PAD AMENDEMENT
&
SITE PLAN APPROVAL

CASE NO. ZON19-00201

HAMPTON SQUARE

On approximately 13 acres, located at the

Northwest Corner of

Crismon Road & US 60

Mesa, Arizona

1st Submittal March 25, 2019
2nd Submittal April 26, 2019

3rd Submittal: May 13, 2019

Submitted By

Gilmore Planning & Landscape Architecture, Inc.
2211 N. Seventh Street
Phoenix, AZ 85006
602-266-5622

1. PROJECT TEAM

Land Owner & Developer

Quyp Development Services, LLC
7600 N. 15th St.,
Suite 150-19
Phoenix, AZ 85020-4327
(480) -999-0350
anthony@quypdevelopment.com

Applicant & Land Planner

Gilmore Planning & Landscape Architecture
Jack Gilmore
2211 North 7th Street
Phoenix, Arizona 85006
(602) 266-5622
jgilmore@getgilmore.com

Civil Engineer

Kland Civil Engineers
Leslie Kland
7227 North 16th Street
Suite 217
Phoenix, AZ 85020
(480) 344-0480
lkland@KLANDENG.COM

Project Architect

Lamb Architects
Jerry Gagnepain
7114 E. Stetson Drive
Suite 350
Scottsdale, AZ 85251
(480) 291-9306
ggagnepain@lambarchitects.com

1. PROJECT NARRATIVE

OVERVIEW

On behalf of Virtua Mesa Crismon Owner LLC, and SWC Crismon & Hampton LLC, the property owners (Owners), Gilmore Planning & Landscape Architecture (Applicant), presents this application to amend a Planned Area Development (PAD ZON18-00149) on approximately 13.9 acres (the Property) located at the northwest corner of Crismon Road and US 60 in Mesa, Arizona. The Mesa City Council approved ZON18-00149 on August 27, 2018 for 'Quyp at Crismon & US60', which has since been retitled as 'Hampton Square'. The adopted ordinance No. 5459 retained the base zoning Planned Employment Park (PEP) and approved a PAD overlay for Hampton Square. This application ZON19-00201, seeks to retain the PEP zoning, amend the PAD, and request Site Plan Approval. Refer to the attached Vicinity Map - **Exhibit 1**, for the location of the Property.

The current PAD for Hampton Square permits a mix of commercial uses including: office, medical office, retail, hotel, and commercial pad sites along the Crismon Road frontage. This PAD amendment requests only one revision to the previously approved development standards; to modify the building heights so they be determined with the Site Plan Approval Application for each development parcel.

There are additional Applications related to this joint application for a PAD Amendment and Site Plan Approval. There is a DRB Application DRB18-00923 for the Phase 1 development that includes the Hotel on Lot 5, the perimeter off-sites along Crismon Road and Hampton Avenue, and the two private access drives leading to the Hotel. The second application is the Preliminary Plat that was filed on the DIMES website on April 26, 2019. This PAD Amendment and Site Plan Approval will be refiled in accordance with the Project's Planning Schedule on or before May 13th, the target date for these active applications.

The total land area by ownership is 13.9 acres and includes three parcels:

Virtua Mesa Crismon Owner LLC, 220-80-008E and 220-80-009J, 11.6 net acres.

SWC Crismon & Hampton LLC, 220-80-008D, 1.1 net acres.

The gross acreage to the centerline of Crismon Road and Hampton Avenue is 14.7 acres. The net developable land area after ROW dedications along Crismon Road and Hampton Avenue will be approximately 12.7 acres.

1.1 Existing Land Use

Property is currently undeveloped and vacant. The surface area is relatively flat with natural grade falling from the northeast to the southwest at less than 1%.

1.2 Surrounding Land Uses

The subject property is situated where the US 60 freeway forms a regional barrier separating land uses. The area north of US 60 surrounding the Property has not experienced any substantial change since this PAD was approved in 2010. The only exceptions are very recent, including Crismon Estates located on the west side of Christ Church of the Valley, and Bella Encanta another residential use immediately west of this subject property. Refer to **Exhibit 2** - Existing and Surrounding Land Uses and the existing zoning.

