

MONTELUNA

SUBMITTED ON BEHALF OF DESERT VISTA 100, LLC

Rezoning/PAD and Preliminary Plat Narratives
JULY 2019

DEVELOPER:**Desert Vista 100, LLC**

Tom Lemon
3321 E Baseline Rd,
Gilbert, AZ 85234
Phone: (480) 892-4492
Email: tlemon@blandfordhomes.com

PROJECT TEAM:**andersonbaron**

Andy Baron, ASLA, LEED AP
50 N McClintock Dr, Suite 1
Chandler, AZ 85226
P: (480) 699-7956
andy.baron@andersonbaron.com



Doug Chubin
4550 N. 12th Street
Phoenix, AZ 85014
Phone: (602) 264-6831
Email: dchubin@cvlci.com

PROJECT INFORMATION:

Project Location:	South of McKellips Road and East of Loop 202 Freeway
Request:	Approval of Rezone/Planned Area Development (PAD) & Preliminary Plat (PPT)
	Rezoning Case No.
	Preliminary Plat Case No.
General Plan Character Area:	Neighborhoods
Existing Zoning:	RS-35
Proposed Zoning:	RS-15 PAD
Existing Use:	Vacant/Undeveloped
Gross Area	40.01 Acres
Net Area:	38.04 Acres
Proposed Dwelling Units:	108 Dwelling Units
Proposed Density:	2.70 Gross DU/AC (2.84 Net DU/AC)
Open Space:	11.08 Acres (28%)
Natural Open Space:	1.62 Acres (4%)

TABLE OF CONTENTS:

1	Introduction.....	1
2	Development Requests.....	1
3	Site Background & Context.....	2
4	Rezone - Development & Site Plan Proposal.....	3
5	General Plan Consistency.....	5
6	Development Standards.....	12
7	Preliminary Plat, Grading & Drainage.....	12
8	Design Review.....	12
9	Conclusion.....	13

LIST OF EXHIBITS:

Exhibit A: General Plan Character Areas.....	14
Exhibit B: Existing & Proposed Zoning Map.....	15
Exhibit C: Conceptual Development Plan.....	16
Exhibit D: Landscape Plan.....	22
Exhibit E: Entry Plan & Details.....	23
Exhibit F: Wall Plan.....	25
Exhibit G: Wall Details.....	26
Exhibit H: Open Space Plan.....	27
Exhibit I: Amenity Plan.....	28
Exhibit J: Pedestrian Circulation Plan.....	29

1 INTRODUCTION

Desert Vista 100, LLC, an entity affiliated with Blandford Homes, LLC is pleased to submit this Planned Area Development (PAD) and Preliminary Plat narrative statement in support of the formal applications being submitted to the City of Mesa for Monteluna (the "Property"). Monteluna is a single-family residential development located on the south side of McKellips Road and east of the Loop 202 Freeway. This project is 40.01 gross acres in size and consists of one parcel, APN: 219-31-057.

The applicant was the successful bidder on the property at public auction on December 6, 2018 from the Arizona State Land Department ("ASLD") and scheduled to complete the purchase on or before December 6, 2019.

The Property is an infill parcel on an undeveloped piece of land within the City of Mesa. Desert Vista 100, LLC is proposing to develop a unique, gated, single-family community with a variety of lot sizes and significant amounts of open space. The community is designed to provide a similar development pattern as the Mountain Bridge master-planned community to the east, while providing an appropriate density in proximity to the Loop 202 Freeway to the west. The proposed Conceptual Site Plan includes one hundred and eight (108) single-family lots with approximately 11.08 acres (28%) of open space, and a gross density of 2.7 dwelling units per acre (du/ac). A preliminary jurisdictional delineation ("JD") indicates that two existing washes that cross the property are jurisdictional water of the US (404 washes). These are proposed to be set aside and preserved as open space corridors. The Monteluna Subdivision is a stand-alone community and will not be part of the adjacent Mountain Bridge master-planned community.

2 DEVELOPMENT REQUESTS

The following development requests are being sought from the City of Mesa for approval:

- 1) **Rezoning** from the RS-35 zone to the RS-15 Planned Area Development District ("PAD" hereafter) zoning district
- 2) **Preliminary Plat** for the subdivision of 40.01 (gross) acres into 108 single-family lots and approximately 11.08 acres of open space



3 SITE BACKGROUND & CONTEXT

The Monteluna Property is currently vacant and undeveloped. The Property is bounded by McKellips Road along the north, the Mountain Bridge master-planned community to the east, and vacant Bureau of Land Management land to the west and south of the subject Property. The Loop 202 Freeway is located less than 3,000 feet to the west of Monteluna, and McKellips Road is designated as arterial roadway. Existing housing developments are located to the north (Estates at Desert Shadows), and east (Mountain Bridge), and were both developed under RS-15 PAD zoning and are designated as “Neighborhoods” on the City’s General Plan Character Areas map within the Desert Upland sub-area. These neighboring developments include a mix of existing residential lot sizes ranging from approximately 5,400 square feet to over 20,000 square feet (45’x120’, 45’x125’, 55’x120’, 65’x130’, 120’x160’). The proposed Monteluna residential community includes lot sizes and quality homes complementary to those found in these surrounding developments. The Property includes two washes that are proposed to be preserved in their natural state.

