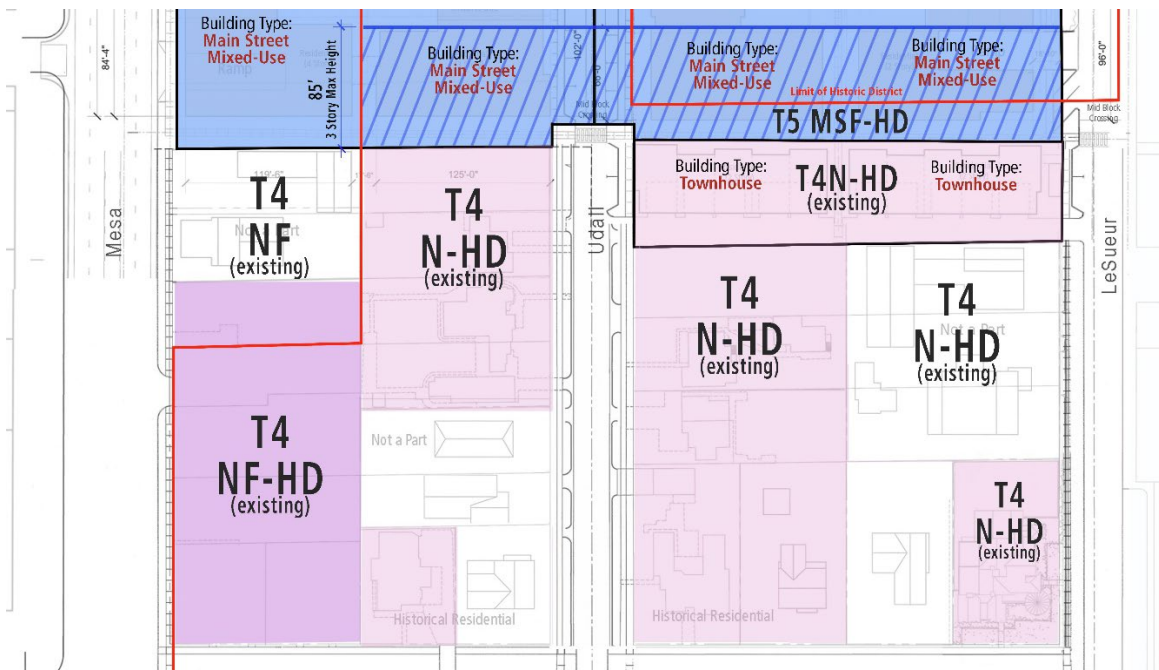


MESA INVESTMENT BLOCK REDEVELOPMENT

Phase 2 Residential WEST Block - Project Narrative

Overview and Background

Suburban Land Reserve, Inc represents the “Landowner” in the redevelopment of approximately 1.18 acres in Downtown Mesa at the Northeast corner of 1st Avenue and Mesa Drive. 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 ¼ mile of the light rail corridor. 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 west half of the parcel is designated as T4-NF and the east half is designated as T4-N.



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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. Both proposed building types are Townhomes. The property owner is requesting a variance from the following Form Based Code requirements:

Townhome Building Form Standards:

FBC for T4-NF requires that 100% of the ROW shall be defined by a building, hedge, fence, or site wall

Proposed condition:

1. The 5-unit and 7-unit townhome buildings do create a strong architectural street presence with all units fronting onto the street

Justification for variance:

1. A low 36” high wall is proposed in front of each unit to contain a semi-private patio space. The low wall runs the entire width of the 5-unit building
2. The five (5) unit building does comply with FBC by providing architecture all along the front property line and low wall in front.
3. The buildings are attached and designed as wide as they can be made given the dimensions of the parcel, and the need for a 20’ wide driveway

Townhome Private Open Space:

For Townhome Building Types, Private Open Space may be required on all Townhome units. By definition, 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. The 7-unit townhome has a front stoop or porch that open onto a comfortable local street (Udall)

Justification for variance:

1. 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.
2. The proposed design creates front yard space of varying sizes without walls or barriers to maintain open and friendly streetscene.
3. Throughout the adjacent near downtown neighborhoods, there are other examples of residential types that do not provide private open space.
4. Within the Temple District, most homes have front yards open to the public and accessory structures that limit any type of usable private open space.
5. 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.
6. 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.
7. 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

Townhome Ground Floor Finish:

FBC for T4-N and T4-NF requires that the ground floor finish level be 18” or 24” above finish grade

Proposed condition:

1. The 5-unit and 7-unit townhome buildings will have 8” to 12” raised finish floors

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Justification for variance:

1. There are special circumstances applicable to this property based on the demographic age of the current and future residents. Most older residents do not want steps in the homes, and 18"-24" has the result of 3-5 step risers at the front entry and garage entry.
2. The property owner is proposing 8"-12" of raised finish floors to limit the number of steps to 1 or 2 maximum.
3. Most existing homes in this neighborhood are slab on grade conditions
4. Approval of this variance would not constitute a grant of special privilege due to the ability of other properties to maintain existing lower finish floor elevations

Temple Historic District

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

This detailed site plan illustrates the layout of the South Udall project. The plan features several building footprints, each with internal room divisions and furniture placement. Key areas include:

- Retention Ponds:** Three large circular retention ponds are shown, with diameters of 136'-3", 136'-6", and 136'-8".
- Parking and Driveways:** A central "GUEST PARKING" area is located near the top. A "20'-0" DRIVEWAY" runs along the left side, and another "20'-0" DRIVEWAY" is on the right. A "PERIMETER SCREEN WALL" is indicated at the bottom right.
- Courtyards:** Three "COURTYARD" areas are marked within the building complex.
- Other Features:** The plan includes "RETENTION" areas, a "TRASH ENCLOSURE", and various setbacks and dimensions for all structures and open spaces.

Dimensions are provided in feet and inches throughout the plan, such as 190'-5" for the overall width and 27'-3" for a specific building section. The plan is oriented with North at the top, as indicated by the "N" symbol.