

**Rezoning, Site Plan, and Design Review
Applications**

For

Hampton East II

Hampton Avenue, West of Crismon Road

by:

Hampton East II, LLC

Case Nos.: ZON10-00365

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HAMPTON EAST II

I. INTRODUCTION

Hampton East II, LLC (“HE2”) is the proposed developer of approximately 4.14 gross (3.95± net) acres along Hampton Avenue, west of Crismon Road (the “Site”) with a high-quality, medium-density residential development. The proposed development, known as “Hampton East II,” is an appropriate use of this challenging, infill Site and is compatible with the surrounding uses in the area. HE2’s requests will provide for a compatible land uses in the area and residential housing choices in the area. Additional high quality housing choices will provide support for the existing/future commercial and employment planned for the area.

To achieve this, HE2 is requesting:

- Rezone approximately 4.14 gross acres from RS-43 to RM-2/PAD;
- Site Plan approval for 53, single-story residences; and
- Design Review approval for the Site Plan, Landscape Plan, Building Elevations, etc.

II. SITE AND SURROUNDING AREA

An aerial of the Site is attached as **Exhibit 1, Context Aerial**. The Site is designated on the City’s General Plan as Neighborhoods and is zoned RS-43. East of the Site is a multi-family development (Hampton East I) designated as Neighborhoods and zoned RM-2/PAD. The Site is bordered by a school on the north (designated on the General Plan as Neighborhoods and zoned RS-43), undeveloped land on the south (designated on the General Plan as Neighborhoods and zoned PEP and NC), and a multi-family development on the west (designated on the General Plan as Neighborhoods and zoned RM-3).

III. PROPOSED RM-2/PAD REZONING, SITE PLAN, AND DESIGN REVIEW

HE2 is proposing this challenging, infill Site be rezoned from RS-43 to RM-2/PAD for a unique high-quality, medium-density residential development. Simultaneous with the Rezoning request, HE2 is seeking Site Plan approval and Design Review approval for the Building Elevations, Landscape Plan, etc. The General Plan’s Goals and Policies identified in *Appendix A: General Plan Compatibility* support HE2’s applications. The proposed residential uses and design of Hampton East II will support the continued development of employment and commercial uses in the area.

Hampton East II consists of 53 single-story, predominately detached casita-style residences. Hampton East II represents a lifestyle choice, presenting future residents a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. Hampton East II combines the best elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements creates a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the mortgage payment or HOA fees of a typical single-family development. The casita-style residences are all one story in height, which when combined with the other elements creates a “single family subdivision” feel.

A. Site Plan

As is depicted on the Preliminary Site Plan attached as **Exhibit 2**, careful consideration has gone into planning Hampton East II. Hampton East II is a natural extension of Hampton East I, the multi-family development directly east of the Site. Like Hampton East I, HE2 has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this challenging, infill Site. Hampton East II is a gated community that will consist of approximately 53 residences at a density of approximately 12.8 gross (13.42 net) du/ac. The residences are a mix of 1- and 2-bedrooms, with a mix of the residences being detached and attached in a duplex style.

The 1-story buildings are similar to what would be found in traditional single-family residential subdivisions and are a lower profile than what would be found in traditional garden style multi-family communities (2- and 3-story buildings) or commercial developments. See **Exhibit 4, Building Elevations**. The residences are located throughout the proposed development to create a sense of arrival, place, and connectivity. A unique feature for Hampton East II is that every residence includes a private, 6-foot masonry wall enclosing the rear yard (average of approximately 400 square feet) that is nearly as wide as the residence itself, with a minimum depth of 8 feet.

B. Landscaping, Amenities, and Open Space

The overall landscape theme is inspired by luxury living, while also embracing an adapted Sonoran Desert style landscape. See **Exhibit 3, Landscape Plan**. The materials and textures used in the landscape and architectural elements create a community identity unique to the neighborhood, while adding a fresh approach to the timeless desert environments of Arizona residential communities. The featured design elements create a welcoming and indulgent environment for prospective residents by integrating the character of the architecture at a human scale.

The landscape character of Hampton East II draws from the surrounding Sonoran landscape to create an ornamental desert palette tempered for the Arizona climate using drought tolerant species. The landscape palette consists of a variety of tree species including Mesquite, Oak, and Ash species that are medium to large in height. The use of palms at the entry accentuates the transition into the community. The palette also includes smaller trees such as Mulga and Mastic that are moderate in height and provide shade for more intimate spaces. The shrubs, accents, and groundcovers have been selected to provide year-round color and complement one another and the project as a whole. The selected plant materials have been chosen for their color, texture, and form, creating a landscape environment that is adapted to the desert and inviting to residents and visitors.

