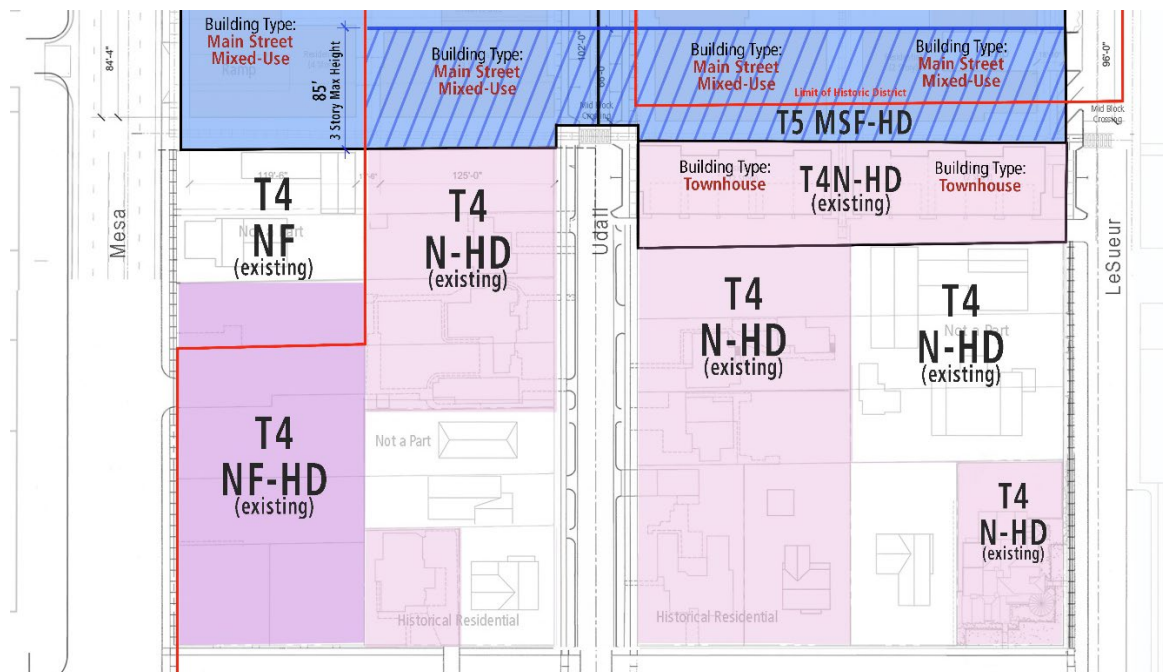


# MESA INVESTMENT BLOCK REDEVELOPMENT

## Phase 2 Residential EAST Block - Project Narrative

### Overview and Background

Suburban Land Reserve, Inc represents the “Landowner” in the redevelopment of approximately 1.07 acres in Downtown Mesa near the Northwest corner of 1st Avenue and LeSueur. The subject property is one part of a collection of 5 individual residential infill lots located between Mesa Drive and the Mesa Arizona Temple and within 1/8 mile of light rail. The subject property is currently a vacant lot. The Landowner has opted into Form Base Code (“FBC”) zoning for this project redevelopment. Based on the FBC Neighborhood Regulating Plan, the south portion of the parcel is designated as T4-N, the north portion is designated as T5-MSF.



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### **Purpose for Request**

The purpose for making this “variance” request is to redevelop the subject parcel into multi-family residential that are designed to fit within the character of the adjacent neighborhood and within the Downtown District but cannot conform to all aspects of the Form Based Code. This parcel has two building types proposed; Bungalow Court and Townhome. The property owner is requesting a variance from the following Form Based Code requirements:

#### Bungalow Court Building Size and Massing:

FBC for Bungalow Court requires a maximum height of 1 ½ stories

##### *Proposed condition:*

1. 2-story massing with two level of living space

##### *Justification for variance:*

1. The strict application of the FBC will result in 1-story living space only and would eliminate the potential for bungalow court homes, which are allowed by zoning, to be provided
2. The parcel size and dimensions dictate that to get a bungalow court with enough livable square footage a second floor is required on the buildings
3. There are numerous two-story homes in the neighborhood.
4. Approval of this variance does not constitute a special privilege due to the lack of other bungalow courts planned or existing in the neighborhood.