There are a variety of housing options and good educational opportunities in the nearby area, which make this site ideally situated to accommodate the proposed development and to further diversify the housing options in northeast Mesa. The conversion of this property from vacant land to a residential Character Type and Sub-Type (“Neighborhoods”), as contemplated by the City of Mesa’s current General Plan, will complete the residential pattern established in the area and provide a prime location for a quality infill development.

The General Plan Character Areas, along with the existing zoning and uses for the adjacent parcels, are listed below in **Table 1: Existing Conditions Summary**, and further described in the following document sections (see **Exhibit A: General Plan Character Areas** and **Exhibit B: Existing & Proposed Zoning Map**).

Table 1: Existing Conditions Summary

Direction	General Plan Character Areas and Sub-Types	Existing Zoning	Existing Use
Property	Neighborhoods – Large Lot/ Rural – Desert Uplands	RS-35	Vacant, Undeveloped
North	Neighborhoods – Large Lot/ Rural – Desert Uplands	RS-15 PAD	Single-Family Residential Community
South	Neighborhoods – Large Lot/ Rural – Desert Uplands	No Zoning - BLM Land	Vacant, Undeveloped
East	Neighborhoods – Large Lot/ Rural – Desert Uplands	RS-15 PAD	Single-Family Residential Community
West	Neighborhoods – Large Lot/ Rural – Desert Uplands	No Zoning - BLM Land	Vacant, Undeveloped

The Property is Arizona State Land Trust land sold to Desert Vista 100, LLC at action with the purpose of developing the property as a single-family residential community comparable to the neighboring Mountain Bridge master-planned community. In fact, Desert Vista 100, LLC approached Mountain Bridge in an effort to annex the Property into the master-planned community, however, the development team has received overwhelming opposition from the Mountain Bridge home owner's and the Homeowner's Association concerning annexation. They believe an annexation would result in an overuse of their amenities. As such, Monteluna is planned and designed to mirror the Mountain Bridge master-planned community in terms of quality, house size, lot size, open space, and with its own amenities, and will operate as a stand-alone community with its own Homeowner's Association ("HOA" hereafter). This arrangement ensures that the Monteluna Property looks and feels like a compatible extension of Mountain Bridge in land patterning, without added residential usage of the Mountain Bridge amenities.

4 REZONE - DEVELOPMENT & SITE PLAN PROPOSAL

The roughly 40-acre Property is proposed to be developed as a 108-lot single-family detached residential subdivision with over 11.08-acres of open space, constituting over twenty-eight (28) percent of the site. The overall project density is approximately 2.7 DU/AC (gross). Homes in this community will be a mix of one and two stories and are between 2,355 and 5,200 square feet in size. Two lot sizes are planned for the development, 60'x130' (7,800 sq. ft.) and 65'x140' (9,100 sq. ft.). The Monteluna Development Plan is characterized by a community layout that is directly responsive to the natural features of the Property. The lot layout responds to the topography and maximizes opportunities for homes to back onto open space corridors. This creates intimate neighborhoods with short block lengths and open edges and maximizes premium lot placement and homeowner privacy. It also creates the opportunity for a seamless accessibility from residential neighborhoods to open space and trail corridors (see **Exhibit C: Conceptual Development Plan**).

Project Character

The Monteluna community will feature high-quality single-family detached homes developed in concert with with natural wash corridors, interconnected open space and community amenity areas. Roadway corridors within the community will include a private street network, with one access point located from McKellips Road, and one emergency access point at the northwest corner of the site. Drainage will be managed on-site within landscaped retention areas. Themed walls, both privacy walls and view fencing, will be constructed around the perimeter of the neighborhood areas to provide community security and privacy. Significant open space areas and wash corridors will remain open. The community will be further enhanced by a comprehensive desert landscape character/palette and punctuated by community monumentation signifying arrival to the community. Landscaping will feature a modern desert landscape palette that will complement the surrounding architecture and environment. Authentic and natural materials will be utilized along with a patterned landscape to accentuate the development. These design elements will be integrated to establish a cohesive character that complements the City of Mesa and the surrounding developments (See **Exhibit D: Landscape Plan**, **Exhibit E: Entry Plan & Details**, **Exhibit F: Wall Plan**, and **Exhibit G: Wall Details**).