Hampton East II has been planned with quality, neighborhood-scale amenities consistent with HE2's desire to create an upscale community where residents will be able to play, relax, or socialize in a pleasing environment. See **Exhibit 5, Amenity Plan**. The amenity areas are centrally located on this relatively small site and are designed to enhance the community identity and the quality of life of its residents. The amenity and theming elements have been integrated to maintain the overall character of the community. The amenity area will include a resort-style swimming pool and spa, outdoor kitchen, fire-pit, ramada and turf area available for residents to relax and socialize. The proposed facilities also provide a building complete with an outdoor shower.

Open space requirements for multi-family residential developments are a result of the lack of private usable space typically associated with standard two and three-story multi-family communities. The minimum requirement for open space is 200 square feet per residence, resulting in a required minimum open space requirement of approximately 11,000 square feet. Hampton East II will contain approximately 1.32 acres of common area open space and approximately 0.46 acres of private (rear yards) open space for a total of approximately 1.78 acres of open space area, which is approximately 45% of the net Site area. See **Exhibit 6, Open Space Plan**. The common open space is conveniently located in the middle of the Site. The private open space is located within the rear yards of the residences for each resident's personal use and enjoyment. This arrangement is more typical of a single-family development than a traditional multi-family community. The quality and quantity of open space demonstrates the innovative design of Hampton East II.

Pedestrian paths will be provided throughout the Site, connecting the residences to the open spaces and the amenity area, increasing opportunities for social interaction. As an extension of these paths, the buildings around the perimeter of the Site have been arranged to front onto pedestrian cul-de-sacs creating micro social neighborhoods.

C. *Architecture*

Hampton East II's casita-style homes address the needs and desires of modern families while also integrating energy-efficient and sustainable construction technology. The proposed architectural style for Hampton East II is the International style. See **Exhibit 4, Building Elevations**. The key architectural features of the International Style are: an asymmetrical facade with strong rectangular forms, gabled roofs with flat tiles, and lack of frivolous ornamentation or decorative details. Careful attention was paid to ensure that the design of Hampton East II blended well with existing communities adjacent to the project yet reflected the modern form and function of the architectural style.

There are two floor plans (1- and 2-bedroom residences) between three different building types: 1-bedroom duplex, 2-bedroom duplex, and a stand-alone 2-bedroom building. See **Exhibit 8, Floor and Roof Plans**. The square footages for the different bedroom types are 635 square feet (1-bedroom) and 981 square feet (2-bedroom). Three different color schemes will be used throughout the Hampton East II. See **Exhibit 9, Color and Materials Palettes**. The style and color schemes integrate each home into a community of homes wrapping around gathering points. Each gathering point will be themed using coordinated color schemes to create a sense of space and individual identity to that gathering point. Unique to Hampton East II is the desire to create an energy efficient, "green", and sustainable community. Hampton East II will be built using a new construction technique/material known as HercuWall® construction for the exterior of the residences. HercuWall® is a single product that combines many operations: composite concrete and steel structure, superior insulation, water and vapor barrier, window and door casings and sills, and attachment points for drywall and exterior finishes.

The leasing office is located near the main entrance to the community from Hampton Avenue. A designated 1-bedroom unit will be used as the leasing office. In addition, based on the final amenity plan, an office might be added to the bathroom units, as recommended but the management company. The design of this entry area is intended to give residents and visitors the ability to park outside the gate and visit the management office. See **Exhibit 2, Preliminary Site Plan** and **Exhibit 5, Amenity Area**. The resident postal boxes are incorporated with the building,

making it truly a neighborhood-gathering place where residents can regularly interact with management and one another. Noticeably absent from the four-sided elevations are garages. Due to the unique design of Hampton East II, detached garages and covered parking are internalized and screened from adjacent roadways. The garage elevations incorporate similar elements from the residences to create a consistent design throughout the neighborhood. See **Exhibit 10, Garage Elevations, Floor and Roof Plans**. Parking canopy covers are consistent with the buildings' color and will be architecturally integrated with the surrounding structures.

D. Theme Walls, Entry Gates, and Entry Monument

The architectural style and character of the walls and monumentation throughout the community integrate the simple elegance of the contemporary architecture of the homes through corresponding details and materials. Use of stucco, and a variety of masonry finishes with contrasting colors and textures provide visual diversity and interest. A hierarchy of four wall types are used in various locations throughout Hampton East II. See **Exhibit 11, Wall Details** and **Exhibit 12, Wall Plan**. The Theme Wall is located along either side of the entry drive into the development with it transitioning to the Unit Wall along Hampton Avenue. The Unit wall is also located in high visibility areas around the amenity in conjunction with the View Fence. All other walls throughout the development are a four-inch Builder Wall that is a natural grey color tying into the character of the architecture and of the other theme walls.

