. Continental does not hire any third-party management companies to manage or maintain the communities Continental develops. Continental has its own full-time management and leasing staff on-site to handle all day-to-day maintenance and leasing operations. This ensures that the community is managed and maintained to the standards and high level of quality that Continental expects in all of its communities. Typical on-site staff include property managers, assistant property managers, leasing associates, and 24-hour maintenance staff. This ensures that the Springs community will be a safe, clean, and comfortable living environment.
2. Build community and foster social interaction: Continental strives to be a good neighbor and a pillar in the community it serves. Every Springs community has a Springs Cares Program. Springs staff partners with local charitable, non-profit organizations to support causes and objectives within each community. Springs staff, residents, and local sponsors will host a variety of events that benefit deserving local charities. The proposed Springs community will also feature common open space area for tenants, including a clubhouse, pet playground, pool, grilling areas, fire pit, perimeter pedestrian trail, and picnic areas that provide opportunities for social interaction and group activities.

3. Improve connectivity and walkability: The design of the Springs community lends itself well to providing a very walkable and pedestrian friendly community. Connectivity among buildings and tenant amenities is provided on-site through sidewalks, as well as pedestrian connections to Power Road and sidewalk connections to the existing retail adjacent to the Site. All sidewalks within the Springs community are designed to be ADA compliant, providing access for all individuals to on-site amenities.
4. Provide for diversity: The design of the Springs community and variety of building and unit types provide a unique, quality housing opportunity to a wide variety of people. The Springs community will provide studio, 1-, 2-, and 3-bedroom units, catering to a wide variety of possible tenants. Throughout Continental's Springs portfolio, majority of Springs residents work in a wide variety of fields, such as education, health care, manufacturing, technology, finance, service industries, and local police and fire departments. Springs residents are typically young professionals who want quality housing before purchasing a unit or empty nesters who are maybe looking to downsize but still want a quality housing opportunity that requires less maintenance than owning a unit. The private, direct access to all units in the two-story buildings provide convenient access to those with mobility concerns as well. Certain first-floor units are designed to be ADA Type A accessible. All other first-floor units are designed to be ADA Type B accessible so that these certain units can be converted to be fully ADA Type A compliant if necessary. The unique product type and variety of unit types ensure that varieties of tenants are provided with a quality housing opportunity.
5. Encourage development of neighborhood character and personality: As previously mentioned, on-site Springs staff look to create local partnerships and become active in the community in which it serves. These helps create neighborhood character and provide a stronger sense of community with nearby, existing retailers and residents.
6. Maintain standards for quality design and development: The Springs community is designed to provide a quality design and quality overall development. Durable building materials, such as stone masonry and stucco, ensure that buildings are of good quality and material. Large patios, balconies, windows, complementary color palettes, and unit projections/recessions provide articulation, character, and pedestrian scale to the buildings. Balconies, patios, and other tenant amenities are provided to encourage active and passive recreation. These features ensure that the Springs community is a quality, unique residential community serving the area's existing and future retailers and employers while providing a true community atmosphere.

#### *Purpose of the Planned Area Development Overlay ("PAD")*

The proposed Springs community achieves the overall vision and purpose of the Planned Area Development Overlay District in order to allow for innovative design to achieve a complementary, cohesive development within the surrounding community. The proposed Springs community provides a high quality, creative community by providing the following:

1. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use: Continental's proposed site

plan incorporates common and open space, in excess of MZO standards, throughout the community. Tenant amenities include a 24-hour fitness center, fire pit, gathering spaces, demonstration-style kitchen, pet playground, grilling and picnic areas, shaded seating areas, resort-style pool, perimeter trail, storage lockers, and private patios and balconies. Equal access is provided to these amenities.

2. Options for the design and use of private or public streets: The proposed Springs community utilizes private drives throughout the community and provides access to Power Road. These private access drives provide equal access to all tenant amenities and residential buildings.
3. Preservation of significant aspects of the natural character of the land: The proposed Springs community will feature a desert-style landscape, including native plant species and materials, to provide a complementary design that fits well with the natural character of the area. The site plan and landscape plan are designed to preserve existing, native plants where possible.
4. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development: Exterior elevations provide architectural interest through varied rooflines and quality, durable building materials, including stone masonry and stucco siding on all buildings. Alongside a complementary color palette, roof accents over unit entries bring additional articulation to the buildings. Large-scale windows are provided in each unit to promote natural lighting. Each building provides articulation to break up the structure's massing by incorporating balconies, covered doorways and patios, and unit projections to create variation with each façade, providing a human scale to the community. All ancillary structures also feature the same quality and durable materials. Native landscape plants and materials, with a focus on water conservation, are used to provide a landscape environment that can thrive in the local climate and year-round interest. Various tenant amenities, listed previously, provide tenants with both passive and active recreation opportunities through a combination of both private and common open space. In combination, the proposed building design, site design, and provided amenities create a unique community and provide a work, live, play atmosphere for Springs tenants.
5. Sustainable property owners' associations: The Springs community will be developed, owned, and maintained by Continental. Continental will oversee all day-to-day operations, leasing, and maintenance of the Springs community to ensure it is maintained to Continental's high standards. Continental does not hire third-party management companies to maintain and operate the community.
6. Maintenance of property held in common ownership using recorded covenants, conditions, and restrictions: As previously stated, Continental will develop, own, and maintain the Springs community. All necessary easements will be conveyed to the City via final plat or separate document. Concurrent with this PAD and DRB process, Continental is working to abandon previous utility easements so that correct utility easements specific to the proposed Springs community can be conveyed to the City.
7. Single or multiple land use activities organized in a comprehensive manner; and designed to work together in common and in a synergistic manner to the benefit of both