Open Space & Amenity Plans

A distinguishing feature of the Monteluna development will be the extensive areas of open space throughout the community. The current Conceptual Development Plan for the 40-acre site provides more than 11.08-acres of open space, which is in excess of 28% of the gross area of the site (including natural open space and usable open space areas). These open space areas will be maintained by the community's HOA. Open space on the Property is dispersed to provide for natural landscape areas, amenity opportunities and drainage solutions, as well as visual relief and view corridors throughout the development. A native plant salvage will be conducted to maximize the amount of native plant material on-site. A centralized community amenity area will be developed within the Property (see **Exhibit H: Open Space Plan** and **Exhibit I: Amenity Plan**). The amenity area will be easily accessible to the residents of Monteluna, supporting recreational activity and social interaction. The amenity area is strategically coupled with the natural features of the Property and provides accessibility to onsite pedestrian corridors. As part of creating a cohesive community identity, structures within the amenity area will complement the architectural style of the homes and maintain the overall landscape theme. Specific programming for the amenity area will include a ramada and outdoor picnic area, natural shade areas, seating and several play elements, integrating amenities that provide both active and passive recreational opportunities. As noted, significant natural areas, including wash corridors, will be set aside as open space within the project. These natural open space areas will be linked to individual neighborhoods by the local street network throughout the community to encourage pedestrian connectivity and provide an active street scene (see **Exhibit J: Pedestrian Circulation Plan**).

Property Maintenance

Monteluna common facilities, such as landscape tracts, monuments, parks and project amenities will all be maintained, operated by the development's HOA, as well as the maintenance and ownership of the private streets. Individual homeowners will be responsible for the maintenance of their individual lots within the lot-line walls.

Phasing

The project will be constructed in a single phase.



5 GENERAL PLAN CONSISTENCY

Monteluna is a residential development proposal that is consistent with the “Large Lot/Rural” Neighborhoods Sub-Type of Mesa’s General Plan. Monteluna, a well-designed single-family community, will provide a variety of housing options in a sensitively designed setting while complementing the existing pattern of residential development. The current Character Area and Sub-Type, Neighborhoods – Large Lot/Rural, allows a density range between 0-1.25 dwelling units per gross acre, **or more if designed as a conservation subdivision**. The Mesa General Plan defines Large Lot/Rural Neighborhoods as predominantly agricultural and large-lot residential in character but may contain compatible public, quasi-public, and special uses such as schools and places of worship. With 108 single-family dwelling units proposed, the Monteluna Property will be developed at a density of 2.7 dwelling units per gross acre, which is less than the 2.9 du/ac density permitted for RS-15 PAD’s and compatible with surrounding developments. In addition, the proposed PAD includes high-quality single-family architecture and building materials, as described within this document, to ensure compatibility and quality standards are met.

The following analysis was performed in determining the General Plan consistencies:

Forms and Guidelines:

Large Lot/Rural Neighborhood forms and guidelines specifically incorporated into the development include (but are not limited to) the following:

- *The predominant building height is one- and two-stories*
 - One-story and two-story single-family homes are being offered.
- *Density is generally between 0-1.25 dwelling units per acre, or more if designed as a conservation subdivision*
 - Monteluna is planned to include 2.7 dwelling units per acre, which is less than the 2.9 du/ac permitted under the RS-15 PAD zoning but has been designed as a conservation subdivision.
- *Houses set back from the street*
 - NA. Monteluna has been designed as a conservation subdivision, so smaller lot sizes have been utilized to ensure a maximum amount of onsite environmental conservation.
- *Block lengths are typically 400'-600' long*
 - The Monteluna development is designed with street lengths that do not exceed 600' in length.

Conformance with Established Mountain Bridge Densities and Density Transitions

Monteluna’s planned density (2.7 du/ac) is compatible with and comparable to the Mountain Bridge master-planned community to the east and south of McKellips Avenue, which was developed under the Neighborhoods – Large Lot/Rural (1.25 du/ac) General Plan Character Area and has an approved density of up to 4 du/ac. Good planning principles dictate that densities should transition upward toward areas of higher intensity and downward toward areas of lower intensity. With that in mind, the land west of Mountain Bridge, and south of McKellips, should increase in density toward the Loop 202 Freeway and the commercial center west of the highway. In fact, in 2011 changes were made to the Mountain Bridge master-planned community that argued this same principle. In this case, higher densities within Mountain Bridge were allowed south of McKellips Road up to 4 du/ac.

Pinnacle Ridge Holdings, LLC (Managed by Jeff Blandford) purchased the Mountain Bridge property from the Arizona State Land Department in June of 2005 with the intention of creating one of the finest Master Planned Communities in the Country. As explained in the 2011 P&Z Staff Report to Mesa City Council (GPMInor 11-02, Z11-30), at the time of approval of the original Mountain Bridge PAD it was determined, per the development agreement, that conformance to the densities set forth in the General Plan (Low Density 0-1 and Low Density 1-2) would be determined by a blending of these two land

use categories. The overall blended density for the PAD was set at 1.5 du/ac with the provision that any single development parcel north of McKellips would not exceed 2 units per acre and any single development parcel south of McKellips Road would not exceed 4 units per acre so long as the overall density between the LDR 0-1 and LDR 0-2 land use areas maintained a maximum density of 1.5 (increased to 1.79 du/ac in 2012).

