

Eastridge Manor

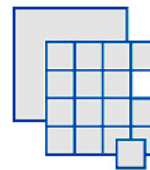
Single-Family Detached Homes

Rezoning and Preliminary Plat

3135 S. Eastridge

Project Narrative

Submitted by:



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

Sean B. Lake

1744 S. Val Vista Drive, Suite 217

Mesa, AZ 85204

Phone: (480) 461-4670

reese.anderson@pewandlake.com

On behalf of:

Doug Sweeney

Brighton Companies, LLC

Rezoning Case Number: ZON19-00473

December 2, 2019

Contents

I.	Introduction	3
II.	Development Requests	4
III.	Existing Site Conditions and Relationship to Surrounding Properties.....	4
IV.	Project Description.....	6
1.	Site Layout	7
2.	Access/Circulation	7
3.	Retention/Open Space	7
4.	Architecture/Design Guidelines	7
5.	Landscaping	8
6.	Utilities.....	8
7.	Property Owner Association.....	8
8.	Development Standards	9
V.	General Plan Conformance	10
VI.	Rezoning Analysis.....	10
VII.	PAD Analysis.....	11
VIII.	Conclusion	12

List of Figures

Figure 1 – Site Aerial.....	3
Figure 2 – Relationship to Surrounding Uses	4
Figure 3 – Surrounding Zoning Classification Map	5
Figure 4 – General Plan Designation Map	5
Figure 5 – Preliminary Site Plan.....	6
Figure 6 – Development Standards	9

