



RESERVE AT RED ROCK

Minor General Plan Amendment, Rezoning,
Preliminary Plat and Site Plan Review

PROJECT NARRATIVE

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INTRODUCTION

INTRODUCTION

RESERVE AT RED ROCK is a new vision for the approximately 136-acre Property located at the northwest corner of Recker Road and Thomas Road. (See Exhibit 1 | Context Map) The Property, currently owned by the City of Mesa (“City”), consists of three contiguous parcels (APNs 141-39-001N, 141-39-001P, and 141-39-001M) and the existing dedicated Star Valley Street right-of-way. The Property was placed up for auction through a public process on March 21, 2019, and Blandford Homes (Desert Vista 100, LLC) was the highest bidder. It is Blandford Homes intent to design, build, and create a high quality resort style residential master planned community in this great northeast Mesa location.

Development Requests

As part of the auction and acquisition process, Blandford Homes requests City of Mesa Approval of the following:

- Minor General Plan Map Amendment from Park to Neighborhood (+/- 109.8 acres);
- Rezoning from Public and Semi-Public (PS) to Residential Single Residence RS-6 (+/- 35.5 acres) and RS-7 (+/- 74.3 acres) with a Planned Area Development (PAD) Overlay;
- Preliminary Plat; and
- Site Plan Review

Project Overview

Reserve at Red Rock is envisioned as a high quality, gated, resort-lifestyle residential community with a desert contemporary aesthetic. The main design objective is to celebrate the natural desert setting and create opportunities to appreciate the surrounding mountain views of Red Mountain and distant Camelback Mountain and the McDowell Mountains. The proposed Conceptual Development Plan proposes dramatic gated entrances, single-family detached homes, neighborhood recreational amenities, and a network of common area open space and trails that weave through the community. The

community was designed to work with the existing terrain and to preserve the two existing jurisdictional delineated washes onsite, minimizing the impact and disturbance to the natural environment and incorporating the beauty of the desert in the overall theme for Reserve at Red Rock.

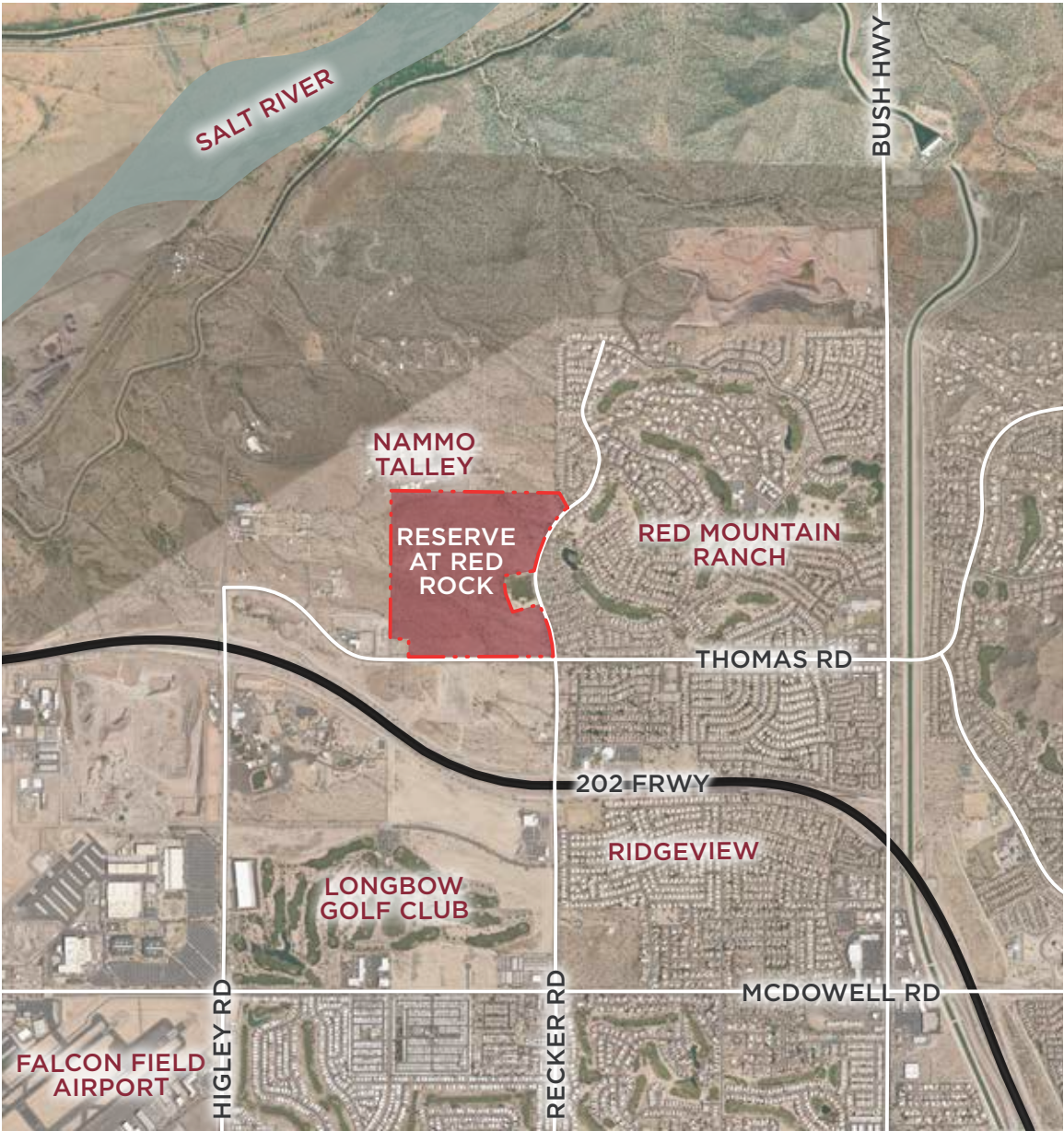
The Conceptual Development Plan includes three (3) lot sizes ranging from approximately 5,600 square feet to 9,100 square feet, similar to the lot sizes and density of the adjacent Red Mountain Ranch Community located to the east. Special attention was taken during the design process to create as many premium home sites as possible, backing to open space and taking advantage of the natural desert setting and mountain views. The residential density for the 136-acre site is projected to be up to 2.5 dwelling units per acre.

The Conceptual Development Plan for Reserve at Red Rock provides three (3) interconnected neighborhoods, open space programmed with walking trails and three (3) recreational amenity areas. The amenity areas, each designed to provide unique offerings, are strategically located to provide community gathering areas that are easily accessible to all community residents. The primary amenity area will be the centerpiece of the community with gathering spaces, sports courts, and a clubhouse with pool oriented to capture views of Red Mountain to the northeast. The northern approximately 26.6 acres is proposed to be deeded back to the City of Mesa as a perpetual City owned Public Access Park. In discussions with the City Park’s Department, it is our understanding that this area could include an approximately one and a half mile trail loop, ADA Sonoran Desert garden experience, and multiple trail overlooks. Approximately 48.8% of the 136-acre site is planned as open space that will include amenity areas, community entries, wash corridors, the proposed public access park, and landscape setbacks along the adjacent roadways.

Vehicular access into the Property is provided by way of two gated entries, one off Thomas Road to the south and one off Recker Road to the east. The community entries are substantial in design and scale, announcing the arrival into the Reserve at Red Rock community and setting the tone for the design intent of the development.

Red Rock Park, a private park owned and maintained by the Red Mountain Ranch Owners Association is located on the eastern edge of the Property. Blandford Homes is in ongoing discussions with the Owners Association to determine “if” and potential terms for an agreement can be reached between the parties

EXHIBIT 1 | CONTEXT MAP



LEGEND

 SITE BOUNDARY

that could benefit both the residents of Red Mountain Ranch and the proposed new community. Preliminary discussions are exploring the potential for a “shared use agreement” whereby the developer will make and/or pay for improvements to the park, desired by Red Mountain Ranch residents, and then put the mechanisms in place for the residents of the new community to use the park and make ongoing contributions (e.g. dues, fees) for maintenance of the park. These discussions are in progress, with further information to follow as available. It is noted that Reserve at Red Rock will be a stand-alone HOA that will not be part of, nor merged into, the Red Mountain Ranch Owner’s Association.

Existing Conditions

SITE LOCATION + SURROUNDINGS

The site is currently vacant with native vegetation, sloping conditions, and two natural washes that drain generally to the northwest. Star Valley Street, a sixty foot public right-of-way, enters the site from Recker Road and provides access to the City lift station located in the western portion of the site. The existing public right-of-way, although not paved, includes underground utility lines. Located in the northeast portion of the site, on the north side of Star Valley Street, is a half acre out parcel owned by Mountain States Telephone and Telegraph Company. This parcel is not a part of this General Plan or Zoning request.

Abutting the property’s north boundary is AZ State Land that is leased to Nammo Talley, Inc. for employment uses. The south property line fronts onto Thomas Road, south of which is vacant land. To the east is the private Red Rock Park, Recker Road, and then the Red Mountain Ranch community. Employment uses, an SRP Substation, and vacant land abut the west property line.

GENERAL PLAN + ZONING DESIGNATIONS

In the Mesa 2040 General Plan, the Property’s Character Area designation is Park. The property’s zoning is Public and Semi-Public (PS). The proposed use, density, and Conceptual Development Plan are fully compatible with the General Plan vision, focus, and objectives, as will be discussed hereafter.

The Property was annexed into the City of Mesa in 1983 and zoned M-1 PAD as part of the Red Mountain Ranch Development Master Plan in 1984. Later, the Property was acquired by the City of Mesa in 1998. In 2000, two bonds were proposed that were designed to fund the development of a City park, but they were not approved by voters. The Property has since remained undeveloped, which has set the stage for an opportunity to develop the site with a residential use that is compatible with the surrounding area and offers both public and private benefits.

