

Zen on Baseline

Rezoning Project Narrative

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On Behalf of:



Submitted to:
The City of Mesa Planning Division
Mesa, Arizona

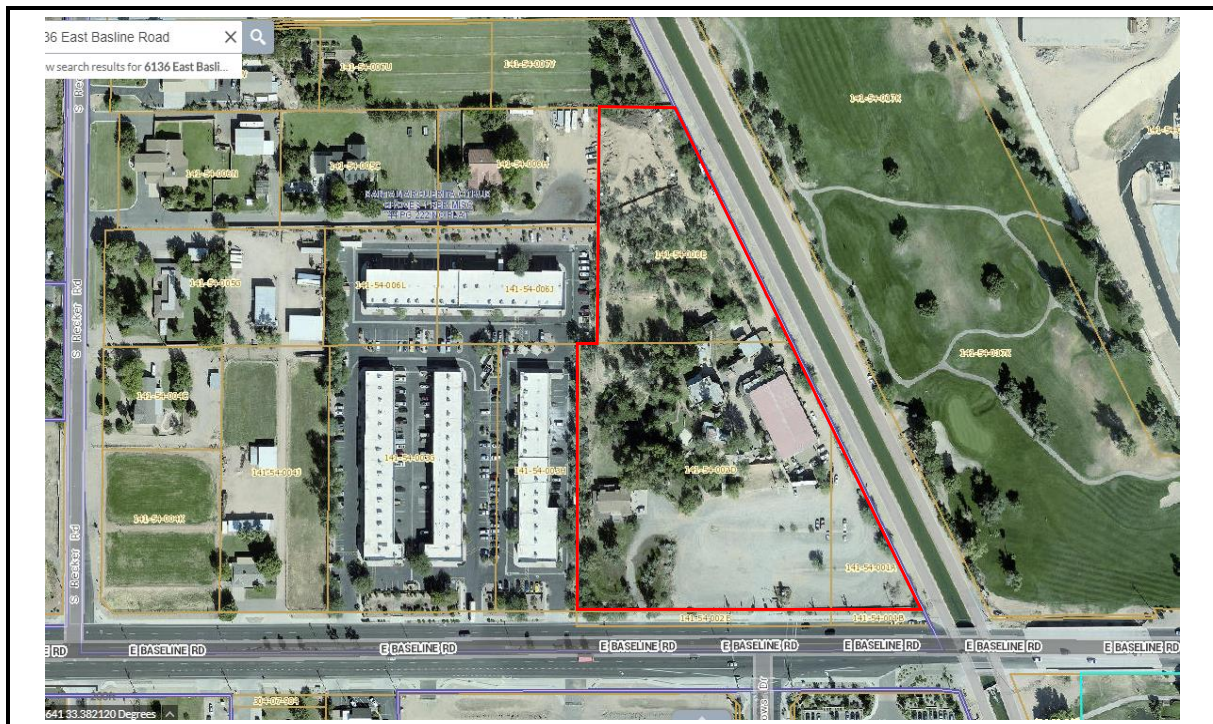
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Introduction

