

Crismon Commons

1810 S. Crismon Road

PAD Project Narrative



May 2020

Development Team

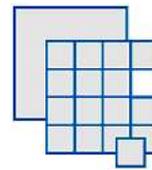
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Contents

I.	Introduction	4
II.	Development Requests	5
III.	General Plan Character Area and Zoning Classification.....	5
IV.	Existing Site Conditions	6
V.	Relationship to Surrounding Properties	7
VI.	General Plan Compliance	7
VII.	PAD Zoning.....	12
VIII.	Project Description.....	13
1.	Circulation.....	14
2.	Landscaping and Open Space	14
3.	Architectural Design	17
4.	Development Standards	18
5.	Utilities, Services, and Infrastructure	23
6.	Compliance with PAD Criteria	24
IX.	Compliance with CUP Criteria	25
X.	Citizen Participation	29
XI.	Conclusion	32

List of Figures and Tables

Figure 1 – Site Aerial	4
Figure 2 – City of Mesa Existing General Plan Map.....	5
Figure 3 – City of Mesa Existing Zoning Map.....	6
Figure 4 – Preliminary Site Plan	13
Figure 5 – Conceptual Open Space Amenities.....	16
Figure 6 – Conceptual Architectural Imagery	18
Figure 7 – Average Building Setbacks to North and West.....	20
Figure 8 – Common Open Space Areas and Private Open Space.....	21
Table 1 – Existing and Surrounding Land Use Context.....	7
Table 2 – Summary of Proposed Uses	13
Table 3 – Minimum Outdoor Living Areas	15
Table 4 – Total Private Open Space	15
Table 5 – List of Modified Development Standards	18
Table 6 – Minimum Outdoor Living Areas	21
Table 7 – Proposed Parking	22
Table 8 – CUP Residential Development in LC Zoning.....	26

Project Narrative

I. Introduction

Overland Development Corp. is pleased to submit this project narrative and related exhibits in support of development requests for approximately 10.7 net acres located at 1810 S. Crismon Road in Mesa, which is located generally on the west side of Crismon Road between the US-60 Freeway and Baseline Road (“Property”). The Property is currently identified as the Odyssey Medical and Professional Center Condo Plat, recorded as MCR 975-03, which primary Assessor Tax Parcel are Nos. 220-81-956 and 220-81-778.

This request, if approved, will allow for the development of Crismon Commons, a horizontal mixed use commercial and residential center with a proposed hotel, restaurant, and a distinctive multi-family development. The proposed development has a high quality design of landscape, open space amenities, and architectural character that will make this a highly attractive project on a uniquely situated property on Crismon Road (see Site Aerial below).

Figure 1 – Site Aerial



II. Development Requests

Our requests are for City of Mesa approval of the following:

1. Rezoning from LC to LC PAD
2. Conditional Use Permit to allow a residential use in LC zoning in a mixed-use development
3. Site Plan Review
4. Preliminary Plat
5. Design Review (by separate application)

The intent behind the Preliminary Plat request is to replace the office condominium plat with a revised plat with 3 lots for each use: hotel, restaurant, and multi-family residential.

III. General Plan Character Area and Zoning Classification

The property is designated in the General Plan as the Neighborhoods. It is zoned LC, which is based on Case Z04-033 approved in 2004 (then C-2).

Figure 2 – City of Mesa Existing General Plan Map



Figure 3 – City of Mesa Existing Zoning Map



IV. Existing Site Conditions

The Property is somewhat of a pentagon-shaped property that was originally platted as the Odyssey Medical and Professional Center Condos, an 11-building professional office plaza. The Property is vacant – no buildings have been constructed. A few civil improvements on the site include a landscaped median-separated entry with colored concrete paving and lighting. Parking, lighting, and curbs, and some of the site utilities and infrastructure have been constructed and have begun to fall into disrepair, since the office development was not completed.

The general layout of the existing site entries and driveway connections to the abutting properties will be preserved to the extent possible in the proposed development.

Some of the Property’s constraints include its unique configuration that is deeper than comparably sized properties, which imposes a constraint to visibility of non-residential uses, at least on the back portion of the Property. In addition, the curve in Crismon Road’s approach to Baseline Road provides additional challenges with visibility and accessibility.

V. Relationship to Surrounding Properties

The properties abutting the Property’s north boundary include a Big O Tires, townhomes (Augusta Casitas) and single-family homes (Sierra Ranch). Single-family homes are also located to the west in the Sierra Ranch subdivision. Abutting the south property line are a pre-school and two professional office buildings with spaces available for office or retail uses. The property’s eastern boundary abuts Crismon Road, and across the street, a neighborhood scale retail center is currently under construction.

Table 1 – Existing and Surrounding Land Use Context

Direction	General Plan Character Area	Existing Zoning	Existing Use
Project Site	Neighborhood	LC	Vacant, misc. civil improvements (parking, landscaping)
North	Neighborhood	MC, RM-2, RS-6	Big O Tires, Townhomes, Single-Family Residential
East	Neighborhood	LC	Crismon Road, Vacant, Retail/Office
South	Neighborhood	LC	Pre-School, Offices
West	Neighborhood	RS-6	Single-Family Residential

VI. General Plan Compliance

Crismon Commons supports the vision, goals, and objectives of the Mesa General Plan, which encourages a variety of residential uses, such as the unique proposed residential homes. The General Plan also contemplates appropriate commercial uses that are designed to benefit the surrounding community, such as the proposed restaurant and hotel. The Property is a suitable site for a residential development with commercial uses because of the compatibility with the surrounding land uses, site constraints, and the site history and market conditions.

a. Compatibility with Surrounding Land Uses

Crismon Commons proposes uses that are harmonious with the surrounding properties. As is illustrated in the Project Description sections hereafter regarding landscaping, open space amenities, and development standards, the project is designed to mitigate impacts on the surrounding uses and provide an effective buffers and transitions in every direction. The layout of the various uses on the site, the orientation of the buildings, placement of the

amenities within the landscape plan, and pedestrian network create an integrated site plan with high-quality design features that will create value for the community.

