Zen on Baseline

Rezoning
Project Narrative

Submitted by:
W. Ralph Pew, Applicant
Pew & Lake, PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204

On Behalf of:

PACIFIC RIM GROUP

Submitted to:

The City of Mesa Planning Division
Mesa, Arizona

April 15, 2019

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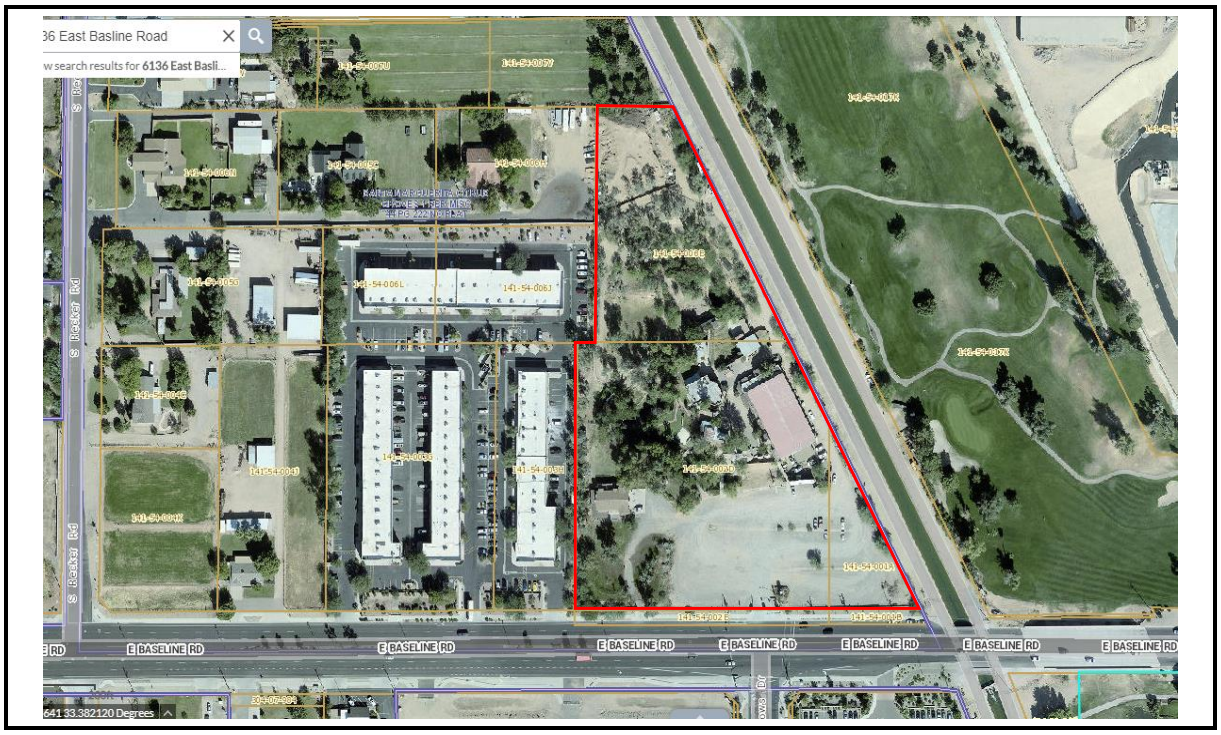
Introduction

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 aces. 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.

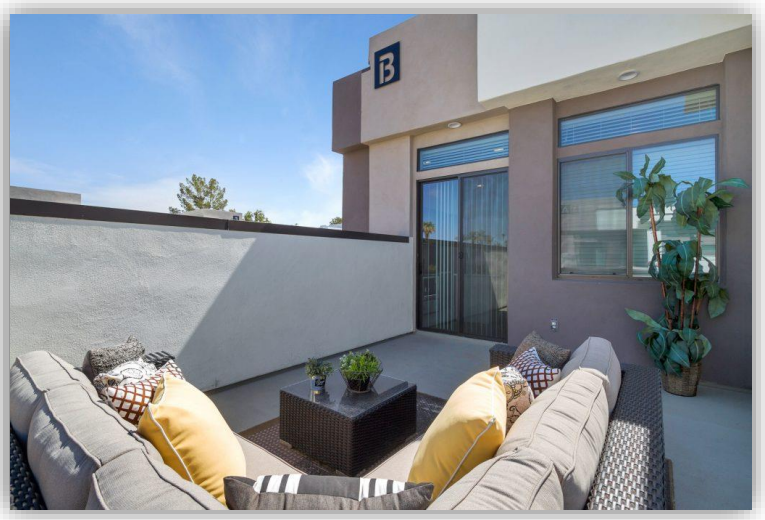
The overall site design takes into account the access to multi-modal transportation options in the area, and on-site vehicular circulation has been designed to provide pedestrian access to the community amenities and the surrounding area.

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 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 (2nd 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-bdroom 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

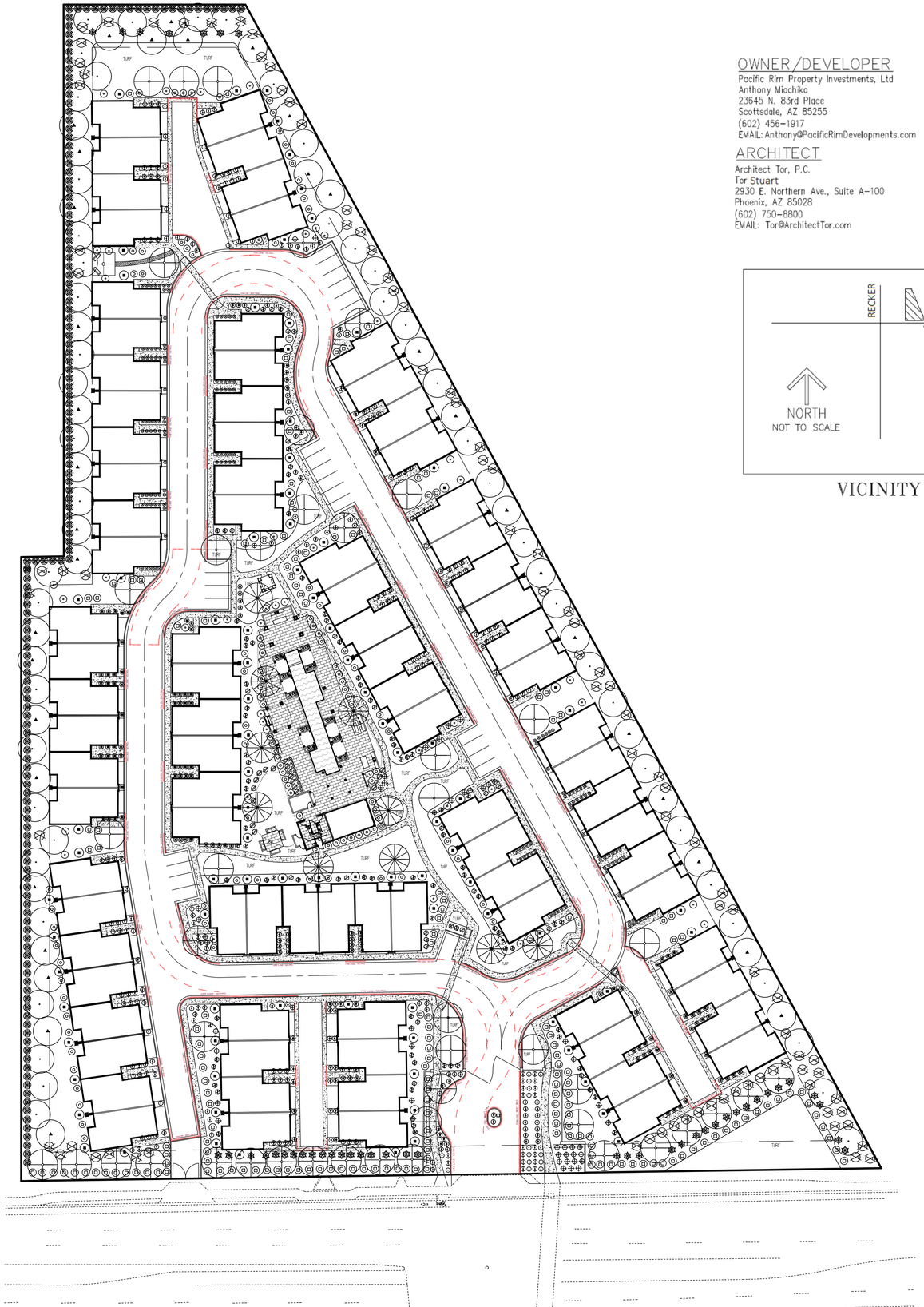
Zen on Baseline is proposed to be developed in a single phase.

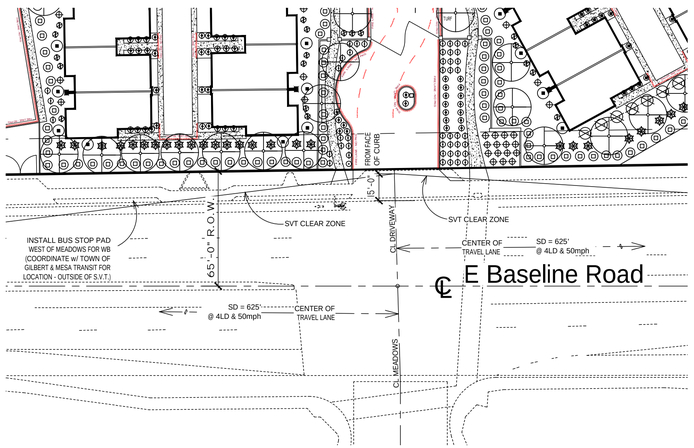
Citizen Participation

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.





