

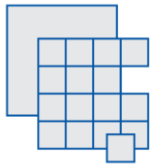
Rezone, Site Plan & Design Review | March 25, 2019



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Project Narrative

I. Introduction

Pew & Lake, PLC, on behalf of Vita Communities (“Applicant”), is pleased to submit this narrative and related exhibits in support of a residential development tentatively known as *Vita at the 202*, located on approximately 14.23 gross acres (12.89 net acres) at the SWC of Decatur Rd. and Ellsworth Road, in unincorporated Maricopa County near Mesa, Arizona, and further identified as APNs 218-07-38A, 218-07-040A, and 218-07-041C (“Property”).

Vita at the 202 is a professionally managed gated community with both attached and detached homes. A distinct, higher-quality focus on single-family living with rental homes will permeate the development. The residential uses will have unique architectural themes and be complete with private yards, front and rear covered patios, a courtyard concept plan, and resort-like amenities – all within a lush landscape pallet.

Figure 1 – Site Aerial



II. Request

Our request is for City of Mesa approval of the following:

1. Annexation to the City of Mesa (by separate, concurrent application)
2. Rezoning from Maricopa County R1-8 and RU-43 RUPD to City of Mesa RM-3 PAD
3. Site Plan Review
4. Design Review

Figure 2 – Jurisdiction Map

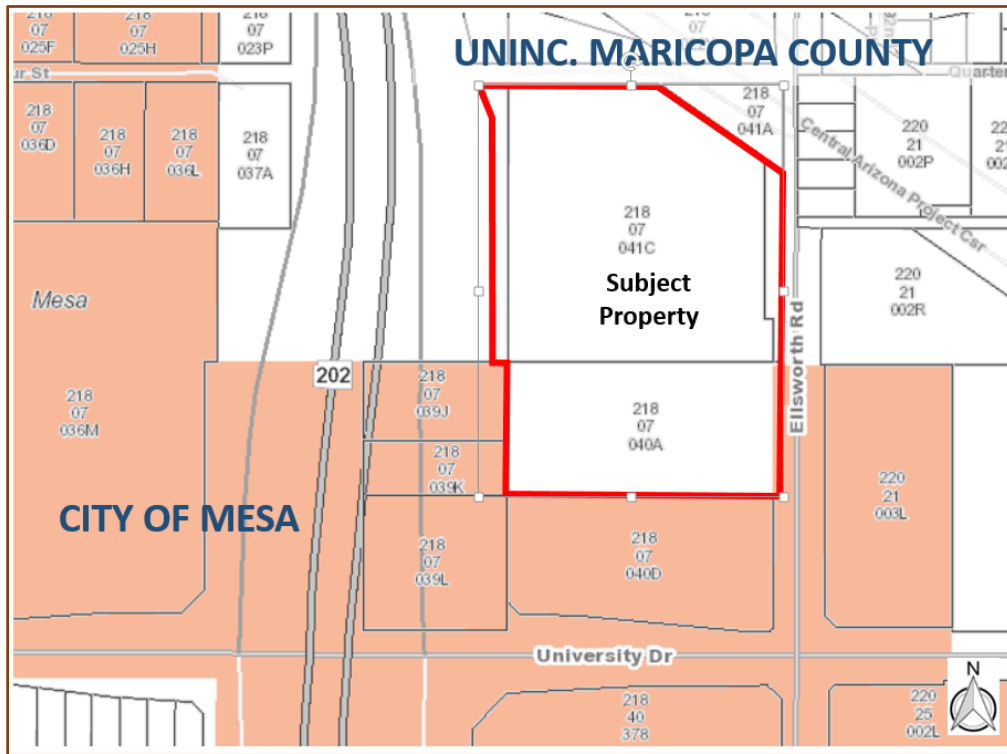


Figure 3 – Proposed City of Mesa Zoning



III. Overview

Vita Communities, <https://www.vitacommunities.com>, is the development arm of Glasir Capital Partners. Vita Communities was created to acquire, entitle, and develop for-rent single-family homes within upscale gated communities. Glasir Capital Partners is a boutique real estate investment company with extensive experience in investing, developing, and maintaining quality multi-family housing and office developments across the country, as well as acquiring and entitling land for sale to end users.