The proposed project is compatible with its proximity to the airport. The subject site lies well outside the projected 60 dm level and is by default in the AOA III overlay for the Phoenix-Mesa Gateway Airport. Given the scale of the project, its great distance from the airport, and given it is not in any direct flight path for the airport, Crismon Commons is anticipated to not have any negative impacts relative to the airport. The applicant will comply with all applicable requirements relative to its location within the AOA boundaries.

b. Unique Site Constraints

The unique conditions on the property support the proposed mix of residential and commercial uses. The property is located at a midblock location at a curve in the road that reduces visibility and marketability of the site. Further, the property is irregularly shaped with a triangular shape in the rear portion, which creates challenges to site planning. The deeper than typical configuration also reduces direct visibility from the street that is needed to help businesses thrive. Onsite are existing infrastructure that has experienced wear and tear over time, which will result in added costs associated with development on the Property.

c. Suitability: Site History and Market Conditions

The history of the area and market conditions support the proposed mixed of residential and commercial uses. In the nearby area, there are existing commercial centers and available properties zoned LC that are located at more visible locations. For example, there are 5 grocery anchors, 2 home improvement anchors, and a hospital within a 5-minute drive that are located on arterial-arterial and US-60 intersections, as follows:

- Crismon and Baseline – Bashas’ supermarket
- Crismon and Southern/US-60 – Mountain Vista Medical Center, Home Depot
- Baseline and Signal Butte – Wal-Mart, Kohls, Swap Meet, AMC Theaters
- Baseline and Ellsworth – Safeway and Albertsons
- Ellsworth and Southern – Lowes
- Signal Butte and Guadalupe – Fry’s center

These major commercial uses have the anchors that attract and benefit smaller commercial uses that service the surrounding neighborhoods. The proposed residential use in Crismon Commons will support the commercial uses in the area by attracting potential consumers and labor market, thus contributing to economic development. Also, the proposed hotel and restaurant will complement the inventory of nonresidential in the area. Crismon Commons, in effect, proposes a sustainable mix of uses consistent with the trends in the region.

a. Consistency with the General Plan vision, policies, and guidelines

Crismon Comments is fully consistent with the neighborhood Character Area and the General Plan vision, policies and guidelines as follows:

Neighborhood Focus

- Implements a unique form of housing that supports the city’s desired “wide range of housing types.” (Neighborhood Focus, p. 7-5)
- Supports the notion of mixed-use housing by developing a compact residential housing with direct access to commercial zoning and by creating a pedestrian to the nearest transit stop. (Neighborhood Focus, p. 7-5)
- The proposed uses, site amenities, and cohesive pedestrian network instill a sense of place, allowing residents and visitors to feel connected to the larger community. (Neighborhood Focus, p. 7-5).

“Great Neighborhoods” Element

The 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 General Plan for strong neighborhoods, are utilized in the applicant’s development proposal:

- *Connectivity & Walkability*
 - *Block lengths developed consistent with the character area standards*
 - *Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with nighttime lighting of the street, sidewalk, and paths*
 - *Providing shade and comfortable places to stop along a street or trail*

The size and stand-alone project creates a small block that provides ease of access to all site amenities and the adjacent commercial property. The project offers landscaped corridors with trees, shade, shade structures, and active open pace amenities along the pedestrian paths.

- *Build Community and Fostering Social Interaction*
 - *Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together*

The combined system of pedestrian linkages enclosed open space areas, and site amenities, and architectural design will facilitate the creation of the community gathering places and a sense of place. The uniquely designed amenities areas and plazas are part of this concept, and they contribute to social interaction and sustainable living.

- *Neighborhood Character & Personality*
 - *Reviewing new/reuse developments for the elements needed to add to the surrounding community and create a unique sense of place*
 - *Creating neighborhood boundaries and limiting through traffic into the neighborhoods*
 - *Street planting programs, signage treatments, or other such visual elements that can bring identity and recognition to a neighborhood.*

Crismon Commons consists of a distinctively themed branding in the entry features, architectural elevations, landscaping, and open space plan. All of the residential units share common open space/courtyards with enhanced hardscape and amenities, a more lush and green landscape palette, entries and wall plan with distinguishing features, and an upscale contemporary design in the architecture.

- *Safe, Clean and Healthy Living Environment*
 - *Encouraging the creation and maintenance of neighborhood associations (formal or informal)*
 - *Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed*
 - *Locate and design public spaces so that there is a high degree of natural surveillance*
 - *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*
 - *Maintain attractive, well-kept public spaces in neighborhoods*
 - *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*

The proposed development's property ownership and private easements will establish efficient operations and management to oversee site maintenance. Site management will maintain community open space amenities and shared landscaped areas. Natural surveillance of the community parks and amenities are accomplished by the sizing and orientation of the buildings and units, most of which are either facing or adjacent to the open space amenities.

Active outdoor open space is provided, as well as the pedestrian pathways. Lighting throughout the development will meet City of Mesa requirements. In addition, the drive aisles and parking improvements will meet City standards and PAD criteria, which enables the City to anticipate consistent and predictable maintenance on the Property.

- *Quality Design & Development*
 - *Unique public or community spaces that provide a focal point to draw people together*
 - *Maintaining a pedestrian scale and attractiveness along streets*
 - *Unique public or community spaces that provide a focal point to draw people together*
 - *Maintaining a pedestrian scale and attractiveness along streets*

As previously stated, the design of the pathways, connections between buildings, the transitions from the interior to exterior spaces, the pedestrian-trailed network, and overall design will offer a beautiful community identity, in conjunction with the various community courtyards spaces. Each courtyard will provide focal points to draw people together.

- *Economic Development:*
 - *Retrofit existing commercial centers into mixed use centers.*
 - *Support local businesses and promote job growth.*

The proposed development is located in the Superstition Freeway East Growth Area given its proximity to the US-60 Freeway. The Property is an existing, underdeveloped commercial center with depreciating site work onsite. Therefore, it qualifies for being retrofitted into a neighborhood-scale mixed use center with quality uses and features that will bring much needed reinvestment on the Property, activate the site, and help support local businesses and jobs.

While employment generation ratios are theoretical and have ancillary benefits given connectivity to other businesses and services in the community, the proposed development is anticipated to produce approximately 31-41 jobs, based on the applicant's

experience in managing similar uses. Specifically, Crismon Commons is projected to produce 18 jobs for the proposed hotel use and 10-20 jobs for the proposed restaurant, depending on its scale and format. For the residential portion, 3 full-time jobs are anticipated to operate the facilities, in addition to independent contractor services and construction crews for development of the property. Furthermore, an unknown amount of additional jobs will be added to the local economy to service each part of the buildings, including the residential and hotel units' facilities (plumbing, electrical, interior furnishings, landscaping, etc.). Also, the households and guests to the site will contribute to local jobs given the household needs and professional service activities they are expected to bring to this area.

VII. PAD Zoning

This applicant requests a rezone from LC to LC PAD-CUP zoning. The project complies with the PAD overlay's intent 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." Crismon Commons complies with the Zoning Ordinance purposes by incorporating the following:

- High quality architectural design, site design, and an amenity package that creates a distinct and more sustainable alternative to conventional development and comparable projects;
- Enhanced pedestrian pathways and architectural linkages between the onsite structures and amenities, also connecting the site to the surrounding community;
- Well designed and integrated open space and/or recreational facilities held in common ownership under the property management and of a scale that is proportionate to the development;
- Pedestrian crossings and traffic calming measures to promote safe traffic circulation;
- Underground parking that provides for reduced surface parking and reduced distances for pedestrians to travel to and from the various uses onsite;
- Consistency with the surrounding open space and residential uses; and
- Sustainable property owner's management to oversee maintenance of the site.

