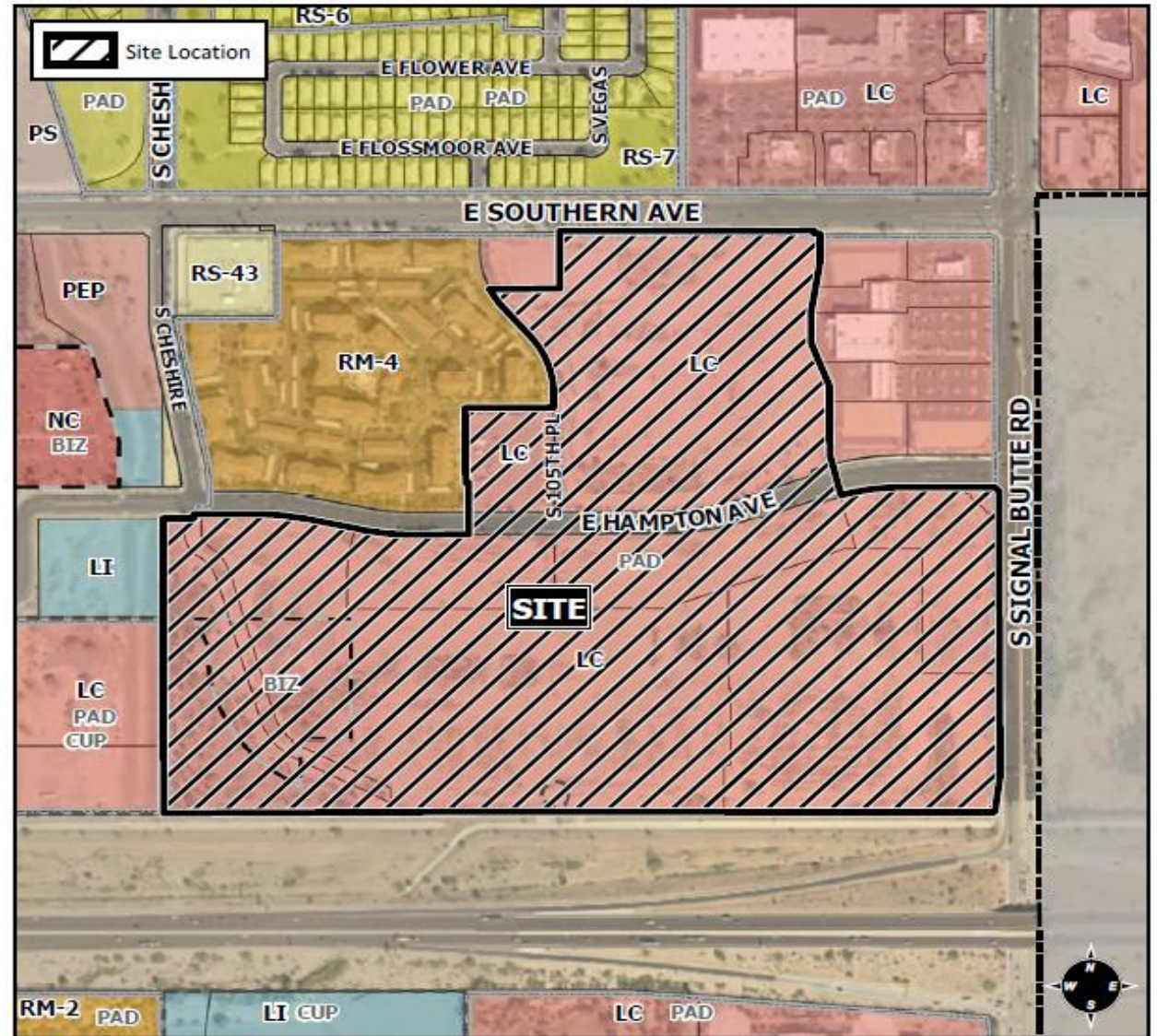


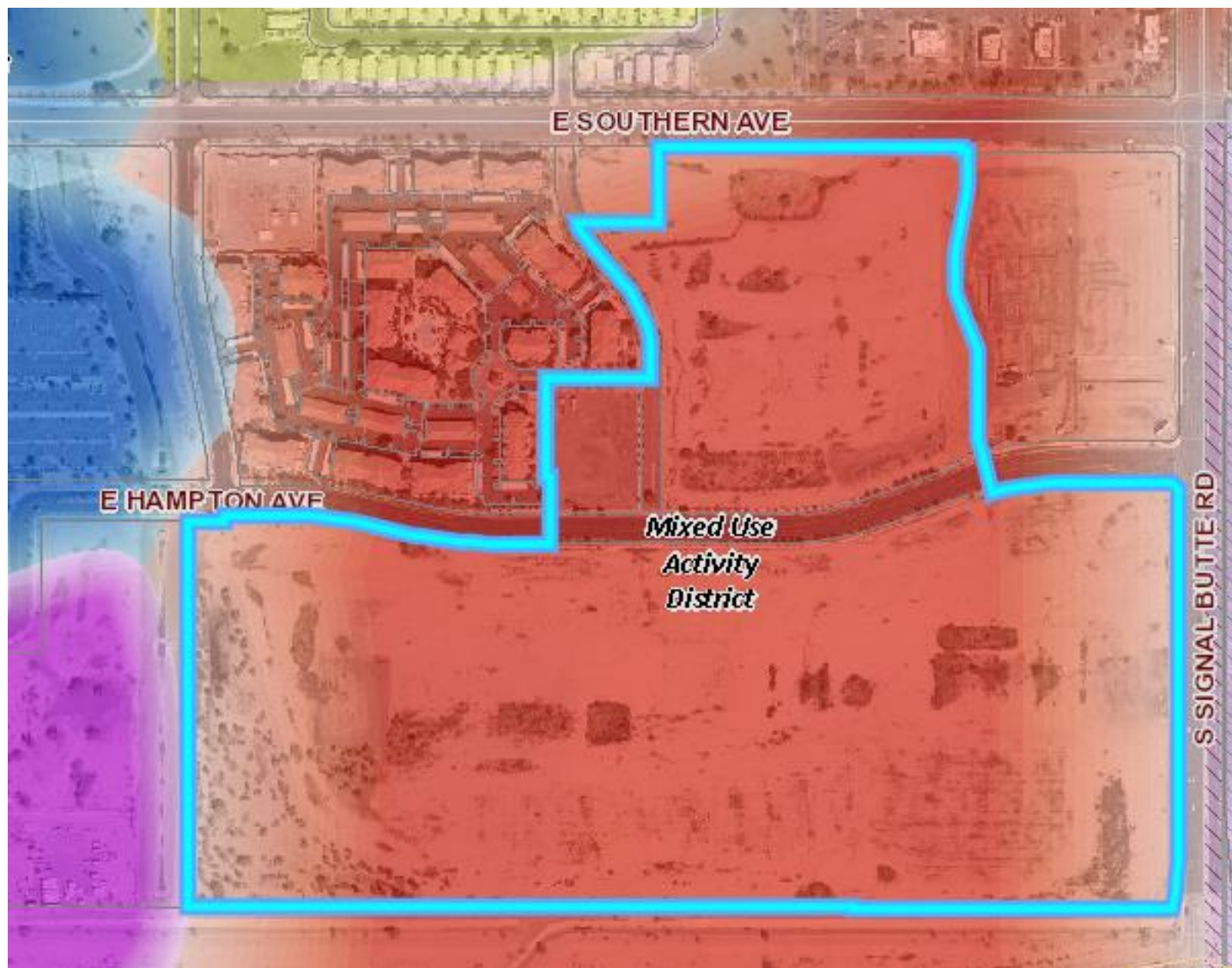


ZON19-00872

Location

- West of Signal Butte Road
- South of Southern Avenue
- North and south side of Hampton Avenue