B Bus Stop & Site Visibility Triangles

North

0' 40' 80' 1"=40'

OWNER/DEVELOPER
Pacific Rim Property Investments, Ltd
Anthony Miachika
23645 N. 83rd Place
Scottsdale, AZ 85255
(602) 456-1917
EMAIL: Anthony@PacificRimDevelopments.com

ARCHITECT
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Tor Stuart
2930 E. Northern Ave., Suite A-100
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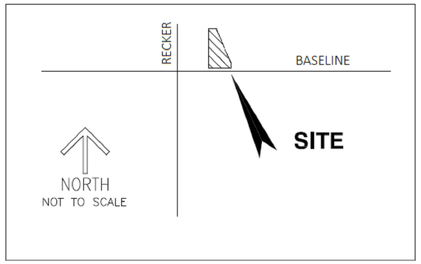
EMAIL: Tor@ArchitectTor.com

CIVIL ENGINEER
BUCHLI ENGINEERS, INC.
David Buchli
8550 E. Lake Road
San Tan Valley, AZ 85143
(480) 899-5143
EMAIL: davebuchli@gmail.com

LANDSCAPE ARCH.
PARSONS DESIGN STUDIO, PLLC
Stephen Parsons
1209 W. Medlock Drive
Phoenix, AZ 85013
(602) 999-9209
EMAIL: SParsons@ParsonsDS.com



VICINITY MAP

PARSONS DESIGN STUDIO
LANDSCAPE ARCHITECTURE / URBAN DESIGN
1209 W. Medlock Drive, Phoenix, AZ 85013 P 602-999-9209

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME/ COMMON NAME	CLPR/ SIZE	QTY
	TREES		
	CUPRESSUS SEMPERVIRENS 'GLAUCA' ITALIAN CYPRESS	48" BOX	89
	EUCALYPTUS PAPUANA GHOST GUM	2"	34
	DALBERGIA SISSO SISSO TREE	2"	53
	PHOENIX DACTYLIFERA DATE PALM	MATURE	10
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	2"	34
	SHRUBS/ACCENTS		
	PHYLLOSTACHYS AUREA GOLDEN BAMBOO	5 GAL.	160
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	88
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	3 GAL.	122
	EREMOPHILA MACULATA VALENTINE BUSH	5 GAL.	161
	EUPHORBIA ANTISYPHILITICA CANDELILLA	3 GAL.	158
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.	37
	HESPERALOE x. 'DESERT FLAMENCO' DESERT FLAMENCO HESPERALOE	5 GAL.	87
	LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER	3 GAL.	30
	MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS	3 GAL.	19
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	76
	TECOMA x. 'SOLAR FLARE' SOLAR FLARE ESPERANZA	5 GAL.	32
	GROUNDCOVER		
	LANTANA SPP. 'NEW GOLD' LANTANA	1 GAL.	108
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL.	168
	MATERIALS		
	DECOMPOSED GRANITE EXPRESS BROWN	3/4" SCREENED	

NOTES:
1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE.
2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC DRIP IRRIGATION SYSTEM.
3) THIS PROJECT IS NOT PHASED. ALL CONSTRUCTION TO BE COMPLETED IN ONE PHASE.
4) A COUNTY DUST CONTROL PERMIT IS REQUIRED.

A Landscape Plan

SCALE: 1" = 30'

0' 32' 64'

ARCHITECT:
ARCHITECTOR PC
2930 E. Northern Avenue Suite A-100
Phoenix, AZ 85028 602.750.8800
Tor@ArchitecTor.com
www.architector.com

PRELIMINARY NOT FOR CONSTRUCTION
Expires 12/31/2018

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Zen on Baselilne Townhomes Mesa, AZ

OWNER:
Pacific Rim Developments

23645 N 83rd Place
Scottsdale, Arizona 85255
Anthony Miachika
Tel 602.456.1917
Anthony@PacificRimDevelopments.com

GENERAL CONTRACTOR:

MATERIAL AND COLOR SCHEDULE

C1	SPLIT FACE BLOCK VENEER COLOR: SLATE GRAY
C2	SAND FINISH STUCCO COLOR: DEC751 ASH GRAY
C3	SAND FINISH STUCCO COLOR: DET678 DAYDREAMING
HP	HARDIE FASCIA AND TRIM COLOR: DEC751 ASH GRAY
WI	WROUGHT IRON METAL RAIL COLOR: DEC751 ASH GRAY
GD	GARAGE DOORS COLOR: DEC751 ASH GRAY
AL	ALUMINUM DOOR OR WINDOW COLOR: DARK BRONZE
CO	CONCRETE

● PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY: TS

DATE: April 8, 2019

TITLE: Preliminary Landscape Plan

SHEET NO. **L1.0**

PRELIMINARY GRADING & DRAINAGE PLAN
for
ZEN ON BASELINE
6136 E. Baseline Road, Mesa 85206

CITY OF MESA GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2. SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS,
AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY
PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT
HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
3. TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS
ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480) 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT
SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT
BECOMING INVALID AND WORK BEING STOPPED.
4. CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE
PERMIT FORM.
5. THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS &
RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
6. THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL
SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
7. THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR
PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.
8. THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT
PAGE 2 OF 7
PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT"DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
9. THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL
SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
10. THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
11. THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL
UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR
IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
12. THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL
(602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
13. WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR
INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
14. CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT
CITY OF MESA TRAFFIC BARRICADE MANUAL.
15. IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE
HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
16. IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A
REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE
CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE
RATES.
17. THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT
SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT
ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT
OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

FLOOD PLAIN STATEMENT

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE 'X' AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP. ZONE 'X' HAS BEEN DETERMINED TO BE AN AREA THAT LIES OUTSIDE OF THE 100 YEAR AND 500 YEAR FLOODPLAIN.
COMMUNITY – PANEL NUMBER: 04013 C 2990 M
EFFECTIVE DATE: November 4, 2015

OWNER

PACIFIC RIM PROPERTY INVESTMENTS, LTD.
23645 N. 83rd Place
Scottsdale, AZ. 85255
602-456-1917
Contact: Anthony Miachika

RETENTION CALCULATIONS

VOLUME REQUIRED

Vr= C x (D/12) x A

C= WEIGHTED 'C' FOR EACH DRAINAGE AREA
D= 2.2 INCHES (100YR STORM – 2 HR STORM)
A= AREA IN ACRES (INCLUDING HALF STREET)
A = SITE AREA, 6.919 ACRES, 301,412 SF
A = OFFSITE AREA, (BASELINE ROAD), 28,806 SF
A= 7.844 ACRES OR 341,679 SF

DRAINAGE AREA VOLUME

DRAINAGE AREA	ONSITE AREA	WEIGHTED 'C'	ONSITE VOL REQ	OFFSITE AREA	WEIGHTED 'C'	OFFSITE VOL REQ	TOTAL VOL REQ
BASELINE			cf	28806 sf	0.95	5,008 cf	5,008 cf
DA 1	31050 sf	0.62	4,235 cf	sf		cf	4,235 cf
DA 2	23286 sf	0.43	2,203 cf	sf		cf	2,203 cf
						TOTAL 2	11,446 cf
DA 3	19125 sf	0.81	3,408 cf	sf		cf	3,408 cf
DA 4	74024 sf	0.69	11,237 cf	sf		cf	11,237 cf
DA 5	26624 sf	0.78	4,569 cf	sf		cf	4,569 cf
DA 6	22251 sf	0.81	3,965 cf	sf		cf	3,965 cf
DA 7	27438 sf	0.69	4,165 cf	sf		cf	4,165 cf
DA 8	77614 sf	0.59	10,074 cf	sf		cf	10,074 cf
total	301412 sf					5,008 cf	48,864 cf

VOLUME PROVIDED

RETENTION BASIN

(TOP AREA + BOTTOM AREA)/2 x DEPTH

ZEN ON BASELINE
VOLUME REQUIRED

	TOP AREA	BOTTOM AREA	BASIN DEPTH	BASIN VOLUME
BASIN 1	2,504	1,177	1.00	1,841 cf
BASIN 2	8,159	4,651	1.50	9,608 cf
		TOTAL BASIN 2		11,448 cf
BASIN 3	5,438	3,036	1.00	4,237 cf
BASIN 4	13,829	9,725	1.00	11,777 cf
BASIN 5	6,036	3,142	1.00	4,589 cf
BASIN 6	5,584	2,825	1.00	4,205 cf
BASIN 7	10,862	8,169	0.50	4,758 cf
BASIN 8a	2,968	135	3.00	4,655 cf
BASIN 8b	3,169	1,727	1.00	2,448 cf
BASIN 8c	3,579	368	2.00	3,947 cf
		TOTAL 8		11,050 cf
		TOTAL		52,019 cf

SHEET INDEX

SHEET GD1	COVER SHEET
SHEET GD2	P. GRADING AND DRAINAGE
SHEET GD3	P. GRADING AND DRAINAGE
SHEET GD4	DRAINAGE AREA MAP
SHEET W5	PRELIMINARY WATER PLAN

LEGAL DESCRIPTION

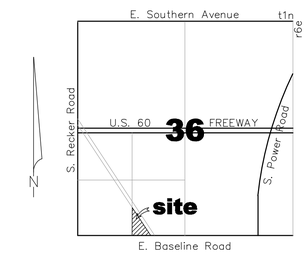
PARCEL NO . 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

TRACTS 1 AND 2, SANTA MARGUERITA CITRUS GROVE NO. 1, AS PER SURVEY RECORDED IN BOOK 44 OF MISCELLANEOUS RECORDS, PAGE 221;

EXCEPT THOSE PORTIONS CONVEYED TO FLOOD CONTROL DISTRICT OF MARICOPA COUNTY RECORDED IN RECORDING NO. 84-005732 AND THE CITY OF MESA, RECORDED IN RECORDING NO. 84-553613 AND IN RECORDING NO. 92-213027.

PARCEL NO. 2:
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 499.94 FEET NORTH AND 33.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 36;
THENCE NORTH 89 DEGREES 00 MINUTES EAST ALONG THE SOUTH LINE OF TRACTS 5 AND 6, SANTA MARGUERITA CITRUS GROVES, NO. 1, ACCORDING TO THE PLAT OF SURVEY RECORDED IN BOOK 44 OF MISCELLANEOUS RECORDS, PAGE 221; RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1193.87 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE RIGHT-OF-WAY FOR THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL;
THENCE NORTH 28 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 436.20 FEET;
THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACTS 5 AND 6, A DISTANCE
OF 985.22 FEET TO A POINT 33.0 FEET EAST OF THE WEST LINE OF SAID SECTION 36;
THENCE SOUTH 382.30 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 858.01 FEET THEREOF.
APN: 141-54-001A, 141-54-002D, 141-54-006E



VICINITY MAP

APN
141-54-001A
141-54-002D
141-54-006E

SITE ADDRESS
6136 E. Baseline Road
Mesa, AZ. 85206

BENCH MARK

BRASS TAG TOP OF CURB NORTHEAST CORNER OF RECKER ROAD AND BASELINE ROAD.