Most city staff are familiar with other horizontal rental projects by others across the Phoenix Metropolitan Area. However, *Vita at the 202* will be different, with a higher-quality focus on single-family living with single-story rental homes complete with individual private yards and front and rear covered patios. Signature highlights include Vita's courtyard concept land plan, resort-like amenities, a lush landscape plan (still low water tolerant), and detailed architectural vernacular like patio homes for lease under twenty-four hour professional management.

What makes Vita Communities different than the others?

Many of Vita's competitors are doing a competent job at delivering appropriate single-family rental housing stock to the marketplace, but Vita Communities applies a more defined branding and a greater holistic focus on the single-family – and not the multifamily component – of this hybrid product, which yields especially positive results. Vita departs from the market's traditional design and differentiates the architectural vernacular, the landscape palette, and the amenity offering.

Many current developers in this space are delivering a product that looks somewhat like a public builder, entry level home. These developers lean heavily toward the multifamily model, and Vita believes that misses the mark.

Vita Communities wishes to steer away from the typical site plan that municipalities across the Phoenix Metropolitan Area are seeing for this transitional density product. Thus, Vita has spent a significant amount of time coming up with a next generation land plan for this product type. Vita's land plan is in every way a true courtyard concept, where virtually every (5) units share a common open space/courtyard. The smaller courtyard is about 800-1,000 square feet, and the larger courtyard is approximately 2,000 square feet. On other similar type projects, Vita's research team has reviewed minutes in public hearings in which planners have been very critical of other developers not creating this "courtyard feel," and in addition, have historically typically stipulated that some sort of enhanced paving had to be used to make the areas between building entrances feel more like a courtyard.

Vita has created some enhancements to respond to some of these issues. In its communities like *Vita at the 202*, Vita incorporates pocket park/courtyard planning techniques into its site plan, which will contribute to a more livable environment. The courtyards will have enhanced paving and design. The overall site landscaping is composed of a desert landscape palette that is more lush and green (while still meeting municipality low water tolerant requirements) and which will

resonate with future renters. The enhanced landscaping is evidenced by *Vita at the 202's* lower than-typical-density of 10.47 du/net acres (or 9.49 du/gross acres) as opposed to 11-12 du/acre in comparable developments.

In addition, Vita delivers an extremely attractive product to the marketplace and make its communities stand out from the competition. This is accomplished by adhering to an architectural look that is a purer northern California cottage and bungalow feel with substantial front and rear porches. The homes have upscale looks that are modeled after a more expensive compact single-family home.

Vita's branding will extend inward from the community's entry to all touch points. Vita seeks to avoid a community entrance with big Spanish arches and fake concrete columns. Vita's entry will be more residential in feel and lower key, but sophisticated, with appropriate entry landscape, gating, and lighting. The leasing office will not feel like a multifamily leasing office but be aspirational, and again, single-family residential inspired. Vita's community will not have a fitness center, but an approximately 1,656 square foot Residence Club with appropriate uses inside. Lastly, the company has also taken great care in designing a hybrid web site that provides all the needed information but again, distinguishes Vita Communities from the multifamily feel of its competitors.

Vita hopes the uniqueness of its courtyards, its next generation elevations and floorplans (deep backyards with front and rear yard covered porches that can be used), along with the interior unit features, such as 12-foot sliding glass doors, large quartz kitchen islands and backsplashes, a great room, larger livable interior space, upgraded stainless steel appliances, technology packages, valet trash, onsite storage and enclosed garages like SF homes, all will make *Vita at the 202* a wonderful community to live in for all of its residents.

IV. Existing General Plan and Zoning

The subject property's Character Area designations in the City of Mesa General Plan are Neighborhood Suburban and Neighborhood Village (see below General Plan figure). The property's zoning is predominantly Maricopa County Maricopa County R1-8 RUPD, with the sliver parcel on the west portion of the property zoned Maricopa County RU-43 (See below figures). The proposed use, density, and development plan are fully compatible with the General Plan vision, focus, and objectives, as will be discussed hereafter.

