

## **Parkside Villas**

### **Rezone Narrative**

**Approx. 4.85 gross acres located  
at 1310 North 46th Street in Mesa**

#### **A. Request**

This application includes a request to rezone property from Single Residence (RS-43) to Small Lot Single Residence (RSL-2.5) with a PAD overlay, along with a preliminary plat, to allow for a new residential community called Parkside Villas.

Approval of this request will allow the development of a 36-lot, gated, single family community. The developer has worked diligently to create a site plan that interacts with the adjacent city park, works within the tight constraints of an infill lot, and provides neighborhood connectivity to the adjacent park. The development will be an improvement to the area and will provide safe places for people to live where they can feel secure and enjoy their surrounding community.

#### **B. Project Location**

The subject property is approximately 4.85 gross acres located at the southwest corner of Princess Drive and 46<sup>th</sup> Street (the “Property”). See Aerial Map attached at **Tab 1**. The Property is largely vacant land except for some debris and concrete slabs from prior trailer homes.

The project site is currently zoned RS-43 and is designated in the City of Mesa General Plan as Neighborhood - Suburban, which according to the General Plan, “can contain a wide range of housing options.” This proposal is consistent with the Mesa General Plan.

The site is an oddly shaped, infill “remnant” parcel which remains undeveloped after the surrounding neighborhood was built 45 years ago. Its relationship to surrounding properties is described below.

To the north and east of the Property is a residential subdivision zoned RS-9 called Lindsay Meadows. To the west is Princess Park which is owned by the City of Mesa and the RWCD canal. To the south are a couple homes zoned RS-43. Further north are apartments zoned RM-3. See Zoning Map at **Tab 2**.

#### **C. Current Zoning & Infill Opportunity**

The Property is an infill lot on older RS-43 property that does not match the development pattern in this area which is mostly RS-9. The platted residential subdivision to the north and east were built in 1975 and the general area is not reflective of the high-quality residential design standards Mesa expects today.

Recognizing the infill nature of the site, Craft Homes proposes a new residential community that makes meaningful use of this challenging infill site and provides high quality architecture that is superior to its surroundings. The residential design will raise the bar for housing in this area and will strengthen and exceed nearby home values.

While the site is unable to comply with RS-9 zoning district requirements, the applicant has worked diligently to meet all of the requirements of the RSL-2.5 zoning district. For infill development to be feasible at this location, this application requests a change in zoning to RSL-2.5.

City staff recognizes that a change in zoning and additional flexibility is warranted in situations like this because of the unusual circumstances affecting infill development and this particular property. Thus, the City of Mesa has generally been supportive of small lot single residence rezoning for unique sites like this. Through this change in zoning, the Property can be put to meaningful use in a manner that is complementary to the residential nature of the surrounding neighborhoods.

#### **D. Development Proposal**

##### **Site Plan**

The development plan at **Tab 3** has been designed to embrace and open to the adjacent Princess Park. Whereas the pre-app site plan showed units backing up to the entirety of the park, the rezone site plan has been modified to interact with the park along the western edge. This is consistent with the goals of the general plan to create strong neighborhoods through pedestrian connectivity to city parks and services. The connection to Princess Park lets residents recreate and play close to home without creating new trips. The western boundary will have a view fence and two pedestrian access points connecting to the park. The proposed development also locates an amenity area, open space and retention on its southern side that will be managed and maintained by the community.

This site configuration allows for a majority of the homes within this subdivision to have north-south orientations and accommodates the site's unusual shape. Additionally, the site has been intentionally designed so no residences back up to the north boundary, while also placing the open space on the southern side at the request of the adjacent neighbor. Total open space is 10.3% of the net acreage.

The project will be gated and accessed from 46<sup>th</sup> Street and has optimal site layout for circulation and lotting. Private streets are located within the community and located with a tract. A secondary, egress-only driveway is planned on the south portion of the site. Streets in this subdivision are planned to be a minimum 33-feet wide, private, with sidewalks on one side of the street, and two “neck-down” traffic calming locations.

### Housing Product

The proposed gated subdivision is similar to the Monticello community two miles east at Brown and the Loop 202 Freeway. The principal development partner in this community is the same from Monticello, and the same floor plans, elevations, and finishes will be used at this location.

The proposal includes single-family homes with common open space amenities including active play turf, covered ramada, shaded seating areas and barbeque facilities. Enhanced landscape setbacks are planned along the streetscape to improve the street aesthetics.

The development will include 36 residential lots with lot sizes between 2,983 sf to 4,206 sf, and the average lot will be 3,378 sf. These proposed lot dimensions exceed the individual minimum and average lot size outlined in the development standards for the RSL-2.5 zoning classification.

Homes will range from 1,677 sf to 2,024 livable sf and will be a variety of two-story homes. Homes are expected to sell between \$280,000 to \$399,000. There will be ten different elevations provided for the three different floor plans offered in this subdivision. Each elevation proposes a different combination of materials and colors. Architecture will comply with the supplemental standards in section 11-5-7 and the design and theming of the community will meet and exceed the standards established by the nearby residential communities. Images of the product type have been submitted with this application.