ELEVATION: 1327.10 CITY OF MESA DATUM: NAVD88

GROSS SITE AREA
341,678.61 square feet
or
7.844 acres

NET SITE AREA
301,412.39 square feet
or
6.919 acres

LEGEND

S	EXISTING SEWER LINE
W	EXISTING WATER LINE
E	EXISTING ELECTRIC
OHE	EXISTING OVERHEAD ELECTRIC
G	EXISTING GAS LINE
T	EXISTING UNDERGROUND TELEPHONE
C	EXISTING CABLE LINE
IRR	EXISTING IRRIGATION
	EXISTING PROPERTY LINE
	EXISTING BLOCK WALL
X X	EXISTING BARBED WIRE FENCE
	EXISTING CHAINLINK FENCE
	EXISTING STORM DRAIN PIPE
	EXISTING SIGN
	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
PP	EXISTING POWER POLE
	EXISTING GUY WIRE
	EXISTING MAILBOX
	EXISTING WATER METER
	EXISTING AIR/VACUUM RELEASE VALVE
	EXISTING BLOWOFF VALVE
SP	EXISTING CONC STANDPIPE
	EXISTING TELEPHONE BOX
MH	EXISTING SEWER MANHOLE
PIV	EXISTING POST INDICATOR VALVE
E	EXISTING ELECTRICAL BOX
BOV	PROPOSED BLOWOFF VALVE
RED	PROPOSED REDUCER
TB	PROPOSED THRUST BLOCK
	SECTION CORNER
M	SECTION LINE
C	CENTER LINE
	RIGHT-OF-WAY LINE
	FOUND CORNER 1/2" Rebar
	SET CORNER 1/2" Rebar
	BRASS CAP FLUSH
BC IN HH	BRASS CAP IN HAND HOLE
(R)	RECORDED
(M)	MEASURED
(C)	CALCULATED
BSL	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
I&E	INGRESS & EGRESS EASEMENT
ROW	RIGHT OF WAY
S.V.E.	SIGHT VISIBILITY EASEMENT
V	VISITOR PARKING SPACE.
CP	CAR POOL PARKING SPACE.
D	DELIVERY PARKING
	HANDICAP PARKING DESIGNATION.

BEI
BUCHLI ENGINEERS, INC.
CIVIL ENGINEERS
email: davebuchli@gmail.com
web: www.buchliengineers.com
FAX: 480-780-2333
Phone 480-899-5143
8550 East Lake Road – San Tan Valley, Arizona 85143

PRELIMINARY GRADING & DRAINAGE PLAN for ZEN ON BASELINE
6136 E. Baseline Road, Mesa 85206

JOB NO. 2018-03
SCALE: 1"=20'
DESIGNED BY: DJB
DRAWN BY: DJB
DATE: 4-16-19

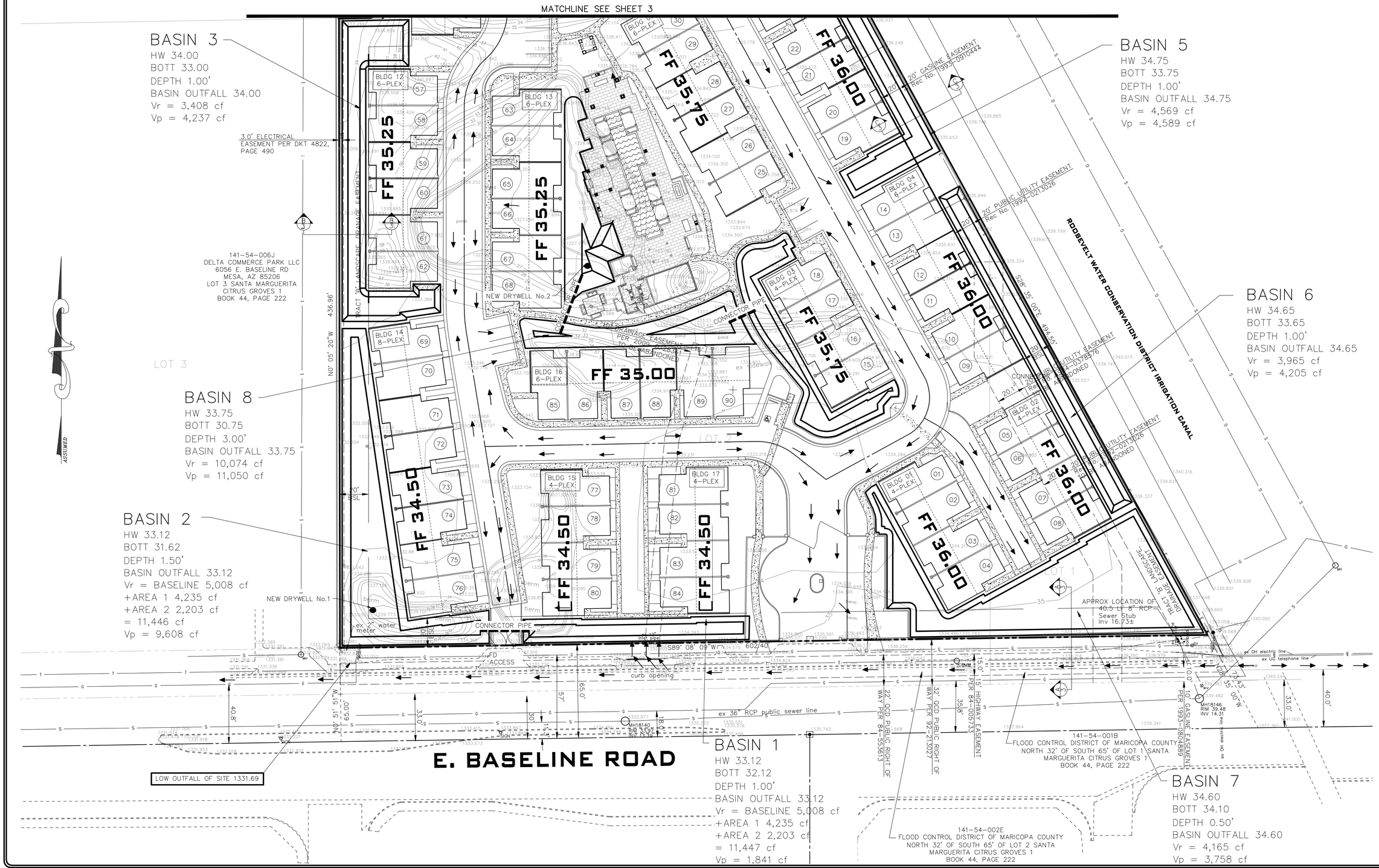
Registered Professional Engineer (Civil)
CERTIFICATE NO. 14386
DAVID J. BUCHLI
Date Signed 4-16-19
ARIZONA, U.S.A.
EXPIRES 3-31-2020

SHEET GD1 OF 5

PRELIMINARY GRADING & DRAINAGE PLAN
for
ZEN ON BASELINE

6136 E. Baseline Road, Mesa 85206

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



BEI

BUCHLI ENGINEERS, INC.
CIVIL ENGINEERS
email: davebuchli@gmail.com
web: www.buchliengineers.com
FAX 480-857-2330
Phone 480-899-5143
8550 East Lake Road – San Tan Valley, Arizona 85143

PRELIMINARY GRADING & DRAINAGE PLAN
for
ZEN ON BASELINE
6136 E. Baseline Road, Mesa 85206

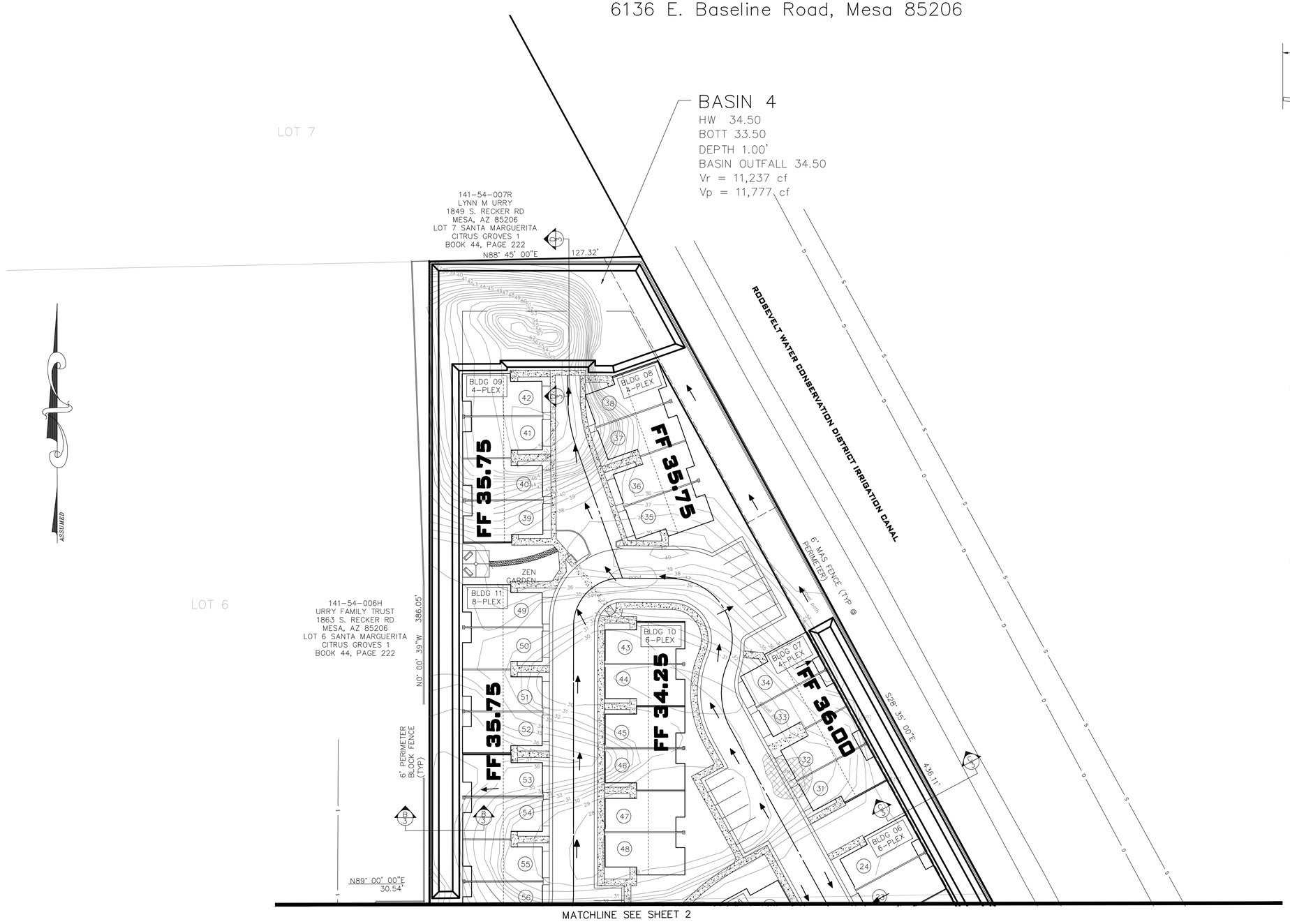
JOB NO. 2018-03
SCALE: 1"=30'
DESIGNED BY: DJB
DRAWN BY: DJB
DATE: 4-16-19

Registered Professional Engineer (Civil)
CERTIFICATE NO. 14366
DAVID J. BUCHLI
Date Signed 4-16-19
ARIZONA, U.S.A.
EXPIRES 3-31-2020