- North: Immediately north of the subject property is the Christ Church of the Valley that aligns with entire north side of the subject property. The land area is zoned RS 43.
- Northwest: further west and north of Hampton Avenue is 'Hampton East', a new rental community of detached single-family units, zoned RS-43.
- East: the area immediately east of Crismon is developed with a Home Depot as the anchor and three commercial pads fronting onto Crismon, Jack in the Box, Popeyes, and Fletchers Auto & Tire. This commercial complex is all zoned Limited Commercial (LC).
- Northeast: At the northeast corner of Crismon Road and Hampton Avenue is the Mountain Vista Medical Center zoned Neighborhood Commercial (NC).
- South: along the south side of the US 60 is primarily residential subdivisions zoned RM-2 and RS-6.
- West: The adjacent property is currently zoned PEP – PAD / CUP zoning. A General Plan Amendment has been approved that will allow residential development, and a rezoning application is in process.

1.3 Existing & Proposed Zoning

The current zoning is Planned Employment Park (PEP) with a Planned Area Development (PAD) Overlay. This proposed PAD Amendment requests only one revision to the previous development standards:

1. Remove the specific building heights in the current PAD and use the Site Plan Approval process to confirm individual building heights in accordance with Table 11-7-3: Development Standards – Employment Districts that calls for a building height to be 'Plan Specific'.

All other elements of the current PEP - PAD remain as previously approved. Please refer to **Exhibit 3** that illustrates the Preliminary Development Site Plan. This Preliminary Development Site Plan has also been revised to incorporate review comments from the current applications for Site Plan Approval (ZON19-00201) and the Design Review Board review for Lot 5 (DRB18-00923).

1.4 General Plan Conformance

The City of Mesa's 2040 General Plan has designated this area as Mixed-Use Activity District (MUAD) primarily for employment and for mixed use commercial activity that extends from the existing commercial development on the east side of Crismon Road. The General plan also indicates that this project site is within the Growth Area of the Superstition Springs Freeway Corridor.

2. PAD AMENDMENT REQUEST

2.1 Building Heights. This PAD amendment requests that the specified buildings heights in the current PAD for each lot be removed and that the Building Heights be 'Plan Specific' in accordance with Table 11-7-3 of the Mesa Zoning Ordinance. The Development Standards will indicate Plan Specific for the building heights with the understanding that the Site Plan Approval application will establish the building heights for the Hotel, commercial and office uses. This PAD Amendment request is prompted by the Hotel on Lot 5 that includes architectural design elements in excess of the original 45' height limit. The Hotel on Lot 5 is part of the current DRB18-00923 application. The site plan submitted for this PAD Amendment, Site Plan Approval and the DRB are essentially the same as the original PAD. The attached site plan and site data have been updated to present 130 rooms and their required parking for 141 spaces. Except for two oversized parking stalls, the average landscape setback along the west property line is approximately 45'. A staggered row of non-deciduous trees will be installed along this west side to effectively screen the views of the Hotel from the future residential community. The 4 story Hotel is setback 124' from the west property line and 105' from the south property line. This requested height extension to 60' is not intended to increase the building structure above 4 floors, but only certain architectural elements. Line of site analyses oriented to the west indicates that this higher 60' feature will not be easily visible from future residential neighbors. The west edge of the roof at 45' height will cut-off any proximate views of the tower. This tower feature is situated near the center of the hotel structure and is setback over 240' from the west property line and 425' from the westbound traffic on US60. Please refer to the attached **Exhibits 4-7** that includes a Site Plan for the Hotel, Building Elevations, and Site Line Analysis illustrating this relationship with the adjacent properties. Final approval for the Hotel including the Building Height will be part of the Site Plan Approval application.

2.2 Land Use Summary. The following land use summary incorporates review comments from the Planning Division Memorandum dated December 13, 2018 and April 9, 2019 for both the Site Plan Approval and the Design Review Board for Lot 5 (DRB18-00923). This Summary illustrates the proposed uses and their site planning criteria for the Site Plan included here as **Exhibit 3**. As individual projects commit to develop, subsequent Site Plan Approval Applications will follow.