### **E. New Quality Development Design Guidelines**

This development will be one of the first to implement the newly created Quality Development Design Guidelines (even though it has yet to become effective at the time of this application submittal). The applicant has studied the new residential guidelines and incorporated many of the new elements with this community. In so doing, the enhanced design will promote quality development that will improve the area aesthetics. This includes the following:

#### Site Design

The applicant provides a sense of neighborhood and arrival with monument signs, stamped asphalt, wall details and enhanced landscaping entry areas. View fencing is placed along open

space areas and pedestrian linkages connect to the park next door. The development creates visual interest by staggering the, facades, covered porches, and entryways to provide interest and variation.

#### Architectural Design

Front-facing garage doors are recessed behind the front elevation of the house. A variety of garage door styles exist for individual homes which create a more visually interesting street frontage. Garage doors are articulated with windows, paneling, and detailing. The building elevations provide one and a half or two-story massing so that the garage is a smaller part of the overall front façade of the home. Driveway paving material are comprised of pavers instead of concrete. Primary entrances occur along the front façade and are prominently indicated with a first-story massing change or design element such as a porch. All homes provide a clearly defined paved walkway from a primary entrance to the abutting primary street or driveway and walkways are pavers. Two-story homes shall incorporate a single-story massing element on the front façade by using porches. Articulation includes window trim, overhang eaves and other building details.

High-quality authentic building materials are used - such as stone, brick, wood, siding, and stucco - which enhance the building's architectural character and assure a long-lasting building life. The development provides visual interest through the use of accent materials (such as stone or brick veneer) so the application replicates the authentic means of construction. Material changes occur at a change in wall plane where the changes tend to appear substantial and integral to the structure. Material continuing around a corner terminates with an architectural element. Materials are durable in extreme heat and under high amounts of sun exposure. Deep, rich accent colors are used and bright colors are excluded. A change in color follows a change in plane and is separated by a facade element, enhanced architectural detail or other means.

#### **F. Development Standards**

Per Table 11-5-4 B, Chapter 5 of the Mesa Zoning Ordinance, development standards are outlined for the RSL-2.5 zoning district. The chart below indicates how this development meets the required standards.

Standard	Required	Proposed
Minimum Average Lot Area of Subdivision	2,500 square feet	3,378 square feet

Minimum Individual Lot Area	2,000 square feet	2,983 square feet
Minimum Lot Width-Interior Lot	25 feet	38 feet
Minimum Lot Width-Corner Lot	30 feet	44 feet
Minimum Lot Depth	75 feet	78 feet
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yard Size (ft.):		
Front (building wall)	12	12
Front- Garage	20	20
Front- Porch	7	7
Street Side	10	10
Interior side: minimum each side	4	4' (10' when side yards are adjacent to an abutting RS district, e.g. lots 1, 24, and 33)
Interior Side: Minimum aggregate of 2 sides	8	8
Rear	15	15 (10' for rear patio option)
Rear or side- garage, accessed by alley or common drive shared by 3 or more lots, measured to construction centerline of alley or drive	13'	n/a
Min. Useable Open Space (sq. ft.) per unit	400 sq. ft.	573 sq. ft.

This application requests the following PAD deviations:

- The rear yard setback from patio structures may be reduced to 10'.
  - *Rationale: This allows for a patio extension option only, not the actual building walls. Homes should be afforded a little bit of flexibility for solar relief through patio covers given the harsh Arizona climate. The patio extension creates horizontal movement and provides rear architectural variation to break up flat building walls. It allows for a superior architectural design that enhances the area and improves the aesthetic view from adjacent properties.*
- Individual lots may be accessed from a private street tract.
  - *Rationale: Gated communities and private streets create a feeling of privacy, security, and intimacy that is hard to achieve with the older community that surrounds this site. This will help foster stronger property values and will allow a street standard agreeable to the City. The gated entry is highly stylized and attractively designed to enhance the street view.*
- Some lots may be less than 330' to common open space.
  - *Rationale: The majority of lots are within 330' of the community open space and amenity area. Only a few lots on the north end are just outside of that distance. However, those lots are closer to Princess Park and within 330' of that open space area, thereby maintaining the intent of the code. Two pedestrian gates provide access to the park.*
- *Façade Articulation Waiver for up to 40% of the lots (14 lots) to have the same garage door setback as the livable plane of the residence.*
  - *Rationale: Each floor plan has at least 3 elevations, and only 1 of those elevations shares the same linear plane (Elevation A). However, there is substantial architectural diversity on Elevation A that breaks up the linear appearance including canterra stone, ironwork, sand-finished stucco, and paint schemes.*

The PAD deviations are a result of this oddly shaped infill parcel. Infill development is always challenging because there are often factors that negatively affect vacant land and make it difficult to develop. In addition, infill development tries to consider the surrounding area while recognizing that creating an identical development or zoning pattern is often not possible. As a result, good planning principles try to find a way to make meaningful development, including a change in zoning or other PAD modifications, that encourage infill development with minimal impacts.