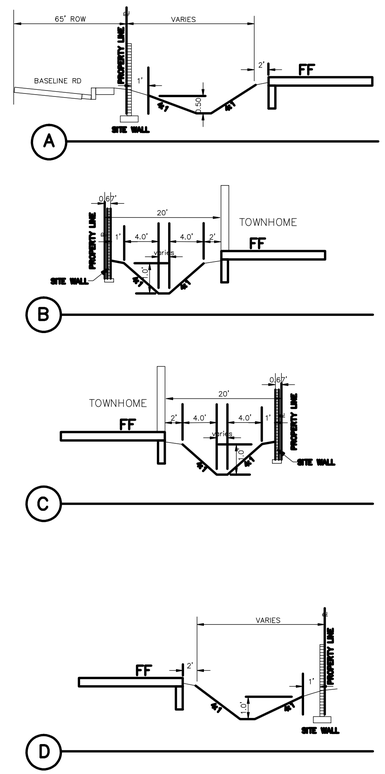
SHEET **GD2** OF **5**

PRELIMINARY GRADING & DRAINAGE PLAN
for
ZEN ON BASELINE
6136 E. Baseline Road, Mesa 85206

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



CROSS SECTIONS



BEI
BUCHLI ENGINEERS, INC.
CIVIL ENGINEERS
email: davebuchli@gmail.com
web: www.buchliengineers.com
FAX: 480-760-2339
8550 East Lake Road – San Tan Valley, Arizona 85143 Phone 480-899-5143

PRELIMINARY GRADING & DRAINAGE PLAN
for
ZEN ON BASELINE
6136 E. Baseline Road, Mesa 85206

JOB NO. 2018-23
SCALE: 1"=30'
DESIGNED BY: DJB
DRAWN BY: DJB
DATE: 4-16-19

Registered Professional Engineer (Civil)
CERTIFICATE NO. 14386
DAVID J. BUCHLI
Date Signed 4-16-19
ARIZONA, U.S.A.
EXPIRES 3-31-2020

SHEET **GD3** OF **5**

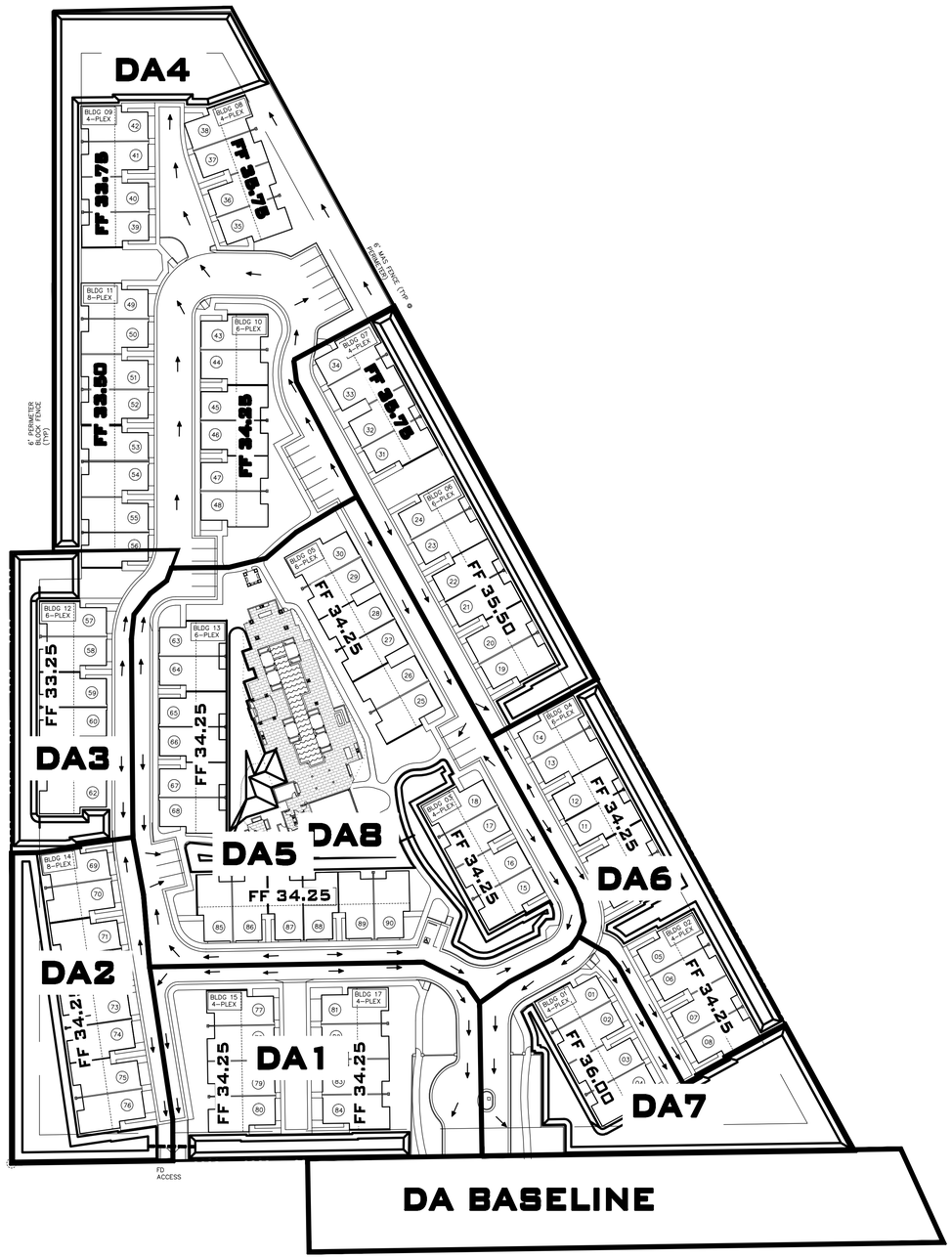
DRAINAGE AREA MAP
for
ZEN ON BASELINE

6136 E. Baseline Road, Mesa 85206

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



BEI

BUCHLI ENGINEERS, INC.
CIVIL ENGINEERS
email: davebuchli@gmail.com
web: www.buchliengineers.com
FAX: 480-260-2133
Phone 480-899-5143
8550 East Lake Road – San Tan Valley, Arizona 85143

DRAINAGE AREA MAP
for
ZEN ON BASELINE
6136 E. Baseline Road, Mesa 85206

JOB NO. 2018-23

SCALE: 1"=50'

DESIGNED BY: DJB

DRAWN BY: DJB

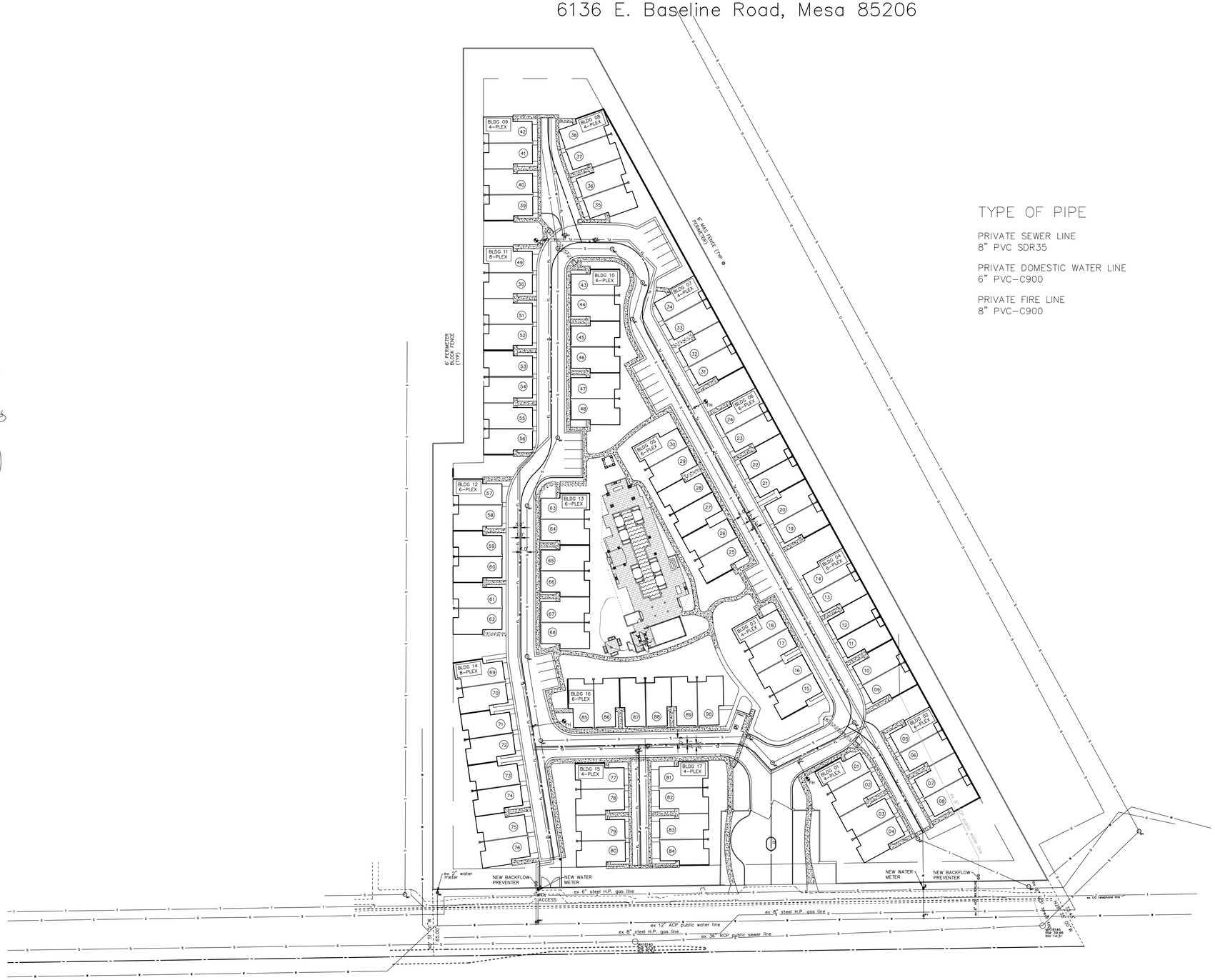
DATE: 4-16-19

Registered Professional Engineer (Civil)
CERTIFICATE NO. 14356
DAVID J. BUCHLI
Date Signed 4-16-19
ARIZONA, U.S.A.
EXPIRES 3-31-2020

SHEET **GD4** OF **5**

PRELIMINARY UTILITY PLAN
for
ZEN ON BASELINE
6136 E. Baseline Road, Mesa 85206

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.