the project and the neighboring area: The proposed Springs site plan incorporates open space, quality living areas, and tenant amenities cohesively throughout the site to provide a true live, work, play lifestyle option. Continental strives to be a good neighbor and a pillar in the community it serves. As stated previously, every Springs community has a Springs Cares Program. Springs staff partners with local charitable, non-profit organizations to support causes and objectives within each community. Springs staff, residents, and local sponsors will host a variety of events that benefit deserving local charities. These features and sense of community ensure that the Springs at Red Mountain is a quality, unique residential community serving the area's existing and future retailers and employers while providing an engaging community atmosphere.

### Zoning Compliance

The Site is currently zoned RM-3 PAD – Residential Multiple Dwelling. This zoning classification allows for multifamily developments between 15-20 units per acre. The proposed Springs community consists of 192 units on 10.43 acres with a density of 18.41 units per acre, within the allowable range per RM-3 standards. Continental understands that as part of its project approvals, a new PAD must be established to replace the existing condominium PAD overlay approved in 2005.

The proposed site plan complies per MZO standards regarding building setbacks, building separation, and parking. No zoning deviations are being requested at this time.

### Site Plan Comments

Since the initial pre-submittal meeting, several site plan changes have been made based on feedback received from both City of Mesa staff and adjacent neighbors. The number of apartment buildings have been reduced from nine (9) to seven (7) residential buildings and great apartment building separation and landscape buffering was implemented along the southern property boundary adjacent to the existing single-family community. Sidewalk connectivity has been provided to Power Road and the commercial center to the north at the existing breaks in the existing masonry wall separating the Site from the commercial development. Both private open spaces, in the form of balconies and patio, and common open spaces, in the form of the clubhouse, pool, grilling stations, pet playground, and perimeter walking trail, have been provided and exceed the required open space areas per RM-3 standards. Apartment building locations have been revised to provide common corridors. Landscape islands and proposed Site landscaping is designed to meet MZO standards. Stormwater detention has been moved underground to maximize the Site to provide adequate areas for landscape screening and grading.

### Elevation Comments

Additionally, several building elevation modifications have been made based on feedback received from Mesa staff. All unit entries are covered, either by balcony/roof overhangs or by shaded common corridors. Building finishes have been modified to include stone masonry and



stucco, ensuring that building materials will be durable in the Arizona climate. All exposed wood elements have been covered or removed. Also, building elevations have been modified to provide covered, private patios or balconies for all units.

### **Conclusion**

In conclusion, the proposed Springs community will benefit the City and the surrounding retail and office community. The community will help meet the demand for rental housing in the Mesa area while providing a unique, quality housing opportunity for employers and residents. The proximity to existing retail will increase City sales tax collection and will help draw future retailers to the area. The community will provide a live, work, play lifestyle option, strengthening the mixed-use character of the area and provide tenants with nearby retail, restaurant, and entertainment opportunities. Thank you for considering this PAD and Design Review Board submittal and please let me know if there are any questions on the items enclosed. I look forward to working with the City.

Sincerely,

A handwritten signature in black ink that reads "Eric Gumm".