One of the greatest challenges when developing infill is applying current standards to a parcel that was created years ago. Even more challenging is dealing with the constraints of an infill parcel like this that has such an irregular shape. Nevertheless, the site presents a wonderful opportunity for high quality development as those items are resolved through this innovative design.

#### **G. PAD Request and Compliance**

As stated in the Mesa Zoning Ordinance, the PAD overlay can be used to modify base district regulations to implement policies in the General Plan such as the ones identified in this project narrative. The deviations help create innovative design and flexibility in projects. In this manner, the applicant can tailor the development standards and site design in a way that not only maximizes the compatibility between the development and the adjacent neighborhood, but also ensures that any future development on the Property is limited to the same requirements. The benefit of the PAD is to ensure the proposed residential subdivision will develop in a manner compatible with the adjacent subdivisions. This ensures the site plan, lot sizes, dimensions, layout and open space areas are tied to the rezone approval.

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 proposal includes single-family homes with common open space amenities including active play turf, covered ramada, shaded seating areas and barbeque facilities. The size and scale of the amenities are commensurate with the small number of lots provided in the community and is supported by additional active recreational areas and play equipment at the adjacent Princess Park.*

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

- *The development uses private streets within a gated subdivision. The private streets include "neck-downs" to promote safety.*

C. Preservation of significant aspects of the natural character of the land;

- *There are no significant aspects of the natural character of the land. However, the adjacent park is significant area element which is embraced by this community's design and layout.*

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

- *All driveways are pavers rather than conventional concrete in order to give a superior design feel. Further, a conventional development would normally load homes along the western side and closed off to the park. In fact, that was the first version of the plan presented at the pre-app meeting. With the encouragement of staff, the applicant changed the design of the community to open up to and embrace princess park as a second amenity area. This has led to a unique and more sustainable development.*

E. Sustainable property owners' associations;

- *The applicant had developed many infill subdivisions and understands how to provide amenities that are useful and sustainable long term for the homeowner's association. In this instance, the associations obligations are manageable given the thoughtful design, layout, and amenities.*

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

- *All common ownership tracts and open space areas will be governed by CC&Rs and a homeowner's association.*

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 PAD application facilitates an enhanced community "organized in a comprehensive manner." The layout is able to work within (and around) the constraints of a tough infill site with an odd shape and size. The design of the community complements the park and is "designed to work together in common and in a synergistic manner to the benefit of the project and the neighboring area." This intent is accomplished by removing homes that may otherwise back up to the park, and instead, opening up to the park. The community also improves the public street, sidewalk, lighting, landscaping and walls to create an improved street appearance that benefits the overall area.*

#### **H. RSL Design Elements**

The minimum lot area may be reduced with Site Plan Review and approval if at least six design elements are provided, according to Table 11-5-4(A). The design elements are listed below:

- Street and Sidewalk Improvements - As indicated on the site plan submitted with this application, there are two proposed "neck-down" traffic calming areas in this subdivision.
- Parkland and Open Space: The public open space proposed in this subdivision is 20,630 square feet, or 10.3% of the net acreage. This averages out to 573 square feet per lot which is 43% greater than the minimum code requirement of 400 square feet of open space per lot. The open space tract is in the southwest corner of the subdivision and contains shaded seating areas, ramada, bbq, next to a large turf play area. This site has also been designed to open up to the adjacent Princess Park which serves as an additional open space area simply due to its proximity. The private open space within each lot is 1,078 sf per lot which includes the rear and side yard areas for each unit.
- Paving Material. Decorative paving materials are utilized in the residential driveways, at the "neck-down" areas, and at the main entry into the development.
- Entries and Porches: At least 50% of the homes in this subdivision will have front porches which meet the minimum width of 8 feet and a minimum depth of four feet.



- Architectural Diversity: There will be ten different elevations provided for the three different floor plans offered in this subdivision. Each elevation proposes a different combination of materials and colors.
- Variable Front Yards: Many of the elevations have covered front porches of varying depths which creates the impression of varying setbacks. This provides visual relief and undulation for the streetscape appearance.

## I. General Plan Conformance

This proposal is consistent with the underlying land use designation of Neighborhood - Suburban. The primary focus of the Neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community.

There are many goals, policies, and objectives of the General Plan that support an RSL residential use at this location as identified in Chapter 4 of the Mesa 2040 General Plan. The following are some excerpted provisions from the General Plan:

### 1. Safe, Clean and Healthy Living Environment.

People want to have their homes in neighborhoods where their families will be safe, and they can live healthy, productive lives. This development provides a gated community that provides a feeling of safety to its residents. A view fence will be installed along the park boundary consistent with CPTED standards. The community will be professionally managed by an HOA that will ensure safety, cleanliness and responsible maintenance of the common areas and streetscape.

Further, the community is located next to a city park where children and families can play and recreate leading to a healthy lifestyle. A pedestrian connection is provided to the park for easy access, thereby reducing trips. This will encourage and improve walkability between housing and key amenities like Princess Park. The development will also have its own active outdoor space for all ages.