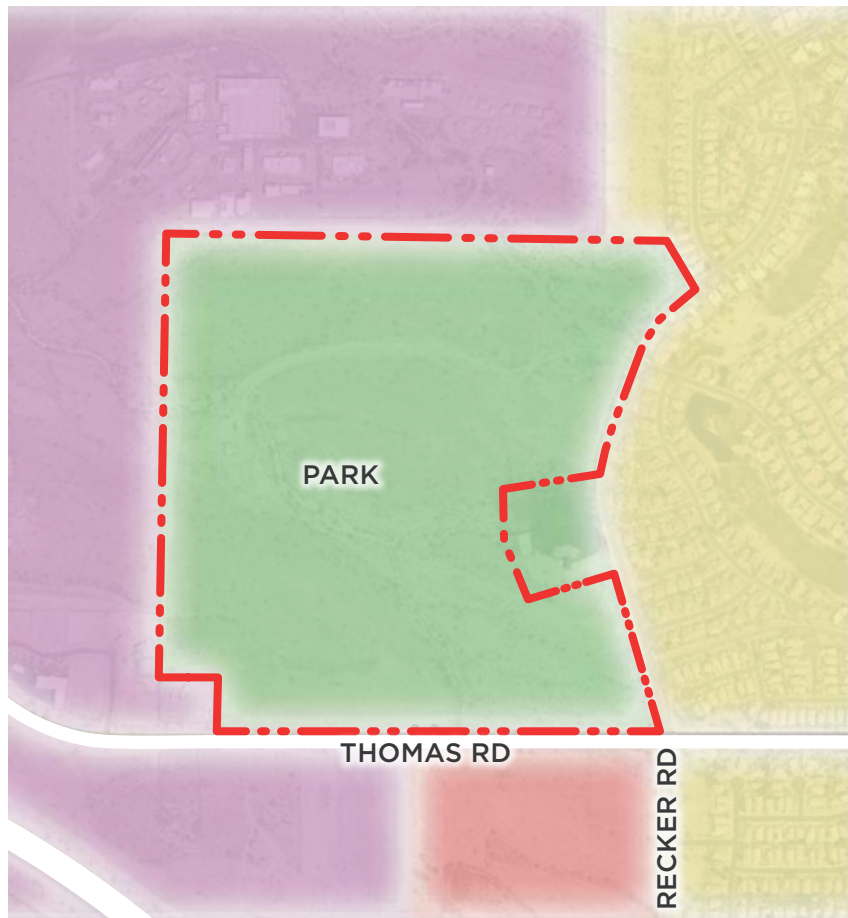
The existing and proposed General Plan and Zoning maps are provided as Exhibit 2 | General Plan and Exhibit 3 | Zoning.

TABLE 1 | EXISTING CONDITIONS

LOCATION	GENERAL PLAN LAND USE	EXISTING ZONING	EXISTING USE
SUBJECT PROPERTY	PARK	PS	VACANT
NORTH	EMPLOYMENT	LI	EMPLOYMENT
SOUTH	EMPLOYMENT, MIXED USE ACTIVITY DISTRICT	PEP, RS-90	VACANT
EAST	ESTATE LOW DENSITY RESIDENTIAL	LI (PARK), RS-6 & RS-7 PAD DMP	RED ROCK PARK RED MOUNTAIN RANCH
WEST	EMPLOYMENT	LI, RS-90	VACANT, EMPLOYMENT, SRP SUB-STATION

EXHIBIT 2 | GENERAL PLAN

EXISTING



LEGEND

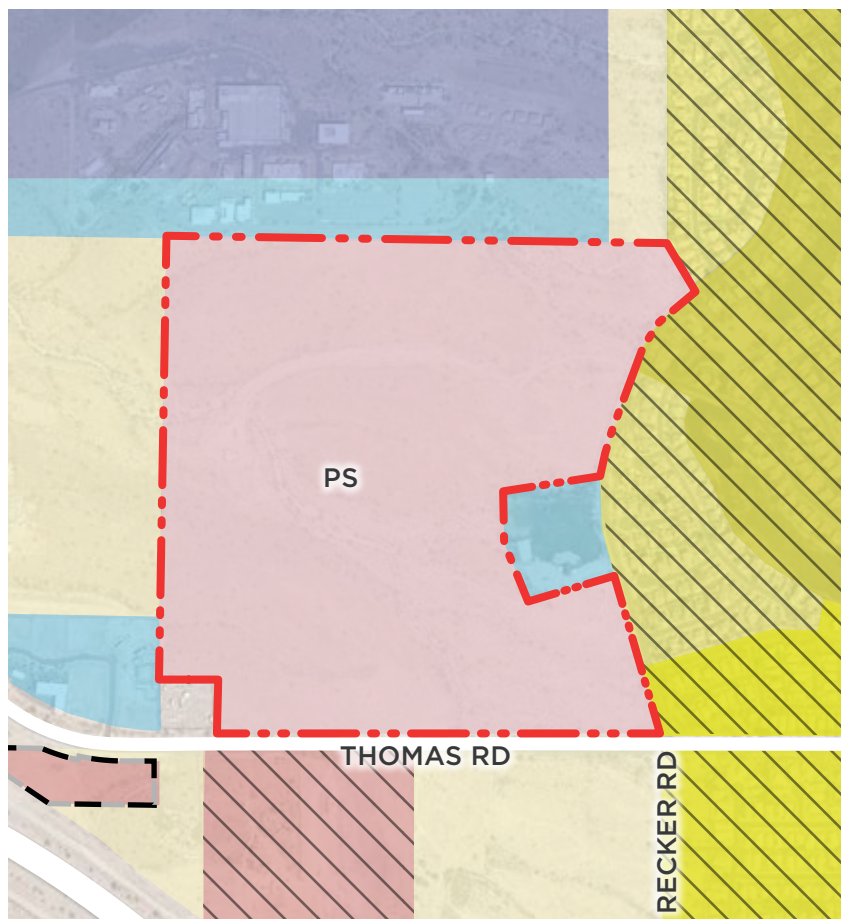
- EMPLOYMENT
- MIXED USE ACTIVITY DISTRICT
- PARK
- NEIGHBORHOOD
- RESERVE AT RED ROCK BOUNDARY



PROPOSED



EXISTING



LEGEND

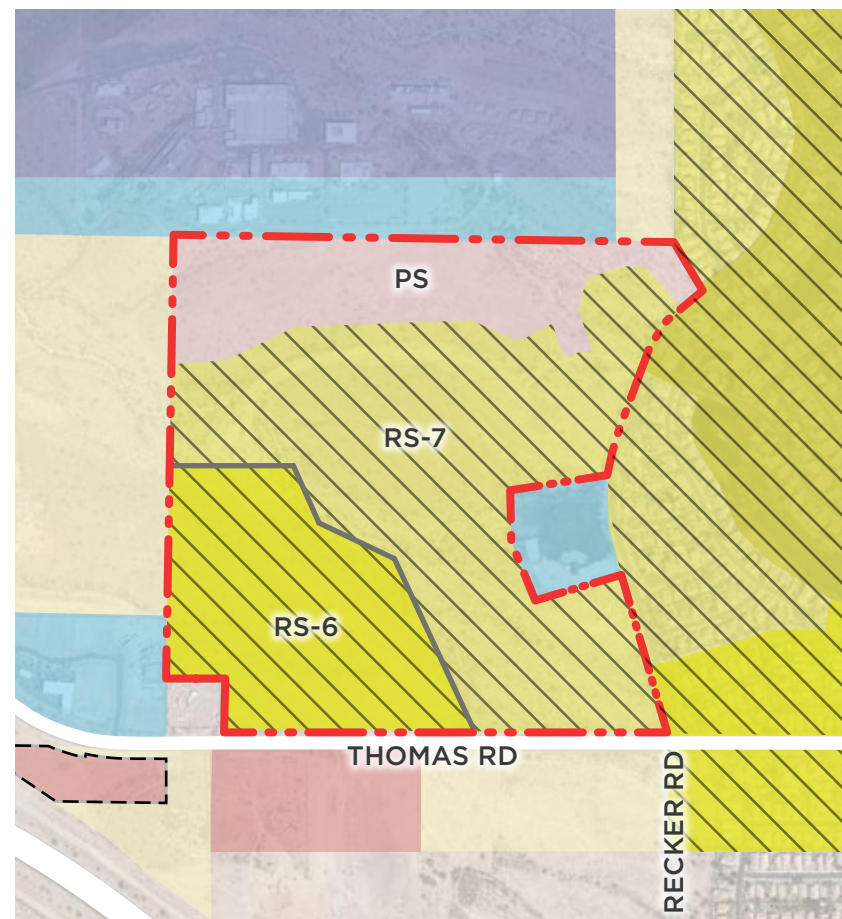
LI	LI
GI	GI
PEP	PEP
PS	PS
RS-90	RS-90
RS-9	RS-9
RS-7	RS-7

RS-6	RS-6
BIZ	BIZ
PAD	PAD

RESERVE AT RED ROCK BOUNDARY



PROPOSED



COMPLIANCE WITH THE GENERAL PLAN

COMPLIANCE WITH THE GENERAL PLAN

Reserve at Red Rock complies with the Neighborhood land use designation of Mesa's General Plan's by proposing a high-quality residential development that is compatible with surrounding uses and is sensitive to the natural desert environment. The proposed gated community will promote livability within a safe and amenitized neighborhood setting, while strengthening Mesa's economy by offering high quality housing in northeast Mesa for nearby employment uses.

Neighborhood Character Area

The proposed development complies with the Neighborhood designation as follows:

- Single-residence as a primary use.
- The planned residential density falls within the required range.
- The PAD overlay is used to address development standards.
- Usable community open space is spread throughout the community, with focused locations in neighborhood areas.
- Community design maintains a low density character.
- Proposed building heights are 1-2 stories.
- Homes are setback from the street and front porches are offered, creating an inviting streetscape and usable front yard area.
- Sidewalks are located to make connections to the external sidewalk network and on select internal streets, providing direct, safe, pedestrian access to the three amenity areas and adjacent Red Rock Park. In addition, Reserve at Red

Rock offers a trail system to circulate residents through the community open space network.

- The community is designed so that roadways and home sites are harmonious with the natural desert site, including mid-block open space tracts and open space connections at ends of streets.

The requested General Plan Amendment to the Neighborhood designation is appropriate to maintain consistency with the surrounding neighborhoods and provide the amenities needed to create the intended high quality design for the proposed residential community. The proposed lot configurations and generous open space and amenity plan will exceed City standards and contribute to the livability of the resort-lifestyle community, while conserving the unique features of the desert site.

Consistency With Falcon Field Growth Area

The proposed development is consistent with the vision and many of the goals as outlined in the Falcon Field Growth Area Plan. Context sensitive site planning efforts for the Reserve at Red Rock community provide the opportunity to preserve existing washes, scenic vistas, and the aesthetic beauty of the desert environment. The architectural style of the built environment (community gathering areas, gated entries, monumentation, homes, etc.) reflects the Growth Area's desired contemporary style with clean lines and clearly articulated geometric forms.

The change to a single-family residential community provides a compatible use for the existing neighboring residential to the east and provides a land use pattern that allows for future housing to support the employment uses within the Growth Area and a customer base for the planned Mixed Use Activity Area south of Thomas Road. The Property is better suited for residential uses than other vacant properties in the immediate area. Based on current real estate market conditions, the proposed development supplies a highly in-demand housing niche for current and future employees working in the nearby employment areas.

Providing quality housing is essential to economic development and consistent with the General Plan observation that, "*growing and maintaining a supply of skilled and knowledgeable human capital is critical for the City to stay competitive*" and to attract "*higher-skilled jobs.*" Given the low density nature of the

surrounding area, additional housing is needed to meet the demand generated by jobs and economic development, both existing and planned, within north Mesa. Reserve at Red Rock will make the Falcon Field Area more attractive to employers who look to the surrounding areas' population/labor base and availability of quality housing within an easy commuting distance as significant factors in determining where to locate. The General Plan supports the need to identify appropriate locations for executive housing and maintain a high level of standards as is proposed with this application (**General Plan, Housing, pp. 4-10 to 4-11**).