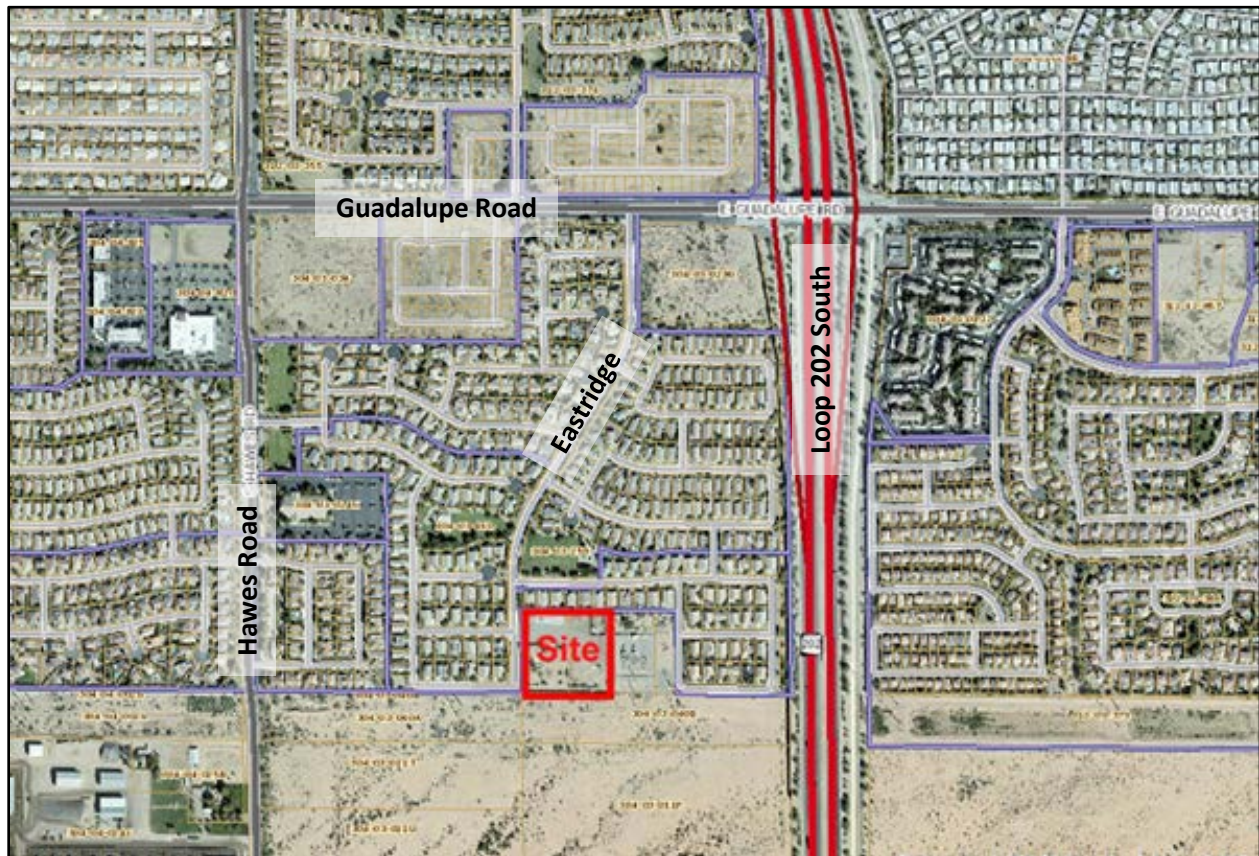
Project Narrative

I. Introduction

Pew & Lake, PLC, on behalf of our client Brighton Companies, LLC, is pleased to submit this application for the infill property located at 3135 S. Eastridge, for a proposed single-family detached subdivision located on the south side of the Eastridge subdivision approximately one half mile south of Guadalupe Road in Mesa, Arizona. These homes will be built on 45 foot wide lots, and will have single-family homes with a front yard, side yards and a rear yard. Each home will have a two-car garage and two-car driveway, which is consistent with the surrounding area. This infill parcel contains approximately 4.51 gross acres and is identified on the Maricopa County Assessor's map as parcels 304-03-017C and -017D.

As shown on the aerial map below, the site is an overlooked and by-passed infill piece of property which is surrounded by the Eastridge subdivision on the north and west. Directly east of the parcels there is an SRP electrical station and to the south there are SRP high voltage power lines. This infill property is ideally situated for a single-family detached project which allows appropriate development under a Planned Area Development Overlay (PAD).

Figure 1 – Site Aerial



II. Development Requests

This application contains two requests:

1. To rezone the site from RS-6 to RM-2 PAD.
2. Approval of the preliminary plat as submitted.

Approval of these requests will allow for the development of 32 homes in a single-family detached residential subdivision as shown on the Preliminary Site Plan included with this narrative. The developer and engineer have worked diligently to create a site plan which: 1) incorporates street alignments and circulation for adequate ingress and egress, 2) gives substantial setbacks and buffers to the adjacent residents to the north and 3) makes efficient use of these small overlooked and bypassed infill parcels.

III. Existing Site Conditions and Relationship to Surrounding Properties

The subject parcels are largely vacant except for 13 indoor storage rooms which have been on the property since as early as 1986. The subject parcels were zoned RS-6 in 2006 after the properties to the north and west were zoned RS-6 in 1997. Homes in the Eastridge subdivision were primarily built between 2000-2002. Additional features on the site include perimeter walls and fences, two driveways entering from Eastridge, a 30-foot SRP road and utility easement along the southern property line, water meters, and a public utility easement. The surrounding uses, general plan land use designation and zoning are shown in the table below.

Figure 2 - Relationship to Surrounding Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Neighborhood	RS-6 PAD	SF Residential
East	Neighborhood and Mixed Use Activity/Employment	RS-43	SRP Substation
South	Mixed Use Activity/Employment	LI	SRP Power Lines; Vacant
West	Neighborhood and Mixed Use Activity/Employment	RS-6 PAD	SF Residential
Project Site	Neighborhood and Mixed Use Activity/Employment	RS-6	Vacant/Storage Facilities/Auto