New street improvements including sidewalks will be installed on 46<sup>th</sup> Street which allows better and safer pedestrian access to area residents who already live in this area. The streetscape will also be improved with new landscaping and wall treatments that beautify the areas as opposed to its empty lot condition today and will create a favorable impression to area residents.

### 2. Build Community and Foster Social Interaction

The homebuilder recognizes that great neighborhoods build a sense of community and foster social interactions. This is achieved on-site through open space programming like parks, play equipment, and shaded seating areas. The proximity to Princess Park also helps bring people

together. This allows them to congregate and get to know their neighbors as the center of neighborhood activity. This development will provide pedestrian systems within the gated community that link residents to the neighborhood park.

3. *Connectivity and Walkability.*

The developer will implement a complete streets program along their site frontage to include trees and shade along 46<sup>th</sup> Street. Additionally, new sidewalks will be installed along 46<sup>th</sup> Street to naturally bring people together at Princess Park.

4. *Provide for Diversity*

The General Plan encourages a variety of housing types and a variety of people. Having a variety of housing types, like the requested RSL zoning here, provides interest to the built environment and provides the opportunity for differing people to live near one another. Diverse neighborhoods can be achieved through encouraging a variety of dwelling types within each area of the community consistent with the character area standards.

Great neighborhoods should have a variety of people that can be achieved with RSL zoning such as this. Diverse and inclusive neighborhoods allow people of different incomes, ages, races, and ethnicities to gather and get to know each other which make the community stronger. That is the vision for this development site and that is the stated goal of the Mesa General Plan.

Until now, there has been no diverse housing types in this area. The surrounding residences were built primarily in 1975 and there is no housing diversity within the existing neighborhood. One home looks like the next, and no variety of housing options. This development provides for an RSL housing product that is needed in this area, highly attractive, fulfills a need for young families, and is attainable for the workforce.

5. *Neighborhood Character and Personality*

Neighborhood investment and maintenance is more likely to happen when a neighborhood is a recognizable place, when it has its own character and personality. This community will provide a sense of place, of pride in ownership, and belonging to area residents. It will improve an eyesore vacant lot and create an enhanced streetscape and landscape appearance.

6. *Quality Design and Development*

The opportunity for long-term health and sustainability is increased when the initial development is of a high quality. The high-quality architecture designed with this community will greatly improve the area aesthetics and create an identifiable and unique neighborhood. Further, the

developer will install front yard landscaping throughout the development and a HOA mechanism to ensure proper maintenance and enforcement.

The high-quality nature of this development is represented in the images and renderings presented with this proposal, and in the Monticello neighborhood where this product was first built. It is seen in use of architectural detailing that provide visual interest, use of materials that add texture and are easily maintained over time, integration of architecture and landscape design, and use of a plant palate that is appropriate for our climate and can be easily maintained.

#### 7. The “Missing Middle” Housing

The Mesa 2040 General Plan identifies a significant deficit when it comes to medium density residential product, known as the “missing middle”. As stated in the General Plan:

*“Most residential development focuses on single-residence development at or below four units per acre or multi-residence development over 12 units per acre. In the middle is a housing type that is often overlooked that is important for young families and other middle-income workers.”*

This development aims to address the “missing middle” by providing for an overall density of 7.42 du/ac with attractive homes for sale, thoughtful amenities, and meaningful pedestrian connections to neighborhood amenities. This development appeals to middle-income workers and young families who desire high-quality housing that is attainable. This is the ideal location because it is located near park recreation amenities, nearby commercial, canals for walking/biking, quick freeway access (2 miles east), and it ensures a mix of housing options in this area.

Indeed, this development is exactly the type of product encouraged by the Mesa 2040 General Plan including Housing Policy P1: “Encourage a range of housing options in all areas of the city.”

#### J. Summary

A new community of traditional single-family homes will add to the diversity of housing types available in the area. This proposal is also a benefit to the residential homes that surround this site because it makes meaningful use of an otherwise unattractive, empty infill property. This subdivision will also create an opportunity for additional housing choices in this area.

New homes on this infill parcel provide many benefits to the area and City. The development will fill a need in this area and actually makes meaningful use of an otherwise vacant property. It will provide a new housing product that is low maintenance which is not available in the immediate area. Finally, it provides a use and zoning that strengthens the neighborhood with no negative impacts.