General Plan

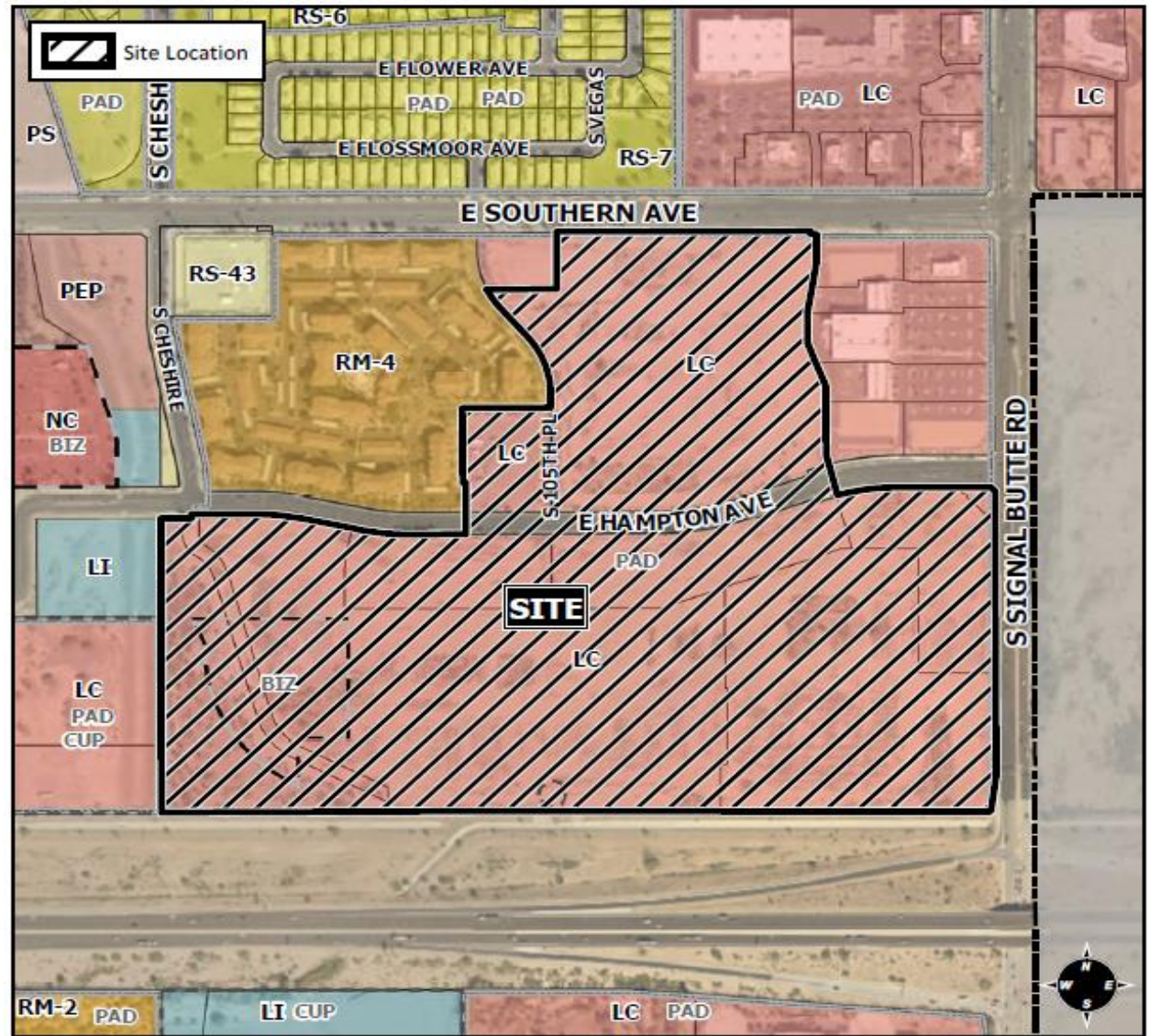
Mixed Use Activity

- Large scale
- Mixture of uses
- Commercial and residential components

Zoning

LC-PAD-BIZ

- Rezoned in 2007 for commercial and hotel use
- LC - Indoor retail, commercial and service
- Trade area 1-10 miles