The proposed density within Monteluna is approximately 2.7 homes per acre, which is well below the 4 du/ac approved for the Mountain Bridge master-planned community south of McKellips Road, to the east. This density is sensitive to the surrounding developments and will create a density transition between the lower density developments to the north and east, and the Loop 202 Freeway corridor to the west.

Environmental Benefits

The Monteluna development, designed within the Neighborhoods – Large Lot/Rural Character Area will allow for a single-family residential **conservation subdivision design** that, to the greatest extent possible, preserves washes and other open space features in their natural state. Conservation subdivision design positions residential development on a portion of the available land in order to maximize protected open space and improve the efficiency of infrastructure systems.

While the existing Neighborhoods – Large Lot/Rural designation limits the density of traditionally designed developments to 1.25 dwelling units per acre, a higher density is permissible when conservation subdivisions are implemented. If the Property was developed using the traditionally allowed 1.25 du/ac density, approximately 50 residential lots could be built with areas of natural open space included as a part of each individual lot or private property. In contrast, the Monteluna development proposes to use smaller lot sizes in an effort to plan around the natural features present on the site and functionally include these features within the site design. As currently designed on the Conceptual Site Plan, the Monteluna Property incorporates

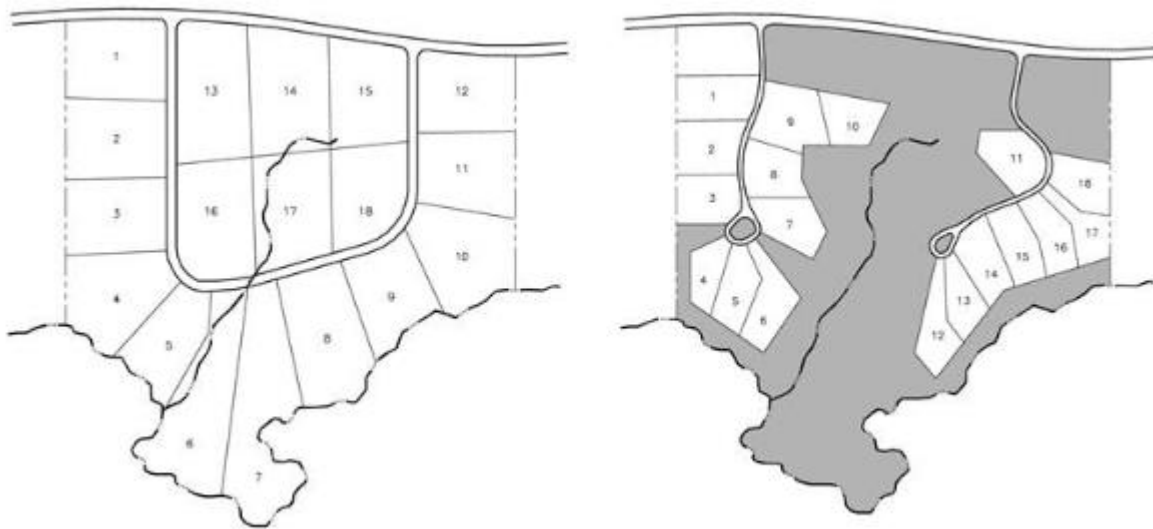


the site's natural features into the overall community design including amenity areas and natural wash areas (see **Exhibit C: Conceptual Development Plan**).

The adjoining Mountain Bridge master-planned community to the east was developed with a similar development pattern (smaller lots sizes and large areas of open space).

As designed the Monteluna development will result in a residential conservation subdivision, with large amounts of open space, and the preservation of the natural wash corridors on-site. Additionally, this development is designed in compliance with Mesa's Desert Uplands Guidelines. As planned, the development of this property will result in approximately 28% of the site being left in its natural condition.