Tab 1

## Aerial Map



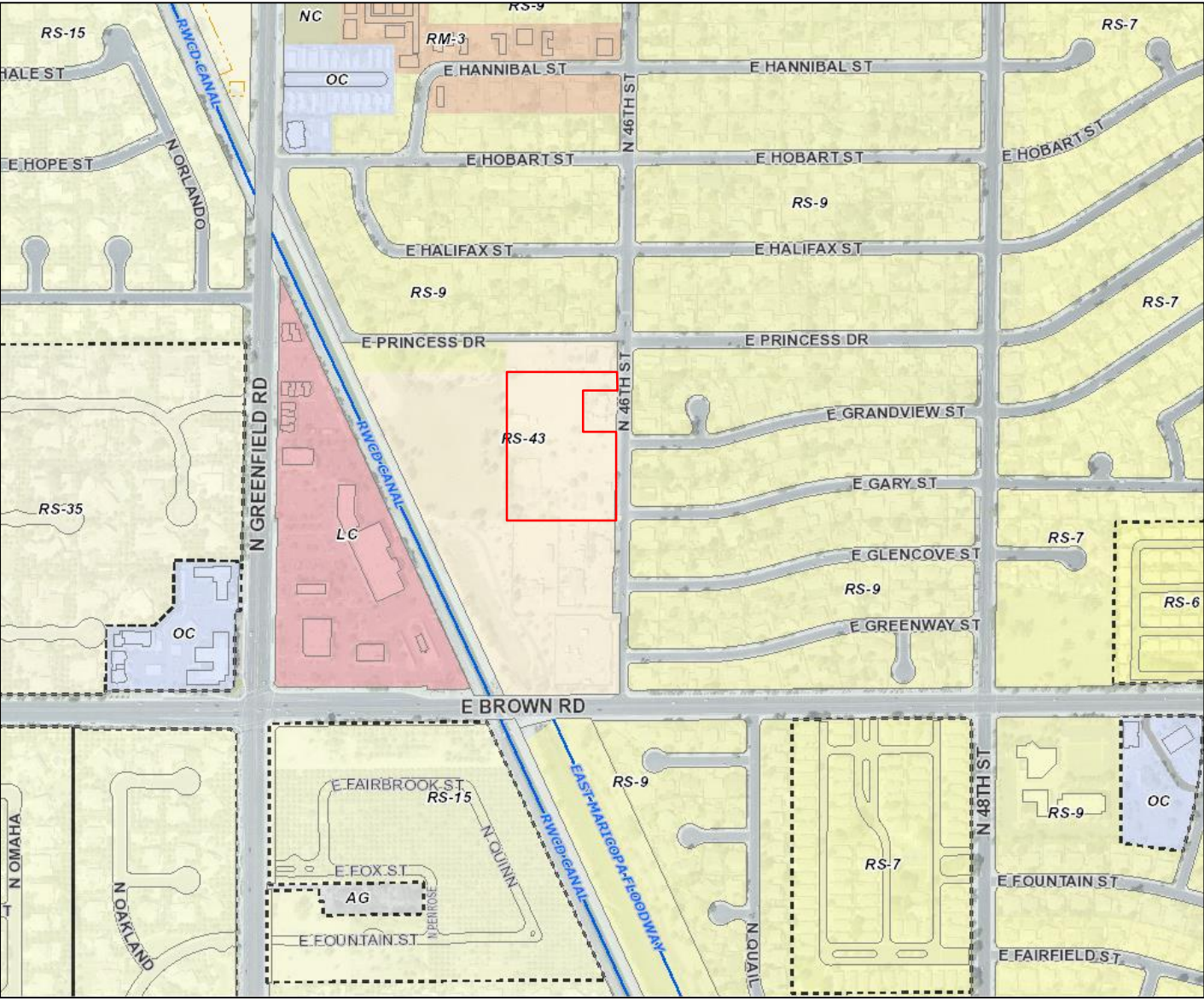
1310 N. 46th Street - Mesa



# Tab 2



# Zoning Map



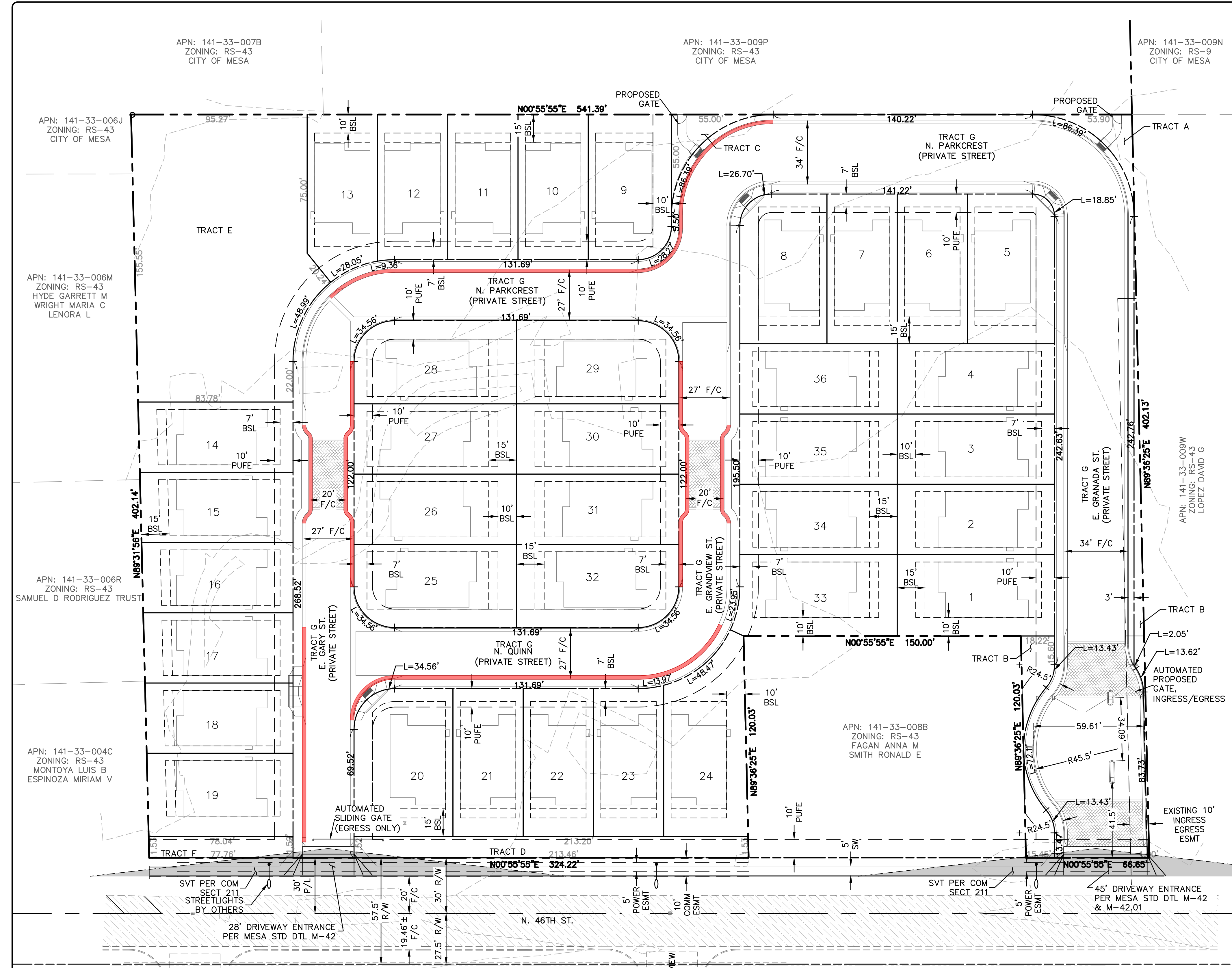
1310 N. 46th Street - Mesa



# Tab 3



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PROJECT DESCRIPTION

"PARKSIDE VILLAS" IS A PLANNED RESIDENTIAL DEVELOPMENT OF 36 LOTS WITH PRIVATE STREETS.

PROPOSED ZONING FOR THE SITE IS RSL-2.5, WITH PAD OVERLAY.