Figure 4 – City of Mesa General Plan Character Areas



Figure 5 – Existing Maricopa County Zoning

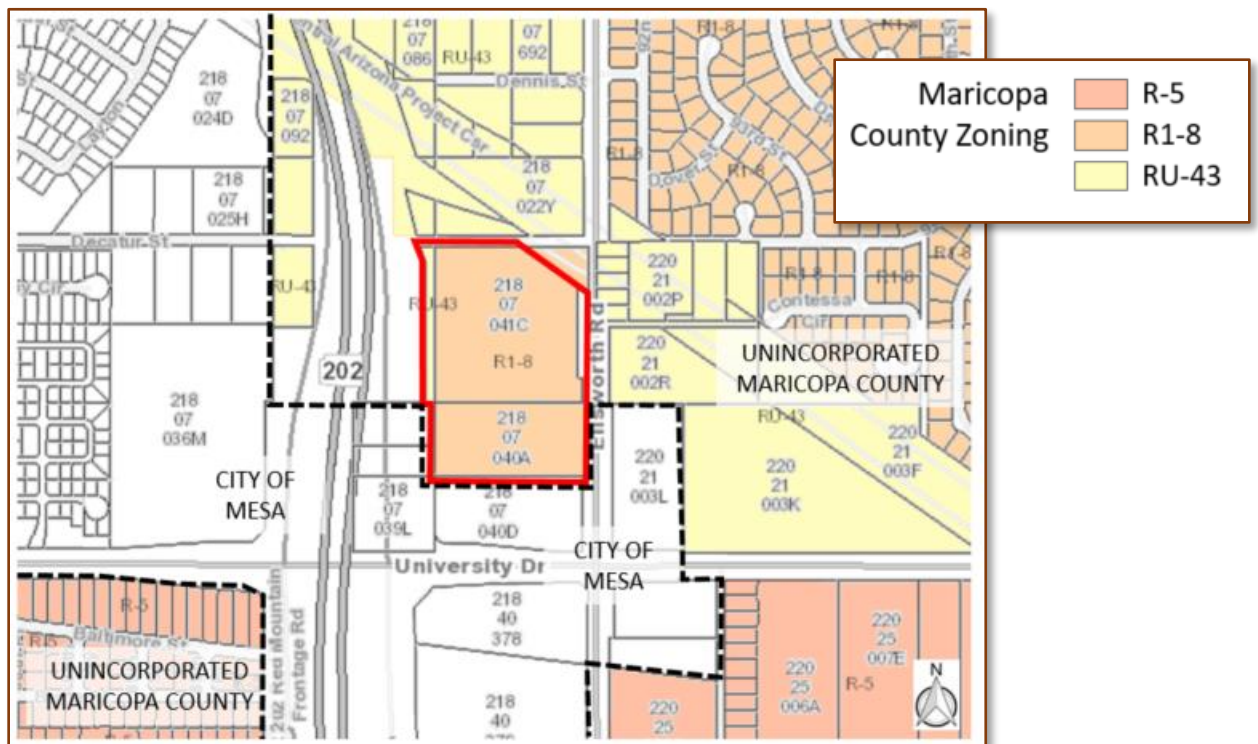


Figure 6 – Existing City of Mesa Zoning



V. Existing Conditions and Relationship with Surrounding Properties

The property is currently undeveloped with native vegetation and relatively even topography. Along the south portion of the site, the terrain is approximately level with the Ellsworth Road improvements. However, Ellsworth Road has an incline that rises above the property's natural grade as one moves to the north toward the CAP canal.

Abutting the Property to the north is Decatur Road and its enclosed MCDOT maintenance yard, vacant land, and the CAP canal. These properties are zoned Maricopa County RU-43 and R1-8. Ellsworth Road abuts the Property's east boundary, and the properties to the east of Ellsworth Road are vacant and zoned both Maricopa County RU-43 and City of Mesa LC. The abutting property to the south is zoned City of Mesa LC. It is occupied with a single-family home and is mostly vacant. The Loop 202 Freeway abuts the Property's west property line, and the land west of the freeway is zoned City of Mesa RS-43. Table 1 below summarizes the existing and surrounding land uses and zoning.

The proposed *Vita at the 202* development is consistent with, and will have a positive impact on, the surrounding land use context. The scale of the buildings, proposed density, circulation plan, and overall site design will harmoniously fit in the existing and developing uses in the vicinity.