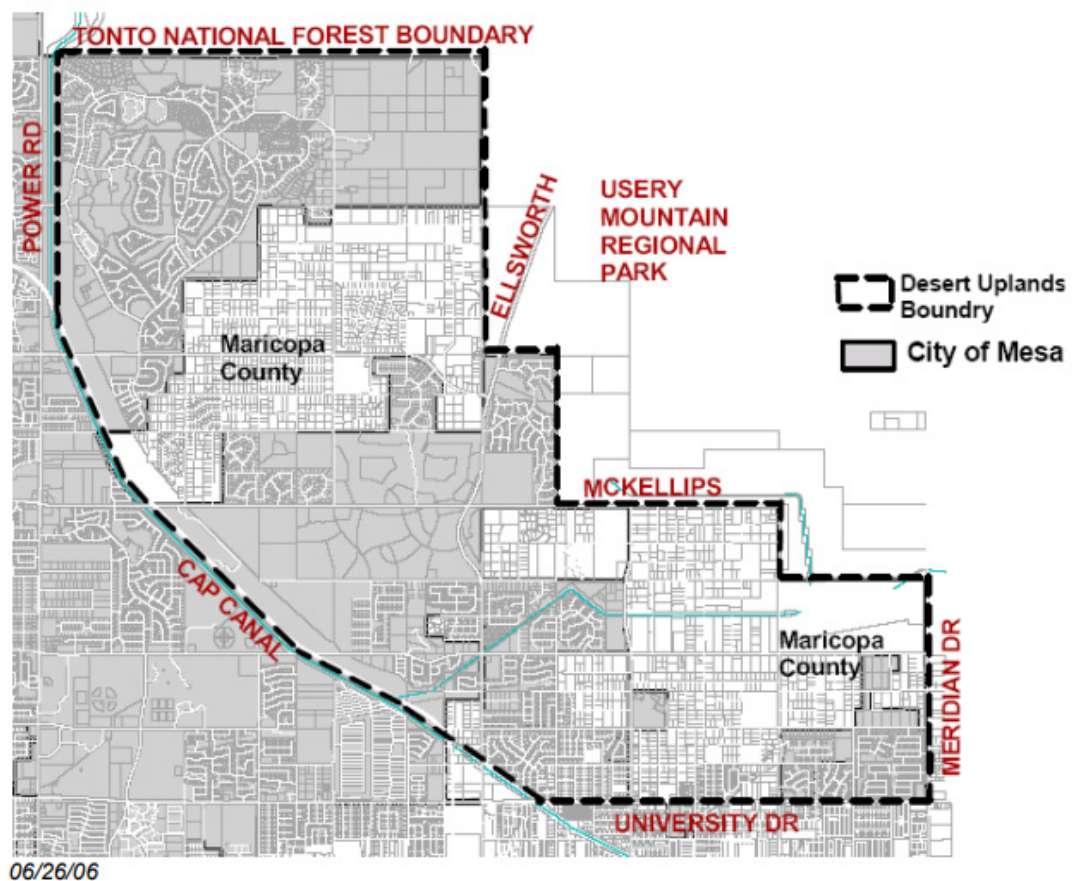
Conservation Subdivision Design Example



Desert Uplands Conformance

In 1987-88 the City of Mesa cooperated with area landowners and residents to formulate development standards for the Desert Uplands area. Most of the Desert Uplands area is designated for residential land uses, primarily Low Density. Areas of Medium-Low Density and Medium Density are also delineated where zoning was previously approved. The intent of these designations was to recognize approved zoning as part of the previously approved master plans, but more importantly to plan for future residential development in a lower density, environmentally sensitive manner in order to retain the native desert character as much as possible.

The Desert Uplands area is located east of Power Road and the Central Arizona Project canal and north of University. This is a low-density residential area committed to preservation of a natural desert landscape. The character type in this area can have either large lots with preservation on each lot, or **smaller lots with common open space** to maintain the low-density character of the area. Low lighting levels are used in this area to preserve a dark sky at night.



As part of the originally approved Mesa Highlands D.M.P., the Monteluna Property, was meant to take the site's environmental character into consideration when implementing the Desert Uplands guidelines, but it was not meant to limit the approved density of the Master Plan.

Commercial Support

Long-term sustainable retail centers rely on rooftops and an active base of customers. The Monteluna development will bring to the market additional households that will only further assist to support the existing and newly operating and developing commercial centers in the surrounding area, namely the large four corner commercial center at the McKellips Road and Power Road intersection, 1.25 miles west of the property.

Property Values and Neighborhood Stability

The proposed development maintains consistency in the land use pattern and should positively affect property values and neighborhood stability as has been demonstrated by other similar developments in the area.

Increased Tax Base, Economic Development, and Employment Opportunities

Monteluna is currently vacant and thus does not generate or contribute to the tax base, economic development nor provide employment opportunities. The proposed development will bring permit fees, home sales and tax revenue, sales tax, property tax and help increase the economic vitality of the area by bringing more rooftops and purchasing power to support retail, office and entertainment opportunities in the area.

Existing Infrastructure

The Monteluna development will not negatively affect any existing infrastructure in the area. All water, wastewater and other utility systems are appropriately sized and have capacity for this project. A sewer easement will be obtained from the Bureau of Land Management.

This project is in close proximity of several major roadways, public transportation (Route 184 North), and designated bike routes (McKellips Road). The Loop 202 Freeway (under 1 mile to an on-ramp) is readily accessible and convenient to the site and provides access to I-10, the Loop-101, AZ-51, I-17, and US 60 freeway, providing east/west access between Mesa and the vast majority of other cities in the Phoenix region. The site is also located adjacent to major east/west and north/south arterials including McKellips Road, Power Road, and Hawes Road.

“Great Neighborhoods” Element

The following five characteristics and qualities of great neighborhoods, as described in the City’s General Plan for strong neighborhoods, are utilized in the Monteluna development proposal:

- 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*

Monteluna will have a private HOA maintaining the open space amenities, shared landscaped areas, and the private streets. Natural surveillance of the community park, amenities and open space will be accomplished by the layout of the lots facing or adjacent to the park and open spaces.