Eric Gumm  
Development Director  
Continental 452 Fund LLC  
(262) 532-9332  
[egumm@cproperties.com](mailto:egumm@cproperties.com)





## Exhibit A

# AC and HVAC Unit Screening



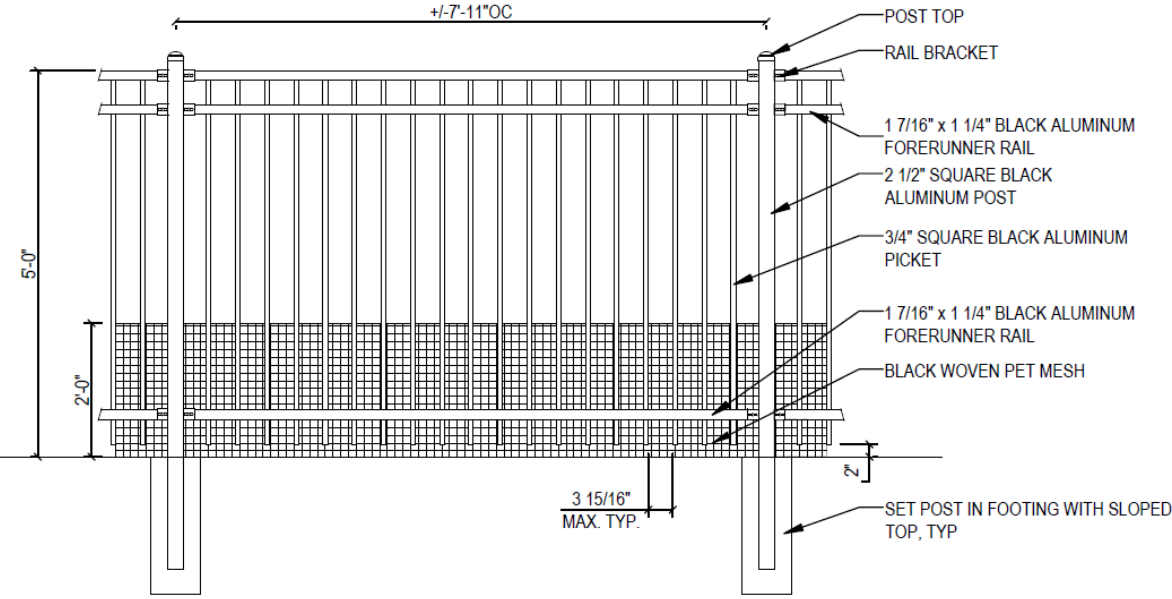
DETAIL VIEW



G24 BUILDING ELEVATION WITH AC SCREENING  