Table 1 – Existing and Surrounding General Plan, Zoning, and Land Uses

Direction	General Plan Character Area	Existing Zoning	Existing Use
Project Site	Neighborhood Suburban, Neighborhood Village	Maricopa County R1-8 & RU-43 RUPD	Vacant
North	Neighborhood Suburban	Maricopa County RU-43 & R1-8	Decatur Rd. and Vacant
East	Neighborhood Suburban, Neighborhood Village	Maricopa County RU-43 & City of Mesa LC	Ellsworth Rd. and Vacant
South	Neighborhood Village	City of Mesa LC	Single-Family Residential & Vacant, then University Dr.
West	Neighborhood Suburban	Maricopa County RU-43 & City of Mesa RS-43	Loop 202 Freeway, Single-Family and Vacant

VI. General Plan Compliance

In the Mesa 2040 General Plan, the subject property is designated as the Neighborhood and Neighborhood Village Center Character Areas. The Neighborhood Category is designed to support “primarily residential areas with supporting parks, schools, and other neighborhood services.” Neighborhood Village Center supports “commercial mixed use nodes of activity, generally between 15 and 25 acres in size that serve the surrounding neighborhoods.”

Vita at the 202 supports these Character Areas because its scale and appropriate residential density that transitions from the higher intensity uses fronting University Drive to the lower density residential neighborhoods to the north. The canal property offers additional transition from the subject property.

The proposed use is also consistent with the Neighborhood Village Center Character Area. Detached and attached homes are well suited for the site given the property is smaller than the 15-25-acre range, and given that the site does not have frontage on University Drive or direct access to the freeway. Property ownership attempted to assemble that University frontage piece into the proposed development, but currently it is not for sale. Therefore, the subject property’s neighborhood-scale and adjacency to the LC zoning on the south lends well to the proposed attached and detached housing product. Moreover, the proposed development creates symmetry with the comparably sized multifamily neighborhood south of University Drive’s south frontage.

Vita at the 202 addresses many of the goals and objectives outlined in the General Plan as follows:

Neighborhoods Character Area

- Implements a unique form of housing on fewer than 15 acres that supports the city's desired "wide range of housing types." (Neighborhood Focus, p. 7-5)
- Supports the notion of mixed use housing by developing a compact residential housing within direct access to commercial zoning and by creating an immediate pedestrian access between the two sites. (Neighborhood Focus, p. 7-5)
- The entry monumentation, site amenities, and cohesive multi-modal circulation system instill a sense of place, allowing residents and visitors to feel connected to the larger community. (Neighborhood Focus, p. 7-5).
- Bridges the Neighborhood subtypes of "Traditional/Neo-Traditional," and "Suburban," by providing RM-3 base zoning and a density of 10.47 du/acre, which is consistent with the maximum supported 12 du/acre density.
- Implements the Neighborhood Form and Guidelines by providing "usable community space" accessible to all units, a looped road that is an "interconnected street system," and highly walkable paths across "shorter block lengths." (Neighborhood Traditional and Suburban Form and Guidelines and Neo-Traditional Themes, pp. 7-8 to 7-10)

Neighborhood Village Center

- Provides a stand-alone housing use adjacent to LC zoning and commercial uses in a phased, mixed use setting, which housing community will improve the opportunities for future commercial uses in the vicinity. (Neighborhood Village Center Focus and Typical Uses, p. 7-12 and Bullet 7, p. 7-13)
- Establishes Multi Residence zoning as a secondary use on a lot that is located behind the University Drive property. (Zoning Districts in a Neighborhood Village Center, p. 7-13)
- *Vita at the 202* includes pedestrian connections to commercial uses, attractive landscape plantings, and pedestrian-sensitive design. (Forms and Guidelines, p. 7-13)
- Promotes buildings of appropriate building height (1-story) that are laid out in "proximity to each other to help create a sense of place," which works in conjunction with the robust amenity package to create synergy in the social fabric of the development. (Forms and Guidelines, p. 7-13)

"Great Neighborhoods" Element

Mesa 2040 General Plan states: *"Neighborhoods are the foundation of communities and cities. To be a great city where people want to live, work and play, we need a variety of great*

neighborhoods.” Furthermore, the following five characteristics and qualities of great neighborhoods, as described in the City’s General Plan for strong neighborhoods, are utilized in *Vita at the 202*’s development proposal:

- *Connectivity & Walkability*
 - *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*
 - *Providing shade and comfortable places to stop along a street or trail*

Small block lengths occur in the resort-like quality and modest scale of *Vita at the 202* and its looped driveway. The project offers landscaped corridors with trees, shade, and active open space amenities along the pedestrian paths.