Active outdoor amenities are provided within the planned open space park area and at the community entrance. Gate light and park bollard lighting throughout the development will meet Dark Sky Standards, and the road improvements shall meet City standards, even though the streets will be privately maintained.

- Building Community and Fostering Social Interaction

- *Designing new developments with anchors or focal points, such as schools, parks or shopping areas that are designed and located to facilitate meetings and interactions*
- *Educating residents about the history of their neighborhood to encourage connections with other residents and pride in the neighborhood*

The park at Monteluna is the focal point of the community that will facilitate community interaction and a gathering place for the residents.

- Connectivity & Walkability

- *Block lengths developed consistent with the character area standards*
- *Intersections 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*

Within Monteluna, block lengths do not exceed 600 feet and perimeter lengths do not exceed more than 2,000 feet before a pedestrian or vehicular access point is provided. Community landscaping will be provided in the form of trees and shade along walkways. These elements will be appropriately placed without interfering with street lighting and sidewalks.

- Neighborhood Character & Personality

- *Reviewing new/reuse developments for the elements needed to add to the surrounding community and create a unique sense of place*
- *Requiring the use of high-quality architecture, building materials and landscape design and maintenance in all developments*

Monteluna is designed to include high-quality single-family architecture and building materials. The architecture and character of Monteluna will provide diversity and originality throughout the community and the surrounding area. The proposed residential plans will be similar in style and theme with surrounding developments and will include Blandford Home's high-quality elevations which will enhance the street scene by utilizing architectural themes such as: Modern Farmhouse, Bungalow, Country French, Craftsman, Italian Cottage, Rural Mediterranean, and Spanish Colonial; and include varied roof forms and orientations that differ by plan. This community includes home sites that vary in size and that will be visible along the same street, bringing an additional level of diversity and aesthetic appeal.

- Quality Design & Development

- *Reviewing all development projects for conformance with high-quality design/construction standards*
- *Requiring that all building facades that face a street or public space have architectural interest*
- *Design of blocks and street systems that promote walkability between uses and provide for multi-modal transportation options*
- *Using a variety of high-quality, durable materials that are appropriate for this climate*

- *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 Monteluna development is designed and will be constructed with the incorporation of integrated community open space, walkability and pedestrian connectivity to the community amenities. Homes will be thoughtfully designed and consist of four-sided architecture with architecturally interesting facades facing the street and public open space and will incorporate a variety of high-quality durable materials and styles that are appropriate for this climate. The architectural focus and vision for the Monteluna subdivision will evolve from architectural styles such as, Modern Farmhouse, Bungalow, Country French, Craftsman, Italian Cottage, Rural Mediterranean, and Spanish Colonial. The homes will be built by Blandford Homes and will feature the Blandford Homes Craftsman Collection (60'x130' lots) and Artisan Collection (65'x140' lots).

The Blandford Homes Craftsman Collection (60'x130' lots) and Artisan Collection (65'x140' lots) consist of an attractive lineup of nine (9) floor plans with six (6) architecturally diverse elevations per floor plan. There will be twenty-one (21) professionally created color palettes to give even more diversity to the street scene. Homes will offer front porch and courtyard living, creating a pleasing and diverse neighborhood.

6 DEVELOPMENT STANDARDS

Modified development standards are proposed within this PAD to allow for two unique lot sizes, including PAD specific standards for setbacks, lot coverage and lot widths. These modified development standards will apply to all development within Monteluna, as shown in the table below:

	RS-15 Standards	Monteluna RS-15 PAD 60'x130'	Monteluna RS-15 PAD 65'x140'
Minimum Lot Area (sq.ft.)	15,000	7,600	8,900
Minimum Lot Width – Interior Lot (ft)	110'	60'	65'
Minimum Lot Depth (ft)	120'	130'	140'
Minimum Lot Depth Abutting Arterial Street (ft)	120'	130'	140'
Maximum Building Height (ft)	30'	30'	30'
Minimum Front Livable (Porch) or Side Loaded Garage (ft)	22'	12'	12'
Minimum Yard Front Garage (ft)	30'	20'	20'
Minimum Interior Side (ft) – Either Side	7'	7.5'	7.5'
Minimum Interior Side (ft) – Aggregate of 2 Sides	20'	15'	15'
Minimum Street Side (ft)	10'	7.5'	7.5'
Minimum Rear Yard to Livable (ft)	30'	20'	20'
Minimum Rear to Covered Patio (ft)	NA	17'	17'
Minimum Rear Yard Abutting Arterial Street (ft)	30'	20'	20'
Maximum Building Coverage (% of lot)	40'	55%	55%
PAD Maximum Density	2.9	2.70	

Modified Development Standards

This project proposed reduced lot sizes in order to create a conservation subdivision that utilizes smaller lot sizes in an effort to plan around the natural features present on the site and functionally include these features within the site design. As a result, lot widths, front setbacks, garage setbacks, interior side setbacks (aggregate of 2 sides), street side setbacks, rear setbacks, rear setbacks adjacent to arterial streets will all need to be reduced, and the maximum building coverage will need to be increased

in order to accommodate a high quality home product fitting for the location and the project's proximity to Mountain Bridge. The requested development standards are comparable to homesites built in surrounding communities and the planned high-quality homes are complimentary to existing homes within the area.