This narrative and the development plan documents submitted herewith, such as the Conceptual Site Plan, Preliminary Landscape Plan, and conceptual imagery are preliminary in nature. They demonstrate how the requested zoning designation could be implemented consistent with the community themes and character. These elements, however, do not reflect the concrete and final site design. Any future final plan submittals and design review requests may require minor modifications, but they must be consistent with the themes and standards approved in the PAD. Together, the elements of the PAD will create a unique and innovative development that will foster many of the goals and objectives outlined in the General Plan and create great value for the surrounding community and future onsite users.

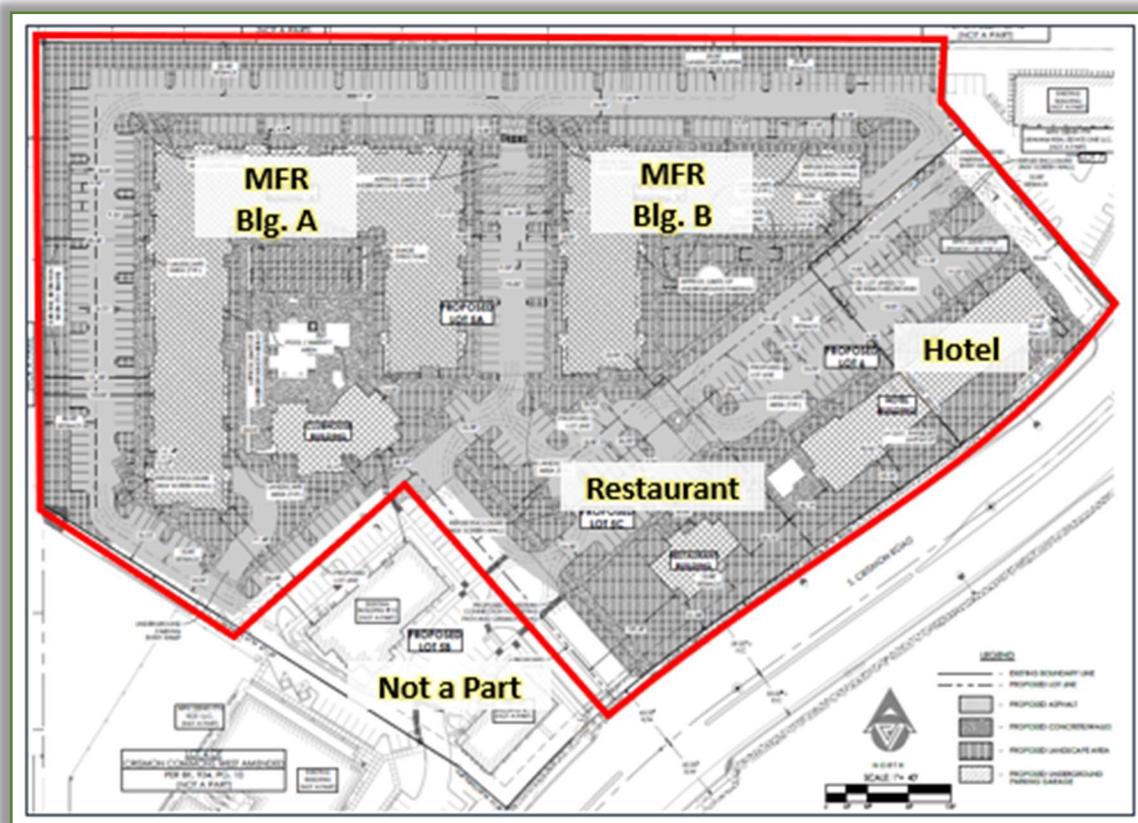
VIII. Project Description

The Crismon Commons Property will form the focal center point of a broader commercial area located on the west side of Crismon Road along its curve between Baseline Road and the US-60 Freeway. The site plan intent is to seamlessly tie into the existing commercial developments abutting the properties to the north (Big O Tires) and south (existing offices and preschool), which connections were present in the former site plan that this project will replace. Proposed within the confines of the Property are these proposed uses: restaurant, hotel, and multi-family residential development (see Table 2 and Figure 4 below).

Table 2 – Summary of Proposed Uses

Proposed Lot	Proposed Use	Lot Area (SF)	Lot Area, Gross (Ac.)	Building Area / Units
5A	Multi-Family Residential	340,455	7.82	240 units
5C	Restaurant	50,416	1.16	3,700 SF
6	Hotel	76,147	1.75	68,000 SF/ 100 rooms
	Total	521,076	11.96	

Figure 4 – Preliminary Site Plan



1. Circulation

The primary vehicular entrance to Crismon Commons will be located at the current signalized entry off of Crismon Road near the existing medical offices at the southern boundary of the Property. To create a prominent entry, this access will be accentuated with the thematic monument signage and will be landscaped with a center median and particularly along the pedestrian corridor on its north side. Enhanced paving such as stamped concrete and other alternative paving materials are located at pedestrian crossings and at the “welcome plaza” at the terminus of the access drive, which creates a warm and inviting to appeal the signature water feature and clubhouse building associated with the multi-family use.

A secondary right-in, right-out access is located at the existing access point at the northeast corner of the Property. Shared driveways at the north and south property lines are existing and provide continuity between this and the adjacent properties. To minimize the impact of the waste disposal containers, enclosures will be discretely located and situated to promote site safety and functionality for the collection vehicles.

Parking Plan: The circulation and parking plan will comply with the applicable City of Mesa requirements, with the exception of a minor deviation for the proposed residential use, which is discussed hereafter in the Development Standards section of this narrative.

Surface parking will make-up a majority of the parking for both the commercial and residential portions of the development. In addition, the residential portion incorporates underground parking with access ramps located on the south side of the clubhouse building and near the northeast side of Building B. The proposed parking plan will address the anticipated parking demand for residents and visitors. The efficiency of the parking plan will promote a sustainable parking and circulation system for vehicular, pedestrian, and other modes of travel.

Professional Offices on Separate Property: Two existing professional office/retail buildings are located adjacent to the Property and are not included this Rezoning/PAD request. The parking required for these office spaces under the Zoning Ordinance will be preserved. Those buildings will be self-sufficient in terms of required parking. Because the property line for those two buildings runs through the middle of the existing shared access, a private easement(s) will be dedicated to facilitating effective access and maintenance of the access drive and corresponding landscaping and infrastructure.

2. Landscaping and Open Space

The Crismon Common’s preliminary development plan incorporates an exceptional landscape and open space plan with three key features: (a) diverse active and passive open space areas, (b) open space amenities, (c) pedestrian connectivity throughout the site, and (d) buffers to surrounding uses.

a. Open Space and Outdoor Living Areas

Crismon Commons will provide open space, including minimum required outdoor living areas and private outdoor space. Approximately 100 sq. ft. of the Minimum Outdoor Living Area per unit is required, and the project complies with that requirement in most instances, except for the 1-bed unit as described in the PAD Development Standards in Section 4 of this narrative (see Table 3 below).