- *Build Community and Fostering Social Interaction*
 - *Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together*

The combined system of community open space and shared is *Vita at the 202*’s focal point that will facilitate the creation of the informal community gathering places. Shared courtyards and the units fronting the central open space area are part of this concept. Further, the Clubroom and network of active recreational amenities will contribute to social interaction and a sense of community.

- *Neighborhood Character & Personality*
 - *Reviewing new/reuse developments for the elements needed to add to the surrounding community and create a unique sense of place*
 - *Creating neighborhood boundaries and limiting through traffic into the neighborhoods*
 - *Street planting programs, signage treatments, or other such visual elements that can bring identity and recognition to a neighborhood.*

***Vita at the 202* consists of a distinctively themed branding in the entry monumentation, wall themes, architecture, landscaping, and open space plan. Vita Communities applies a more defined branding that sets-up the next generation land plan for this product. Virtually every (5) units share a common open space/courtyard with enhanced hardscape and amenities, a more lush and green landscape palette, entries and wall plan with distinguishing features, and an upscale cottage and bungalow design in the architecture.**

- *Safe, Clean and Healthy Living Environment*
 - *Encouraging the creation and maintenance of neighborhood associations (formal or informal)*

- *Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed*
- *Locate and design public spaces so that there is a high degree of natural surveillance*
- *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*
- *Maintain attractive, well-kept public spaces in neighborhoods*
- *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*

The proposed development's rental community with single ownership will establish efficient operations and management to oversee site maintenance, including but not limited to valet trash service. Site management will maintain community open space amenities and shared landscaped areas. Natural surveillance of the community parks and amenities are accomplished by the sizing and orientation of the buildings and units, most of which are either facing or adjacent to the parks.

Active outdoor open space is provided with the central location of the community's open space, as well as the pedestrian pathways. Lighting throughout the development will meet City of Mesa requirements. In addition, the driveway and parking improvements will meet City standards, which enables the City to provide consistent and predictable street maintenance.

- *Quality Design & Development*
 - *Unique public or community spaces that provide a focal point to draw people together*
 - *Maintaining a pedestrian scale and attractiveness along streets*
 - *Unique public or community spaces that provide a focal point to draw people together*
 - *Maintaining a pedestrian scale and attractiveness along streets*

As previously stated, the design of the looped street, pedestrian-trailed network, and overall design will offer a beautiful community identity, in conjunction with the various community courtyards spaces. Some of the site amenities include a Residence Club, pool area, a significant amount of active space for games (volleyball, etc.), barbecue stations, fire pits, dog parks, benches, etc.

VII. PAD Zoning

The rezoning request encompasses a change from Maricopa County R1-8 and RU-43 RUPD to City of Mesa RM-3 PAD. The City of Mesa's stated intent for RM-3 Multiple Residence Zoning District is to "provide for a variety of housing types," including, among others, "multiple residence housing" and a variety of types of single residences and cluster housing. *Vita at the 202* meets this criteria by offering a unique form of housing suitable to the subject site. The development offers a gated community and hybrid approach to single and attached residential housing. The

units are thoughtfully laid-out in a high-quality natural and built environment with features to foster long-term viability and a unique sense of place.

Vita at the 202 complies with intent behind the PAD overlay is to implement the General Plan goals through the use of “innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit.” Inspiration for the development was primarily derived from MZO’s goals and objectives of the General Plan. *Vita at the 202* complies with the intents of the PAD purposes by incorporating the following:

- Well designed and integrated open space and/or recreational facilities held in common ownership under the property management and of a scale that is proportionate to the property’s 12.89 net acreage;
- Sets forth appropriate options for the efficient design and use of private driveways;
- Preservation of significant aspects of the natural character of the land through use of drought-tolerant plants;
- High quality architectural design, site design, and an amenity package that creates a unique and more sustainable alternative to conventional development and comparable projects;
- Sustainable property owners’ management to oversee maintenance of the site;
- Maintenance of property held in common ownership;
- Residential and recreational and 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 through landscape buffers, theme walls, and convenient pedestrian access.