The design of the entry monument reinforces the horizontal features of the architecture of the homes, and contrasts it with vertical columns in addition to the palm trees along the entry drive to create a sense of arrival. See **Exhibit 13, Entry Details (Entry Monument)**. The entry gates will use a material palette similar to the architecture and perimeter walls, with the gates being primarily composed of tubular steel, steel panels and wrought iron with design articulation to match the architecture of the development and complement the surrounding built environment. See, **Exhibit 14, Entry Details (Entry Gate)**.

E. Development Standards

Given the unique nature of Hampton East II and the traditional requirements of the City's RM-2 development standards, which are not readily applicable to this distinct, one-story, multi-family community, HE2 is proposing the following development standards for Hampton East II (changes in development standards are noted in **bold**):

Regulation¹	City of Mesa RM-2 Development Regulations	Hampton East II Proposed Development Regulations
Min. Lot Area (sq. ft.)	7,200	7,200
Min. Lot Width (ft.) – Multi-Family Res.	60	60
Min. Lot Depth (ft.) – Multi-Family Res.	94	94
Max. Density (du/net ac.)	15	15
Min. Lot Area per du (sq. ft.)	2,904	2,904
Max. Height (ft.)	30	25 ft./1 story

¹ Per Table 11-5-5.

Building Setbacks		
Front (Hampton Ave.)	25 ft.	25 ft.
Side (east PL)	20 ft.	8 ft.
Side (west PL)	20 ft.	8 ft.
Rear	25 ft.	8 ft.
Landscape Setback ²		
Front (Hampton Ave.)	25 ft.	25 ft.
Side (east PL)	20 ft.	8 ft.
Side (west PL)	20 ft.	8 ft.
Rear	20 ft.	8 ft.
Separation Between Buildings (1-story)	25 ft.	8 ft.
Separation Between Building and Covered Parking Canopy	20 ft.	10 ft.
Max. Building Coverage	45%	45%
Min. Open Space (sq. ft./unit)	200	200
Private Open Space Dimension		
Min. Dimension	10 ft.	8 ft.
Openness (covered)	50%	0%
Common Open Space Dimension (min.)	15 ft.	13 ft.
Building Entrance Orientation	All units located along public rights-of-way must have the primary building entrance or individual unit entrances facing this right-of-way.	Units adjacent to public right-of-way are not required to have the primary building entrance facing the right-of-way.

Consistent with the intent of the PAD Overlay, Hampton East II has been designed with integrated open space areas and amenities that are appropriate for this challenging, infill site. Approximately 45% of the Site is a combination of common and private open space. The open space areas (common and private) will be maintained by one property management company, ensuring a consistent and uniform approach to the maintenance and upkeep of the community. The building design, site design, and amenities create a unique and more sustainable alternative to conventional development, especially when considering the uniqueness of a 1-story, rental community that combines the best of single-family and multi-family developments.

IV. MISCELLANEOUS

A. Parking

Hampton East II is providing 115 parking spaces, where 111 are required. Of the 115 parking spaces, 11 will be enclosed garage spaces that reduce the visual impact and scale of the parking spaces. One of the garages is designated as a maintenance unit. The final site plan will meet the City's parking requirements.

² Per §11-5-5(A)(1).

B. Phasing

It is anticipated that Hampton East II will be constructed in at least two phases, with the necessary off-site improvements being made, on-site infrastructure being constructed, and models homes and the management office being built in Phase 1. Phase 2 will consist of building out the remaining residential homes. Staff may administratively approve deviations from the proposed phasing.

C. Grading and Drainage

The Preliminary Grading and Drainage Plan is attached as **Exhibit 15**. All project drainage systems will be designed and constructed in accordance to the latest MAG Standard Specifications and Details and the latest City of Mesa Standard Details and Specifications. Onsite drainage (including adjacent half-street areas) and retention shall consist of some onsite surface retention and an underground storm drain system that will be designed to capture storm water runoff according to the City's calculation requirements.

D. Utility Plan.

The proposed Utility Plan is included as **Exhibit 16**.

V. PROJECT TEAM

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VI. CONCLUSION

Hampton East II is an appropriate land use on this challenging, infill Site. The proposed residences provide an alternative housing choice in the area that will support the continued development of employment and commercial uses in the area. The proposed Rezoning, Site Plan, and Design Review approvals are supported by the City's General Plan and are compatible with the surrounding area. Hampton East II creates a sustainable solution for this Site and an attractive presence in the area. We request your approval.

Hampton East II, LLC

APPENDIX A: GENERAL PLAN COMPATIBILITY

The Hampton East II and Offices' Rezoning, Site Plan, and Design Review applications are supported by the City's General Plan goals, objectives, and policies as follows:

Chapter 4 – Creating and Maintaining a Variety of Great Neighborhoods

Neighborhood Element 1 - Safe, Clean and Healthy Living Environment through:

- Initial site planning and design/redesign that includes application of Crime Prevention Through Environmental Design (CPTED) standards
- Maintenance of streets, sidewalks, street lighting, etc., to ensure roadways, paths and trails are safe; improve lighting where needed.
- Avoid incompatible land uses and/or providing appropriate transitions between uses.
- Encourage new development and redevelopment that improves walkability between housing and key amenities and services.