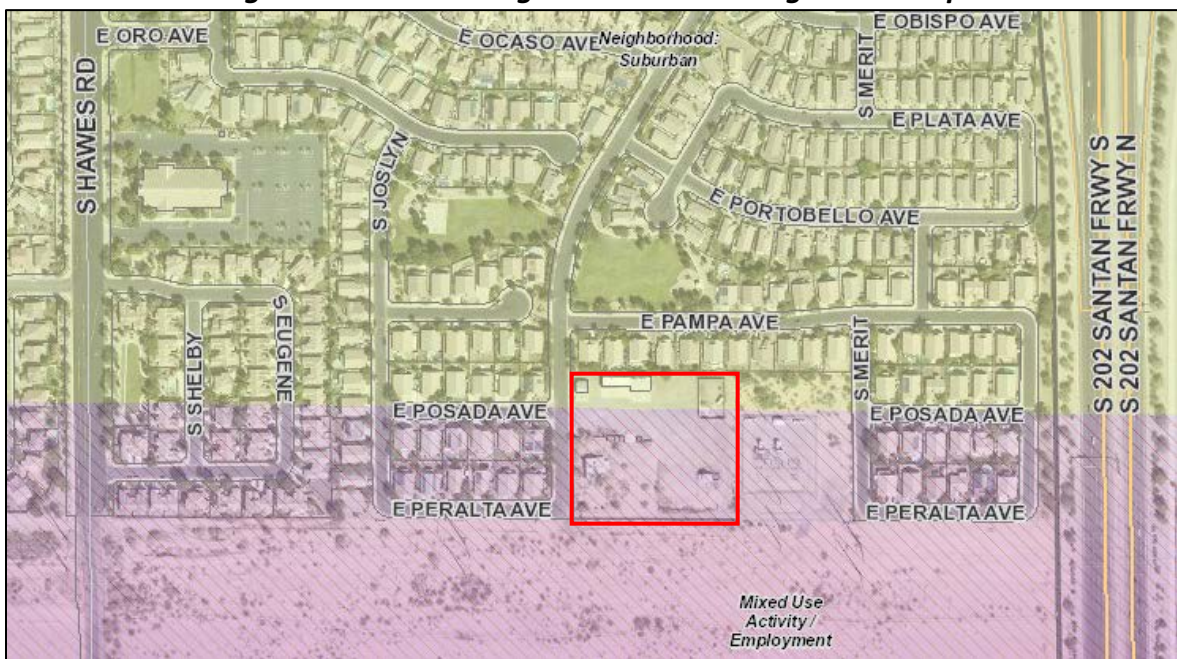
As detailed in Figure 2 above and Figure's 3 and 4 on the next page, the project site is currently zoned RS-6 and is designated in the City of Mesa General Plan as Neighborhood overlapped with Mixed Use Activity/Employment. It is surrounded on three sides by parcels with similar Residential General Plan Designations and the property to the south as Mixed Use Activity/Employment.

The site is bounded on the north and west by property zoned as RS-6 PAD and on the south by property zoned Light Industrial. The SRP property east of the site remains zoned RS-43. The figures below illustrate the surrounding zoning and general plan maps with the site outlined in red.

Figure 3 - Surrounding Zoning Classification Map



Figure 4 – Surrounding General Plan Designation Map



The proposed development features 32 lots ranging from approximately 3,150 square feet (45'x70') to 3,600 square feet (45'x80'). The site is designed with characteristics that are consistent with the fabric of the surrounding Eastridge residential community. The preliminary site plan shown below illustrates an efficient use of the land with thoughtful circulation and parking. The plan has incorporated 18 off-street guest parking spaces.

The community has been designed with staggered front yard setbacks and curvature of Posada Avenue provides for increased architectural interest.

[illegible]

1. Site Layout

The lots are arranged with units facing a loop consisting of three proposed public access streets. None of the lot fronts will face Eastridge. Lots 1 through 8 are designed as 45 foot by 80 foot lots, with Lot 9 at 50 feet wide, and will line the north property line while facing internally on the site. Lots 10 through 23 are situated in two rows running west to east from Eastridge with Lots 11-16 and 18-23 bordering the central open space area which highlights the core of the development. These lots are 45 foot by 70 foot lots except for Lots 10, 11, 17, and 18 which have increased depth ranging from 75 feet to 93 feet. Lots 24 to 31 are 45 foot by 70 foot lots which back up to the SRP road and utilities easement. Lot 32 has an increased lot width of 51 feet. Retention areas exist at the northwest and southwest corners of the site assisting in buffering from nearby residents and contributing to the welcoming composition of the two entries.

2. Access/Circulation

The subdivision will have two access points from Eastridge marked with attractive stamped pavement. The public access roads are designed to be 25 feet wide (bc/bc) and are approximately 310 feet in length. The site's northern driveway is aligned with Posada Avenue. The roads are connected in a loop which provides residents easy access to Eastridge Street and the Eastridge Manor common area amenities.