1. Project Summary

Vita Communities’ proposed community will deliver a high quality single-family attached and detached housing product that will set the benchmark for similar developments. Proposed is a rental housing gated community under RM-3 PAD zoning with 135 units on approximately 14.23 gross acres (12.89 net acres). This results in a proposed net density of 10.47 du/acre (gross density of 9.49 du/acre). The proposed density versus 11.5 to 12.0 du/acre as seen in comparable projects indicates that this project offers a superior level of open space and landscaping. A reduced image of the submitted Site Plan is depicted in the figure below:

Figure 7 – Site Plan



2. Permitted Uses

This PAD incorporates and complies with the use regulations under MZO Section 11-5-2.

3. Development Standards

The proposed development plan is consistent with the purposes of RM-3 PAD zoning and incorporates the development standards established in the MZO Section 11-5-3 LC zoning, with the exception of the a few minor deviations listed in the table below.

Table 2 – Development Standards

	Mesa ZO Required	<i>Vita at the 202</i> Proposed Deviation	Deviation #
<u>Min. Building and Landscape Setbacks</u>			
Front and Street Facing Side:			
• Freeways (Loop 202)	30 ft.	8 ft. building 0 ft. landscaping/site walls	(a)
• Local Street (Decatur Road)	20 ft.	8 ft. building 0 ft. landscaping/site walls	(b)
Max. Wall Height in Front/Street Setback			
• Decatur (Local Street)	3.5 ft.	8 ft.	(c)
• Loop 202 (Freeway)	3.5 ft.	8 ft.	
• South Side Property Line	6 ft.	8 ft.	
Min. Separation between Buildings on same lot: 1-Story	25 ft.	10 ft.	(d)

• ***Deviations:***

The deviations listed in the above table are requested because, given the unique conditions of the property and the proposed development, strict application of the zoning provisions would not enable the proposed development to offer the cohesive design and open space plan needed to promote a viable and high quality development. The proposed development standards are tailored to the site, which is uniquely located with its proximity to a freeway, MCDOT access and its three public right-of-way frontages that create additional setbacks that are greater than that of a typical lot. The proposed modified standards are further justified by the project's superior design and open space plan.

(a) Freeway Facing Building Setback and Perimeter Landscape Setback – Loop 202

Vita at the 202 proposes a minimum building and perimeter landscape setback of 8 ft. and a corresponding perimeter landscape setback of 0 ft. for perimeter landscaping and walls. This is requested to permit the backyards of the corresponding individual housing units to back-up to the site's perimeter walls. Under the proposed plan, landscaping and building separation will be provided internal to the wall in private area open space areas, not on the outer perimeter.

This modified standard will enable *Vita at 202* to provide the required parking, driveway dimensions, and creative design solutions that add value and quality to the living environment, including the increased amount of landscaping, open space, and amenities. The landscape plan provides more than 700% above the required total 175 sq. ft. of open space per unit. The setback deviation will not negatively impact the surrounding properties, because there are no residential uses planned where this setback will occur. Rather, the proposed plan is an improvement to the area, given that the proposed plan will not provide external landscape strips that would be difficult to access, maintain, and keep secure.

To the west of the site, ADOT's landscaped property and drainage channel separate the subject site from the freeway on-ramp, which would make it difficult to access and maintain landscaping along that frontage. There is approximately 262 ft. of separation between the property line and the Loop 202 freeway lanes, and 185 ft. of landscaped area between the subject property and the freeway entrance ramp. These separations and abundant landscaping are accommodations that support the proposed setbacks.

(b) Local Street Facing Building Setback and Perimeter Landscape Setback - Decatur Road

Adjacent to Decatur Road at the north property line, *Vita at the 202* proposes a minimum building setback of 8 ft. and a perimeter landscape setback of 0 ft. for perimeter landscaping and walls. These adjustments are requested to permit the backyards of the corresponding individual units and their wall enclosures to back-up to the site's perimeter walls.

As discussed above, these modifications will enable *Vita at 202* to provide the proposed creative design solutions that add value and quality to the living environment, including the increased amount of landscaping, open space, and amenities that greatly exceed minimum standards. The setback deviation will not negatively impact the surrounding properties, because there are no low density residential uses or any incompatible uses planned where these setbacks will occur.