Minimum Lot Area: 7,600sf lots and 8,900sf lots are requested for Monteluna to create a conservation subdivision that utilizes smaller lot sizes in an effort to plan around the natural features present on the site and functionally include these features within the site design.

Minimum Lot Width: 60' and 65' lot widths are requested for Monteluna to create a conservation subdivision that utilizes smaller lot sizes in an effort to plan around the natural features present on the site and functionally include these features within the site design. Reduced lot widths are necessary to accomplish this goal.

Minimum Front Livable (Porch) or Side Loaded Garage: The front livable and side loaded garage setbacks are proposed to be reduced from 22' to 12'. This reduced setback is necessary to fit quality product on the proposed reduced lot widths.

Minimum Setback Front Garage: The front garage setback is proposed to be reduced from 30' to 20'. This reduced setback is necessary to fit quality product on the proposed reduced lot sizes.

Minimum Interior Side - Aggregate of 2 Sides: The minimum interior side setback (aggregate of 2 sides) is proposed to be reduced from 20' to 15'. The project plans to exceed the individual minimum side setback (7' standard, 7.5' requested), but falls 5' short of meeting the aggregate distance between two homes. This reduced setback is necessary to fit quality product on the proposed reduced lot widths.

Minimum Street Side: The minimum street side setback is proposed to be reduced from 10' to 7.5'. This setback (7.5') matches the proposed interior side setback and equal to one-half of the proposed aggregate interior side setback (15') (the standard setback (10') is also equal to one-half the standard aggregate interior side setback (20')).

Minimum Rear Yard to Livable: The rear yard to livable setback is proposed to be reduced from 30' to 20'. This reduced setback is necessary to fit quality product on the proposed reduced lot sizes.

Minimum Rear Yard Abutting Arterial Street: The rear yard abutting arterial streets setback is proposed to be reduced from 30' to 20'. This reduced setback is necessary to fit quality product on the proposed reduced lot sizes.

Maximum Building Coverage: The maximum building coverage is proposed to be increased from 40% to 55%. This increased coverage is necessary to fit quality product on the proposed reduced lot sizes.

Modified Street Section (PAD)

A modified street section is proposed for the Monteluna development, which consists of private streets that are 35 feet wide (back-of-curb to back-of-curb), with no sidewalk on either side on interior private streets consistent with the Mountain Bridge street. Sidewalks are provided on interior collector streets and exterior roadways.

The request is consistent with the intent and purposes established in Section 11-22-1 of the City's Zoning Ordinance for the PAD Overlay District. Most specifically the following elements: (B) The option to design and use private streets in a project and in addition, (A) & (F) Integrated open space and maintenance of common ownership of the development's park amenity area (in a scale proportionate to the use and project size). Lastly, the project is such a size that (E) a sustainable property owner's association (HOA) will be able to be successfully established and operate.

7 PRELIMINARY PLAT, GRADING & DRAINAGE

The Preliminary Plat for Monteluna is included in the request of approvals and is designed in accordance with the City of Mesa development standards, as well as this zoning proposal.

8 DESIGN REVIEW

Design Review material will be submitted for review and approval at a later date; however, Monteluna will be offering a minimum of nine (9) floor plans with six (6) architecturally diverse elevations per floor plan. There will also be twenty-one (21) professionally created color palettes to give even more diversity to the street scene. The homes are anticipated to range in size from 2,355 and 5,200 square feet. The housing product will meet the requirements of the City of Mesa Design Elements.

9 CONCLUSION

The City of Mesa Planned Area Development District is intended to provide an alternative to conventional zoning and development approaches in support of the City's goal to encourage a more creative approach to land planning that is responsive to the special features of a particular piece of land and to provide a compatible and stable developed environment, in harmony with the surrounding area. This application represents a quintessential opportunity to utilize the Planned Area Development District (PAD) to foster a land plan and built environment that is tailored to the unique characteristics of the Monteluna Property yet responsive to the market and competitive with surrounding communities. The unique characteristics of Monteluna include significant natural features such as wash corridors, view sheds and hillside areas, which will largely be preserved in their natural state and comprise over 11-acres of the 40-acre site. In order to accomplish such significant preservation, the development plan for Monteluna is designed to concentrate densities within the most developable areas of the Property, which requires some flexibility in the development standards. The result is a form-fitting land plan that creates an intimate neighborhood of homes nestled within and around the Property's natural features. The reduction in lot sizes and setbacks requested with this PAD are earned through the commitment to preservation and a unique land planning concept that is compatible with surrounding communities including Mountain Bridge. Monteluna meets and exceeds the goals established by the City and provides an opportunity for Blandford Homes to partner with the City of Mesa in developing a residential community that is consistent with the high standards, Desert Uplands Character, and unique character that has evolved in this part of north east Mesa.