Table 3 – Minimum Outdoor Living Areas

Type of Unit	Unit Count	Minimum Outdoor Living Area/Unit (SF)	Provided Outdoor Living Area/Unit (SF)	Total Outdoor Living Area (SF)
1 Bed	100	100	92	9,200
2 Bed	120	100	102	12,240
3 Bed	20	100	122	2,440
Total				23,880

Additionally, the project complies with the private open space provisions, which vary depending on the number of bedrooms in each unit. Specifically, 60 sq. ft. of private open space is required per each 1-bed unit, 100 sq. ft. per 2-bed unit, and 120 sq. ft. per 3-bed unit (see Table 4 below).

Table 4 – Total Private Open Space

Type of Unit	Unit Count	Private OS Required/Unit (SF)	Provided Private OS (SF)	Total Private OS (SF)
1 Bed	100	60	92	9,200
2 Bed	120	100	102	12,240
3 Bed	20	120	122	2,440
Total				23,880

b. Amenities

The active open space amenities are focused on the residential portion of the project. It will incorporate various common features, which may include, but are not limited to, a welcoming clubhouse building and waterfall feature at the project entry, a pool area, splash pad, dog park, children’s play area, BBQ amenities, and gathering areas with seating and shade trees and structures. Secondary open space amenities include, among other things, connecting pathways with landscaping and shading, and outdoor seating. The hotel will also feature exceptional open space amenities appropriate for the accommodations use, including an enclosed pool amenity area and vibrant landscaping along Crismon Road and at

the vehicular entry on the north side of the building. Below are examples of the conceptual imagery of open space amenities in Crismon Commons.

Figure 5 – Conceptual Open Space Amenities



c. Pedestrian Connectivity

Crismon Commons is designed as a mixed-use project with an inter-connected system of shaded pathways that connect the various office, restaurant, hotel, and residential uses conveniently. As noted above, the underground parking reduces the size of the surface parking area. The project entry features a pedestrian promenade that leads to the residential clubhouse and amenity plaza. This promenade will intersect behind the project's monument sign to a pathway that leads to both the restaurant and hotel use. The pedestrian plan incorporates several external ADA connections to the public sidewalk. The hotel use will be designed to pedestrian scale given it provides a shaded entry directly accessible to the pedestrian path on Crismon Road. It has an additional entry and portico on the north side of the building. The pedestrian pathways will be lined with trees and other plant material comprising of species that complement one another, thus incorporating an integrated theme for this mixed use development.

d. Buffers

The proposed development will comply with landscape standards. Perimeter landscaping will be provided along Crismon Road with trees and landscaping that will soften the feel along that arterial road. To help transition and buffer Crismon Commons to the residential uses to the north and west, perimeter landscaping with depths and plant counts consistent with the Zoning Ordinance will be provided along the north and west property lines. The combination of building setback compliance, perimeter landscaping, parking landscaping, and foundation landscaping will provide layers of screening and buffers to the abutting residential uses.

To address comments from neighbors during the citizen participation process, proposed is a 25-foot perimeter landscape setback to the neighborhood to the north and west, which is greater than the existing 20-foot landscape setback. Where possible, the existing mature trees will be cleaned up and preserved to provide additional screening, in addition to new trees and shrubs that are being proposed.

Crison Commons also includes a 96- to 100-foot building setback for the proposed residential buildings to the north and west, which is much greater than the 25-foot minimum allowed setback in LC zoning for a 30-foot commercial building, and greater than the 75-foot maximum setback in LC zoning for residential uses. Given the undulations in the building, the average distance to nearest homes to the north and west of the Property is even greater.

Additional buffering is accomplished by the carefully designed massing and orientation of the buildings and open space amenities. For one, the hotel, restaurant, and commercial uses are separated from the neighbors to the north and west by the proposed multi-family residential buildings, which creates a tiered transition from uses of greater intensity to uses of lower intensity. Further, the multi-residential buildings front onto pool areas, play areas, and other active open space areas on the south sides of the buildings, which also creates a physical barrier between the outdoor activities to the uses on the south to the single-residential uses north and west of the Property.

Surrounding property owners will benefit from the separation, landscaping, and a lesser intense residential use compared to the greater variety of higher intensity commercial uses allowed in LC zoning.

3. Architectural Design

The specific architectural design for Crison Commons will be addressed in subsequent Design Review results and is not a part of this application. A brief summary is provided here to illustrate the quality themes in the proposed development and to indicate the applicant's commitment to comply with Mesa's new Quality Design Standards. The proposed buildings will be designed with upscale modern architectural features with sophisticated building form. Elevations will be punctuated with various materials, details, and colors consistent with recent trends and character for this development but will not be heavy or overstated given the contemporary themes. The overall architectural design will provide for enhanced visual interest, environmental comfort, and design creativity. Colors and materials will be consistent with the Quality Design Standards, as will be detailed in the future DRB submittal.

On the preliminary building elevations, the massing is broken into several buildings that orient toward the interior open space zones. To add further interest, the buildings' exterior undulates consistent with variations in the roof line, creating three main layers of undulation that is matched by changes in the exterior materials. The vertical and horizontal articulation in the buildings join with shade structures, hardscape, and landscaping to create a high-quality pedestrian scale development.

The conceptual imagery shown below is indicative of the quality of design proposed for the Crismon Commons.

Figure 6 – Conceptual Architectural Imagery



4. Development Standards

The PAD zoning overlay allows for the protection of the project’s quality and enables the proposed development to fit neatly within the requested zoning district and General Plan objectives. This PAD applies the development standards established in the Zoning Ordinance sections for projects in LC zoning for Mixed Use developments, except for a few minor modifications that are justified by the proposed development, site constraints, and characteristics that exceed zoning standards. Table 5 below lists the requested modifications to development standards, in which modifications are shown as **bold and underlined**, with a letter corresponding to the subsequent sections that follow. (see below)

Table 5 – List of Modified Development Standards

Development Standards Table 11-6-3.A	Mesa ZO Required LC	Proposed Crismon Commons
Maximum Building Height	30 ft.	<u>Residential: 46 ft.</u> <u>Hotel: 51 ft.</u>
Min. Building Setbacks		
Interior Side/Rear, abutting RS Zoning: • North and west boundary	75 ft.*	<u>96 ft.</u>
Interior Side/Rear Adjacent to Non-Residential Zoning: • Northeast boundary – Hotel building • Northeast boundary – Residential Blg. B • Southwest boundary – Residential Blg. A	15 ft./story 60 ft. 60 ft. 60 ft.	<u>40 ft.</u> <u>70 ft.</u> <u>50 ft.</u>

Development Standards Table 11-6-3.A	Mesa ZO Required LC	Proposed Crismon Commons
Perimeter landscaping adjacent to single-residence, § 11-33-3.B.1	20-25 ft.	25 ft.
Min. Separation between buildings on same lot Blg. Height > 40 ft. • Residential blg. & 1-story clubhouse	30-35 ft.	<u>16 ft.</u>
Minimum Outdoor Living Area for Residential Uses in LC Zoning, Table 11-6-3.A	100 sq. ft./unit	<u>92 sq. ft./unit for 1-bedroom units only</u>
Residential Parking Requirements, § 11-32-3	2.1 spaces/unit 504 required 1 covered space/ unit	<u>2.05 spaces/unit</u> <u>493 proposed</u> 1 covered space/unit

* In the Zoning Ordinance, the 75-foot building setback represents the highest setback standard, which is required for a three-story building in LC zoning. Notably, a 50-foot setback is required for two-story building. Therefore, it could be assumed that the building setback for a four-story building would be 100 feet.