To the north, Decatur Road is a dead-end driveway closed to the public that provides access to the Loop 202 Freeway and MCDOT property. This eliminates the need for a perimeter landscape corridor that would be difficult to access, maintain, and keep secure. On the *Vita at the 202* site plan, the proposed units and their corresponding rear yards back up to the north property line, which provides an internal, enclosed landscape separation that is appropriate given the site design and surrounding land uses.

(c) Wall Location and Height in Front/Street Setback

The *Vita at the 202* development plan incorporates a perimeter wall similar to other multi-residence and single-family developments and complies with zoning standards except as modified herein. The intent is to enable the developer to construct a 6-8 foot perimeter wall on all property lines, with the exception of the front setback along Ellsworth Road, in which the perimeter wall would be located behind the 20-foot front setback.

The subject site is differentiated from other properties in that instead of two side yards and one rear yard, this property has three sides that front onto public right-of-ways, effectively creating three front setbacks. In terms of yards and wall placement, this unreasonably limits perimeter wall heights to 3.5 feet, where a greater height might otherwise be permissible.

It is noted that while the submitted plans reference a 6-foot wall; however, a 6-8 foot wall height is requested allow the possibility of one to be constructed along Ellsworth Road, Decatur Road, and the south property line, where a downward slope from the elevated roadway increases visibility into the proposed rear yards. A 6-8-foot wall is also proposed along the Loop 202 Freeway, where increased wall height will mitigate the noise from the freeway. The site's

topography and freeway frontage are unique features that support the need for the proposed wall heights along the perimeter of the project to offer increased privacy and barriers to the surrounding area. Plans for the walls will be consistent with the colors and materials submitted for *Vita at the 202*.

The proposed perimeter walls are an integral component of the proposed site plan, which establishes private open space yards for individual housing units that back up to the perimeter walls. These private open space areas will provide sufficient separation and transition from the surrounding properties. As explained above regarding building setbacks, the surrounding uses and existing landscape buffers provide more than adequate buffers and transition to the site from properties that are not negatively affected by the proposed wall plan, which is integrated into the landscape and open space plan.

(d) Minimum separation between buildings on same lot.

The minimum separation between buildings on the same lot is 10 feet. This standard will be applied to provide for the development's sustainability as well as efficient and cohesive site design in conformance with the site's pedestrian and open space system. Individual buildings will be oriented toward pedestrian walkways and centered on open space pathways. Between the buildings, sidewalks with landscaping on both sides, and a pattern of shared courtyard spaces that exceed the open space requirements for RM-3 zoning.

4. Open Space, Landscaping, and Amenities

Vita Communities has performed extensive analysis to determine how to improve upon the design of the open space and amenities with the intent being to enhance the livability and long-term viability of the proposed housing product. As shown on the site plan, the proposed development will offer a generous amount of landscaping, courtyards, amenities, and an interconnected pedestrian circulation system. Where the MZO requires a minimum 175 of open space per unit (23,625 required), the *Vita at the 202* provides approximately 1,260 sq. ft. per unit, which is more than 700% above the minimum requirement.

The landscape plan will provide a lush and green landscape palette and more courtyards than are typical, in which every five units will share a common open space courtyard as shown in the below figure. The designers paid special attention to the design, materials, and landscaping for the courtyards, which will include both turf and seating areas, and connections to the site's pedestrian network.

The pedestrian system consists of a centrally located north-south open space area and pathways that link the various areas of the site that creates a resort-like environment for the units that front onto the corridor. The site's pathways aim to direct pedestrian activity to the central open space and common area amenities.

Figure 8 – Landscape Plan



Figure 9 – Courtyard Concept Plan



The central amenity area links the north portion of the site to the south portion, and a variety of recreational amenities are located along this landscape area. Some of the site amenities include an approximately 1,650 sq. ft. Residence Club and pool area located at the center of the site (see

below image). Further, the project will include a significant amount of active space for games (e.g., volleyball, etc.), barbecue stations, fire pits, dog parks, etc. Approximately 60 storage unit spaces (approx. 5 ft. x 7.3 ft.) will be made available in the proposed garage buildings.

Figure 10 – Club House Preliminary Elevation



Vita Communities also complies with the private open space requirements through its provision of private yards and both front and rear patios. The patios and respective hardscape will provide sufficient space for individual seating areas and recreational uses. Each unit will have convenient access to the site amenities, pedestrian network, and courtyards.