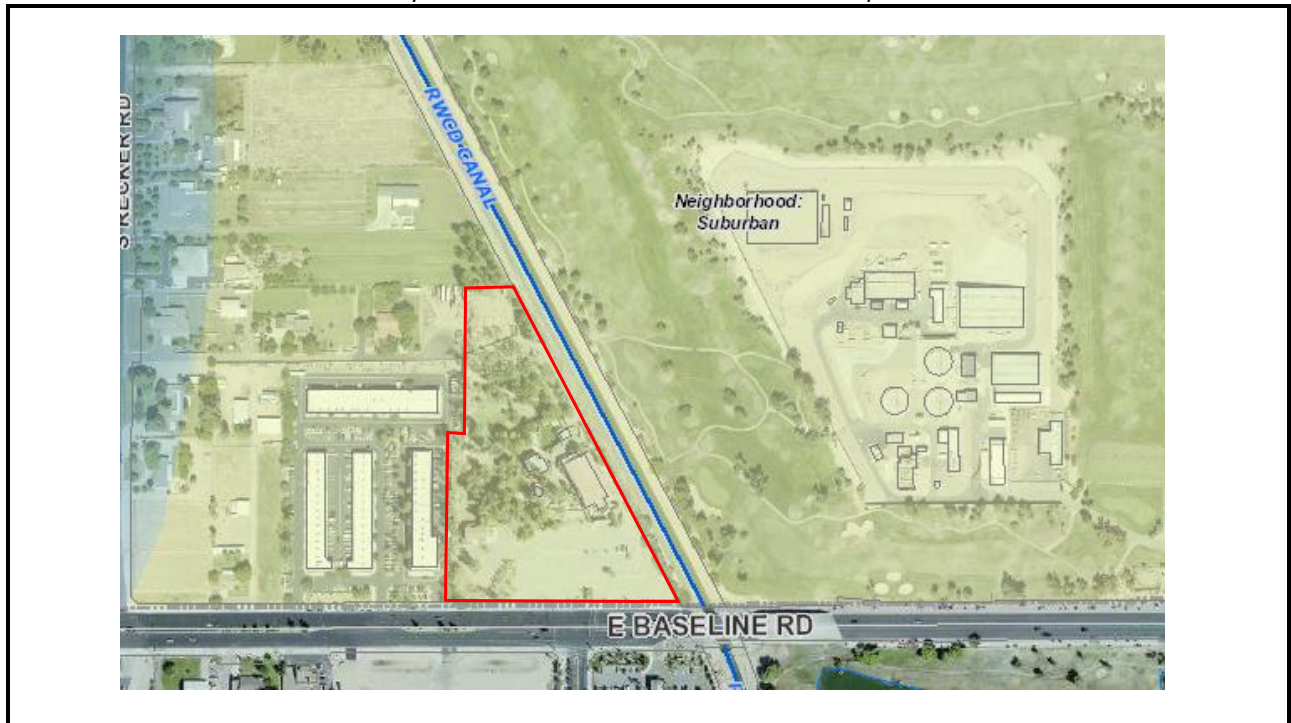
Pew & Lake, PLC, on behalf of Pacific Rim Group, is pleased to provide this project narrative and related materials to the City of Mesa in support of a rezoning application for approximately 6.9 net acres located east of the northeast corner of Recker and Baseline Roads. The parcel is shown below and may be identified on the Maricopa County Assessor's Map as parcel numbers 141-54-001A, -002D and -006E. When the request discussed in this narrative is approved, it will allow for the development of Zen on Baseline, a community of 90, for-sale townhomes.



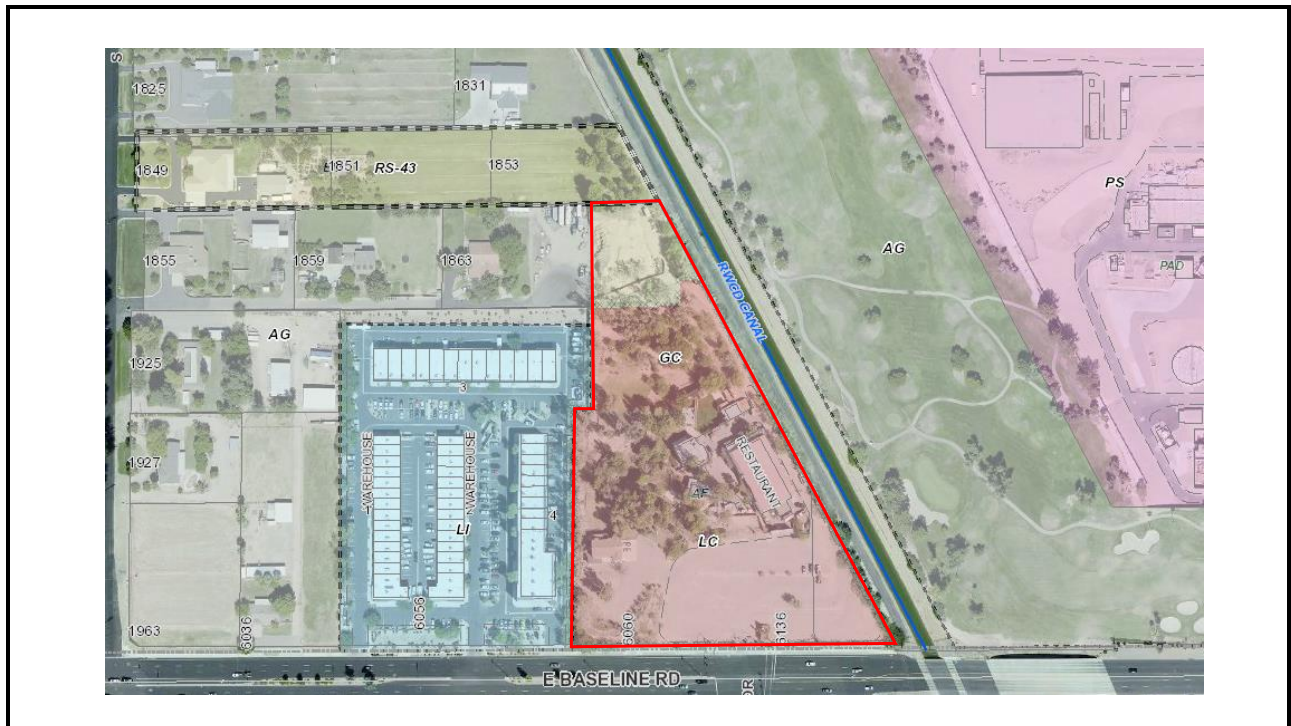
Existing General Plan Designation and Zoning Classification