ASSUMED
BLDG 09 4-PLEX
BLDG 11 8-PLEX
BLDG 12 6-PLEX
BLDG 13 6-PLEX
BLDG 14 8-PLEX
BLDG 15 4-PLEX
BLDG 16 6-PLEX
BLDG 17 4-PLEX
BLDG 10 6-PLEX
BLDG 01 4-PLEX
BLDG 02 8-PLEX
BLDG 03 4-PLEX
BLDG 04 8-PLEX
BLDG 05 8-PLEX
6' PERIMETER BLOCK FENCE (TYP)
6' MASS FENCE (TYP) PERIMETER
ex 2" water meter
NEW BACKFLOW PREVENTER
NEW WATER METER
ACCESS
ex 6" steel H.P. gas line
ex 12" ACP public water line
ex 8" steel H.P. gas line
ex 36" RCP public sewer line
ex 8" steel H.P. gas line
ex UG telephone line
NEW WATER METER
NEW BACKFLOW PREVENTER
ex 8" UG public water line
FLOW LINE
EX 3" CONC
EX 3" CONC
EX 3" CONC

D Right Elevation

SCALE: 1/8" = 1'-0"

C Left Elevation

SCALE: 1/8" = 1'-0"

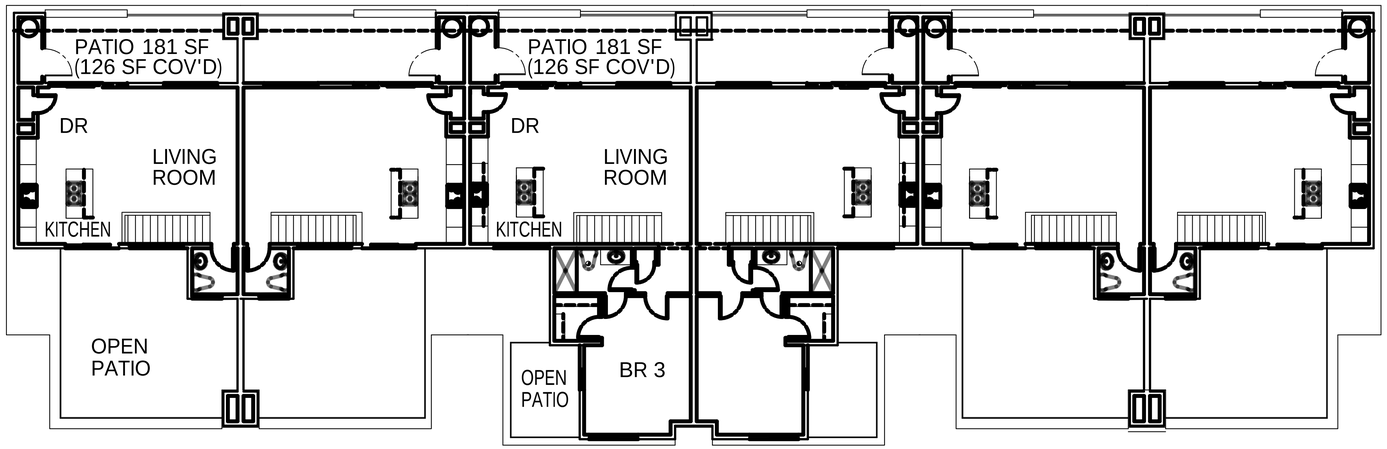
B 2-Story Townhomes Rear Elevation

SCALE: 1/8" = 1'-0"

A 6-Plex Front Elevation

4- & 8-PLEX SIMILAR

SCALE: 1/8" = 1'-0"



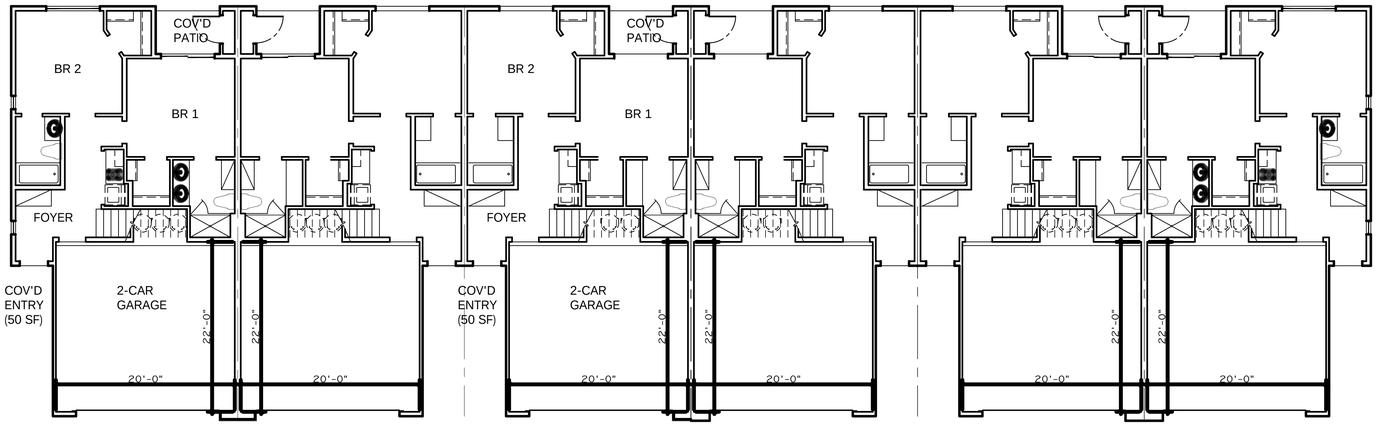
2nd Floor 2 BR

2nd Floor 3 BR

2 6-Plex 2nd Floor Plan

8-PLEX SIMILAR

SCALE: 1/8" = 1'-0"



1st Floor 2BR

1st Floor 3BR

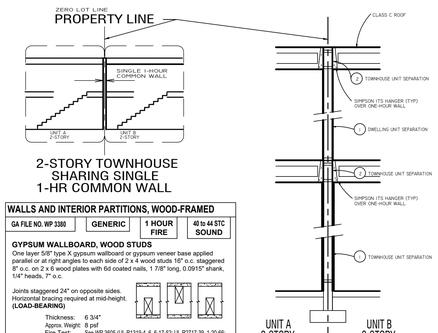
1 6-Plex 1st Floor Plan

8-PLEX SIMILAR

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES

	1ST FLR LIVABLE	2ND FLR LIVABLE		TOTAL LIVABLE
2-BR UNITS	610	501		1,111
3-BR UNITS	610	774		1,384



2-STORY TOWNHOUSE SHARING SINGLE 1-HR COMMON WALL

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3380	GENERIC	1 HOUR FIRE	40 to 44 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. staggered 8" o.c. on 2 x 6 wood plates with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 24" on opposite sides.
Horizontal bracing required at mid-height.
(LOAD-BEARING)

Thickness: 6 3/4"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

2 TOWNHOUSE UNIT SEPARATION — GA FILE NO. WP 3660

SCALE: NTS

A TOWNHOUSE UNIT SEPARATION WALL

SCALE: NTS

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3530	GENERIC	2 HOUR FIRE	50 TO 54 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2-3/8" LONG, STAGGERED 8" O.C., ON 2x6 TREATED WOOD PLATES WITH 6d COATED NAILS, 1-7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C.

FACE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2-3/8" LONG, 0.0" 0666, 9/32" HEAD, 8" O.C.

VERTICAL JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH NAILS FOR BASE LAYER SPACED 8" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD BEARING)

THICKNESS: 8"
APPX. WEIGHT: 13 PSF
FIRE TEST: SEE WP 3235 (UL R9719-1, WP 3070-3, 9/27/76)
SOUND TEST: NRC 2977, 5-19-70

TWO-HOUR FIRE-RESISTANCE RATED NON-METALLIC ELECTRICAL OUTLET BOXES TO BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS.

PREFAB SHOWERS AND/OR STAIRS LOCATE OUTSIDE OF ASSEMBLY

1 TOWNHOUSE UNIT SEPARATION — GA FILE NO. WP 3660

SCALE: NTS

ARCHITECT:

ARCHITECTOR PC
2930 E. Northern Avenue Suite A-100
Phoenix, AZ 85028 602.750.8800
Tor@ArchitecTor.com
www.architector.com

PRELIMINARY NOT FOR CONSTRUCTION

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Zen on Baselilne Townhomes Mesa, AZ

OWNER:

Pacific Rim Developments

23645 N 83rd Place
Scottsdale, Arizona 85255
Anthony Miachika
Tel 602.456.1917
Anthony@PacificRimDevelopments.com

GENERAL CONTRACTOR:

MATERIAL AND COLOR SCHEDULE

C1	SPLIT FACE BLOCK VENEER COLOR: SLATE GRAY
C2	SAND FINISH STUCCO COLOR: DEC751 ASH GRAY
C3	SAND FINISH STUCCO COLOR: DET678 DAYDREAMING
HP	HARDIE FASCIA AND TRIM COLOR: DEC751 ASH GRAY
WI	WROUGHT IRON METAL RAIL COLOR: DEC751 ASH GRAY
GD	GARAGE DOORS COLOR: DEC751 ASH GRAY
AL	ALUMINUM DOOR OR WINDOW COLOR: DARK BRONZE
CO	CONCRETE

● PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY: TS

DATE: May 3, 2019

TITLE:

Colored Elevations
6-Plex (4- & 8-Plex Similar)
Floor Plans & Elevations

SHEET NO.