As proposed, a residential use will support the neighboring employment uses and the retail/commercial area on Recker Road south of Loop 202 at Longbow Marketplace, which is designated as a Mixed Use Activity area. Reserve at Red Rock will support businesses by increasing patronage and employee base for existing and future companies within the market area. In return, the businesses in the area will provide goods, services, and jobs within a convenient distance that will benefit the future residents. Locating a residential community at the Property will help decrease commute times, reduce traffic, and enhance the local economy.

Suitability With Surrounding Land Uses

NEIGHBORHOOD SERVICES SUPPORT A RESIDENTIAL USE + MESA'S TRADITION FOR QUALITY NEIGHBORHOODS

A residential use is consistent with Mesa's tradition for quality, family-friendly neighborhoods with access to a variety of amenities and services. Such a use is highly desirable at the Property because of the variety of nearby amenities that are serviceable to neighborhoods. Reserve at Red Rock is in close proximity to employment, commercial/retail, cultural, educational, and recreation uses. Several parks and golf courses are located in the vicinity, with at least five (5) parks being located within a ten (10) minute drive. Additionally, a fire station, church, and other neighborhood services are located in the area.

SURROUNDING LAND USES PROMOTE THE FEASIBILITY OF A RESIDENTIAL LAND USE

The development patterns in the area are supportive of a single-family residential use on the Property. The site is located near significant residential neighborhoods, including Red Mountain Ranch, Shadow Canyon, Olympic Estates, and Ridgeview.

The planned residential use provides for a natural extension of single-family homes across the collector road (Recker Road) west into the Property. With mountains further to the north, Loop 202 Freeway to the south, and the canal to the distant west, a cumulation of barriers limit the expansion of residential growth for this immediate area of north Mesa. The Reserve at Red Rock community would provide for additional housing to support the employment and job growth planned to the south.

The Property is bound by existing roadways to the east and south, and existing or future potential employment uses to the west and north. The land uses to the west and north are proposed to be mitigated through well planned and designed buffers and transitional uses including open space buffers, landscape screening, and walls. Additional detailed information regarding the west and north transition areas can be found in the Planned Area Development - Buffers + Transitions section of this document.

Compliance With the General Plan

In addition to the above discussion, Reserve at Red Rock addresses many of the goals and objectives outlined in the General Plan as follows:

The "Great Neighborhoods" Element

The Mesa 2040 General Plan states: *"Neighborhoods are the foundation of communities and cities. To be a great city where people want to live, work and play, we need a variety of great neighborhoods."* Furthermore, the following five characteristics and qualities of great neighborhoods, as described in the City's General Plan for strong neighborhoods, are utilized in the proposed development:

Connectivity and Walkability (General Plan, pp. 1-4, 4-5)

- Block lengths are developed consistent with the character area standards.
- An integrated system of gated streets, sidewalks and trails are proposed that provide access to the entire development.
- Connections to adjacent roads and sidewalks will facilitate ease of access to nearby jobs, shopping, and entertainment.
- If approved by the Red Mountain Ranch HOA, a pedestrian gate will be provided to access through the west side of the private Red Rock Park under a shared use and maintenance agreement.

- The open space and trail plan provides residents with a series of trails and sidewalks, connecting residents with the three planned amenity areas within Reserve at Red Rock. In addition, the trail system will meander through the natural, desert terrain providing a unique experience for users.
- Shade, seating areas, and three amenity areas are provided for along the community trail system.
- Trees are provided for shade, screening, and aesthetic purposes, but are tailored to the natural desert setting.

Build Community and Foster Social Interaction (pp. 1-6, 4-4)

- Three amenity areas will be provided within Reserve at Red Rock, each one designed was a unique social gathering opportunity for residents.
- The system of paths and pedestrian trails will link residents to the amenity areas, bringing people together and promoting social interaction.
- A public trail is proposed in the buffer area in the north portion of the site.

Promote Neighborhood Character and Personality (pp. 1-7, 4-5 to 4-8, 7-5)

- Design elements are incorporated into the site entry features, walls, streets, and recreational buildings and structures that will create a unique sense of place that celebrates the desert environment.
- Through the use of multiple landscape zones, the landscape will act as a blending element utilized to transition the built form to the natural environment in a visually pleasing manner.
- The architectural theme of the entries, recreational facilities, and landscaping will bring identity and recognition to this project's high quality character.
- Design character for the neighborhood will celebrate the richness of the natural environment and promote the desert contemporary theme of the development.
- The system of paths and trails will promote a pedestrian-friendly emphasis.

- Attractively designed community spaces will become inviting focal points and gathering spaces for residents and guests.

Safe, Clean and Healthy Living Environment (pp. 1-5, 4-2, 4-3)

- An HOA, independent from Red Mountain Ranch, will be created and maintained to oversee efficient management and operations of the common areas and their respective infrastructure and amenities.
- The layout of the development and community open space design will encourage a high degree of natural surveillance of common spaces.
- A variety of attractive open space amenities will be provided, which is designed to benefit all ages.
- Amenity areas within Reserve at Red Rock will be designed using neighborhood scaled facilities that will promote the resort-lifestyle character.

Reserve at Red Rock Promotes the Economy and Sustainability

- The residential development will strengthen the economic base that will encourage job growth. (pp. 1-5, 5-6)
- Reserve at Red Rock responds to the needs of the housing sector in an area where there is high demand for the proposed single-family use. (p. 1-5)
- Site development and future homes will comply with code standards for energy efficiency (p. 9-2)
- Existing onsite unpaved roads will be stabilized and paved, which will promote improved air quality (p. 9-2).
- The development will reduce dependency on automobiles by providing residential uses next to the Mixed-Use Activity Area (p. 9-2).
- Water consumption will be reduced by providing significant natural open space (p. 9-4).

PROPOSED PLANNED AREA DEVELOPMENT

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Requested is a rezoning change from PS to approximately 35.5 acres of RS-6 PAD and approximately 74.3 acres of RS-7 PAD (Single Residence). The City of Mesa's stated intent for the Single Residence Zoning categories is to provide for *"orderly, well-planned, and balanced growth"* of residential uses and housing not exceeding a density of seven (7) dwelling units per acre. It aspires for *"distinct and attractive residential neighborhoods . . . that are well integrated with surrounding neighborhoods,"* and which provide outdoor amenities that *"improve the quality of life"* in residential neighborhoods (§ 11-5-1.A)." Further, the intent behind the PAD overlay, which applies to minimum 5-acre properties, is to implement the General Plan goals through the use of *"innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit."*

Reserve at Red Rock complies with the above objectives by providing a cohesively designed single-family residential development of approximately 136 acres as depicted on the plans and exhibits submitted with this application. Proposed is a maximum residential density of up to 2.5 du/acre. Approximately 48.8% of the 136-acre Property is proposed as open space, with a variety of integrated active and passive open space amenities. Each amenity area is uniquely crafted to complement the quality design features of this distinct residential development.

The density and open space provisions will enable the preservation of significant amounts of the natural features of the subject site, including two (2) natural washes and substantial elements of the natural desert setting. The Conceptual Development Plan (See Exhibit 4 | Conceptual Development Plan) incorporates creativity, flexibility, and consistency desired under a PAD while implementing the vision and objectives of the General Plan.

Reserve at Red Rock further satisfies the PAD intent outlined in Chapter 22 of the Zoning Ordinance for a PAD, as follows:

- Providing a well-designed and integrated open space and recreation plan that is held in common ownership;
- Preserving significant amounts of open space;
- Creating site design that is uniquely tailored to the subject property's topography, significant washes and floodplains, and natural vegetation beyond what is required in a typical conventional development;
- Establishment of a homeowners association (HOA) to ensure the long-term maintenance of common areas; and
- High quality design elements that combine to create synergy internally and compatibility externally.

Permitted Uses

This PAD incorporates the use regulations for the corresponding underlying zoning district as provided in Section 11-5-2 of the Zoning Ordinance.

Density + Lot Design

The intent of the Reserve at Red Rock development is to be compatible with the surrounding community, while the proposed lot design fits within the respective RS-6 PAD and RS-7 PAD zoning category standards. The lot mix for Reserve at Red Rock is graphically represented on the Conceptual Development Plan and depicted in Table 2 | Lot Distribution below.

TABLE 2 | LOT DISTRIBUTION

ZONING	PROPOSED LOT SIZE	YIELD	MIX %
RS-6 PAD	50'X112'	127	42.9%
RS-7 PAD	60'X130'	103	34.8%
RS-7 PAD	65'X140'	66	22.3%
TOTAL		296	100%

EXHIBIT 4 | CONCEPTUAL DEVELOPMENT PLAN



- LEGEND**
- SITE BOUNDARY
 - 65' x 140' | 66 LOTS
 - 60' x 130' | 103 LOTS
 - 50' x 112' | 127 LOTS
 - TRAILS
 - * PRIMARY AMENITY
 - * SECONDARY AMENITY
 - TRAILHEAD OVERLOOK
 - △ COMMUNITY MONUMENT
 - COMMUNITY ENTRY



Proposed Housing Design

The design of the proposed homes in Reserve at Red Rock will meet or exceed the guidelines set forth in the Mesa Residential Development Guidelines. The proposed preliminary plans include three floor plan series or “collections”: 40'-Vintage, 45'-Heritage, and 50'-Artisan on the respective 50-foot, 60-foot, and 65-foot wide lots. While specific designs are to be finalized, Blandford Homes intends on offering single family homes that are of enhanced architectural quality. Preliminarily, Blandford Homes is proposing to offer twelve (12) different floor plans ranging from 1,200 - 5,200 square feet, with five (5) to six (6) different elevations per floorplan, providing significant diversity and variety.

Home designs will draw from contemporary design seen in Blandford's other communities, with special features tailored to Reserve at Red Rock. Consistent with Mesa's guidelines, the homes will have coordinated architectural elements that will create a unique and attractive streetscape and community look. The housing design will embody a sophisticated expression and demonstrate an awareness of the desert climate. The exterior elevations will have four-sided architecture with authenticity in the quality of exterior materials and details. Articulation and details on particularly the front elevations will include trim, popouts, recessed openings, overhangs, and massing that create visual interest. The combination of fenestration, proportions of building elements, exterior veneers, and variations in the building form and roof line will break-up the vertical and horizontal planes for an enhanced appeal.



Images shown are for illustrative purposes, from current plan offerings. Final details may vary.

Project Design Theme

The design and character of Reserve at Red Rock will accentuate the qualities inherent to the local natural desert environment. The project's background is epitomized by Mesa's sense of pride in its history and values centering on its quality neighborhoods, recreational amenities, exceptional architecture, and family-oriented communities. The proposed desert contemporary design theme and character of Reserve at Red Rock will embrace the uniqueness of the site and its surroundings and extend this experience to its future residents through a combination of thoughtful site design, enhanced landscaping, variety of amenities, and high quality building materials that respect the desert environment. The landscaping, community monument, gated entries, wall details, open space and amenities, streetscapes, and built form will adhere to quality design principles and to the local vernacular. Design materials will include, but not be limited to a selection of block, wood, formed concrete, and metal that are combined in a rustic, yet fresh contemporary pattern. Authentic materials and a neutral color palette will be incorporated into the hardscape, common area structures, and to the extent practicable, landscaping to help portray the distinct desert contemporary theme of the project.