As shown on the next page, the project site is currently designated in the City of Mesa General Plan as Neighborhood Suburban and is designated as General Commercial (GC) and Limited Commercial (LC) and RS-43 with an AF Overlay on the City of Mesa Zoning map.

City of Mesa 2040 General Plan Land Use Map



City of Mesa Zoning Map



Relationship to Surrounding Properties

As shown in the graphic below, the site is bound on the east by the RWCD. Beyond the canal is the Superstition Springs Golf Course. The site is also bound on the south by properties within the Town of Gilbert, one of which is vacant and another that is a memory care facility. On the west is a small industrial park, and on the north the property is bound by large-lot residences.

| | General Plan Designation | Zoning | Existing Use |
|---------------------|------------------------------|----------------------------|--------------------------|
| North | Neighborhood Suburban | RS-43 | Residential |
| South | General Commercial (GC) | GC (Town of Gilbert) | Vacant/Commercial |
| East | Neighborhood Suburban | AG (across canal) | RWCD Canal/Golf Course |
| West | Neighborhood Suburban | LI | Commerce Park |
| Project Site | Neighborhood Suburban | GC and LC and RS-43 | Former Restaurant |

Existing Site Conditions/Topography

The site is presently vacant. It is the site of the former Rockin' R Ranch, an immensely popular restaurant and entertainment venue which operated at this location for over 35 years. The original 10,000 square-foot restaurant and other related buildings remain on the site, and will be demolished to make way for this proposed use. While it is flat in its topography the site is oddly configured. It is triangular and tapers from 633-feet of frontage along Baseline Road, to 127 feet at the back of the property.

Utilities and Services

Utilities are provided to the site by the providers as shown below:

| Utility | Provider |
|-------------|-----------------------|
| Electric | Salt River Project |
| Natural Gas | City of Mesa |
| Water | City of Mesa |
| Sewer | City of Mesa |
| Solid Waste | City of Mesa or Other |
| Telephone | Century Link or Other |
| Internet | Cox Communications |

| | |
|--------------------|--------------|
| Law Enforcement | City of Mesa |
| Emergency Services | City of Mesa |

Request

Our request to the City of Mesa is to rezone the property from General Commercial, Limited Commercial and RS-43, to Residential Multiple Dwelling (RM-2) with a Planned Area Development (PAD) Overlay to allow for the development of a 90-lot townhome community.

Compliance with General Plan

As previously stated, the site is currently designated in the City of Mesa 2040 General Plan as a *Neighborhood* character area, with a Suburban sub-type. This is the predominant pattern of neighborhoods in the City. The suburban sub-type features areas of duplexes and other multiple-residence properties along arterial frontages. The predominant building heights are one-and two-stories, and the typical density is between 2 and 12 dwelling units per acres. However, higher densities are allowed along arterial streets. The General Plan also calls for accessible, community open space within a new subdivision.

Zen on Baseline will help implement some of the following goals in the Mesa 2040 General Plan in the following ways:

- The ultimate design and configuration of the site will buffer and maintain the neighborhood to the north through the use of adequate landscaping, building orientation and building height. (*Chapter 4- Creating and Maintaining a Variety of Great Neighborhoods*)
- As a self-contained development site, the proposed residential development is consistent with the Suburban sub-type that provides for multiple residence developments along arterial roads. The RM-2 zoning classification we are seeking is at the low end of the permitted densities within the character area. Moreover, the two-story height of the proposed subdivision is less than the allowable three-and four-story heights. (*Chapter 7- Community Character*)

For the foregoing reasons, the proposed rezoning and subsequent development is consistent with the Mesa 2040 General Plan Neighborhood Suburban Land Use designation.