A2 (colored)

Zen on Baseline

Citizen Participation Plan
January 25, 2019

Purpose

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform residents and property owners, neighborhood associations concerning the following development request:

1. **Rezoning of 6.9 acres east of the northeast corner of Recker and Baseline Roads from GC and LC to RM-2 (PAD).**

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact

Those coordinating the Citizen Participation activities are listed as follows:

Ralph Pew or Vanessa MacDonald
Pew & Lake, PLC
1744 South Val Vista Drive
Mesa, AZ 85204
480-461-4670
Ralph.pew@pewandlake.com
vanessa.macdonald@pewandlake.com

Neighborhood Meeting

Notification letters regarding the neighborhood meeting will be mailed to those individuals listed on the contact list, including all property owners within 1000' of the subject property. Registered neighborhood contacts/HOAs within 1-mile of the property, obtained from the City of Mesa Neighborhood Outreach Division, will also be notified. The applicant will work with City of Mesa Staff to develop the language for the Neighborhood Meeting notification Letter and determine appropriate property posting locations.

Communications

As required by the City, separate letters will be sent to appropriate agencies and utility providers.

Schedule

Formal Application	January 25, 2019
Neighborhood Meeting	TBD
Follow-Up Submittal	TBD
Planning & Zoning Public Hearing	TBD
City Council Introduction	TBD
City Council Final Action	TBD

Zen on Baseline

Citizen Participation Plan
May 8, 2019

Purpose

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform residents and property owners, neighborhood associations concerning the following development request:

1. Rezoning of 6.9 acres east of the northeast corner of Recker and Baseline Roads from RS-43, LC-AF and GC-AF to RM-2-PAD-AF.

2. Site Plan Approval

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan.

Contact

The individuals who have coordinated the Citizen Participation activities are listed as follows:

Ralph Pew and Vanessa MacDonald
Pew & Lake, PLC
1744 South Val Vista Drive
Mesa, AZ 85204
480-461-4670
Ralph.pew@pewandlake.com
vanessa.macdonald@pewandlake.com

Neighborhood Meeting

Notification letters regarding the neighborhood meeting were mailed to those individuals listed on the contact list, including all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts/HOAs within 1-mile of the property, obtained from the City of Mesa Neighborhood Outreach Division, were also notified. The applicant worked with City of

Mesa Staff to develop the language for the Neighborhood Meeting notification Letter and determine appropriate property posting locations.

The neighborhood meeting was held on February 15, 2019. Thirty-four individuals attended the meeting along with Land Use Counsel, the Property Owner and project architect. The sign-in sheets from the meeting are attached to this report.

Mr. Pew gave a presentation on the proposed development using the attached PowerPoint presentation. After the presentation, interested neighbors were allowed to ask questions about the project. The questions focused on:

- The target market for this project
- The starting price of the proposed townhomes
- The square footages of the proposed townhomes
- Access from the project to the canal
- The wall height around the project
- The height of the streetlights in the proposed community.
- Concern about lost revenue due to change from commercial to residential
- Grief over loss of restaurant and loss of privacy
- Concern over the possibility of rentals

Additionally, on March 27, 2019, the Property Owner and Mr. Pew met with the two property owners immediately adjacent to the property on the northern boundary to show them the reconfiguration of the site based upon their input. To this point, they have not indicated any concerns with the proposed development.

Schedule

Formal Application	January 25, 2019
Neighborhood Meeting	February 25, 2019
2nd Submittal	March 6, 2019
3rd Submittal	March 20, 2019
One-on-one meeting with adjacent property owners	March 27, 2019
4th Submittal	April 15, 2019
Planning & Zoning Public Hearing	May 22, 2019
City Council Introduction	TBD
City Council Final Action	TBD

Attachments

1) Neighborhood Meeting Notification Letter
2) Neighborhood Meeting Notification Map
3) Neighborhood Meeting Notification List
4) Sign-In sheets
5) PowerPoint Presentation

Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

February 11, 2019

Dear Neighbor:

On behalf of our client, Pacific Rim Group, we are pleased to invite you to a neighborhood meeting regarding a proposed development in your area. The proposed development site is the location of the former Rockin' R Ranch restaurant and music venue. It is approximately 6.9 acres and is located east of the northeast corner of Recker and Baseline Roads. The property is also known as Maricopa County Assessor parcel numbers 141-54-001A, -002D and -006E.

Our request to the City of Mesa will be for a rezoning of the property from General Commercial (GC) and Limited Commercial (LC) to Residential Multiple Dwelling (RM-2), with a Planned Area Development (PAD) Overlay. If approved, this request will allow for the development of Zen on Baseline, a modern, gated community of 98, for-sale townhomes.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed development and answer any questions you may have.

Monday, February 25, 2019
at 6:00 PM
Hampton Inn & Suites (Phoenix Room)
1825 North Higley Road
Gilbert, AZ 85234

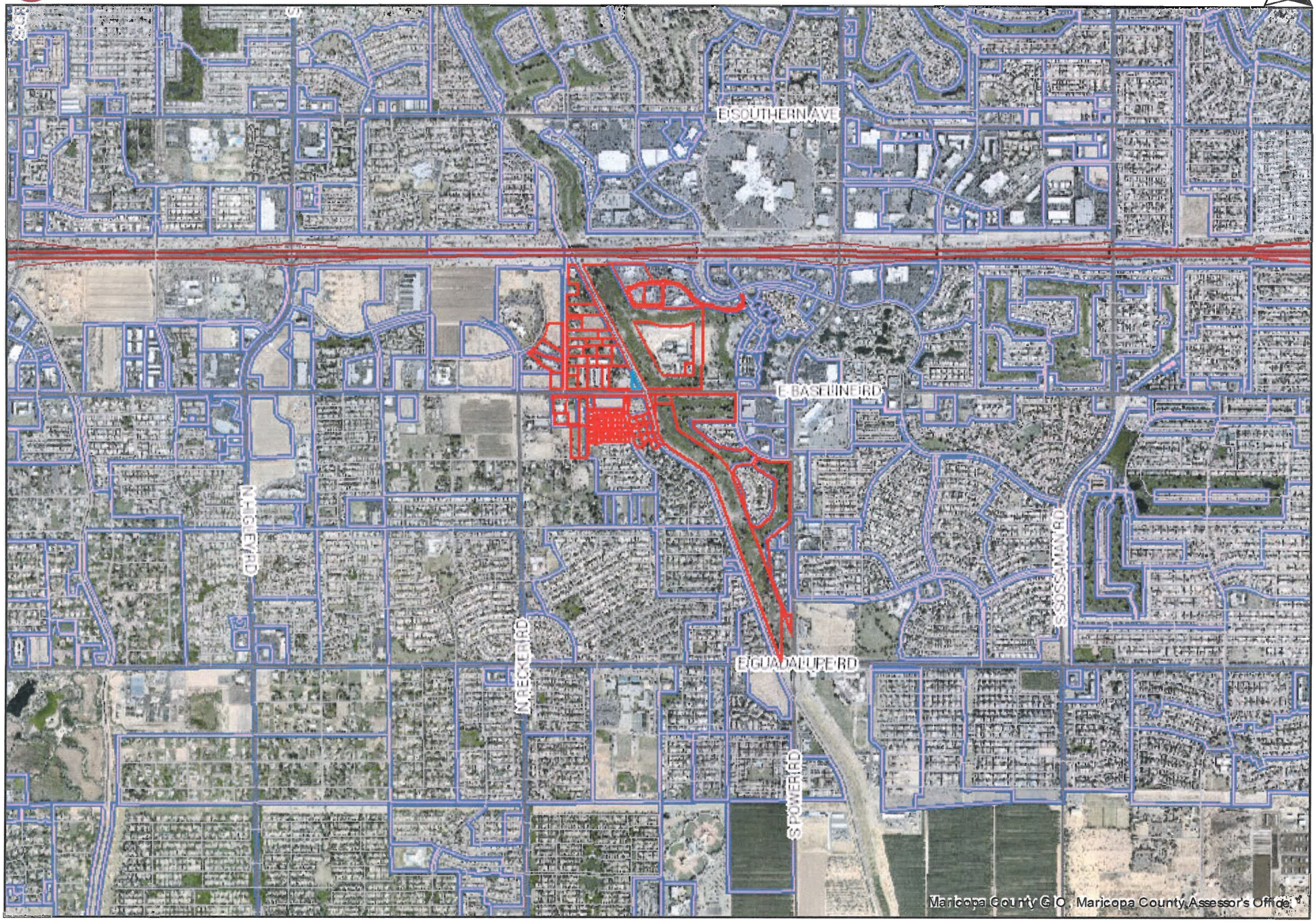
As we proceed with our applications there will be future public hearings before the City of Mesa Planning and Zoning Board and City Council. If you attend this neighborhood meeting and provide us with your contact information, or live within 500 feet of the property, you will be notified of these upcoming public hearings. If you have any questions regarding this proposed development, please contact me or Vanessa Macdonald at (480) 461-4670.