Open Space + Landscape Design

The Reserve at Red Rock's amenity areas, common area open space, landscape buffers, and preserved desert wash corridors will implement the purposes and objectives of the Zoning Ordinance, General Plan, and Residential Guidelines. The community open space and landscape plan will be integrated in a manner that:

- Celebrates the natural beauty of the area;
- Establishes buffers between uses;
- Preserves view corridors;
- Establishes non-vehicular connections between open spaces;
- Utilizes the natural patterns of stormwater retention areas;
- Promotes recreation and active lifestyles; and
- Contributes to the neighborhood character and aesthetically pleasing environment.

Of the 136-acre site, approximately 66.5 acres (48.8%) are set aside for open space. The open space includes approximately 26.6 acres which will be reserved for buffering of uses to the north and for future consideration of public park amenities. The additional approximately 39.9 acres will be planned for common area open space, both passive and active, for the Reserve at Red Rock community. The amount of open space provided and the high quality programming of the multiple amenity areas will far exceed typical standards required by the City.

COMMUNITY ENTRIES + ARRIVAL

The northwest corner of the intersection of Thomas Road and Recker Road will provide the first announcement and glimpse of the new Reserve at Red Rock residential community. A series of angled, linear walls create a backdrop for a gently sloped lawn and formal masses of plantings creating a juxtaposition between the natural desert setting and the built environment. This will be a continued theme throughout the new community, blending the new residential development with the natural desert environment through the use of strategic placement of turf, palm trees, and formal plantings in community gathering areas and transitioning to informal desert plantings and finally preserved native open space and wash corridors. The community monument is sited as such that the intersection of the two walls creates an arrival experience for drivers approaching the intersection from the south on Recker Road and the angle of the east/west wall, which is lined with palm trees, directs people to the community entry on Thomas Road.

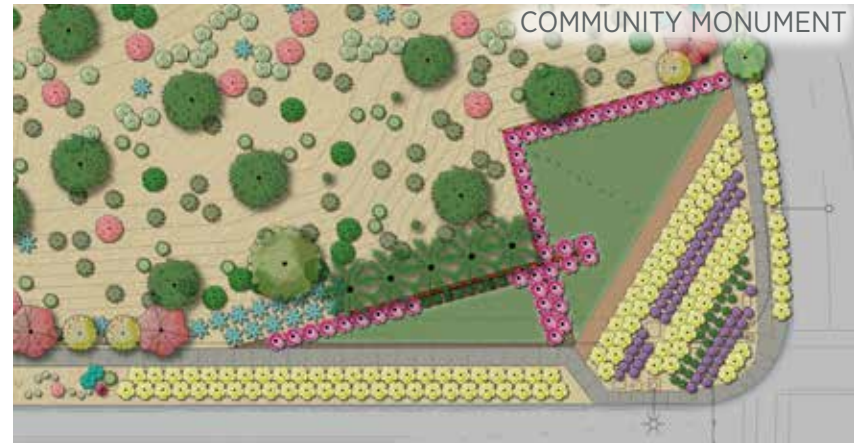
The two (2) community entries, located on Thomas Road and Recker Road, will be similar in design, both including an overhead structure spanning the entry drive and gatehouse, however, different in scale. To capture the Red Mountain view and create an impactful statement at the arrival into the community, the gated entry on Thomas Road was thoughtfully located and designed to frame the distant mountain vista within the entry portal created by the expansive overhead structure. While this entry will be grand in stature, the entry on Recker Road will be more intimate in scale, complementing its context and respecting the adjacent neighborhood to the east. This entry is strategically located immediately north of the existing Red Rock Park to allow for additional open space adjacent to the entry and south of the Red Mountain Ranch entrance on Recker Road to create additional exclusivity for each community. At the terminus of this eastern project entry is a large open space area that ties into

the primary amenity for the Reserve at Red Rock community. The community entries will include vehicular and pedestrian gates, landscaped medians with low wall signage, and enhanced paving, setting the tone for the high quality development.

Once into the community, additional enhancements to hardscape elements celebrate the uniqueness of the Reserve at Red Rock community and assist in defining the overall character and theme of the development. A vehicular and pedestrian bridge-like design feature will span the main wash corridor, comprised of columns, metal fence panels, railing, and enhanced textural paving. The materials used will complement the gated entries and community monument, while announcing the crossing of the preserved desert wash.



ENTRY GATES



COMMUNITY MONUMENT



FAUX BRIDGE ELEMENT



COMMUNITY ENTRY

EXHIBIT 6 | OPEN SPACE PLAN



- LEGEND**
- SITE BOUNDARY
 - TRAILS
 - * PRIMARY AMENITY
 - * SECONDARY AMENITY
 - TRAILHEAD OVERLOOK
 - ↔ BRIDGE CROSSING
 - △ COMMUNITY MONUMENT
 - COMMUNITY ENTRY



TRAILS + AMENITIES

The proposed development will incorporate a generous amount of open space planned for active recreation, passive enjoyment, and preservation of the natural desert. Reserve at Red Rock incorporates a cohesive open space and amenity plan with an extensive trail system that centers on the wash and weaves together the various elements of the community. (See Exhibit 6 | Open Space Plan)

Trails – As part of the recreational amenity package, an interconnected trail system will meander through the various open space corridors, linking the south portion of the site to the north portion along the natural wash corridor. These five (5) foot wide trails will be integrated into the natural open space areas and within the neighborhoods, connecting residents to all three (3) amenity areas, as well as provide for an active amenity itself.

The discussions with the City Park's Department anticipate the northern open space area having a looping trail, approximately 1.5 miles in length, with multiple trailhead overlooks. The proposed trail will be integrated into the existing terrain and provide for the enjoyment of the natural desert setting, while the trailhead overlooks provide prominent views to Red Mountain and other distant mountains. Design elements of the north open space trail may include, but not be limited to, park interpretive signs, park benches, trash receptacles, shade ramadas with picnic tables, and information on the local flora and fauna.

Sidewalks – Sidewalks will create another layer of pedestrian connectivity within the Reserve at Red Rock community. Sidewalk currently exists along Recker Road and will be constructed along the north side of Thomas Road, consistent with City standards. The perimeter street sidewalks will then be extended into the site by way of private pedestrian gates. Internal to the site, five (5) and six (6) foot sidewalks will be provided on select roadways to offer convenient pedestrian access the main community amenity and connect to the recreational trail system. In areas where sidewalks are located in front of homes, the sidewalk will abut the curbs along the proposed low-volume private streets to provide a larger front yard area for the homeowner. Enhanced pavement will be provided in strategic locations near amenity areas and entries where sidewalks cross the internal private streets.

Open Space Amenities – The proposed open space plan includes active and passive open space amenity areas in each of the three (3) project neighborhoods, all connected to one another through the extensive path and trail system. Each amenity area is designed with different uses in mind, creating diversity of programming and appealing to a variety of people with different abilities and outdoor recreation desires. The primary amenity area will be located in the northern neighborhood at a visual focal point of the community. This will include community lifestyle amenities such as a residence club with fitness center, resort-style swimming pool, outdoor event space, gathering pavilions, basketball and pickleball courts, open play turf, and children's play structure. The primary community amenity, being the largest of the three amenity areas, will provide recreational options and community gathering opportunities. Site placement of the residence club to capture the views of Red Mountain will surely create an inspiring environment and one of the defining elements of the Reserve at Red Rock community.



Two additional amenity areas are located in the southern portion of the Reserve at Red Rock community, one in the southwest neighborhood and one in the southeast. Both secondary amenities are uniquely programed, with one being a more traditional neighborhood pocket park and the other more of a passive gathering spot for neighbors and family. Both amenity areas are formal in character and design, similar to the primary amenity and gated entries.

The secondary amenity located in the southwest neighborhood within Reserve at Red Rock is designed with attributes typical of a neighborhood park, with a children's play structure, active play turf area, and shade ramada with gathering patio. The program elements chosen for this amenity area allow for larger group activity and gathering, like an extension of the backyard, which was intentional since the neighboring homes will be the smallest lots within the community. This amenity area is located in an area that is accessible from the community path and trail network and in a location that allows for high visibility, promoting a safe active play environment.

The secondary amenity located in the southeast neighborhood includes an interpretive garden path, pollinator garden, shaded seating, passive turf area, and a central focal feature. This amenity area is envisioned to be a passive neighborhood gathering area where residents can enjoy a calm and quiet spot outdoors. Plant material in this garden setting will be chosen for their nectar and pollen producing qualities, attracting butterflies, and hummingbirds.

In addition to the planned amenity areas within Reserve at Red Rock, it is important to mention the adjacent Red Rock Park which is privately owned and maintained by the Red Mountain Ranch HOA. Subject to approval by the Red Mountain Ranch HOA, which will remain separate from Reserve at Red Rock, Blandford Homes may provide enhancements to the existing park with mutual benefit to both communities. The intent would be to then provide a pedestrian gate on the west side of the park for Reserve at Red Rock residents to access the park, providing an additional recreational amenity for the community.

Other public parks located within either bicycling or a short driving distance include: Desert Trails Park, Summit Park, Granite Reef Recreational Area, Quail Run Park, and Falcon Field Park. Also, Usury Mountain Regional Park is an approximate fifteen minute drive and Saguaro Lake is less than thirty (30) minutes away. These recreational opportunities, combined with the planned onsite community amenities, provide ample opportunities to support the proposed residential development.



WALLS

The overall community theme and character of Reserve at Red Rock is intended to evoke a contemporary desert aesthetic. To establish the intended character and provide for a cohesive aesthetic, the contemporary desert theme will be implemented in the design of community walls, entries, and monumentation. These elements will assist in defining and carrying out the theme for Reserve at Red Rock.

Community walls are designed to be understated yet elegant, using linear forms and rustic materials in a fresh, contemporary arrangement. A total of five (5) wall types will be provided, including three (3) view fence options with varying degrees of privacy, a community theme wall, and a painted builder wall adjacent to the western boundary and existing City lift station. (See Exhibit 7 | Wall Plan and Exhibit 8 | Conceptual Wall Elevations) View fence will be used in rear lot conditions where homes back to open space, at community entries and along the western border of the existing Red Rock Park. Community theme walls will be used along lots that back or side to the adjacent roadways of Thomas Road and Recker Road.

Walls will be a maximum of six (6) feet in height, however, columns may be up to seven (7) feet in height. All walls shall be subject to review and approval through the development plan review process.