Modifications:

The modifications listed in the above Table 5 are respectfully requested because given the distinct location, site constraints, and the proposed design of the property, strict application of the zoning provisions would not enable the proposed development to offer the cohesive design, open space plan, and creativity needed to promote the intended vibrant and sustainable mixed use development.

a. Building Height

While some of the proposed buildings comply with the required building height standard in the LC district, a modified 4-story height limit is proposed for both the hotel use and the residential use. The modified heights are reflective of standard building sizes with mixed use developments and these buildings are essential components of the hotel anchor and residential components of the mixed-use development plan.

The maximum height limit of 46 ft. for the apartments and 51 ft. for the hotel are appropriate for the scale of this development and their proximity to the surrounding residential and commercial uses. Variations occur between the residential and hotel building heights owing to the differences in the architecture relating to functional aspects of the building, different ceiling heights, and artistic architectural elements for the different types of uses. The many instances in which the proposed building heights, setbacks, site landscaping amenities, and building coverage exceed standards more than compensate for the proposed modification. We note that the actual height of the apartments are proposed at 45 ft. 8 in., but we have rounded the height up to provide for slight variations that often occur during the final design and construction phases of the project. Also, it is noted that the average roof heights are lower.

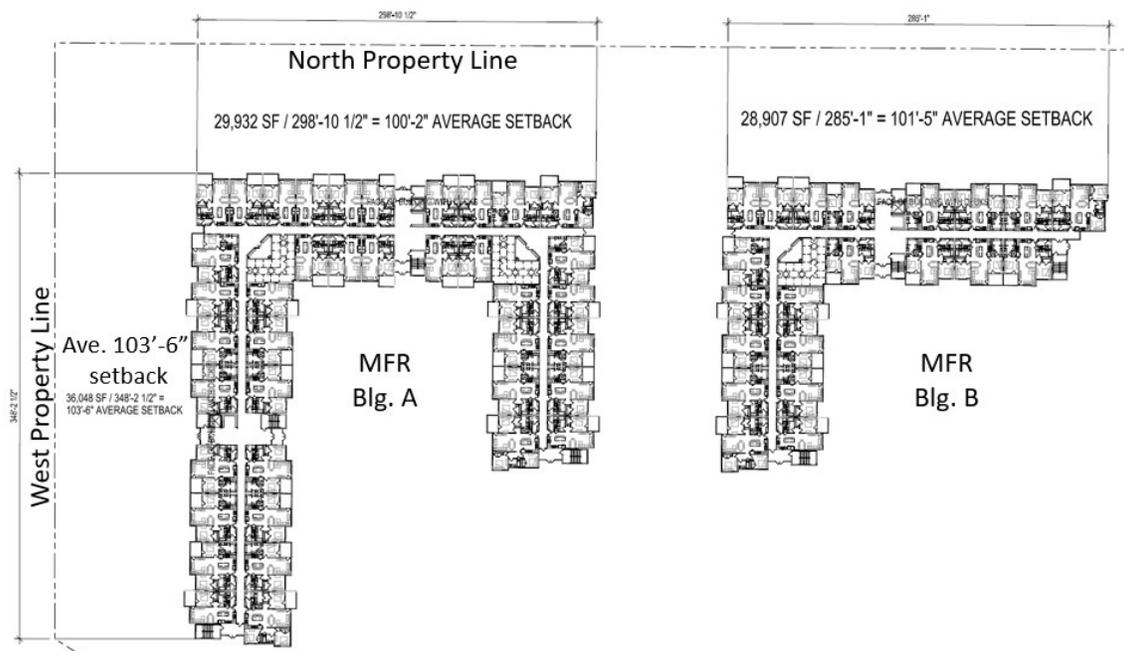
b. Building Setbacks

Proposed are a minimum side setback of 40 feet between the hotel and the northeast property line, which abuts the Big O Tires property. This is justified by the proposed development's mixed-use nature and how the properties on both sides of the northeast property line function as a type of combined commercial site plan. Also, the Big O Tires building exceeds its building setbacks to the same shared property line, thus mitigating any potential effects of the modified setback at that location.

Also proposed is a side setback of 50 feet from Residential Building B to the southwest property line that abuts an adjacent commercial property. This will not impact the adjacent property, because the portion of Building B that applies to this setback is located near the adjacent property's landscape buffer, not the actual building. Also, the total separation between the two buildings on both sides of the shared property line far exceeds what would be deemed reasonable for a commercial development of this nature.

All other building setbacks exceed the minimum requirements, with special care taken to ensure that the maximum building setback is maintained at a minimum of 96 feet to the north and west. The actual setbacks on the preliminary site plan is 97 feet to the north and 98.4 feet to the west, but the averages are 100.2 - 101.5 feet to the north and 103.5 feet to the west, as shown in Figure 7 below. The 96-foot setbacks are proposed to allow for any minor modifications that may occur in permitting or in the construction process. The proposed setbacks are designed to help enhance Crismon Commons' compatibility with the adjacent uses and they exceed the typical standards for similar projects.

Figure 7 – Average Building Setbacks to North and West



a. Outdoor Living Area

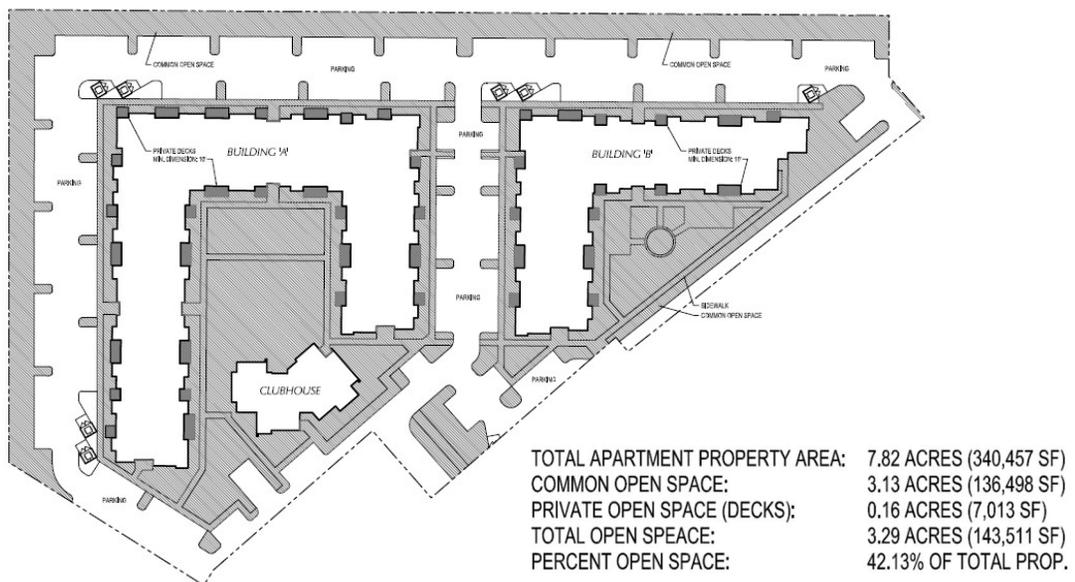
The Mesa Zoning Ordinance requires a minimum 100 square feet of “Outdoor living Area” per unit in Development Standards Table 11-6-3.A. The Zoning Ordinance does not define this term, but it may be interpreted to mean the same thing as private open space, as required under MZO Section 11-5-5.A.3. As shown Table 6 below, for the 1-bedroom units, proposed is 92 sq. ft. of outdoor living area per unit.