BUILDING ELEVATION COLORS ARE CONCEPTUAL AND SUBJECT TO CHANGE

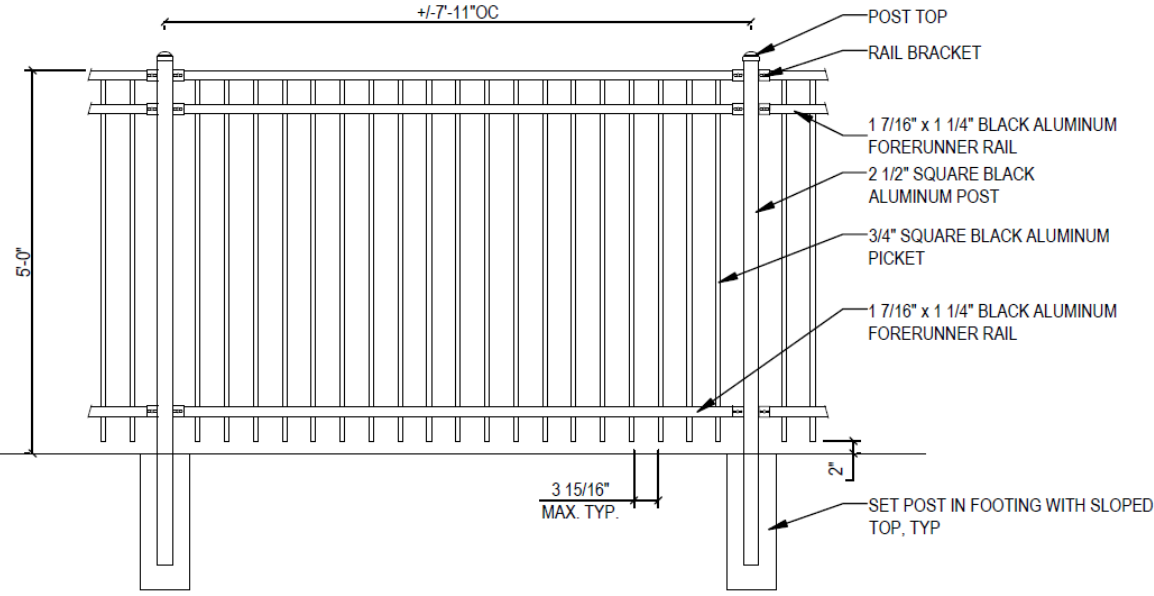
## Exhibit B

### Site Details



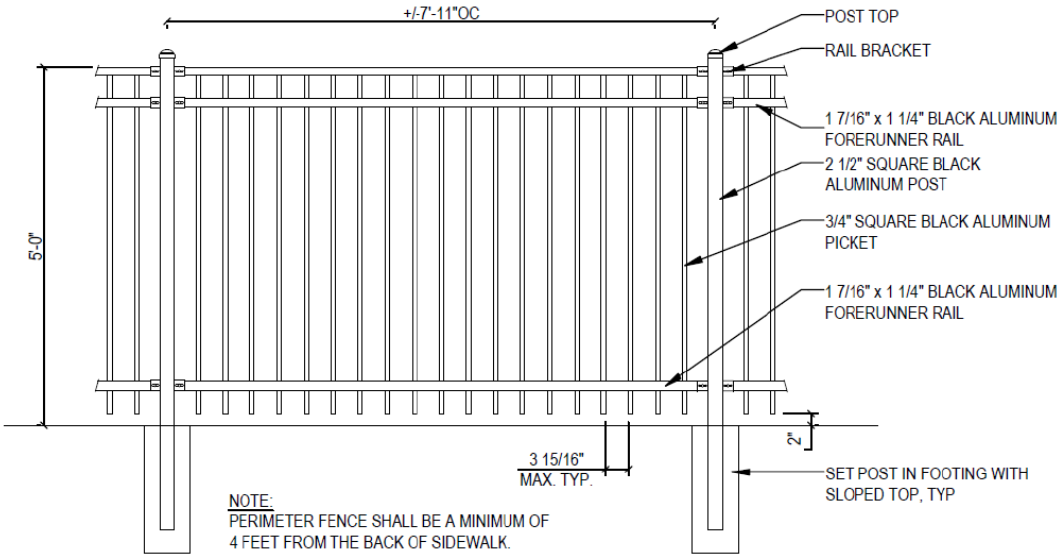
1 PET PLAYGROUND FENCE

NOT TO SCALE



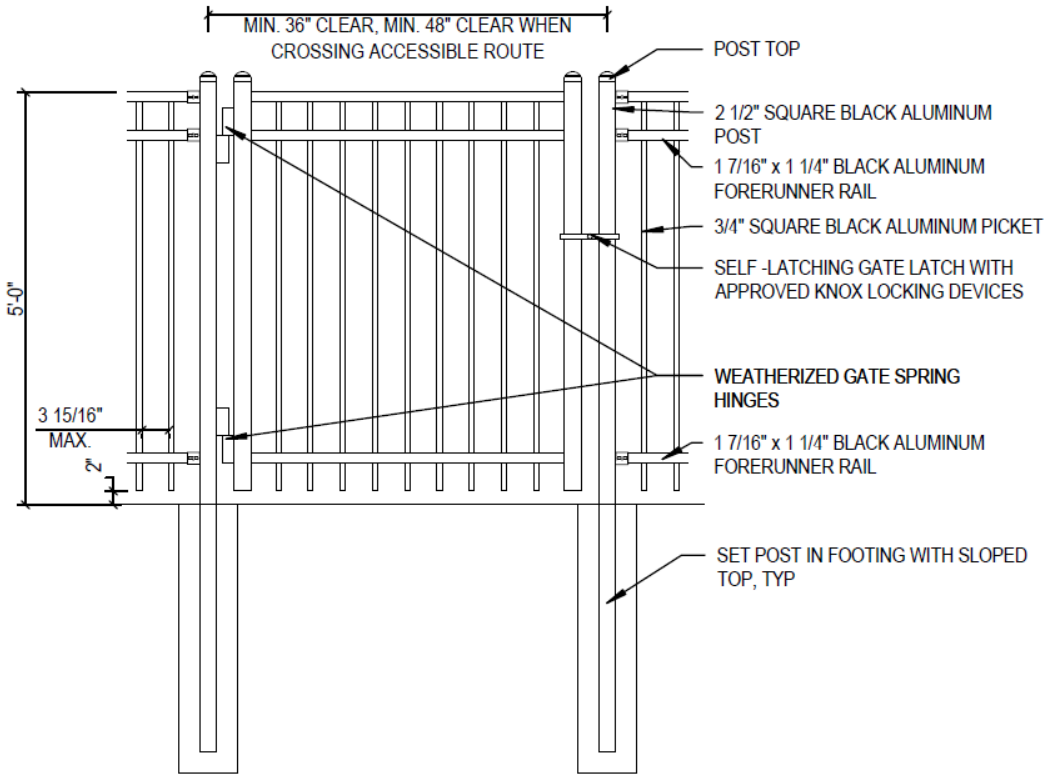
3 POOL FENCE