SIGNAGE

As part of this PAD, a Use Permit is being requested from the Planning Board to accommodate modifications to Mesa Zoning Ordinance Section 11-43-10: Subdivision Entry Signs. The proposed requirements written below shall replace City regulations for Subdivision Entry Signs:

- No more than two (2) entries to the subdivision may display a sign. Each entry is limited to either:
 - a. Two (2) wall-mounted, single face signs; one (1) on each side of an entry; or
 - b. One (1) double-faced monument sign located in a center island median oriented so the long axis is perpendicular to the intersecting street.
- One (1) community monument sign, located at the northwest corner of Thomas Road and Recker Road is permitted.

- Each sign shall not exceed fifty (50) square feet of sign area.
- The height of all signage shall not exceed twenty (20) feet in height as measured from the top of the adjacent curb.
- Signs shall consist of low-maintenance materials; such as metal, concrete or block.
- Signs shall be located on private property, and not within the public right-of-way. Since the roadways planned for Reserve at Red Rock are private, signs will be permitted in the entry landscape medians after consideration of sight distance.

A separate Use Permit has been submitted, in conjunction with this application, to request modified standards for signage as detailed herein.

EXHIBIT 7 | WALL PLAN

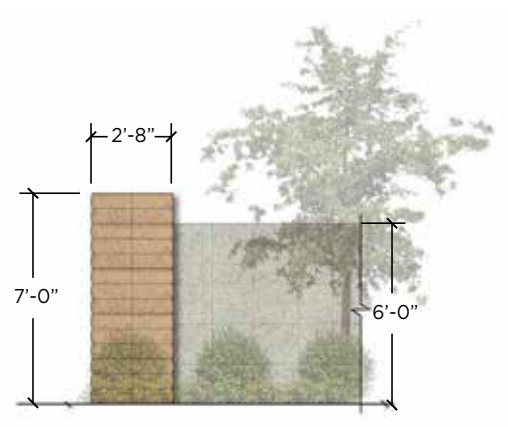


LEGEND

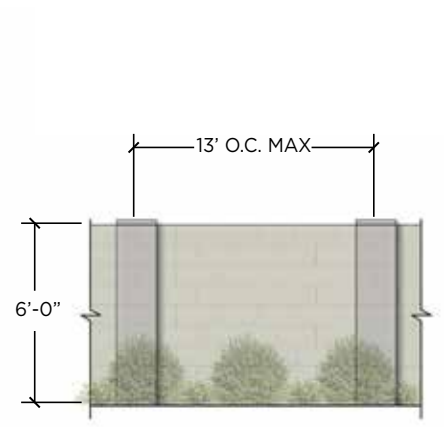
- SITE BOUNDARY
- THEME WALL (6' BLOCK)
- VIEW FENCE (2' VIEW / 4' BLOCK)
- VIEW FENCE (4' VIEW / 2' BLOCK)
- FULL VIEW FENCE (6' TALL)
- PERIMETER WALL (6' BLOCK)
- RETAINING WALL (PER CIVIL)
- CORNER COLUMN
- END CAP COLUMN
- △ COMMUNITY MONUMENT
- COMMUNITY ENTRY



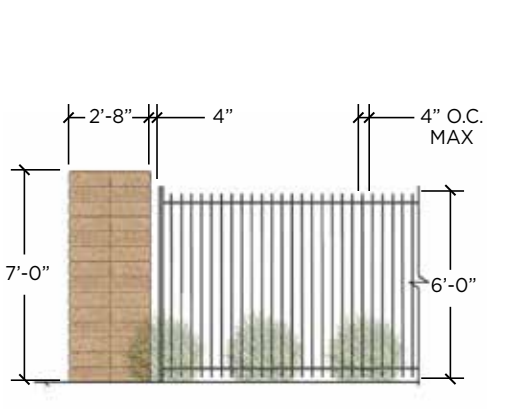
EXHIBIT 8 | CONCEPTUAL WALL ELEVATIONS



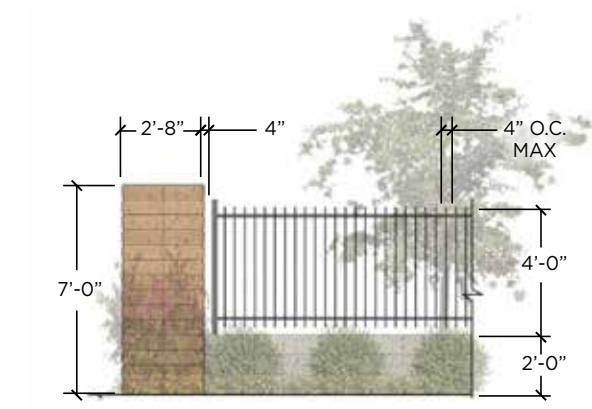
COMMUNITY THEME WALL



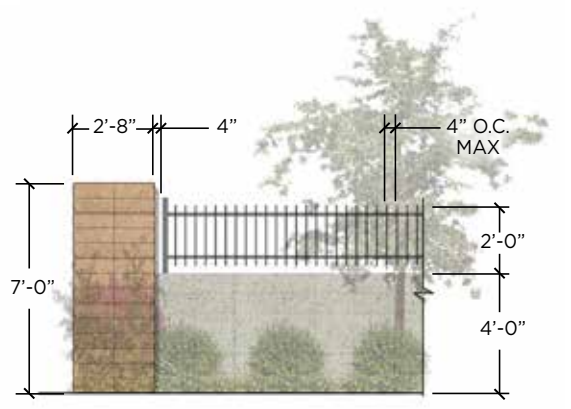
COMMUNITY PERIMETER WALL



COMMUNITY FULL VIEW FENCE
(6' VIEW FENCE)



COMMUNITY VIEW FENCE
(4' VIEW FENCE OVER 2' WALL)



COMMUNITY VIEW FENCE
(2' VIEW FENCE OVER 4' WALL)

CONCEPT DESIGN - MATERIALS



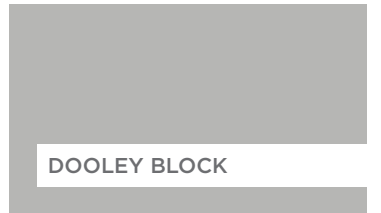
MASONRY BLOCK



BLOCK



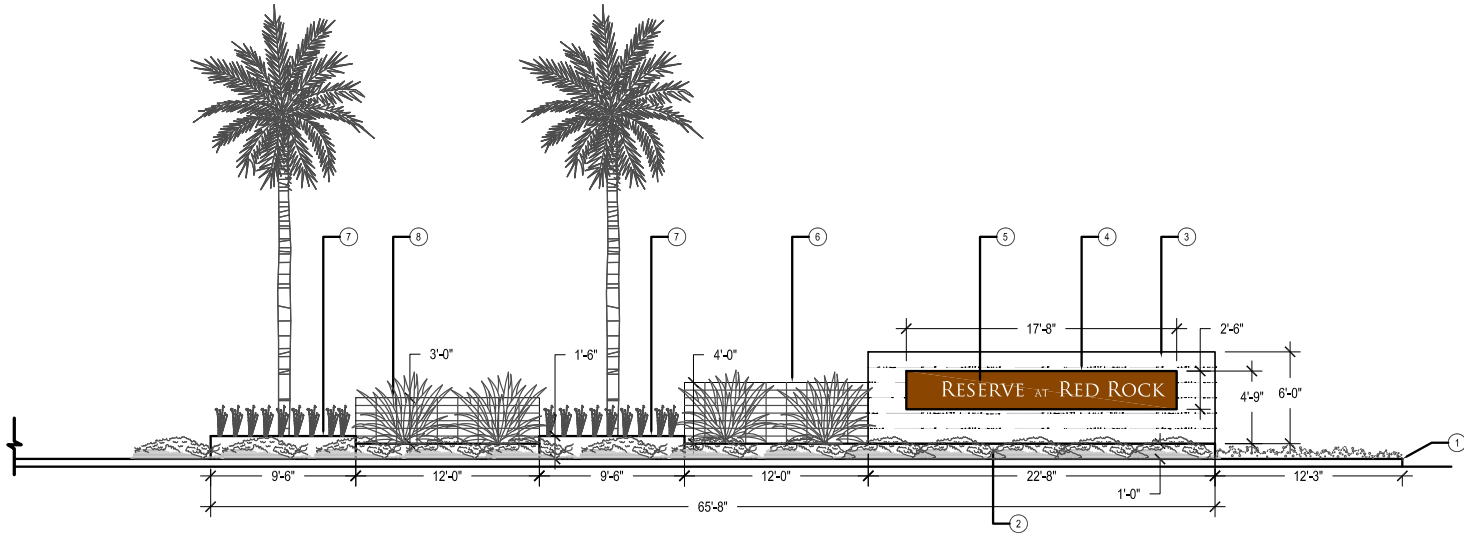
METAL FENCING



DOOLEY BLOCK

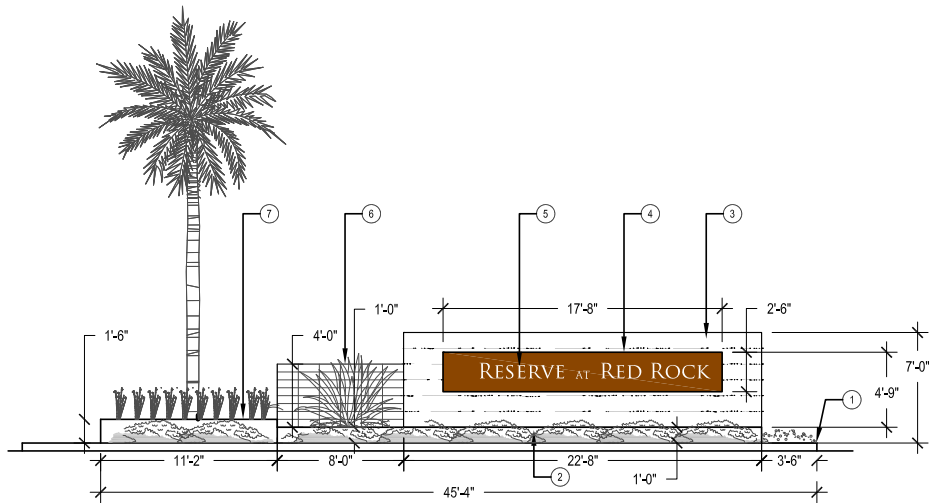
EXHIBIT 9 | CONCEPTUAL SIGN ELEVATIONS

COMMUNITY ENTRY
AT THOMAS ROAD



- ① RAISED CURB PER CIVIL DRAWINGS
- ② 12" TALL RAISED STEEL PLANTER, PAINTED, COLOR TBD
- ③ BOARD FORM CONCRETE WALL, COLOR NATURAL GREY
- ④ 1/2" THICK WEATHERED STEEL PANEL - NATURAL FINISH
- ⑤ 12" TALL AND 6" TALL x 2" THICK RAISED METAL LETTERS, PAINTED, COLOR TBD
- ⑥ 4'-0" TALL SLUMP BLOCK ACCENT WALL, PAINTED, COLOR TBD
- ⑦ 18" TALL RAISED STEEL PLANTER, PAINTED, COLOR TBD
- ⑧ 3'-0" TALL SLUMP BLOCK ACCENT WALL, PAINTED, COLOR TBD