Table 6 – Minimum Outdoor Living Areas

Type of Unit	Unit Count	Minimum Outdoor Living Area/Unit (SF)	Provided Outdoor Living Area/Unit (SF)	Total Outdoor Living Area (SF)
1 Bed	100	100	92	9,200
2 Bed	120	100	102	12,240
3 Bed	20	100	122	2,440
Total				23,880

The proposed deviation is justified by the fact that Crismon Commons proposes to exceed the Outdoor Living Area standards for the 2-bedroom and 3-bedroom units, and the 1-bedroom units exceed the minimum 60 sq. ft. private open space requirement (see the aforementioned Table 4 in the section discussing Open Space). Additionally, if you were to include the pool house, pool area, children’s play area, and the total common open space for the residential portion of Crismon Commons, the total area would be approximately 42% of the site, or 597 sq. ft. per unit, which greatly exceeds the minimum requirement. Figure 8 below depicts the locations of the total common open space areas for the residential portion of Crismon Commons.

Figure 8 – Common Open Space Areas and Private Open Space



b. Building Separation

Crismon Commons is designed with careful attention between the flow of land uses, all situated in a cohesively laid-out, pedestrian-friendly site plan. Appropriately designed building separation distances have been provided between buildings on the site and are slightly angled so as to provide a softer approach. The modified standard only applies to the separation between the residential clubhouse building and the adjacent residential buildings, which create a composite, compatible design with the building massing of the multi-family residential buildings.

The requested separation for the narrowest of the measured distances is 16 ft., although it is noted that the Zoning Ordinance allows this distance to be measured from the average of distance of the angle of the two respective wall planes, which is more than 16 feet. This modified standard is justified by virtue of the building separation that exceeds standards between the two major residential buildings and between the commercial buildings and the residential buildings. This has an overall effect of preserving the open and natural feel in conjunction with site landscaping.

c. Parking Plan

The preliminary site plan includes a parking plan that complies with Zoning standards for parking counts, dimensions, and landscaping, with the exception of a modified parking count for the residential portion (See Table 7 below). This modified standard is justified by the nature of this mixed use development with compatible residential and nonresidential uses on the same site plan, in addition to the site architecture and certain site planning features that exceed standards.

Table 7 – Proposed Parking

Parking Standards for the Subject Property	Mesa ZO Required LC	Proposed Crismon Commons
Hotel	95 spaces	95 spaces
Restaurant	37 spaces	37 spaces
Residential	(2.1 spaces/unit) 504 spaces	(2.05 spaces/unit) <u>493 spaces</u>
TOTAL	636 spaces	<u>625 spaces</u>

Proposed are 493 parking spaces for the residential use (2.05 spaces/unit), where 504 are required (2.1 spaces/unit), which is a difference of 11 spaces. Precise parking counts may be adjusted at the time of development as permitted under the Mesa Zoning Ordinance. It is noted that in every case, all of the nonresidential uses will comply with parking requirements. The proposed parking ratio for the residential portion is greater than the standard ratio for similar types of mixed-use developments, and the modified standard will only be utilized if necessary.

To further support this request, as proposed on the submitted plans, the underground parking facilities for the residential portion are of sufficient scale so as to provide a minimum of 1 parking space for each residential unit, which satisfied the 1 covered space per unit requirement. Any remaining parking required for the residential use will be directed to parking spaces near the clubhouse/leasing office and directly adjacent to, and behind, the residential buildings. Tenants will be informed that residential parking will not be allowed in the hotel or restaurant's required parking areas.

As noted above, the proposed parking plan is adequate for the proposed use and based on experience with mixed-use centers. Inherent with mixed use developments is the notion of reduced dependency on the automobile. To the benefit of the hotel and restaurants and nearby commercial uses, the proposed underground parking and thoughtful site layout decreases the walking distance between the various uses and the connectivity between them. This will reduce the parking demand in the commercial areas. Hotels frequently utilize ride-share services, which further reduces the demand for parking below the typical zoning standards.

5. Utilities, Services, and Infrastructure

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements in Mesa's jurisdiction. Utilities in the Property's vicinity include City of Mesa for water, sewer, police, fire, gas, and waste disposal. The Property is in SRP's electric supply service area.

Schools – Based on the property ownership's experience with the proposed housing product, it anticipates negligible effect on the surrounding public schools. The project is in Mesa Public Schools' boundary, which does not publish its student projection ratios. However, using ratios provided by Applied Economics, a well-known Economic Analysis group in the Phoenix Area, it is estimated that a 240-unit apartment project like Crismon Commons would generate approximately 57 total students with 31 students being in K - 6th grade group. Also, 26 students are estimated to be generated in the 7th - 12th grade group.

In today's environment, especially in the East Valley, a broader variety of educational opportunities are available. As such, public schools only make up a portion of the available schools in the area. An estimate of the area surrounding the Property indicates that there are approximately 14 traditional, charter, and private schools within a 9-minute drive and 10 total schools within an 8-minute drive. These conveniently accessible schools are anticipated to be able to absorb the projected students generated by the proposed development.

Moreover, if this request is approved, development of Crismon Commons will increase the value of the Property, which can indirectly increase the values of surrounding properties in Mesa. Added tax revenues will ultimately benefit funding of local schools in the long run.

6. Compliance with PAD Criteria

As discussed in Section 11-22-1 of the City of Mesa Zoning Ordinance, Planned Area Development Overlay applies to properties with a minimum 5-acre site area. The project is approximately 11.96 acres and therefore complies with the size requirement for a PAD established in the Zoning Ordinance. Further, the proposed development provides an alternative to conventional development and complies with requirements outlined in the PAD Overlay District as shown below.

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.

Answer A: The proposed development features an amenity package that is well integrated, scaled to an appropriate size and will be desirable to prospective resident and commercial uses and will be maintained by the property ownership entities.