Lot No.	Land Use	Lot Area (Ac.)	Building SF	Pkg Req'd	Pkg Prov.	Coverage	FAR
1	Retail	1.1	6,500	18	32	12.4%	0.12
2	Restaurant - FF	1.3	4,000	41	41	7.1%	0.07
3	Restaurant - FF	0.8	2,400	27	27	6.0%	0.07
4	Restaurant - FF	1.0	3,900	40	40	9.4%	0.09
5	Hotel - 130 Units	3.4	69,311	141	145	13.3%	0.47
6	Office (1)	5.1		173	173	29.0%	0.29
	Prof. Office		16,233	44	44		
	Medical Office		30,146	151	150		
Totals		12.7	132,490	440	458	15.0%	0.24

The Hotel information for Lot 5 has been revised to reference 130 units as well as ancillary facilities requiring additional parking. The Professional and Medical Office on Lot 6 has been revised to incorporate 43 covered parking stalls. The final required count will be determined when the project is submitted for Design Review.

2.3 SITE DEVELOPMENT STANDARDS

Projects within Hampton Square shall be developed in accordance with the following standards for lot area, height, and setbacks:

Bulk Regulations:	*Current PAD*	*PAD Amendment*
Minimum Site Area:	.75 acre	.75 acre
Minimum Lot Width:	100 ft.	100 ft.
Minimum Lot Depth:	100 ft.	100 ft.
Maximum Building Height:		
Lots 1-4 Commercial Pads	30 ft.	Plan Specific
Lot 5 Hotel	45 ft.	Plan Specific
Lot 6 Office / Commercial	30 ft.	Plan Specific
Minimum Building Setbacks		
Crismon Road:	15 ft.	15 ft.
Hampton Avenue:	20 ft.	20 ft.
US 60:	15 ft.	15 ft.
West PAD Boundary	20 ft.	20 ft.
Minimum Landscape Setbacks:		
Crismon Road:	15 ft.	15 ft.
Hampton Avenue:	20 ft.	20 ft.
US 60:	15 ft.	15 ft.
West PAD Boundary	20 ft.	20 ft.
Site Coverage	13-16%	14-18%
Floor Area Ratio	.26 - .30	.26 - .30

2.4 Development Regulations

Any use established or conducted within this district shall comply with the Mesa's Zoning Ordinance, and as referenced by the following standards:

2.4.1 Screen walls shall conform to the standards as defined in Chapter 30-4, B. and C., and 11-7-3; C and E of the Mesa Zoning Ordinance.

2.4.2 Landscaping, walls and screening shall conform to the standards for this district as defined in Chapter 11-33-2, 11-33-3, A., B., and 11-33-4 of the Mesa Zoning Ordinance.