NOT TO SCALE



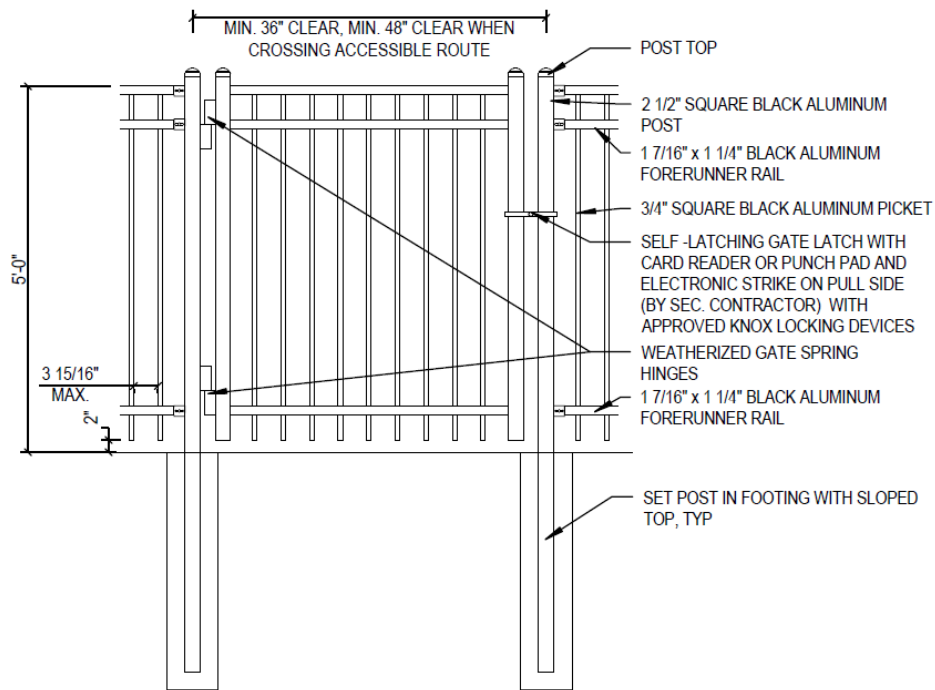
② PERIMETER & YARD FENCE

NOT TO SCALE



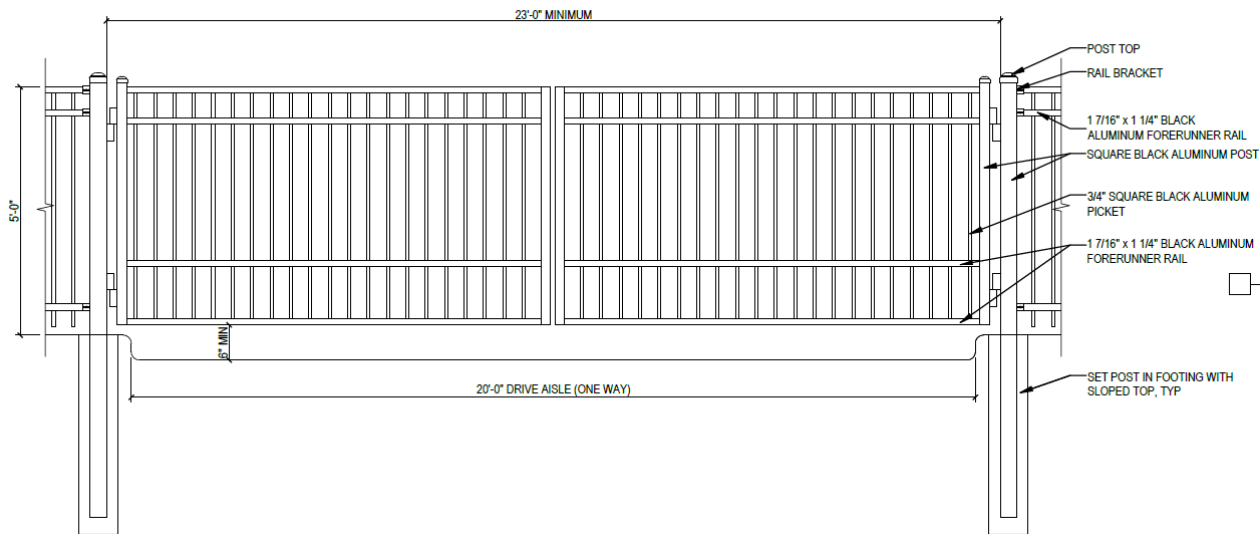
④ YARD & PET PLAYGROUND GATE

NOT TO SCALE



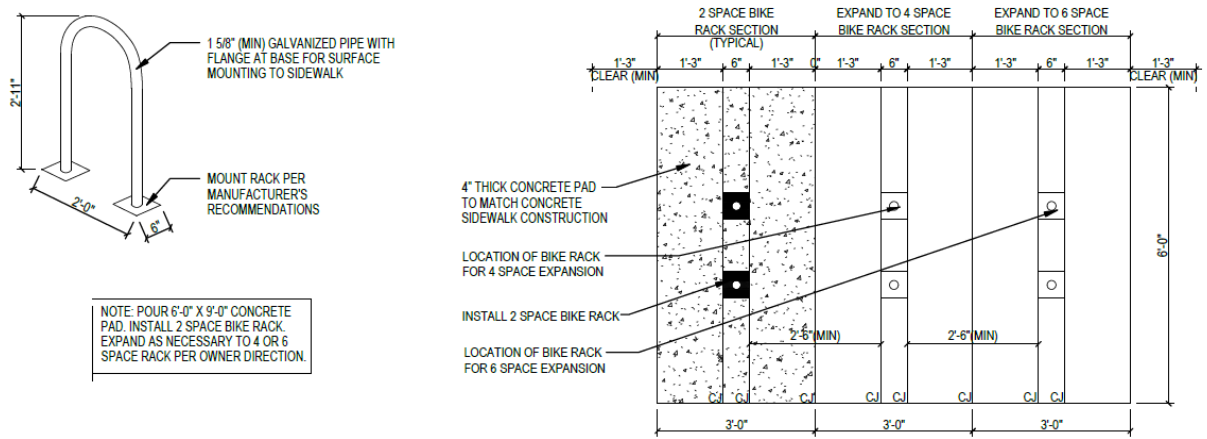
5 PERIMETER & POOL GATE

NOT TO SCALE