5. Site Safety

Security to the site is enhanced by the buildings' orientation toward courtyards and open spaces, site lighting, the buildings' proximity to vehicular access ways, pathway connections relative to the building sizes, privatized streets that are owned and maintained by property management, and the gated community concept. The safety measures are balanced with the high quality architectural and landscape design to produce an effective, high quality living environment.

6. Housing Unit Mix and Architectural Design

The site layout consists of both attached and detached units, of which 46 (34%) will be one bedroom attached units and 89 (66%) will be 2 bedroom detached units. Vita Communities is proposing housing units with a more defined brand and greater focus on the single-family, and not the multi-family, component of this hybrid housing product. It proposes for the units well-conceived architectural concepts with detailing and a complimentary blend of exterior materials on all four sides. The design will provide intentionally purer, upscale looking architecture, which will be modeled after a more expensive compact single-family home with northern California cottage and bungalow concepts.

6 elevations are designed for project: a Craftsman, Cottage, and Modern plan for both the attached and detached products. A sample of the architectural elevations are depicted in the figure below.

Figure 11 – Sample Architectural Elevations

Craftsman



Front Elevation

Elevation B - Craftsman

1/4" = 1'-0"

Cottage



Front Elevation

Elevation A - Cottage

1/4" = 1'-0"

Modern



Front Elevation

Elevation C - Modern

1/4" = 1'-0"

The design of walls and entry monumentation for *Vita at the 202* will be harmonious with the architectural themes of the homes. Perimeter walls, gates, and monumentation will promote a sense of arrival and reflect the selected themes for the site. Walls will have variations in the horizontal planes and differentiated materials to break-up the built form and contribute to the site's visual comfort for residents and visitors.

7. Access, Circulation and Parking

Access to the site will be provided via a primary entry off of Ellsworth Road, and a secondary access on Ellsworth Road that is limited to resident exits and emergency access. The site's access points will lead to an efficient loop of private driveways with a typical width of 26 ft. The leasing office will be located at the end of the main entrance, with community gates located on the internal driveway that will remain closed to nonresidents.

The circulation and parking plan will comply with the applicable City of Mesa requirements. The proposed parking plan will offer a range of approximately 40 individual parking garages that will address the demand for private parking. To minimize the impact of the waste disposal containers, enclosures will be discretely located and positioned in conformance with the required back-up clearance. The community will offer valet trash service to residents.

8. Utilities and Infrastructure

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements.

Right-of-way improvements: Along the property's east frontage, the Ellsworth Road improvements are in place, including a 4 lane arterial with a raised median and light poles. Curb and gutter are in place, but not sidewalk improvements. The developer anticipates constructing detached sidewalks along Ellsworth Road, and if necessary, deceleration lanes, all consistent with City standards.

Utilities and Services: Utilities in the subject property's vicinity include City of Mesa for water, sewer, police, fire, and waste disposal. The property is in Southwest Gas's service area for natural gas, and in SRP's electric supply service area.

Regarding Water Services, there is a 12-inch water line in Ellsworth Road and an 8-inch water line on Decatur Road. The canal to the north of the subject property may create an obstacle to any requested extensions to the lines in Decatur Road.

Sewer services are also available, with a 15-in. and 21-in. lines under Ellsworth Road. All other services are also in close proximity to the subject property.

Schools: The property is also located in the Mesa Unified School District and the Maricopa County Community College District. Based on the property ownership's experience with the proposed housing product, it anticipates negligible effect on the surrounding schools. If the concurrent annexation request is approved, development of *Vita at the 202* will increase the value of the property, which can indirectly increase the values of surrounding properties in Mesa. Added tax revenues will ultimately benefit funding of Mesa schools in the long run.

9. Project phasing

Efficient phasing will enable the successful implementation of the proposed development plan. The proposed driveways, right-of-way improvements, drainage facilities, and utility services will be installed in the initial phase. Thereafter, the central open space and pool area will be developed in conjunction with perimeter and other site landscaping. Vertical construction will follow in increments of approximately 20 units at a time through project completion.

VIII. Conclusion

The proposed *Vita at the 202* gated community will be a quality addition to the area by bringing a unique housing development with product types and designs that are appropriate to the surrounding area and that exceed the standards for open space, landscaping, and site amenities. The applicant and property owner look forward to working with City staff to bring this exciting new project to fruition in the City of Mesa.