#### Bungalow Court Lot Size:

FBC for Bungalow Court lot size is 75' min and 150' max width and 100' min and 150' max depth

##### *Proposed condition:*

1. Overall parcel size is 156'-9" width and 152'-10" in depth
2. Each homesite is separated as individual parcels of approx. 40'x60'

##### *Justification for variance:*

1. The strict application of the FBC will eliminate the potential for bungalow court homes, which are allowed by zoning, to be provided.
2. The parcel width and depth is existing and has been for over 50 years
3. For long term ownership flexibility, the individual homesite are separated into individual lots
4. Approval of this variance does not constitute a special privilege due to the lack of other bungalow courts planned or existing in the neighborhood.

#### Bungalow Court Building Placement:

FBC for T4-N requires a 10' minimum front setback and 5' rear setback

##### *Proposed condition:*

2. 0' front setback on garden court open space
3. 3'-1" rear setback

##### *Justification for variance:*

1. This parcel is small and compact and has been for over 50 years. There are driveways on the north and south sides of the parcel that create separation to the adjacent residential use.
2. The strict application of the FBC will eliminate the potential for bungalow court homes, which are allowed by zoning, to be provided.
3. Approval of this variance does not constitute a special privilege due to the lack of other bungalow courts planned or existing in the neighborhood, and there are numerous two-story homes in the neighborhood

#### Townhome Private Open Space:

For Townhome Building Types, Private Open Space may be required on all Townhome units. By definition,

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each townhome unit may be required to have Private Open Space for resident's exclusive use in the front, middle, or back side of a lot

*Proposed condition:*

1. Open space is provided in the linear Via north of the townhomes

*Justification for variance:*

1. The lots and parcels in these downtown neighborhoods are small and compact. They have been configured in these sizes for more than 50 years. The property owner is committing to improving the neighborhood by adding diverse housing types on these smaller parcels.
2. Throughout the adjacent near downtown neighborhoods, there are other examples of residential types that do not provide private open space. Within the Temple District. Most homes have large front yards open to the public and accessory structures that limit any type of usable private open space.
3. Strict adherence to the FBC would deprive the property owner the ability to develop Townhome type residential units that provide complementary housing types for residents who do not want to live in a single-family detached home.
4. Approval of this variance would not constitute a grant of special privilege due to the ability of other properties to enjoy the same allowed building types
5. In this downtown neighborhood with smaller parcels, 1/8 mile from a transit stop, the requirement for +400 sf of private open space is antithetical to creating a tight knit place with diverse housing types. The private open space requirement should be a recommended option where space allows, not mandatory, for redevelopment.

Townhome Lot Size:

FBC for Townhome lot size is 80' min depth

*Proposed condition:*

1. Lot depth is 53'-5", with 20' wide pedestrian via in front yard

*Justification for variance:*

2. The parcel width and depth is created with the intent to front onto a newly created linear open space ("Via") that runs east west through the neighborhood
3. The townhomes as design fit within the current property width and depth and create an opportunity for smaller living units in the neighborhood that are desired by people who do not want to live in single family detached homes
4. The strict application of the FBC will eliminate the potential for development of this parcel.

Townhome Pedestrian Access:

FBC for Townhome requires that "each unit shall have an individual entry facing a street"

*Proposed condition:*

1. All 10 units face the open space Via

*Justification for variance:*

2. The parcel width and depth is created with the intent to front onto a newly created linear open space ("Via") that runs east west through the neighborhood
3. The parcel size will not allow every unit to front onto a street, unless the building types were changed to only 2 single family homes
4. The townhomes as design fit within the current property width and depth and create an opportunity for smaller living units in the neighborhood that are desired by people who do not want to live in single family detached homes
5. The strict application of the FBC will eliminate the potential for development of this parcel.

**Temple Historic District**

The subject property is within the Temple Historic District. The structures that were removed were demolished with required permits and approvals.



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