Sincerely,

W. Ralph Pew
PEW & LAKE, PLC

1744 South Val Vista Drive, Suite 217 · Mesa Arizona 85204 · 480 461 4670 [phone] · 480 461 4676 [fax]

Map



1/31/2019 1:42:52 PM

Zen on Baseline

Neighborhood Meeting Notification List

Owner	Address	City	State	Zip
121 DEVELOPMENT INC	8333 ROYAL RIDGE PKWY STE 100	IRVING	TX	75063
4236 MICHELLE LLC	4504 E LEAH LN	GILBERT	AZ	85234
A T STILL UNIVERSITY OF HEALTH SCIENCES	800 W JEFFERSON ST	KIRKSVILLE	MO	63501
ANASTOS DOROTHY L/MICHAEL A	4225 E HARWELL CT	GILBERT	AZ	85234
ANTELL TIMOTHY W/FATIMA	4272 E TERRACE AVE	GILBERT	AZ	85234
B & R LAND PARCEL B LLC	875 N GREENFIELD RD STE 105	GILBERT	AZ	85234
B AND R LAND LLC	1840 E GUADALUPE RD NO 110	TEMPE	AZ	85283
B AND R LAND OWNERS ASSOCIATION	1840 E GUADALUPE RD NO 110	TEMPE	AZ	85283
BARELA EMILIO E JR/MONICA N	4299 E HARWELL CT	GILBERT	AZ	85234
BARNES KIMBERLY A	215 N POWER RD # 376	MESA	AZ	85205
BRADSHAW GERALD D	4285 E HARWELL CT	GILBERT	AZ	85234
BRENT AND CHERYL HARBERTSON FAMILY TRUST	1721 S RECKER RD	MESA	AZ	85206
BUMBLEBEE TRUST	4521 E FORD AVE	GILBERT	AZ	85234
BUSBY JENNY/MALCOLM	1859 S RECKER RD	MESA	AZ	85206
CF SUPERSTITION SPRINGS ARCIS LLC	4851 LBJ FREEWAY STE 600	DALLAS	TX	75244
CHARLOAIS TRUST	1925 S RECKER RD	MESA	AZ	85206
CILLEY CLIFFORD JAMES	4246 E MICHELLE AVE	GILBERT	AZ	85234
CIRCLE G SPRSTTN RANCH/SPRSTTN MEADOWS ASSOC	PO BOX 21316	MESA	AZ	85277
CIRCLE G SPRSTTN RANCH/SPRSTTN MEADOWS HOA	PO BOX 21316	MESA	AZ	85277
DANIEL AND KELLI MCDOWELL REVOCABLE LIVING TRUST	4370 E SANTA ROSA PL	GILBERT	AZ	85234
DARLENE AND MARTIN PHOEBE LIVING TRUST	4388 E SANTA ROSA PL	GILBERT	AZ	85234
DELTA COMMERCE PARK LLC	6056 E BASELINE RD NO 155	GILBERT	AZ	85234
DIAN ESTELLE CLARK REVOCABLE TRUST	4387 E HARWELL CT	GILBERT	AZ	85234
FACE CANYON LLC	1188 E CAMELBACK RD	PHOENIX	AZ	85014
FARR MICHELE/DAVID A	1540 N PHEASANT DR	GILBERT	AZ	85234
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009
FORNWALT WAYNE R/NANCI K	4263 E TERRACE AVE	GILBERT	AZ	85234
GARNER KENT R/SUZANN D TR	4234 E HARWELL CT	GILBERT	AZ	85234
HOMEOWNERS ASSOC FOR CIR G S RANCH & SUP MEAD	PO BOX 21316	MESA	AZ	85277
IMPERIAL SHERRI L	6159 E BASELINE RD	MESA	AZ	85206
JACOBS ROBERT BRIAN	1520 N PHEASANT DR	GILBERT	AZ	85234
JOHN & JULIE BEEBE FAMILY TRUST	1755 S RECKER RD	MESA	AZ	85206
JOHNETTY KATRINA	1741 S CLEARVIEW AVE UNIT 23	MESA	AZ	85209

Zen on Baseline
Neighborhood Meeting Notification List

JONES BRANDYN R/JENNIFER L	4352 E SANTA ROSA PL	GILBERT	AZ	85234
JUAREZ JULIE MAY/JORGE MORENO	4245 E HARWELL CT	GILBERT	AZ	85234
KENNEDY GLEN/HELEN	1825 S RECKER RD	MESA	AZ	85206
KENNEDY RUSSELL E/AMBER A	1831 S RECKER RD	MESA	AZ	85206
KING BRUCE M/KATHLEEN	4212 E TERRACE AVE	GILBERT	AZ	85233
KING MELISSA/SCOTT	1510 N PHEASANT DR	GILBERT	AZ	85234
KIRKPATRICK ELINOR C TR	4244 E HARWELL CIR	GILBERT	AZ	85236
KIRKSVILLE COLLEGE OF OSTEO MED INC	800 W JEFFERSON ST	KIRKSVILLE	MO	63501
KIRKSVILLE COLLEGE OF OSTEOPATHIC MEDICINE IN	800 W JEFFERSON ST	KIRKSVILLE	MO	63501
KLEIN MARCUS/CHERYL L/STEVEN A/BECKY R	4350 E HARWELL CT	GILBERT	AZ	85234
KMR RECKER LLC	6846 E MONTE AVE	MESA	AZ	85209
KUMAR SHANTHA TR	4389 E SANTA ROSA PL	GILBERT	AZ	85234
LAYTON SKYLINE INVESTORS LLP	PO BOX 6776	MESA	AZ	85216
LEONG ALFRED/ANITA	4253 E TERRACE AVE	GILBERT	AZ	85234
LOVELL FAMILY TRUST	4188 E MELODY DR	GILBERT	AZ	85234
LUNDGREEN JOHN C	4369 E HARWELL CT	GILBERT	AZ	85234
LUU TRAM	4256 E MICHELLE AVE	GILBERT	AZ	85234
MARKHAM MICHAEL D/MICHELE M	6209 E BASELINE RD	MESA	AZ	85206
MCHONE BLAINE	4276 E MICHELLE AVE	GILBERT	AZ	85234
MCNEAL VANESSA MARIE/CASIAS TAMARA JEAN	1480 N PHEASANT DR	GILBERT	AZ	85234
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MIKE & KAY SCOTT FAMILY TRUST	1855 S RECKER RD	MESA	AZ	85206
MILLAR JASON/HEATHER	9265 E HARWELL	GILBERT	AZ	85234
MOSS JASON/CHERISE	4295 E HARWELL CT	GILBERT	AZ	85234
MURPHY PHILLIP J/LOUSIE J	4286 E MICHELLE AVE	GILBERT	AZ	85234
NATIONWIDE HEALTH PROPERTIES LLC	21001 N TATUM BLVD STE 1630-630	PHOENIX	AZ	85050
OCONNOR MARY ANN RYAN TR	12019 RADBOURNE STREET	WINTER GARDEN	FL	34787
PACIFIC RIM ROCKLIN R RANCH LP	8160 N HAYDEN RD SUITE J-208	SCOTTSDALE	AZ	85258
PALFREYMAN SCOTT/DIANE D	4264 E HARWELL CT	GILBERT	AZ	85234
PATRICIA A MCKLEM TRUST	4275 E HARWELL CT	GILBERT	AZ	85234
PHAN SHELLY JOYCE/GREGORY A	4254 E HARWELL CT	GILBERT	AZ	85234
PRATT JOHN J/MELISSA J	4262 E TERRACE AVE	GILBERT	AZ	85234
PRINCE GREGORY A/TRACY P	4232 E TERRACE AVE	GILBERT	AZ	85234
RAGSDALE MAURICE V/LYNDA M	4216 W MICHELLE AVE	GILBERT	AZ	85234

Zen on Baseline
Neighborhood Meeting Notification List

REYNOLDS JACK B/CHERRI G TR	4242 E TERRACE AVE	GILBERT	AZ	85234
RHODES DALE E/ELAINE R	4266 E MICHELLE AVE	GILBERT	AZ	85234
RICHARD H AND FANNIE DORTCH FAMILY TRUST	4226 E MICHELLE AVE	GILBERT	AZ	85234
RICHMOND MICHAEL E/ROSELYN	1500 N PHEASANT DR	GILBERT	AZ	85234
RIOS MARCELO M/GOMEZ MERCEDES	4283 E TERRACE AVE	GILBERT	AZ	85234
RIVERA JERRY M	P O BOX 4535	HAGATNA	GU	96932
ROGER A HART AND JOYCE M HART REVOCABLE LIVIN	4243 E TERRACE AVE	GILBERT	AZ	85234
ROHR JOSEPH/ASHLEY FAY	4222 E TERRACE AVE	GILBERT	AZ	85234
ROMERO CARLOS/CHACON LAURA ISSA	4296 E MICHELLE AVE	GILBERT	AZ	85234
ROSSI FRANK L	4104 EAST INDIGO ST	GILBERT	AZ	85298
SABEEH RAMIZ	4282 E TERRACE AVE	GILBERT	AZ	85234
SAIA NEXGEN LLC	2120 E 6TH ST	TEMPE	AZ	85281
SAUL JOY S	1490 N PHEASANT DR	GILBERT	AZ	85234
SCOTT W & PEGGY A URRY FAMILY TRUST	1048 N WREN DR	GILBERT	AZ	85206
SHON RASMUSSEN FAMILY TRUST	4368 E HARWELL CT	GILBERT	AZ	85234
SMITH DANIEL/LISA	1530 N PHEASANT DR	GILBERT	AZ	85234
SPIES DAVID P/MARY PAT	4202 E TERRACE AVE	GILBERT	AZ	85234
STROBEL VALORY K/ARTHUR RICHARD	1350 E LOBSTER BAY CIR	GILBERT	AZ	85234
SUPERSTITION SPRINGS COMMUNITY MASTER ASSOC	2500 S POWER RD #126-3	MESA	AZ	85209
TIMMYSTI BROWN FAMILY TRUST	1735 S RECKER RD	MESA	AZ	85206
TRACY J WHITTENBERGER TRUST	4223 E TERRACE AVE	GILBERT	AZ	85234
URRY LYNN M/SCOTT W/PEGGY	1048 N WREN DR	GILBERT	AZ	85234
URRY SHANE WILLARD/MEREDITH LEE	1048 N WREN DR	GILBERT	AZ	85234
WHITTLE JOHN D/ANDREA M	4255 E HARWELL CT	GILBERT	AZ	85234
WILLIAMS FLAVIA CRISTINA DE ALMEIDA ROCHA	948 W SANTA CRUZ DR	TEMPE	AZ	85282
WINKLER KEVIN D/JANELLE M	4386 E HARWELL CIR	GILBERT	AZ	85234
WOODRUFF RICHARD/SUSAN	4235 E HARWELL CIR	GILBERT	AZ	85234
YANG JENNIFER PING/QIAN CHARLES XIAO-WU	4164 E MELODY DR	GILBERT	AZ	85234
YBARRA DAVID G	4274 E HARWELL CT	GILBERT	AZ	85234
YOUNG SHARON M	1560 N PHEASANT DR	GILBERT	AZ	85234
Z ANCHOR RANCH LLC	6036 E BASELINE RD	MESA	AZ	85206