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

Answer B: No private or public streets are proposed. All driveways will comply with the applicable Zoning Ordinance and Building Code standards.

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

Answer C: The parcel has been graded for a prior development that did not succeed and therefore contains no significant features or character that requires preservation. Some of the mature trees along the perimeter landscape setback will be preserved to promote screening. Additional landscaping will also be provided.

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

Answer D: Crismon Commons is a high quality alternative to conventional development. The project includes a residential use with underground parking, nearby commercial uses, shared pedestrian and open space amenities, landscape buffers, and high-end conceptual design with aesthetically pleasing features. These elements are coordinated into a unique development plan that will be a valuable addition to the neighborhood. See discussion above regarding the Project Description and General Plan Compliance for more information.

E. Sustainable property owners' associations.

Answer E: There is an existing property owner's association, which declaration will be amended to fit this project. The number of homes in this community is more than sufficient for a sustainable property owner's association. This will ensure that the development is well-maintained so that property values are preserved over time.

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

Answer F: See above answer to item E.

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.*

Answer G: The design of the community is meant to integrate with the various uses onsite. It has been holistically crafted to ensure that it presents a coherent aesthetic and to promote connectivity to the uses within the Crismon Commons.

IX. Compliance with CUP Criteria

Table 11-6-2 and Section 11-31-31 of the Mesa Zoning Ordinance outline criteria in which a Council Use Permit (CUP) may be granted to allow residential uses in commercial zoning. The intent is to provide for enhanced City review to ensure the residential use's compatibility with the commercial uses and the connectedness of the uses on the site plan. Crismon Commons is a mixed use development with both residential and nonresidential uses, and as discussed in this section, it complies with the CUP requirements.

On the submitted preliminary site plan, the proposed multiple residence use is limited to the proposed Lot 5A on the Crismon Commons revised plat, which will preserve the commercial uses fronting Crismon Road. It is noted that the Property is connected to a broader site plan with abutting commercial uses to the north and south, in addition to other commercial uses south of Crismon Road and south of the signalized crossing at the Property's main entrance. The overall commercial land use context supports the request for a limited amount of residential uses on the back portion of the Property. Table 8 below summarizes site data relating to CUPs for residential uses in mixed use zoning. This is provided for illustrative purposes only to describe Crismon Commons as provided on the preliminary plans submitted with this request.

Table 8 – CUP Residential Development in LC Zoning

Standards § 11-31-31.A	Mesa ZO Required LC	Proposed Crismon Commons
Max. Density (du/ac)	25 du/ac CUP approval required	21.94 du/ac. Subject Property 30.7 du/ac. Lot 5A (CUP requested)
Minimum Non-Residential % of Gross Floor Area for Subject Property	40% of Site Plan CUP approval required	18.7% Non-residential * (CUP requested)
Minimum Non-Residential % of Ground Floor Space, Each Bldg.	65% each building CUP approval required	Hotel: 100% Restaurant: 100% Residential: 0% (CUP requested)

* Note: 27.6% of nonresidential uses are provided when you combine the Subject Property with the abutting properties with which it has cross access, including Big O Tires to the north, the abutting offices to the south, and the pre-school to the south. Effectively, these properties operate as an overall site plan.

A CUP is also requested because the total gross floor area of nonresidential uses will be below 40 percent, as shown in Table 8 above. This reason for this is because multiple stories of upper-level residential units in stand-alone residential buildings, which is expected for mixed-use developments of this scale and with this Property’s unique constraints that support a residential use on back portion and commercial uses on the front portion. Similarly, for this horizontal mixed use project, the commercial buildings exceed the 65% ground floor requirement given they are occupied by 100% of non-residential uses, where in contrast the residential buildings have 0% commercial on the ground floor. The elements that support this percentage are described above, and include, among other things, the shared landscape elements and the interconnected pedestrian system that unite the various uses on the site.

The proposed density on the overall site plan is 20 du/acre (11.96 net acres) and 31 du/acre for the area limited to proposed lot 5A (7.82 net acres), which will allow for the proposed 240 units shown on the preliminary site plan. This CUP is warranted given the residential buildings’ integration into the overall, cohesively designed mixed-use development for Crismon Commons as described in the PAD narrative and submitted plans. Special design considerations have been implemented into the plan that will enable the City to enforce the high quality aspects of the development and the proposed buffers and transitions that help make the project harmonious with the surrounding uses.

CRISMON COMMONS complies with the CUP criteria for multi-residence uses as follows:

- a. Information that indicates compliance with the General Plan, related policies, and surrounding uses.

Previous sections of this narrative indicate how Crismon Commons is consistent with the Mesa General Plan's Neighborhood designation and the associated goals and policies. Crismon Commons is also appropriately planned with respect to the transitions and buffers to the surrounding variety of land uses. The Property is not located in the boundaries of any Sub-Area Plan.

- b. A plan of operation is required to ensure compliance with city regulations.

This narrative and its description of the ownership, property maintenance, and future review processes comply with this standard. The owner will record detailed standards in the amended declaration that will meet or exceed City regulations. Project operations will comply with all applicable zoning, building, and fire safety regulations.

- c. A "good neighbor" policy promotes "ongoing compatibility with adjacent uses" and "assure" viability of the commercial uses.

Information provided herein addresses this requirement. Generally, good neighbor policies are aimed at providing a program, or medium, for coordination and resolution of specified negative effects a project may have on surrounding uses. Crismon Commons by nature is compatible with the internal site uses with the residential uses on the north side of the property and the commercial uses located on the boundary that fronts onto Crismon Road, an arterial Road. Crismon Commons is intentional in its arrangement of compatible mixed use commercial and residential land uses within the fabric of an integrated pedestrian system, parking plan, and landscape/open space plan with shared amenities. The site plan has been designed to be sensitive to internal uses and external properties in terms of buffering, pedestrian connections, and open space amenities.

Crismon Commons will have a declaration of covenants and restrictions and all the necessary real estate easement agreement(s) that run with the land will include specific terms that will address the relationship between the various uses on site. All future approvals will comply with this PAD and Mesa's zoning requirements and standards.

- d. Evidence and documentation demonstrating substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

Crismon Commons complies with these Mesa Zoning Ordinance standards except as provided in the previously discussed minimal modifications to development standards. It is noted that the proposed development will meet or exceed standards relating to landscape buffers, screening walls, landscape quantities, and other standards. Future submittals for permitting will be required to be consistent with the

design themes and standards submitted herewith and will further the purposes of the General Plan and zoning ordinance.

In addition to the above, Crismon Commons complies with the additional zoning provisions regarding CUP applications in MZO Section 11-70-6-D, as follows:

- a. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

See aforementioned discussion on General Plan Compliance.

- b. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;

As noted previously, Crismon Common's location and scale is suitable for both residential and commercial uses that are designed within the context of a well thought out development plan as submitted with this application. The separation between the uses onsite and between the proposed buildings and the adjacent properties ensure compatibility with the surrounding land uses. It will operate as a residential and commercial project designed as a cohesive site plan and will be professionally managed consistent with industry practice.