As mentioned previously, a 30 foot public utility ROW runs along the southern border of the site but this ROW will not be used by residents.

One four foot wide sidewalk is proposed to circumnavigate the local streets and provide pedestrian access between homes and amenities.

3. Retention/Open Space

The proposed development will meet or exceed the City of Mesa retention and open space requirements. The principle retention and common open space area is in the center of the site with complimentary open space areas located at the northwest and southwest corners of the site. Special attention will be provided on the grading and drainage plans to ensure that adequate on-site retention is provided.

4. Architecture/Design Guidelines

The proposed development will offer lots for homes that are designed to complement the surrounding community while providing market driven enhancements and updates. Assymetrical design provides articulation and breaks up building massing. Use of multiple materials is proposed for the site including stone and multiple types of stucco. Additional design details contemplated include the use of wrought iron, decorative corbels and window shutters. Garage door windows are anticipated to heighten the unique elevation design. Elevations for the site will be reviewed by the Mesa Planning Staff.

5. Landscaping

The landscape plan includes thoughtful placement of shade trees and smaller shrubs and plants. Special attention was given to provide clean, low-impact trees such as the southern live oak, red push pistache, and evergreen elm. All landscaping will consist of native and naturalized plants that complement the proposed development and the surrounding developments.

Entry theme walls will produce visual continuity with the open space areas at the corners of the entries.

6. Utilities

The onsite water and sewer services and other utilities will be supplied via the connections to the surrounding systems and an on-site loop of services.

7. Property Owner Association

The new development will maintain its own homeowners association and will not share amenities with the Eastridge Subdivision. The Eastridge Homeowners Association will not bear the impact of the proposed subdivision because Eastridge roads are publically maintained and Eastridge Manor residents will be prohibited from utilizing existing Eastridge Homeowners Association amenities.

8. Development Standards

The development's conformance and deviation from RM-2 standards is detailed in the figure below.

Figure 6 - Development Standards

Standard	R-6 Allowed	RM-2 Required	Proposed
Minimum Lot Area per Dwelling Unit (sf)	6,000	2,904	3,150
Minimum Lot Width (ft)	55	36	45
Minimum Lot Width-Corner Lot (ft)	55	30	45
Minimum Lot Depth (ft)	90	94	70
Maximum Height (ft)	30	30	30
Maximum Number of Stories	2	2	2
Maximum Density (du/ac)	7.26	15	7.1
Minimum Yard (ft)			
Front (ft)	20	20	10*
Interior Side (ft)	5	10	5
Street Side (ft)	10	20	13
Rear (ft)	20	30	12**
Maximum Building Coverage	50%	45%	52%
Minimum Useable Open Space (sf/unit)	N/A	200	1,492***
Parking and Garage Frontage Limitation		30%	36%

* Front Setbacks alternate from 10 to 12 feet

** Rear Setbacks for Lots 1-10 vary from 22 to 24 foot minimums

*** Minimum rear yard is 540 SF; common area open space is 30,479 SF or 952 SF per unit

V. General Plan Conformance

The proposed development concepts are consistent with the intent of the City of Mesa General Plan. The parcels are overlapped with two general plan designations. The Eastridge Subdivision and Village at Hawes also are overlapped by two general plan designations. Requiring the parcels to solely conform with the Neighborhood General Plan designation is appropriate given the parcels infill location where it is surrounded by residential development on the north and west and SRP utilities on the east and south.

The proposed development offers an opportunity for quality housing that contributes to long-term stability and quality of the overall Eastridge neighborhood. The proposed development adheres to the General Plan by accomplishing the following roles that relate to the General Plan Goals, Objective and Policies:

- RM-2 zoned property is a primary use in Neighborhood Suburban areas with a single-residence-detached product allowed in the RM-2 zoning district (see Mesa 2040 General Plan page 7-10)
- Density for Eastridge Manor is proposed at 7.1 du/ac which is towards the middle of the Neighborhood Suburban area which promotes densities between 2-12 du/ac (see Mesa 2040 General Plan page 7-10)
- Accessible, usable community space is spread throughout the community and is the focus of the neighborhood (see Mesa 2040 General Plan page 7-10)
- The development ensures compatibility and consistency with the surrounding communities boundaries by mirroring the 22-24 foot rear setbacks of Lots 1-9 to the existing Eastridge Subdivision rear setbacks (Mesa 2040 General Plan Chapter 7: Character Areas Land Use Policy 1)
- Providing opportunities for a variety of housing in the Eastridge housing community by adding new residential design and layout (see Mesa 2040 General Plan page 4-6)
- Removing outdated storage facilities which do not contribute to the quality of the surrounding area (see Mesa 2040 General Plan page 15-1)
- Providing appropriate infill development on a parcel which meets the MZO definition of a by-passed parcel (see Mesa 2040 General Plan page 15-1)

VI. Rezoning Analysis

Development of the parcels has proven fruitless under the RS-6 zoning designation given the size of the parcel and infill location. The parcel was rezoned to RS-6 from RS-43 in 2006 and has remained underdeveloped since that time. Slightly higher density is necessary in order to develop this small, remnant, infill parcel. RS-6 zoning allows densities up to 7 du/ac. The proposed development is for 7.1 du/ac.

The requested RM-2 zoning designation is the same as a subdivision just 700 feet to the west called Village at Hawes which maintains a duplex product. The development of this parcel at

a slightly higher density than some of the adjacent parcels will be in line with Village at Hawes and provide a transition buffer between the SRP power lines to the south.

VII. PAD Analysis

Eastridge Manor is eligible for a PAD overlay because it is less than 5 acres and, if approved, it would include over 20 dwelling units (See MZO 11-22-3). Furthermore, Eastridge Manor is consistent with the purposes of the PAD Overlay District contained in MZO 11-22-1 in that it provides for creative, high-quality development incorporating the following:

- A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use.*

The 4.51-acre site contains 0.7 acres of common open space featuring community amenities such as a pergola, picnic table and BBQ. The site layout provides community open space that is located at the center of the development. The site layout provides residents with direct access to amenities.

- B. Options for the design and use of private or public streets.*

An infill project at this scale best utilizes the option of private streets. The use of private streets is further enhanced with the number of off-street parking stalls that are provided in the community. The curved Posada Avenue provides variety to the neighborhood layout.

- C. Preservation of significant aspects of the natural character of the land.*

This 4.51 acre site is an infill parcel that does not have any substantive character to require preserving; the development however, is consistent with the surrounding type of development.

- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development.*

Eastridge Manor offers a varied streetscape of home elevations. Staggered front yard setbacks accentuate the building design and provide for visual interest. Living forward is accomplished by placing patios and entries at the front of the home. Access to the central open space is within walking distance for all homes. Stamped pavement increases the attractiveness of the site entries.

Assymetrical design provides articulation and breaks up building massing. Use of multiple materials is proposed for the site including stone and multiple types of stucco. Additional design details include the use of wrought iron, decorative corbels and window shutters. Garage door windows heighten the unique elevation design.

E. Sustainable property owners' associations.

Eastridge Manor has been thoughtfully designed and intentionally envisioned to not excessively burden an HOA of this size. Amenities and open space are provided to scale of the project. The proposed plan shows 32 single family detached homes. The slight increase in density allows the site to absorb the off-site infrastructure costs while at the same time providing a sufficient number of lots to make the future HOA viable and sustainable.

F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions.

Eastridge Manor will have a Homeowner's Association (HOA). The community's open space and streets will be held in common ownership and have appropriate CC&Rs.

G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

The proposed homes are consistent with the surrounding properties that have already developed. Directly to the north and west are residential units with lot sizes in excess of 6,000 sq. ft. South and east of the property there is vacant land which is zoned industrial with SRP electric lines and stations currently built. The SRP areas south of the site create a buffer which can be attractive to potential owners.

VIII. Conclusion

The proposal for this project will provide a traditional single-family detached residential project within the City of Mesa that will establish a new neighborhood in a unique setting. This subdivision will create an opportunity for additional housing choices in this area.

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and the standards established in the Zoning Ordinance for the RM-2 PAD overlay zone. Eastridge Manor will prove to be an excellent transition from LI on the south to RS-6 PAD on the north. The applicant and property owner look forward to working with the City of Mesa to create this quality single-family home subdivision, and respectfully request approval of this application.