5 DOUBLE SWING ENTRY GATE





3

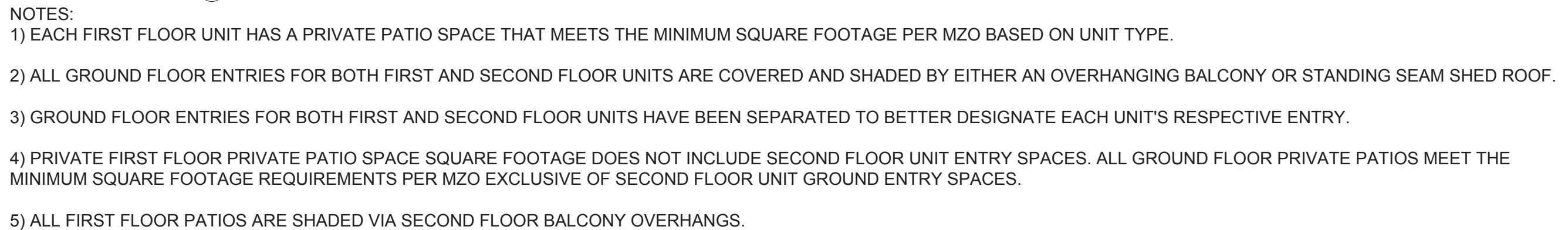
BIKE RACK

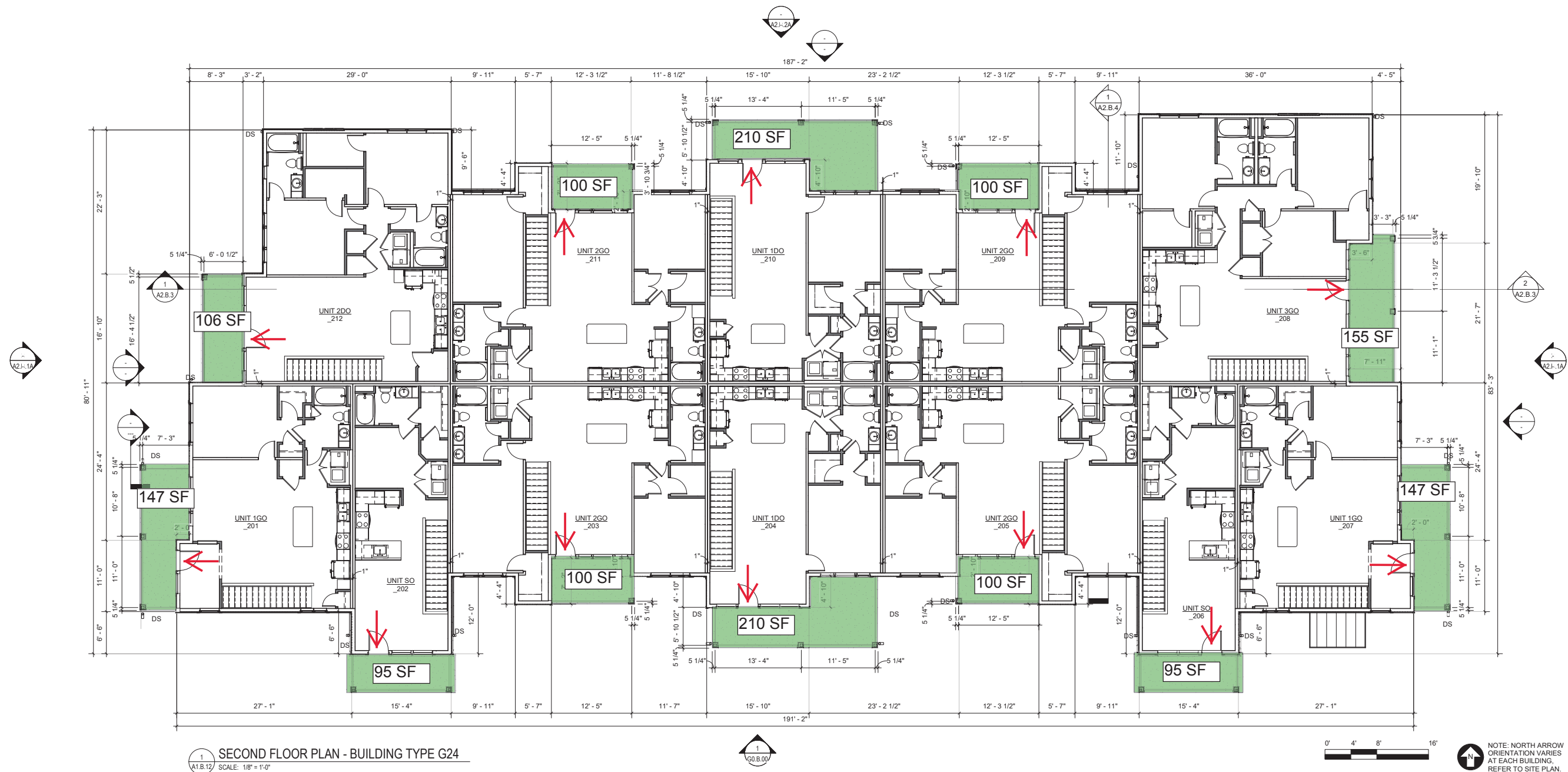
NOT TO SCALE



## Exhibit C

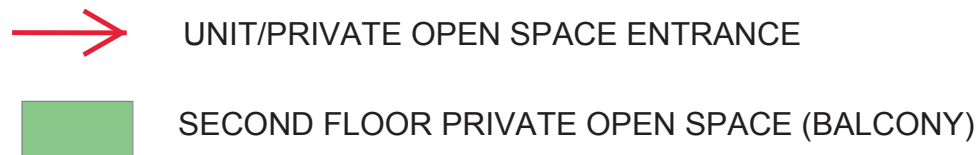
### Private Open Space





#### NOTES:

- 1) EACH SECOND FLOOR UNIT HAS A PRIVATE BALCONY THAT MEETS THE MINIMUM SQUARE FOOTAGE PER MZO BASED ON UNIT TYPE.
- 2) ALL GROUND FLOOR ENTRIES FOR BOTH FIRST AND SECOND FLOOR UNITS ARE COVERED AND SHADED BY EITHER AN OVERHANGING BALCONY OR STANDING SEAM SHED ROOF.
- 3) ALL BACONIES ARE SHADED VIA ROOF OVERHANG.