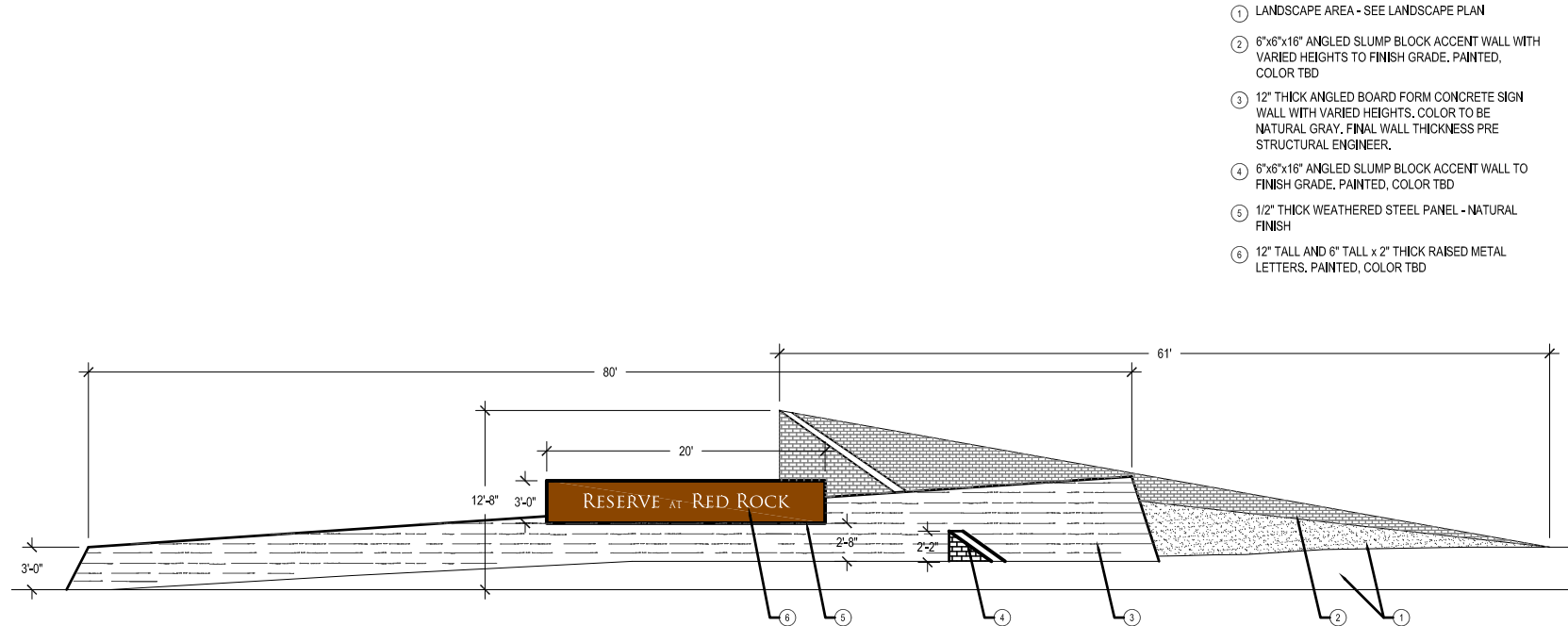
COMMUNITY ENTRY
AT RECKER ROAD



- ① RAISED CURB PER CIVIL DRAWINGS
- ② 12" TALL RAISED STEEL PLANTER, PAINTED, COLOR TBD
- ③ BOARD FORM CONCRETE WALL, COLOR NATURAL GREY
- ④ 1/2" THICK WEATHERED STEEL PANEL - NATURAL FINISH
- ⑤ 12" TALL AND 6" TALL x 2" THICK RAISED METAL LETTERS, PAINTED, COLOR TBD
- ⑥ 4'-0" TALL SLUMP BLOCK ACCENT WALL, PAINTED, COLOR TBD
- ⑦ 18" TALL RAISED WEATHERED STEEL PLANTER, PAINTED, COLOR TBD

EXHIBIT 9 | CONCEPTUAL SIGN ELEVATIONS

COMMUNITY MONUMENT AT THOMAS & RECKER



LANDSCAPE PLAN

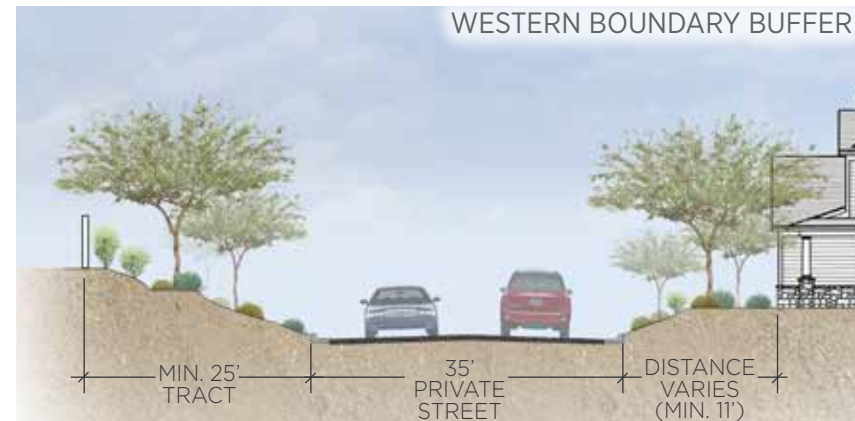
The proposed landscape plan will be consistent with Zoning Ordinance Section 11-33-1 by providing aesthetically pleasing landscaping that will create a balance and blending between the natural desert and built environment. The overall planting design for the community is designed to enhance the contemporary desert theme, as well as to utilize a variety of low water use trees, shrubs and groundcovers to provide shade and visual interest.

Three landscape zones will be designed within Reserve at Red Rock: desert lush, transitional, and native (Desert Uplands approved). The landscape zones will seamlessly blend into one another, creating a soft transition between high impact areas such as entries and amenity areas and low impact areas of the natural wash and desert environment. Turf will be used at the community entries for visual effect, however, will be limited within the development to only the three amenity areas.

Perimeter landscaping adjacent to Thomas Road and Recker Road will meet the requirements as outlined in the City of Mesa Zoning Ordinance Table 11-33-3-A-4: Required Number of Plants by Street Type.

BUFFERS + TRANSITIONS

One of the purposes of the General Plan is to encourage “*appropriate transitions between uses*” (**General Plan, p. 4-3**). Reserve at Red Rock provides various buffers and transitions along the perimeter of the development. Property to the west of the site, although currently zoned a combination of RS-90 and Light Industrial (LI), has a General Plan land use designation of Employment. In order to buffer the proposed residential use from future potential incompatible uses, Reserve at Red Rock is taking measures to ensure no residential lots back or side directly adjacent to the western project boundary. A minimum twenty-five (25) foot landscape tract and thirty-five (35) foot private roadway will separate future residents from the adjacent common property wall. The landscape tract will have a staggered row of trees and will be heavily planted with larger plant material to assist with sound mitigation. In addition, the Conceptual Development Plan incorporates very few homes along the western portion of the site, and those that are planned, will either front or side to the roadway located parallel to the property boundary. Side and front yard setbacks for the proposed homes will create additional separation in this area.



To the north of the Property is a significant industrial use that merits special attention with respect to buffers and transitions. To the north is the Nammo Talley facility, which has requested a buffer be located between their southern property line and future residential homes. To honor this request, the Conceptual Development Plan for Reserve at Red Rock incorporates a substantial buffer area of approximately 26.6 acres (19.5% of the total acreage of the Property) in the northern portion of the site. The design of this area, as described in the Trails + Amenity section of this document, is intended to address matters discussed with the Nammo Talley facility representatives, the adjacent Red Mountain Ranch HOA, and the City of Mesa over the past several months. Although the open space buffer area is part of the Reserve at Red Rock community, and is the basis for its open space and zoning requirements, this space is anticipated to be designated for public access and enjoyment and owned and maintained by the City of Mesa.

While discussions will continue during the course of this zoning application, the proposed open space area located along the northern portion of the Reserve at Red Rock development, indicates Blandford Homes' desire to work with neighbors to create a community that complements the surrounding area. In addition to providing a transition from the industrial/employment uses to the proposed residential use, the open space buffer will provide an opportunity to establish and create a thoughtfully designed pedestrian trail for public use.

Along the east and south boundaries of the Property, landscape setbacks will be provided adjacent to Thomas and Recker Roads to add visual character and provide for a soft transition between

the roadways and future homes. An average fifteen (15) foot wide landscape buffer will be provided between rear property walls and the right-of-way along Thomas Road and an average ten (10) foot wide landscape buffer will be provided along Recker Road. In addition, a rear wall stagger has been incorporated into these perimeter theme walls. The Conceptual Development Plan provides for a variety of treatments along these roadways to minimize the number of homes that will back to the perimeter roadways.

Environmental Sensitivity

The Conceptual Development Plan for Reserve at Red Rock provides a layout and design that celebrates and integrates the natural features of the project site, including topography and two (2) jurisdictional washes. It is noted that some areas of the site are already disturbed as a result of the graded access to the lift station and underground utility improvements, as well as incidental activity that has occurred on the site over the years. However, a significant amount of natural features remain, which have been thoughtfully integrated into the overall Development Plan.

Given that this project intends on incorporating a distinct resort lifestyle environment, some non-native plant material and design features, primarily focused at the entries and amenity areas, will be introduced to the site. The rest of the site will include native desert plantings and the preservation of onsite material, where feasible. Multiple landscape zones will be implemented into the design, softening and blending the more organized, structured landscape of community gathering areas with the natural desert that will remain. Development characteristics will be carefully designed to accent, not dominate the inherent beauty of the natural desert environment, the overarching goal being to maximize the value to the future residents and surrounding community.