- c. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and

As discussed in the General Plan Compliance section, the proposed development will promote the general welfare of the community and provide uses, neighborhood services, features, and amenities that will bring great value to the community. Specific design features, including setbacks, building separation, and other provisions will mitigate any impacts on the surrounding properties.

In addition, Crismon Commons promotes sustainability by providing a project that promotes multi-modal transportation and reduced dependency on the automobile. To further the benefits to prospective residents, there are a variety of existing and proposed commercial uses on the project site and on surrounding properties within walking distance that will service the daily needs and lifestyle of the community.

Additional benefits to the city include improvements to an infill property that will increase assessments that will contribute to the long-term sustainability of local schools and public infrastructure.

- d. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

The proposed development improves an infill property within the City limits that has direct access to city infrastructure onsite and in the adjacent right-of-way. There is adequate capacity for utilities to service the proposed development. Any upgrades needed will be the responsibility of the applicant, and all utility connections and improvements will comply with the applicable City standards and details.

X. Citizen Participation

The applicant has exceeded the minimum requirements for Citizen Participation by providing various opportunities for adjacent property owners to review the proposed development, share comments and concerns, and receive feedback regarding the applicant's responses. Details are provided in the Citizen Participation Report provided to the City. A summary of a few of the main points are provided below, as follows:

a. Height – setbacks, views, privacy:

- Developer agreed to increase the building setback to average 100 feet instead of the 75-foot minimum setback line and 90 feet in the second neighborhood meeting. Some parts of the building will likely exceed this distance. Building heights were also decreased in response to this comment, as explained further in the Citizen Participation materials submitted to the City.
- Further, perimeter landscape buffer that was increased by 5 feet, and the layers of trees internal to the site will help screen views to the proposed residential buildings. Specifically, for example, proposed on the preliminary landscape plan are approximately 86 trees in the northern perimeter landscape buffer, and 56 trees are proposed in the western landscape buffer. As proposed, Crismon Commons will create less visibility into neighbors' backyards than building the project closer to the neighbors' backyards at the minimum required setback.
- At the property boundary, the applicant agreed to increase the height of the separation wall between the project and the adjoining neighbors to achieve an 8-foot height. This could involve adding two-to-three courses of block at the top of the existing wall, depending on the site conditions along the various sections of the existing wall.
- Related to this item was the concern regarding glare from windows on the upper stories of the proposed residential buildings. In response, the applicant will commit to utilize special low-e grade glass, from reputable glass manufacturers. Further, it will explore use of glass with additional glare reduction features.

b. Perimeter Landscaping:

- Developer agreed to provide additional landscape screening, as required by the city. This could be accomplished by leaving and cleaning up some of the mature trees that are currently there and providing additional trees and shrubs to provide additional screening. It was noted that while some neighbors would like to keep the existing trees, others would like the trees to be removed and replaced to address the debris shed from the existing trees into their rear yards and damage to the site wall's foundation from the tree roots.
- To further address the landscaping concerns, the applicant incorporated more non-deciduous trees into the perimeter landscape buffer that will provide screening year-round. The extensive quantity of trees will be an enhanced buffer from the existing conditions. Plant sizes will comply with requirements in the Mesa Zoning Ordinance and will be placed an arm's length from the wall to help prevent damage to the foundation. The applicant will continue to review the landscape plan and work with neighbors to identify possible ways to further address the impacts on the neighboring properties and the buildings proposed in Crismon Commons.

c. Increased traffic on Crismon Road

- The proposed residential use, according to traffic engineering data, generates significantly less traffic than commercial and offices uses. Therefore, Crismon Commons will have a lower impact on traffic on Crismon Road than under the existing approved zoning.
- Crismon Commons is only accessible from Crismon Road, and there is a traffic signal at the main entrance, which will help regulate traffic.
- The adjacent Sierra Ranch neighborhood to the north, west, and south of the project has no access to Crismon Road – all of that traffic is directed to Baseline Road. As a result, there will be no mixing of traffic between the communities.
- When looking at comparable traffic on arterial roads on the south side of the US 60 (2018-2019 best available data on Mesa's traffic counts maps), Crismon Road has approximately one-half the traffic counts on Power Road, Higley Road, Greenfield Road, and Val Vista Drive. Crismon Road is similar to, but slightly less than, traffic counts on nearby Ellsworth Road and Signal Butte Road. This suggests that Crismon Road is below average for comparable streets and has capacity to serve the proposed Crismon Commons Development.

d. Lighting

- The proposed development will incorporate low-level, low wattage lighting, and will comply with City standards, which engineering standards do not permit spillage of direct light glare onto adjacent properties. To help reduce the effects of lighting, the design of the trees and landscaping will buffer the light levels, and no pathways or pedestrian lights will be developed in the rear setback.

e. Solid waste bins

- Solid waste bins will comply with City comments, which requested they be spread more evenly throughout the site. On the revised plans, the applicant moved the bins further into the site in response to comments. Several measures have been taken to reduce the effect on adjacent properties by locating some of the enclosures close to where they were in the previously approved site plan. The solid waste collection plan limits the number of bins required to service the site by designing the collection services to collect the trash multiple times a week.
- Furthermore, the perimeter landscape setback was increased by 5 feet, which total setback will include more trees and shrubs than before. These enhancements will further mitigate any impact on the adjacent properties.

f. Quality design of buildings

- The proposed architecture for Crismon Commons is designed to be consistent with nearby commercial buildings on Crismon Road and to provide nice design features and amenities that exceed the basic standards.
- The design of the residential use's waterfall feature and large clubhouse, in addition to other architectural themes, demonstrate the applicant's commitment to provide a distinct project that will add value to the area.
- A robust hierarchy of outdoor amenities offer a high quality resort-lifestyle for the future residents. The features range from the indoor amenities in the clubhouse, the pool amenity, sitting areas that fit into the landscape plan and architecture, and play spaces for children.

g. Project to cause an increase in disruptive behavior in the neighborhood

- As indicated on the preliminary site plan, the orientation of the apartment buildings face away from the residential uses, which concentrates the outdoor amenities further from the surrounding residential uses. The multi-residential buildings front onto pool areas, play areas, and other active open space areas on the south sides of the buildings, which creates a physical barrier between the outdoor activities to the uses on the south to the single-residential uses north and

west of the Property. This will further buffer the surrounding properties from the hotel and restaurant building.

- It is further noted that the high number of quality indoor and outdoor amenities are designed to promote longer term residences and attract occupants who are renters by choice and who expect a higher level of features in housing. These amenities, when combined with the landscaping and architectural features proposed, will create more neighborhood stability and value for the Property and the surrounding area.

XI. Conclusion

Crison Commons is a vibrant project that offers a high-quality lifestyle for its residents. It establishes essential elements of a mixed-use project with pedestrian linkages and features that complement surrounding area. The proposed plans exceed standards and possesses the elements of a viable and sustainable place in which to live.