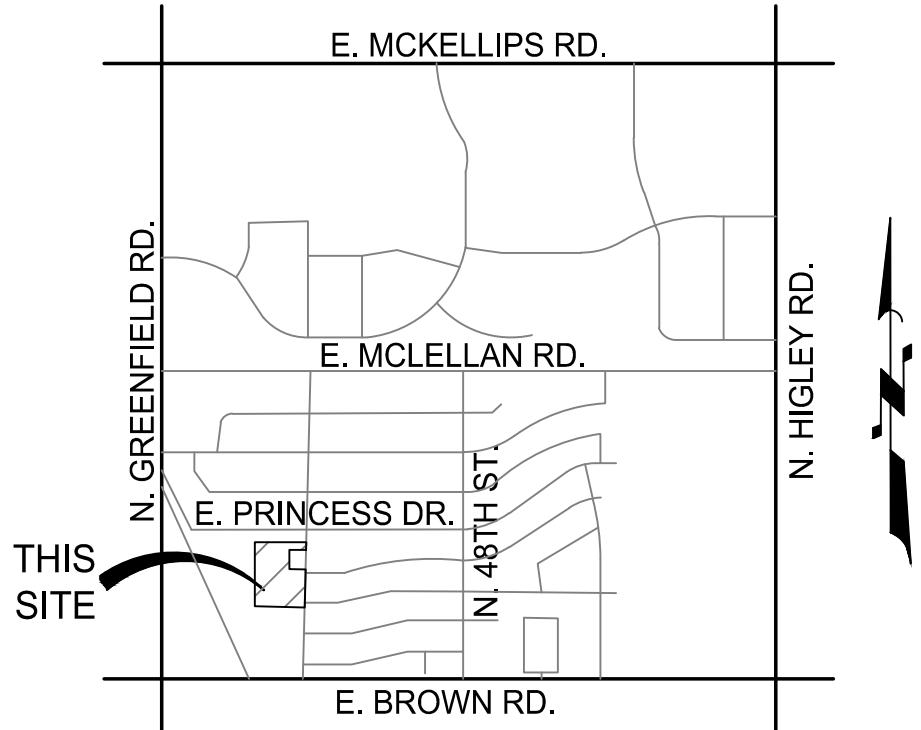
\*FIRE SPRINKLERS TO BE PROVIDED FOR EACH RESIDENCE

OWNER / DEVELOPER

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MESA, AZ. 85213  
PH: (480) 468-8881  
FAX: (480) 378-3100  
CONTACT: BEAU TANNER

ENGINEER

BABBIT NELSON  
ENGINEERING  
1140 E. GREENWAY ST  
SUITE 2  
MESA, ARIZONA 85203  
TEL: (480) 610-1341  
FAX: (480) 962-9034  
CONTACT: DARREN SMITH



VICINITY MAP

N.T.S.