Compliance with Chapter 22: Planned Area Development Overlay District

Section 11-22-1 of The City of Mesa Zoning Ordinance specifies that a Planned Area Development (PAD) Overlay District is to allow for innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit. The intent of the district is to provide for creative, high-quality development incorporating:

- A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;
- B. Options for the design and use of private or public streets;
- C. Preservation of significant aspects of the natural character of the land;
- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;
- E. Sustainable property owners' associations;
- F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and
- G. 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.

As discussed below, the proposed development is appropriate for a Planned Area Development (PAD) Overlay District.

The Development Plan

Zen on Baseline is proposed as a gated, 90-unit, owner-occupied townhome development. As shown on the Site Plan provided in this application, the units are placed within 18 different buildings, featuring from four to eight units apiece. The exact breakdown of the townhome units is shown below:

| Building Configuration | Number Provided | Units per Building | Total Units |
|------------------------|-----------------|--------------------|-------------|
| 4-Plex | 8 | 4 | 32 |
| 6-Plex | 7 | 6 | 42 |
| 8-Plex | 2 | 8 | 16 |
| Total | 17 | | 90 Units |

Each of the units feature a 2-car garage as well as a garage-top deck.

The overall site design takes into account the access to multi-modal transportation options in the area, and on-site vehicular circulation has been designed to provide pedestrian access to the community amenities and the surrounding area.

Amenities

Amenities at Zen on Baseline will include a large pool and spa, amenity building, Community BBQ stations, Fire pit lounge area, Fireplace lounge area, Dog Park, and a Zen Garden. Details of each amenity area have been provided in a Common Area Concept Plan included in the formal submittal.

Design Intent

As shown in the photographs shown below and on the next page, each of the units in Zen on Baseline features articulation in building facades that create a sense of both horizontal and vertical movement. The modern architectural detail, coupled with soft landscaping creates visual interest in the community and a dynamic streetscape. The outdoor deck on top of each garage contributes to a private, yet spacious feel within each unit.





Landscape/Open Space

The gated front entrance to the site is set back from the street with an extra-wide and generous landscape buffer that has a pedestrian feel with site walls that are angled to complement the geometries of the site and buildings. Landscape accents provides delineation from parking, buildings, driveways and pathways. Foundation base landscaping is provided adjacent to exterior walls with a base of materials such as trees, shrubs, ground cover, and/or accent plants.

Traffic and Circulation

Zen on Baseline is proposed to have a single, gated primary entrance for residents and visitors alike. The entrance will be on Baseline Road, with a call box about 40 feet north of the curb. The gate will be approximately 30 feet north of the call box. A street bulb in front of the gate is provided to accommodate U-turn needs. There will also be a secondary, emergency-only access point approximately 220 feet west of the main entrance. The City of Mesa will always be provided with the electronic code to this access point to ensure availability for first responders.

The Town of Gilbert has jurisdiction over Baseline Road in this area. Accordingly, the Town requested a Trip Generation Statement for review. The statement is provided within the application materials and estimates that traffic resulting from Zen on Baseline will create 47 trips in the morning peak hour, and 58 trips in the evening peak hour. As indicated an email provided by the Town of Gilbert, their Traffic Engineer reviewed the Trip Generation Statement and has no comment on the traffic generated from this proposed development.

Parking

Each of the 90 units in Zen on Baseline features a 2-car garage. Additionally, there are proposed to be 25 guest parking spaces within the community. Total proposed parking is provided at 2.28 spaces per unit, exceeding the 2.1 spaces per unit required in the Mesa Zoning Ordinance.

Proposed Drainage Solutions

Drainage for this subdivision is provided by means of ten (10) retention basins placed throughout the community. The drainage for the site has been designed to provide the retention required to capture rainfall from a 100-year, 2-hour storm event as required by the Mesa City Code. Retention calculations are shown on the Preliminary Grading and Drainage Plan and in the Drainage Report provided in the application materials.