Melissa Buxton
1058 S Amulet
Mesa AZ 85208

Dave Hubalik
6929 E Medina Ave
Mesa AZ 85209

Eric Jorgensen
7345 E Milargo Ave
Mesa AZ 85209

Jennifer Campbell
6555 E Southern Ave
Mesa AZ

San Montego Office
6745 E Superstition Springs Blvd
Mesa AZ 85206

Larry Musbach
5461 E Harmony Ave
Mesa AZ 85206

Rich Berger
6001 E Southern 40
Mesa AZ 85206

Corp Comm Link

Inverness Commons
7373 N SCOTTSDALE RD STE B170
SCOTTSDALE, AZ 85253

Parklinks at Superstition Springs HOA, I
6001 E SOUTHERN AVE #86
MESA, AZ 85206

Riverstone at Superstition Springs HOA
2135 E UNIVERSITY #117
MESA, AZ 85213

San Montego Owners Association
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

Stonegate Estates HOA
% PMG SERVICES
1839 S ALMA SCHOOL RD #150,
MESA, AZ 8521

SUPERSTITION LAKES
CONDOMINIUM ASSOCIATION
150 E ALAMO DR #3
CHANDLER, AZ 85225

Superstition Springs Community Master
Association
7235 E HAMPTON AVE #105
MESA, AZ 85209

Zen on Baseline

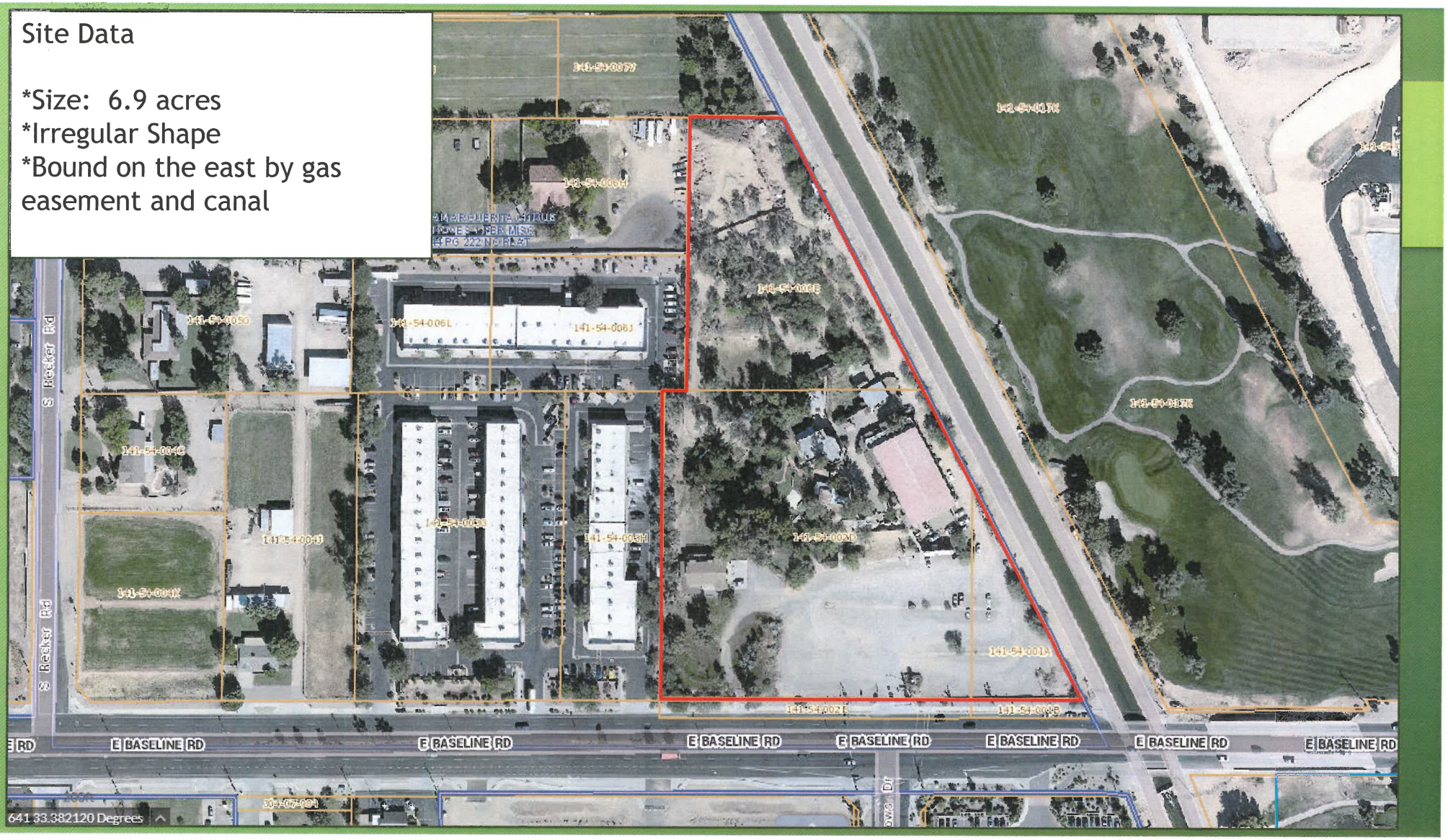
PACIFIC RIM GROUP

ZON19-00064

Neighborhood Meeting
February 25, 2019

Site Data

*Size: 6.9 acres
*Irregular Shape
*Bound on the east by gas easement and canal



Context Plan
Superstition Fwy
Superstition Fwy
Superstition Fwy
East Valley Nissan
Auto Center at Superstition Springs
CardinaleWay Mazda - Mesa
E Superstition Springs
E Test Dr
E Test Dr
AG
RS-43
AG
RS-43
GC
LC
AG
LI
LI
PEP
Ross Farnsworth - East Valley Family YMCA
A.T. Still University School of Osteopathic...
A.T. Still University
Atsu dental college
E Still Cir
Arizona School of Dentistry & Oral...
Sunview
S Recker Rd
S Recker Rd
Armstrong McCall
Superstition Springs Golf Club
E Baseline Rd
E Baseline Rd
E Baseline Rd
E Baseline Rd
N Recker Rd
N Meadows Dr
Silver Creek Inn
Power & Baselin
Goodwill Retail Store

Current General Plan Designation: Neighborhood Suburban
Neighborhood: Suburban
E BASELINE RD

Current Zoning: General Commercial and Limited Commercial
1849
1851
RS-43
1853
1855
1859
1863
AG
1925
1927
1963
6036
WAREHOUSE
WAREHOUSE
LI
6056
3
4
GC
RWCD CANAL
RESTAURANT
AF
LC
6060
6135
AG
PS
P4D
E BASELINE RD

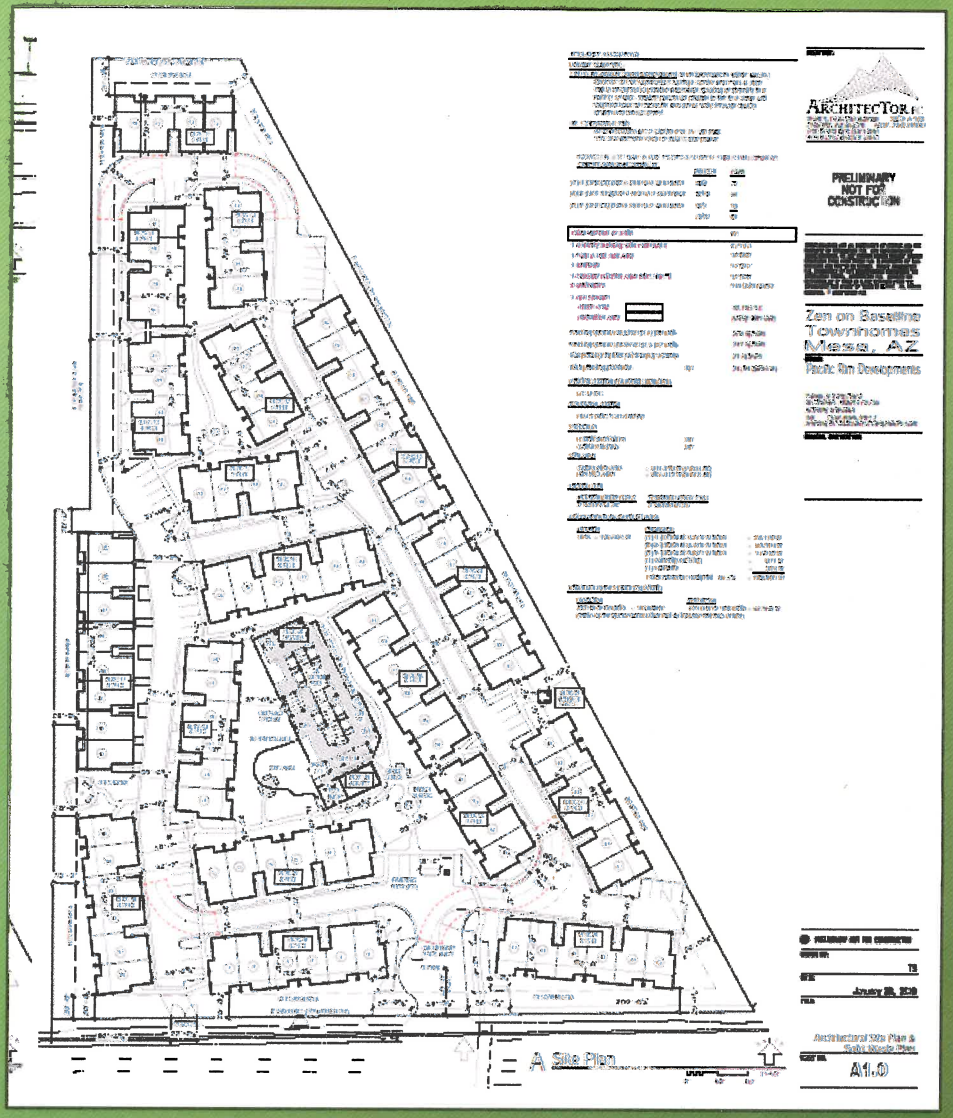
Permitted uses under current zoning

Our Request to the City of Mesa

- To rezone the property from General Commercial and Limited Commercial to Residential Multiple Dwelling (RM-2) with a Planned Area Development (PAD) Overlay to allow for the development of a 98-lot townhome community.

Project Data

*Size: 6.9 acres
*98 Units
*Density: 14.2 du/ac
*Open Space: 12% of site area
Parking: 242 spaces (206 req'd)



PACIFIC RIM GROUP

Zen on 50: Design Intent

SPIRIT