TRACT TABLE

TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
TRACT A	1,475	0.0339	OPEN SPACE
TRACT B	1,129	0.0259	OPEN SPACE
TRACT C	649	0.0149	OPEN SPACE
TRACT D	2,459	0.0564	OPEN SPACE
TRACT E	14,386	0.3303	RETENTION
TRACT F	898	0.0206	OPEN SPACE
TRACT G	57,017	1.3089	INGRESS/EGRESS PUFE REFUSE & EMERGENCY VEHICULAR ACCESS PUBLIC UTILITY SYSTEMS

AREA TABLE

LOT #	AREA (S.F.)	BSL REAR 10' AREA (S.F.)	BSL REAR 15' AREA (S.F.)
1	3,744	2,043	1,893
2	3,234	2,043	1,893
3	3,234	2,043	1,893
4	3,234	2,043	1,893
5	3,786	2,120	1,954
6	3,079	1,921	1,771
7	3,079	1,921	1,771
8	3,755	2,120	1,954
9	3,463	1,906	1,751
10	2,983	1,845	1,695
11	2,983	1,845	1,695
12	2,985	1,845	1,695
13	3,170	1,845	1,695
14	3,166	1,989	1,839
15	3,131	1,962	1,811
16	3,095	1,934	1,784
17	3,060	1,906	1,756
18	3,025	1,878	1,728
19	3,536	1,850	1,700
20	4,177	2,467	2,270
21	3,040	1,890	1,740
22	3,040	1,890	1,740
23	3,048	1,890	1,740
24	4,245	1,890	1,740
25	3,849	2,196	2,041
26	3,338	2,125	1,975
27	3,338	2,125	1,975
28	3,849	2,196	2,041
29	3,849	2,196	2,041
30	3,338	2,125	1,975
31	3,338	2,125	1,975
32	3,849	2,196	2,041
33	3,789	2,043	1,893
34	3,234	2,043	1,893
35	3,234	2,043	1,893
36	3,234	2,043	1,893
TOTAL	121,531	72,542	67,037