Site Access + Circulation

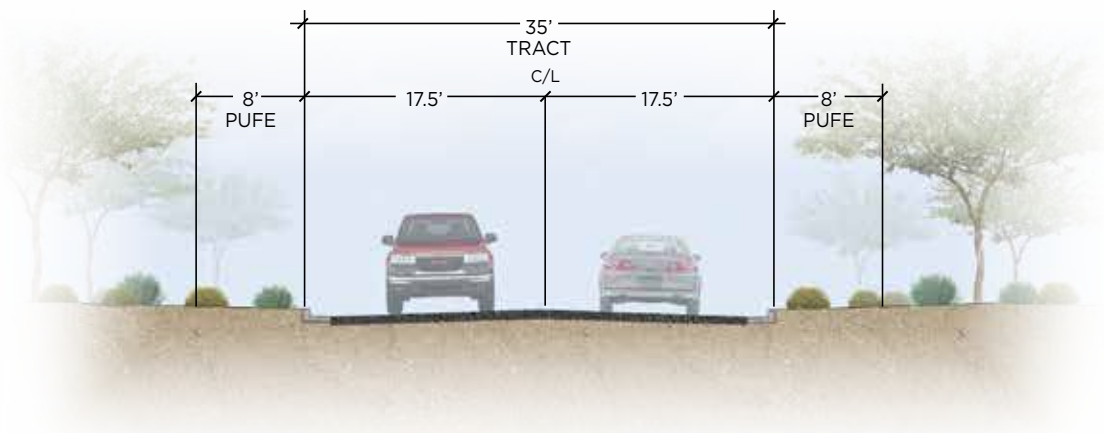
Reserve at Red Rock will incorporate private streets that are designed to promote safe and efficient circulation in and around the proposed development. Two (2) community entries are planned, one on Thomas Road and one on Recker Road. These two (2) entries will be gated, have landscaped raised medians and turn arounds that comply with City standards. The respective agencies will be given either automatic or manual access through the gates to facilitate ease of access for fire emergency vehicles and solid waste collection. In accordance with traffic engineering requirements, ADA compliant sidewalk connections will be made to Thomas and Recker Roads.

Typical cross sections for the internal private streets will be consistent with City standards, providing a thirty-one (31) foot pavement section with two (2) foot curb and gutter on either side, which allows for dually loaded on-street parking where permitted under City standards. (See Exhibit 10 | Street Sections) Current site design utilizes a combination of two (2) street sections, one with a five (5) foot sidewalk located on one side and the other without sidewalk. It is anticipated that the non-sidewalk section will be the one predominantly used within the community, while the street section with sidewalk will be utilized to promote connectivity from each neighborhood to the main amenity area and community entries.

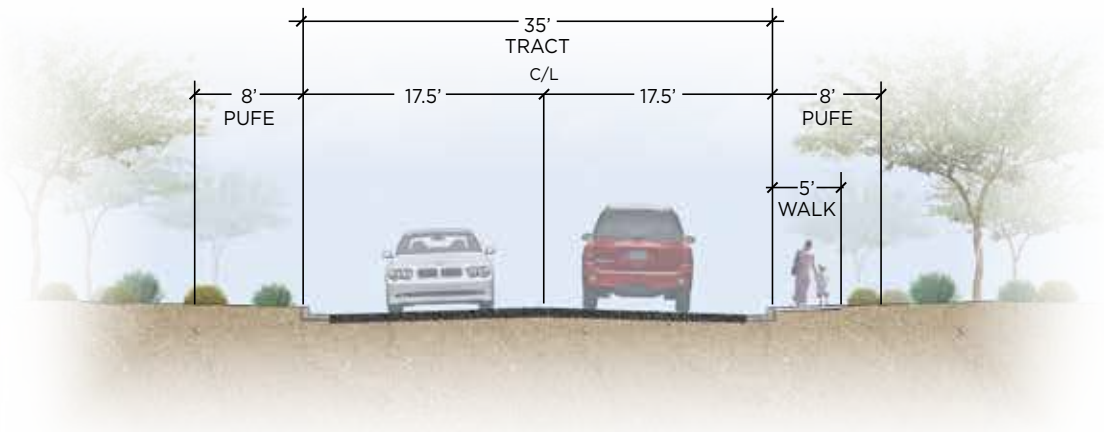
Star Valley Street, located in the north neighborhood, is an existing sixty (60) foot wide dedicated right-of-way which will be abandoned and modified to a forty (40) foot private street. This street section will be wider than other internal private streets in order to accommodate an existing trunk sewer line, sewer force main, 12-inch waterline, and other utilities. Access to the existing City lift station will be designed to allow full accessibility to utility and fire departments, however, to discourage resident access, the street section adjacent to the lift station will narrow and change from asphalt to a compacted drivable service.

EXHIBIT 10 | STREET SECTIONS

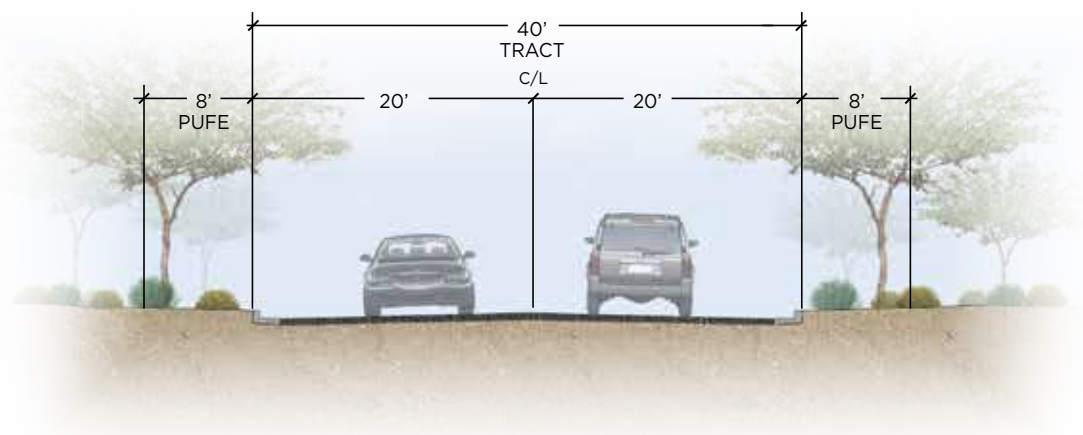
35' PRIVATE STREET
WITHOUT SIDEWALK



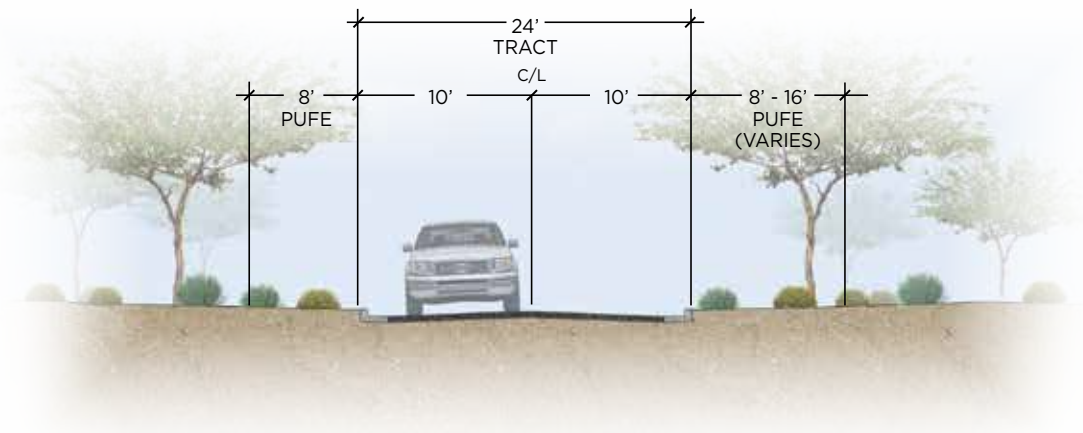
35' PRIVATE STREET
WITH ATTACHED SIDEWALK



40' PRIVATE STREET
STAR VALLEY STREET



35' PRIVATE STREET
LIFT STATION ACCESS ROAD



PAD Development Standards

Reserve at Red Rock's PAD will meet or exceed the development standards for RS-6 and RS-7 zoning, except for a few minor modifications. These proposed modified standards are justified by site constraints, surrounding land uses, abundance of open space provided, high level of active community amenities, and the distinct quality design features associated with Blandford Homes communities. The modifications are presented in Table 3 | Development Standards below in **red** text and justified in the sections that follow.

TABLE 3 | DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	CITY OF MESA RS-6	RESERVE AT RED ROCK RS-6 PAD	CITY OF MESA RS-7	RESERVE AT RED ROCK RS-7 PAD
MINIMUM LOT AREA	6,000	5,600	7,000	7,800
MINIMUM LOT WIDTH - INTERIOR LOT	55'	50'	65'	60'
MINIMUM LOT DEPTH	90'	112'	94'	130'
MINIMUM LOT DEPTH ABUTTING ARTERIAL STREET	100'	112'	104'	130'
MAXIMUM BUILDING HEIGHT	30'	30'	30'	30'
PAD MAXIMUM DENSITY	7.26	2.5⁽⁴⁾	6.22	2.5⁽⁴⁾
MINIMUM FRONT - PORCH	10'	10'	10'	10'
MINIMUM FRONT - LIVABLE, SIDE LOADED GARAGE	10'	10'	10'	10'
MINIMUM FRONT - FRONT FACING GARAGE	20'	18'	20'	18'
INTERIOR SIDE - EITHER SIDE	5'	5'	5'	5'
INTERIOR SIDE - AGGREGATE OF 2 SIDES	15'	10'	15'	10'
MINIMUM STREET SIDE YARD	10'	5' ⁽¹⁾	10'	5' ⁽¹⁾
MINIMUM REAR - LIVABLE	20'	15'	20'	20'
MINIMUM REAR - COVERED PATIO	N/A	10'	N/A	15'
MINIMUM REAR - ABUTTING ARTERIAL STREET	30'	15' ⁽²⁾	30'	20' ⁽²⁾
MAXIMUM BUILDING COVERAGE	50%	55%	45%	55%
MINIMUM GARAGE DIMENSIONS	20'x22'	20'x22' ⁽³⁾	20'x22'	20'x22' ⁽³⁾

Notes:

1. The minimum interior side setback is allowed when adjacent to a minimum eight (8) foot landscape tract.
2. The minimum rear setback is allowed when adjacent to a minimum ten (10) foot landscape tract.
3. Twenty-two (22) foot deep garage is achieved with "Builders Optional Garage Extensions" being standard, thereby achieving a minimum of twenty-two (22) feet of interior depth.
4. Maximum allowed density for Reserve at Red Rock is 2.5 du/ac.

Minimum Lot Width - Under this PAD, a minimum 50-foot lot width is proposed for RS-6 lots, and 60 feet for RS-7 lots. The intent is to establish lot widths more conducive to residential products popular today based on homebuyer demand. Many of today's homes are deeper than the traditional, simple ranch house format in previous years. Based on Blandford's design options, interior spaces transition to outdoor amenities behind the home, which focuses activity there, rather than the sides. Building materials and site design lend to a quality outdoor experience with features that mitigate any perceived effects of this minor deviation.

As further justification, the proposed lot widths only apply to an 8-9% reduction in lot width. However, the lot depths are much greater. The proposed RS-6 lot depth is 24% above standards. In RS-7 areas, the 60-foot wide lots are 25%-38% above standards for lot depth, and the 65-foot wide lots are 35%-49% above the standards.

Minimum Lot Area - The proposed minimum lot area is 5,600 for the RS-6 lots. Because the RS-7 lot sizes comply with zoning standards, this modified standard affecting less than one-half of the homes, which narrows the modification to a limited percentage of the project area. The proposed lot area results from the modified lot width described above, and therefore the same basis for those requests applies here. The increased lot depths, above-standard community amenities, and the fact that nearly every home backs onto an open space area, all combine to support this requested standard.