Neighborhood Element 2 – Build Community and Foster Social Interaction by doing the following:

- Provide pedestrian systems that link residents to neighborhood focal points to naturally bring people together.

Neighborhood Element 3 – Connectivity and Walkability

- On the smaller micro-neighborhood level some degree of disconnection, particularly for vehicles, can be helpful to create neighborhood identity.
- On the larger neighborhood level a high degree of connectivity is valuable to shorten vehicle trips, disperse traffic, and allow for alternate forms of transportation other than a vehicle.
- It is also important to design and maintain neighborhoods to be walkable.
- Walkable neighborhoods have streets, sidewalks, and trails designed and maintained to help people feel safe and comfortable using them.
- 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.
- Utilize Crime Prevention Through Environmental Design standards and techniques for the design of lighting, landscaping and buildings along streets.
- Providing shade and comfortable places to stop along a street or trail.
- Encouraging a development pattern that provides easy, multi-modal access to shopping, work, recreation, and other nearby amenities.

Neighborhood Element 4 – Provide for Diversity

- A variety of housing types within a neighborhood provides interest to the built environment and provides the opportunity for different people to live in close proximity to one another.
- Encourage a variety of dwelling types within each area of the community consistent with the character area standards and not allowing an over concentration of multi-residence dwellings in an area.

Neighborhood Element 5 – Neighborhood Character and Personality

- Requiring the use of high quality architecture, building materials and landscape design and maintenance in all developments.
- Creating neighborhood boundaries and limiting thru-traffic into the neighborhoods.
- Supporting new development and redevelopment projects that support the identity of the neighborhood, and rejecting proposals which fail to do this.

Neighborhood Element 6 – Quality Design and Development

- Using a variety of high-quality, durable materials that are appropriate for this climate.
- Maintaining a pedestrian scale and attractiveness along streets.
- Neighborhood Policy 1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.
- Neighborhood Policy 2: Review new development for the mix of uses and form of development needed to establish lasting neighborhoods.
- The City will also be faced with a loss of housing units over time through demolition or removal of substandard dwellings. It is important for the City to meet the needs associated with this loss of housing by providing new opportunities for residential development. Housing is the primary element of neighborhoods. Providing a mix of high quality housing options throughout the city, in conjunction with supporting uses and activities, is the key to achieving the goal of creating and maintaining a variety of great neighborhoods. The design and development of new subdivisions and the redevelopment and revitalization of existing areas of the community must be done in a way to accomplish this goal.
- Housing Policy 1: Encourage a range of housing options in all areas of the City in order to allow people to stay in their neighborhood as their housing needs change.
- Much of Mesa is built on a suburban model with commercial corridors along arterial streets backed by residential development with no connection to the commercial areas. This development pattern limits connectivity, leads to extended automobile trips, results in unattractive corridors, and reduces opportunities for social interactions. In older areas of the community some of the corner commercial areas and strip commercial along the arterial streets has deteriorated and is underutilized. These areas create a negative impact on the adjacent residential neighborhoods and the community as a whole. Conversely, strong, well designed and connected commercial areas with local serving businesses improve and invigorate the surrounding neighborhoods.

Chapter 7 – Community Character

- Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses.
- Neighborhoods are also designed to provide opportunities for people to gain a sense of place and feel connected to the larger community.

Traditional Neighborhood Sub-Type

- Neo-traditional neighborhoods promote walkability by having shorter block lengths and perimeters, and have greater connectivity to recreational and commercial uses than typical

suburban development. The development further complies with the Form and Guidelines of the Neo-traditional neighborhood as follows:

- The predominant building height is one-story.
- Density is between 2 and 12 du/ac but higher densities are more appropriate on the edges of a neighborhood at higher traffic volume locations, as a transition from non-residential areas.
- Mixing of housing types and sizes is expected; non-residential uses consistent with the overall guidelines and neighborhood development patterns are anticipated.
- Diverse architectural design and styles.
- Some form of accessible, usable community space is spread throughout the community and provides a focus for smaller neighborhood areas.
- Open space designed with homes or other uses that front it.

Chapter 9 – Environmental Planning, Preservation, and Conservation

- An example would be to locate higher density residential neighborhoods near employment centers reducing the distance and amount of energy needed to move between the uses during a daily commute.

Chapter 12 – Transportation

- Proper land use and transportation planning are necessary for the efficient movement of goods and people. Mixed-use developments in particular with higher density residential maximize the opportunity for non-vehicular forms of transportation within the development maximizing the level of internalized activity and minimizing the impact on surrounding neighborhoods.