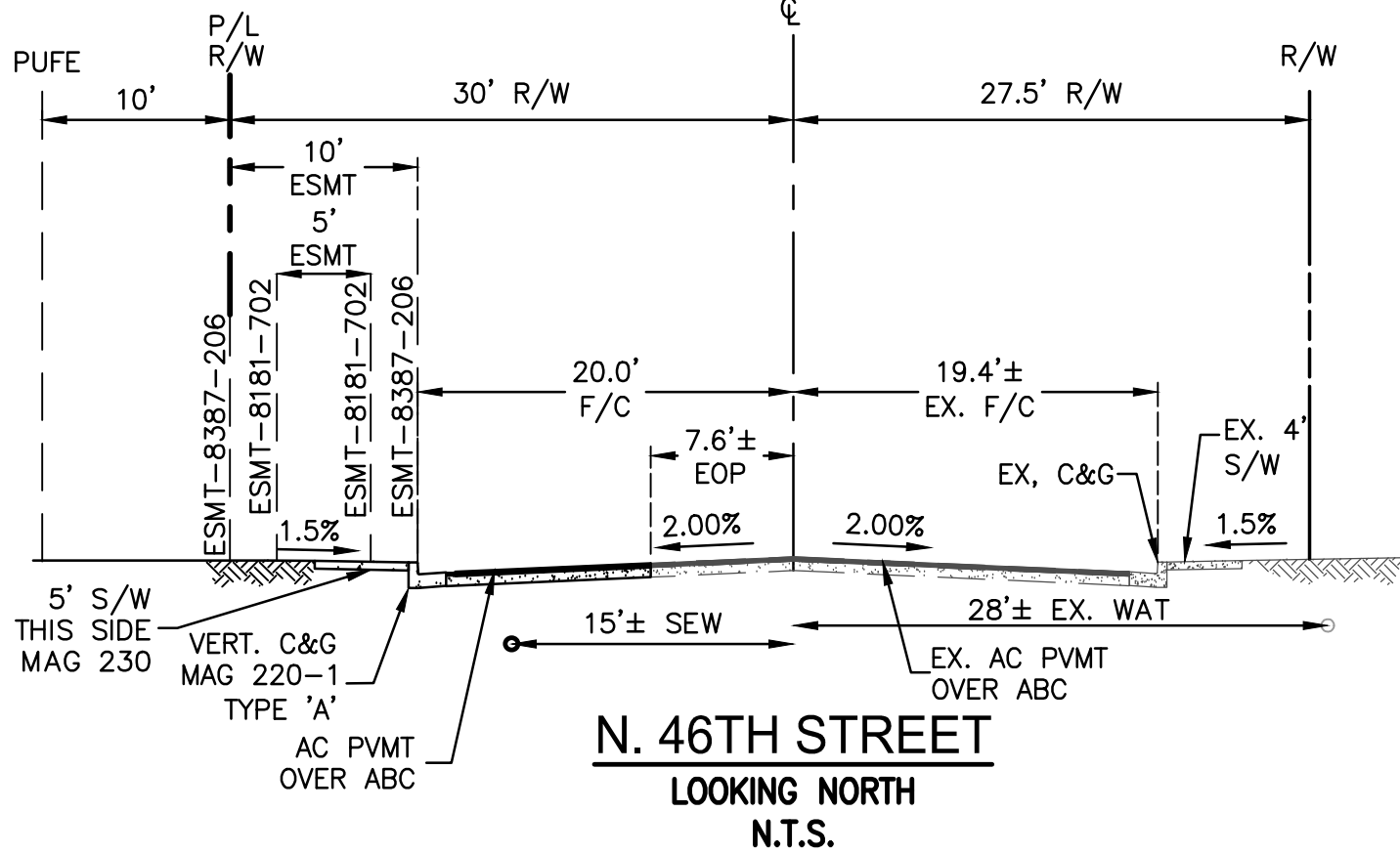
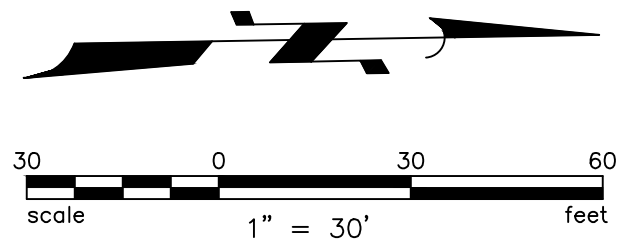
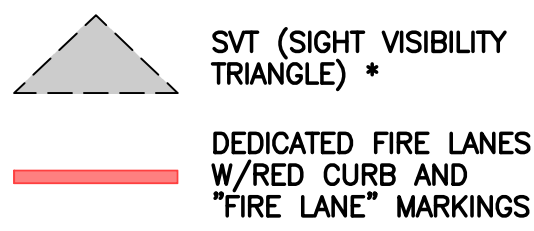
\* NOTE  
211.1.4 SVTs SHALL BE CLEAR OF FENCES, WALLS, SHRUBBERY, TREES AND ANY OTHER OBSTRUCTIONS TO VISION BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET (2.5') AND EIGHT FEET (8') ABOVE THE SIDEWALK OR TO FOURTEEN FEET (14') ABOVE THE ROADWAY. HOWEVER, TREES MAY BE CONSIDERED WITHIN SVTs AS LONG AS THEY ARE A SINGLE TRUNK VARIETY WITH A DIAMETER OF NO MORE THAN TWELVE INCHES (12") AT FULL GROWTH, THEIR CANOPIES ARE PLANTED AND MAINTAINED AT EIGHT FEET (8') ABOVE THE SIDEWALK OR FOURTEEN FEET (14') ABOVE THE ROADWAY, AND THEY ARE NOT SPACED IN A MANNER THAT CREATES A PICKET FENCE EFFECT, AS DETERMINED BY THE TRANSPORTATION DEPARTMENT. ANY TREES THAT ARE TO BE LOCATED WITHIN SVTs MUST BE REVIEWED AND APPROVED BY THE TRANSPORTATION DEPARTMENT. FIELD CHANGES MAY BE REQUIRED FOR THE ACCEPTANCE OF A LANDSCAPING PERMIT IF IT IS FOUND THAT THE SVT IS ADVERSELY IMPACTED BY NEW LANDSCAPING.

PROJECT - SITE DATA

STANDARDS	RSL - 2.5 WITH PAD OVERLAY
GROSS AREA:	±4.85 ACRES
NET AREA:	±4.58 ACRES
EXISTING ZONING:	RS-43
PROPOSED ZONING:	RSL 2.5
TOTAL NUMBER OF LOTS:	36
TYPICAL LOT SIZE:	38'X78' (2,964 SQ. FT.)
GROSS DENSITY:	7.42 DU/AC
NET DENSITY:	7.86 DU/AC
OPEN SPACE PROVIDED (% GROSS)	0.48 ACRES (10% OF GROSS AREA) (INCLUDE TRACTS A, B, C, D, E, & F)
MINIMUM LOT SIZE:	2,983 SQ. FT.
AVERAGE LOT SIZE:	3,376 SQ. FT.
MIN. REQ. AVERAGE LOT AREA	2,500 SQ. FT.

MINIMUM BUILDING INTERIOR SETBACKS	
FRONT-BUILDING	12'
FRONT-PORCH	7'
FRONT-GARAGE	20'
SIDE (MIN. / TOTAL)	4' / 8'
SIDE (STREET SIDE)	10'
REAR (LIVABLE)	15' (10' FOR REAR PATIO OPTION)

LEGEND



REVISIONS:

Babbitt Nelson Engineering  
1140 E. Greenway St. Suite 2  
Mesa, Arizona 85203  
tel: (480) 610-1341

PRELIMINARY SITE PLAN

PROJECT: PARKSIDE VILLAS  
MESA, AZ.

Job No. 19096  
19096PSP.DWG  
SHEET NO. 1  
1 OF 1