Proposed Development Standards and Justification

| RM-2 Development Standards | | |
|--------------------------------------------------------|---------------|-------------------|
| Standard | Required | Proposed with PAD |
| Minimum Lot Size | 7,200 sq. ft. | 341,678 |
| Minimum Lot Width | 36 feet | 25.25 |
| Minimum Lot Depth | 94 feet | 47.75 |
| Maximum Density | 15 du/ac | 13.0 du/ac |
| Minimum Lot Area per dwelling Unit | 2,904 sq. ft. | 3,796 sq. ft. |
| Maximum Height | 30 feet | 30 feet |
| Vehicle Parking (2.1 spaces per unit) | 189 | 206 |
| Minimum Building Setbacks: | | |
| Front and Street Facing Side- Arterial (Baseline Road) | 30 feet | 20 feet |
| Interior Side | 30 feet | 20 feet |

| | | |
|----------------------------------------------------------------|-------------------------------------------|---------------------------------|
| Rear | 30 feet | 30 feet |
| Adjacent to Canal | 15 feet | 20 feet |
| Minimum Separation between buildings (two-story) | 30 feet | varies |
| Maximum Building Coverage | 45% | 35.4% |
| Minimum Common Open Space per unit | 200 sq. ft. | 421.6 sq. ft. |
| Private Open Space per unit (2 nd Floor Rear Patio) | 2 bedroom- 100 s.f. 3 bedroom- 120 s.f | 181 s.f. per unit. (covered) |

An early version of the site plan that was discussed at a pre-submittal conference showed the buildings on site pushed as far up against the boundaries of the property as possible. The comments received from staff at that time were to 1) stagger the placement of the buildings on the site, 2) reduce the block lengths, 3) pay particular attention to the orientation of the homes at the northern portion of the site and 4) reconfigure the driveways at the entry of the property. The site plan submitted with this application has addressed staff's concerns, resulting in the requests for deviations from building setback standards shown above in red.

Additionally, the configuration of this site makes conventional development impractical. As previously noted, the site presents on Baseline Road with 660 feet of frontage and tapers down to 127 feet at the northernmost portion of the site. The geometry of the site is determined by the RWCD canal on the eastern boundary of the project. Additionally, the property line on the western boundary has a slight jog west-ward which also contributes to the odd shape of the parcel. The overall site and building setback deviations are justified by this odd site configuration. The deviations from the lot depth and lot width standards are requested to provide for the for-sale nature of the housing product proposed in this development. Many of the RM-2 development standards contemplate larger, for-rent buildings that are platted as one, contiguous lot. When platted individually, the lot dimensions in this subdivision are smaller than those required in the Zoning Ordinance. By granting these lot size deviations the City will be recognizing the importance of ownership opportunities in this area as well as paving the way for common area tracts that will be landscaped and maintained by the Zen on Baseline Homeowner's Association that will be formed with the creation of this subdivision.

Finally, we are also requesting a deviation from the requirement that garage doors below livable space be recessed 3 feet from the upper story façade (City of Mesa Zoning Ordinance Section 11-5-5.D). We are proposing garage doors made of quality materials and they provide a strong design element within this community. Moreover, the garages provide the basis for the unique rooftop decks provided for every home in Zen on Baseline. By providing the rooftop deck, there

is 544 square feet of private open space for the 2-bedroom units, and 287 square feet of private open space for the 3-bedroom units. This design choice and has proven to be immensely popular with homebuyers.

Phasing

Zen on Baseline is proposed to be developed in a single phase.

Citizen Participation

Per City of Mesa Zoning Ordinance Section 11-67-3, the applicant conducted a neighborhood meeting on February 25, 2019. Notices were sent to property owners within 1000' of the development site and HOA's and registered neighbors within ½ mile of the proposed development site. The applicant will prepare a Citizen Participation Report upon the conclusion of the citizen outreach efforts that will include a summary of the neighborhood meeting, comment cards, sign-in sheets, copies of the notification materials and any other comments received from interested neighbors.

Conclusion

It is worth noting that the developer of this project, Pacific Rim Investments, built a similar project in the City of Phoenix last year. Called *Zen on 50*, that project is a unique urban community nestled between South Arcadia, Scottsdale and Tempe. It offers a contemporary aesthetic similar to what is being proposed for Zen on Baseline. It has been well-received and has provided the template for Zen on Baseline. The applicant and developer look forward to working with City staff to implement this same vision at Zen on Baseline.