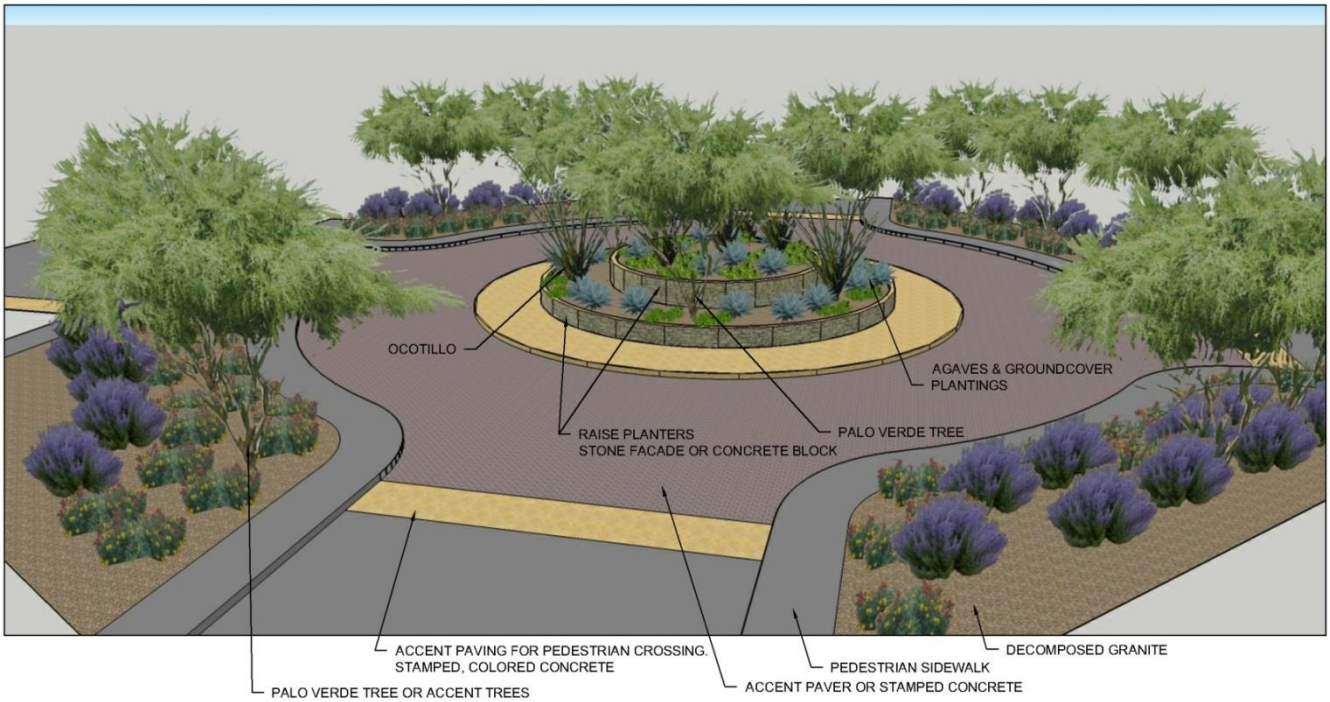
2.4.3 Signage shall be designed in accordance with Chapter 41; Signs of the Mesa Zoning Ordinance. A separate comprehensive sign plan will be processed and approved prior to completing the offsites for the first phase of development.

3. PROJECT LANDSCAPE

3.1 **Landscape Theme**: The selection of landscape materials prescribed for trees, shrubs, groundcovers and accents are selected from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). There are two primary entrances into the Project, off Crismon Road and off Hampton Avenue. These entrance drives will intersect at a roundabout that leads guests into the Hotel and provides an alternative entrance for the four commercial pad sites fronting onto Crismon Road. These drives will have adjacent sidewalks and street trees to accentuate the route and provide shade for the pedestrian users. The pavement around the roundabout and the crosswalks will have an accented paver section to distinguish the route and add character.

3.2 **Landscape Area**: The defined landscaped area shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement.

3.3 **Landscape Design**: The size and quantities of plant material shall conform to the landscape standards in Chapter 33 of the Mesa Zoning Ordinance, except as modified herein. The street trees installed along the two main entrance drives shall be a minimum of 36” Box. The Street trees will be Evergreen Elms with background selections that could be Sonoran Palo Verdes and a flowering Desert Willow. Details of the landscape theme and layout with quantities and sizes of plant material will be reviewed at the Design Review Board session on May 14, 2019, and with Site Plan Approval. Those review comments may be reflected in the final construction documents for Phase 1. Site visibility shall be in accordance with the standards established by Chapter 30-14 of the zoning ordinance. Please refer to **Exhibit 8** that illustrates a concept for the Project Landscape.



1 TRAFFIC CIRCLE RENDERING

SCALE: NTS

2 CORNER MONUMENT SIGN RENDERING

SCALE: NTS

EXHIBITS

1. Vicinity Map
2. Existing Surrounding Land Uses / Existing Zoning
3. Preliminary Development Site Plan
4. Hotel Site Plan – A1.0
5. Sight Lines – A1.0b
6. Exterior Elevations – A5.01
7. Exterior Elevations – A5.02
8. Conceptual Landscape Plan