LEGEND

Character Types



 Downtown



 Park



 Mixed Use Community



 Neighborhood Village Center



 Mixed Use Activity District



 Specialty District



 Employment



 Neighborhoods



 Employment /
Mixed Use Activity District



 Transit Corridor



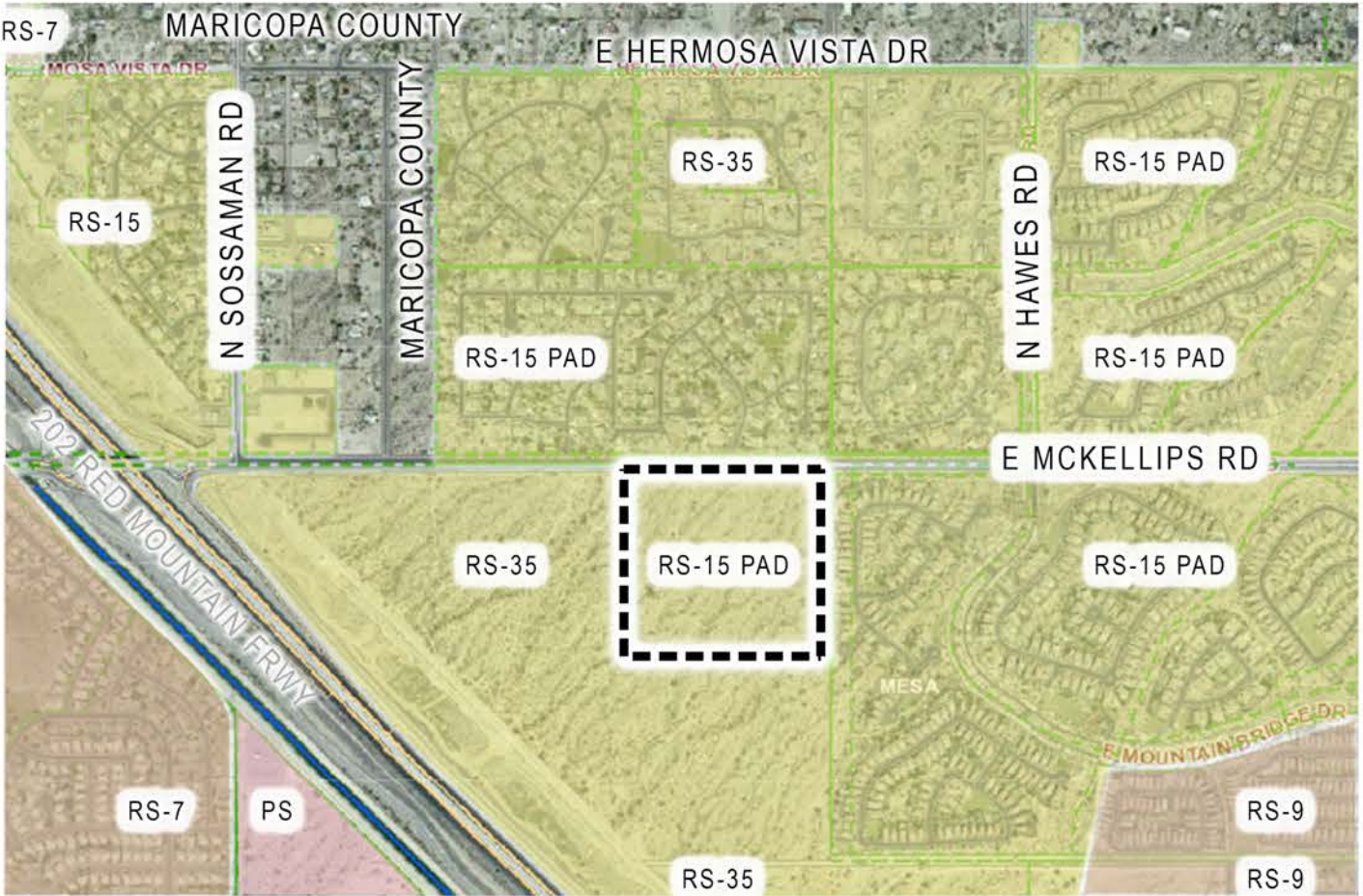
 Proposed Transit Corridor

EXISTING GENERAL PLAN MAP

EXISTING GENERAL PLAN LAND USE:
NEIGHBORHOODS – LARGE LOT/RURAL – DESERT UPLANDS



EXISTING ZONING MAP



PROPOSED ZONING MAP

LEGEND

<div></div>	RS-35 & RS-15	<div></div>	RS-7
<div></div>	RS-9	<div></div>	PS

EXISTING ZONING:
RESIDENTIAL > RS-35

PROPOSED ZONING:
RESIDENTIAL > RS-15 PAD