Interior Aggregate Side yard Setback - A 10-foot interior aggregate setback is requested to allow 5-foot setbacks on both sides of a home. The intent for this is similar to the above reasoning for lot widths, given the provision of deeper lots and quality home designs. Additionally, each home has greater-than-average access to outdoor amenities, which include trail system that loops throughout the community. Trails and paths lead to a variety of recreational opportunities at the central amenity area, smaller neighborhood open space amenity areas, and community-wide trail system.

Residents will have access to their own parks and recreational amenities, and based on possible future agreements with the Red Mountain Ranch Owners Association, residents may have shared access to the private Red Rock Park. The nature of this type of residential community accentuates the unique Sonoran Desert environment which draws people to the outdoor amenities. This effectively decreases the concentration and intensity of activities near the side yards of each home. The increased lot depths

and low intensity nature of this development are reasonable justifications for the proposed standards.

Maximum Building Coverage - This PAD zoning includes a minimum 55% building coverage for similar reasons as outlined above. The basis for this justification includes, among other things, the fact that the proposed development exceeds standards in terms of lot depth, density, open space requirements, and active open space amenities. Further, the quality of design in the architectural elevations and floorplans further support this proposed development standard under the PAD requirements.

SITE CONSTRAINTS JUSTIFICATION

In further support for the above deviations, the Property contains a variety of unique constraints that make it more difficult to comply with regulations as compared to other sites with similar zoning. The northern portion of the site has an unpaved public right-of-way (Star Valley Street) with underground utilities that leads to a City owned and operated lift station. The lift station services properties beyond the site. The property line is notched out at Recker Road at the center of the Property for a private park that is owned by the adjacent HOA. That narrows the developable space between the park and wash, which creates challenges in developing a cohesive and orderly street pattern and lot layout.

Natural features pose constraints to development, such as the floodplain and jurisdictional delineated wash that crosses through the middle of the site at an irregular angle. This limits the options for development and increases costs to connect the eastern and western portions of the site. Further, the site has sloping conditions, and in many places, shallow bedrock, which pose additional limitations and costs to development of utilities and buildings.

Notwithstanding the variety of constraints, the design team has worked around every issue to provide a compelling community design. After performing a thorough analysis of the unique conditions, the project designers created the proposed plan in a manner that goes above and beyond Zoning requirements. Generous buffers are provided to promote compatibility with surrounding uses, significant open space areas are integrated into the plan, and internal active open space amenities enrich the lifestyles of future residents. As submitted, the proposed development tastefully adapts to the site conditions and is designed to celebrate and enhance its natural beauty.

PUBLIC UTILITIES + SERVICES

PUBLIC UTILITIES + SERVICES

Utility Providers

Utilities will be provided as listed below. The applicant is continuing to analyze the available services and connections, but its preliminary assessment reveals there will be adequate capacity to service the future homes at Reserve at Red Mountain.

SERVICE	PROVIDER
WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT (SRP)
GAS	CITY OF MESA
TELECOMMUNICATIONS	CENTURY LINK / COX COMMUNICATIONS

The project will install utility improvements to adequately connect to existing infrastructure improvements. The proposed system improvements will be designed and developed in accordance with City of Mesa and Maricopa County Environmental Services Department requirements.

Water

Water service for the proposed Reserve at Red Rock development will connect to existing services provided by the City of Mesa. Proposed water lines will connect to an existing onsite 12-inch waterline within Star Valley Street and an existing 16-inch waterline within Thomas Road in order to provide a looped water system that will meet site and fire flow demands. The

proposed waterline that links the two connections is expected to be a 12-inch line, while all other onsite lines are planned to be 8 inches. Given the existing 8-inch stub-outs on Thomas Road, the applicant is considering the feasibility of replacing those with a 12-inch connection to improve the water system design. Underutilized stubs will be abandoned at the Thomas Road mainline.

A water basis of design report and improvement plans will be prepared in accordance with City of Mesa requirements and will be submitted for review and approval.

Wastewater

Onsite sewer mains will be designed and constructed to discharge to the existing sewer lift station located within the Property. Existing force main sewer lines extend from the lift station to Recker Road and offsite. Based on lift station capacity information provided by the City and meetings with the Water Resources Department, no upsizing to the facility is required, although upgrades may be installed by the City if needed. The City will retain approximately 2.7 acres for the lift station site for any potential future expansions.

A sewer basis of design report and improvement plans will be prepared in accordance with City of Mesa requirements and will be submitted for review and approval.

Schools

The proposed development is not anticipated to have a detrimental impact on public and private educational facilities in the area. Improvement of the Property, as planned, will increase the assessments in a manner that will contribute to the long-term sustainability of local schools.

Drainage

Proposed Drainage for Reserve at Red Rock will comply with the City of Mesa's standards for floodplains and onsite and offsite drainage, which will be discussed more fully in Preliminary and Final Drainage Reports required during Subdivision Technical review and Final Plan review. The Property falls within FEMA Zone "X" Shaded per the Maricopa County, Arizona and Unincorporated Areas Flood Insurance Rate Map (FIRM) Panel Number 0413C2280L, dated October 16, 2013.

Offsite flows enter the Property at several locations along the southern and eastern boundaries. Offsite flows will be carried through the site by existing wash corridors and/or other improved drainage facilities. A historic wash runs through the Property from southeast to northwest and is the outfall for neighborhoods within the community. The wash exits the Property at its northwest corner. Small portions of washes traverse the northwest and northeast corners of the site.

It has been determined that the wash bottom of the centrally located wash is a jurisdictional water of the U.S. under Section 404 of the Clean Water Act. A small segment at the northeast corner of the site also qualifies for this designation. Based on standards of the U.S. Army Corps of Engineers, a permit will be required for any planned disturbance of these two (2) washes.

It is noted that due to the retention plans of offsite developments upstream (south of Thomas Road and east of Recker Road), the existing wash corridors have significantly reduced flows that enter the site compared to pre-development conditions in the greater surrounding community. As a result of these permanent structures and regional retention, impacts to the onsite wash are reduced. Onsite storm water runoff will be retained onsite.

Roadway Improvements + Abandonments

The adjacent roadways, Thomas Road to the south and Recker Road to the east are currently improved public roadways. Thomas Road improvements include paving, bike lanes, lighting, and curb/gutter for a four-lane arterial. To facilitate access to the proposed Reserve at Red Rock development, a sidewalk and a deceleration lane will be constructed in conformance with City standards. Recker Road improvements include paving, bike lanes, sidewalk, lighting, and curb/gutter for a two-lane collector. Future improvements to Recker Road include the proposed community entry located just north of Red Rock Park. Two (2) existing intersection returns and corresponding right-of-way extend west into the Property along the west side of Recker Road. Neither location corresponds with the proposed Recker Road access for Reserve at Red Rock and will be removed and replaced with curb and sidewalk. A right-of-way abandonment will be requested for each of these areas.

Currently, there is existing dedicated, unpaved right-of-way for Star Valley Street that enters the site from Recker Road, which provides access to the existing lift station. Within the right-of-way

is a 12-inch water line, 12-inch trunk sewer line, 10-inch sewer force main, gas line, and electric line. It is proposed this be converted to a local private street within the gated community with public access preserved for the utility companies. Associated utility lines will be preserved in utility easements and access will be coordinated as discussed previously. An abandonment will be requested for this area.

Several temporary drainage easements traverse the Property. These easements are proposed to be abandoned and replaced with new easements in alignment with proposed tracts and drainage improvements.

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION

Phasing

Reserve at Red Rock is anticipated to be developed as a single phase, but there may be phasing of plans to allow model homes and some production homes to get C. of O.'s prior to final completing of all the improvements.

Ownership + Maintenance

All private streets, common areas, and private onsite improvements, including for example, perimeter walls, landscaping, and recreational facilities located within the Reserve at Red Rock community will be dedicated to a Homeowners Association (HOA), or similar, which will administer their ownership and maintenance. Public roadways and utilities will be maintained by the City of Mesa and the corresponding utility provider, respectively.

Community Outreach

In the past several months, the applicant has met with nearby property owners and associations and responded to citizen questions. Since the Property is the subject of a City public land auction, it has been important to Blandford Homes to invest in community outreach, specifically with the Property's adjacent neighbors. Full documentation and details are provided in the Citizen Participation Plan included with this submittal.

Blandford Homes has met several times with representatives of Nammo Talley, the neighbor to the north, to discuss the proposed Reserve at Red Rock development and to explore options for mitigating respective adjacency concerns. Sound studies, air quality testing and soils testing have been performed in conjunction with Nammo Talley. All studies and testing performed thus far, have concluded that the adjacent use will have minimal impacts on the Property and levels identified are below residential remediation levels and typical ambient background levels.

Noise testing was performed on the Reserve at Red Rock property and at the source and the findings concluded that the noise is within (below, less than) the acceptable limits for residential development. The provision of the approximately 28.2 acre open space buffer, as discussed in the Planned Area Development section of this narrative, will assist with sound mitigation and provide additional separation between the uses.

Furthermore, in response to conversations with Nammo Talley, Blandford Homes is discussing constructing a sound mitigation wall on Nammo Talley's property, separate from this application. This wall will require approval of the adjacent property owner and will not be subject to this PAD. Based on preliminary studies, the wall height will vary and will be determined by the area's topography. It will be constructed in accordance with sound and structural engineering standards. Again, it is noted that even without the noise wall, sound studies indicate the noise levels are within acceptable standards for residential development.

In addition to community outreach with Nammo Talley to the north, Blandford Homes has had meetings with representatives of the Red Mountain Ranch Owners Association regarding the future residential development and the evolution of the Red Rock Park. Blandford Homes has met with the Red Mountain Ranch Association to initiate discussions about a potential Use Agreement for the Association's private Red Rock Park, whereby the new development would make mutually desired capital improvements to the park. The agreement would also put the mechanism in place for an ongoing operations and maintenance contribution from owners in the new Reserve at Red Rock community as part of their HOA dues.

CONCLUSION

CONCLUSION

Reserve at Red Rock is envisioned as a resort-lifestyle gated residential community designed with an awareness and appreciation for its unique desert environment and mountain views. Blandford Homes has established itself as a high quality builder that is known for its thoughtful design, superior craftsmanship, attention to detail, and commitment to customer service. Blandford Homes' existing local communities exemplify distinct neighborhood design, generous open space amenities, and inviting architectural design that help create vibrant communities that endure over time. Attention to detail and commitment to creating great places to live is the continued driving force behind the Blandford Homes' team, and Reserve at Red Rock is envisioned as the best of the best.

Based on Blandford Homes' and the Project Team's extensive place making experience, this PAD is crafted to ensure the development tools put forth will allow both short term and long term success for Reserve at Red Rock. The applicant looks forward to working with the City of Mesa to bring this quality new project to fruition.



RESERVE AT RED ROCK



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