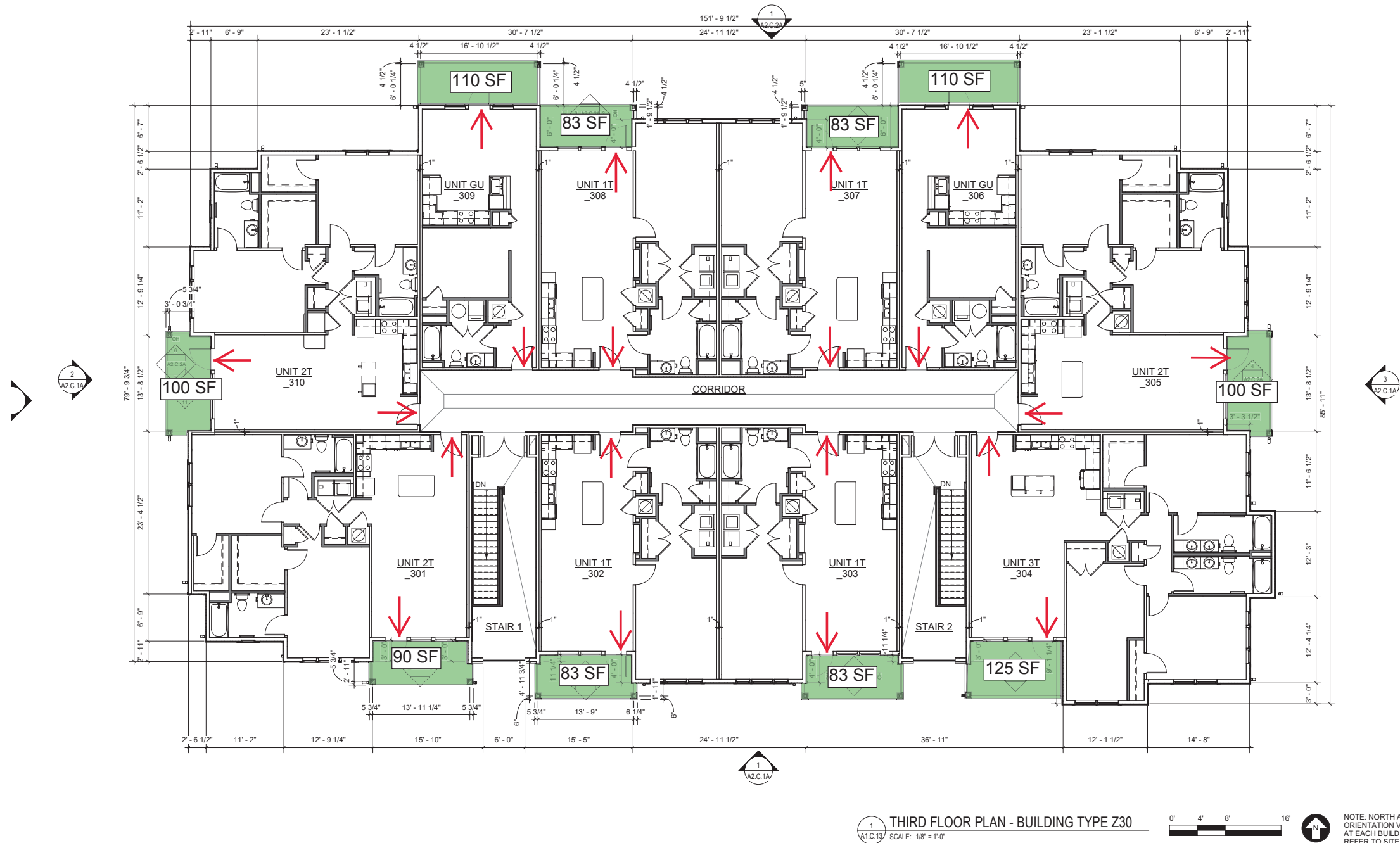


**TWO-STORY BUILDING  
BUILDINGS 2, 3, AND 4  
SECOND FLOOR**









#### NOTES:

- 1) ALL UNITS ARE ACCESSED VIA A SHARED, COVERED CORRIDOR. SHARED CORRIDOR IS ACCESSED THROUGH OPEN AIR ENTRIES ALONG THE STREET-FACING SIDE OF THE BUILDING.
- 2) EACH THIRD FLOOR UNIT HAS A PRIVATE BALCONY THAT MEETS THE MINIMUM SQUARE FOOTAGE PER MZO BASED ON UNIT TYPE.
- 3) ALL THIRD FLOOR BALCONIES ARE SHADED VIA ROOF OVERHANGS.



UNIT/PRIVATE OPEN SPACE ENTRANCE



SECOND FLOOR PRIVATE OPEN SPACE (BALCONY)

THREE-STORY BUILDING  
BUILDINGS 1, 5, 6, 7  
THIRD FLOOR



## Exhibit D

### Common Open Space

# N POWER ROAD

## JACK IN THE BOX

WELLS  
FARGO  
BANK

DEL TACO

ALBERTSON'S  
PHARMACY

CANAL

GOODWILL  
RETAIL

Z30  
BLDG  
7A

Z30  
BLDG  
1B

Z30  
BLDG  
6A

G24E  
BLDG  
2A

Z30  
BLDG  
5B

G24E  
BLDG  
3B

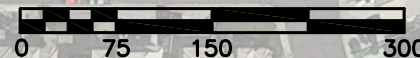
G24E  
BLDG

PROPERTY  
10.50 ACRES ±  
COMMON  
OPEN SPACE  
2.33 ACRES ±  
22% OF PROPERTY

 = COMMON OPEN SPACE

CULVER ST.

~~EXISTING  
SINGLE FAMILY~~



CONTINENTAL XXX FUND LLC

An affiliate of



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Menomonee Falls, WI 53052  
Phone: 262-502-5500 Fax: 262-502-5522  
Email: cad\_dwg@cproperties.com

|        |    |           |    |
|--------|----|-----------|----|
| STATE: | AZ | DRAWN BY: | BV |
|--------|----|-----------|----|

12/14/18

STREET: POWER ROAD & MCDOWELL ROAD

## REVISIONS

| REV | DESCRIPTION | DATE | REV | DESCRIPTION | DATE |
|-----|-------------|------|-----|-------------|------|
|-----|-------------|------|-----|-------------|------|

REV:

CITY: MESA

NORTH  
  
SHEET:

EX- OPEN SPACE