Request

- Rezone from LC-PAD and LC-PAD-BIZ to LC-PAD, RM-4-PAD and RM-5-PAD; and Site Plan Review

Purpose

- Mixed-use development

Site Photos



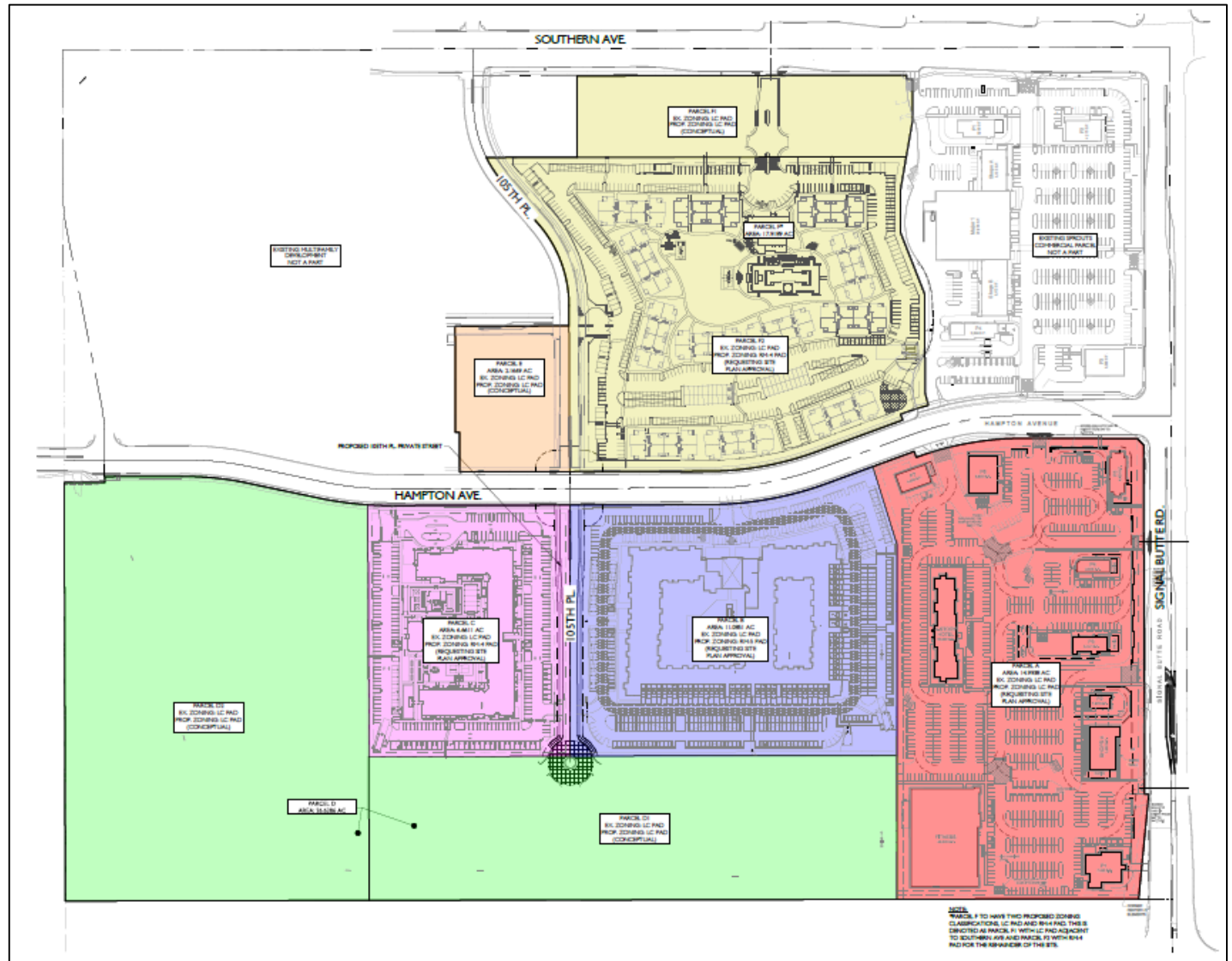
Signal Butte Road looking NW



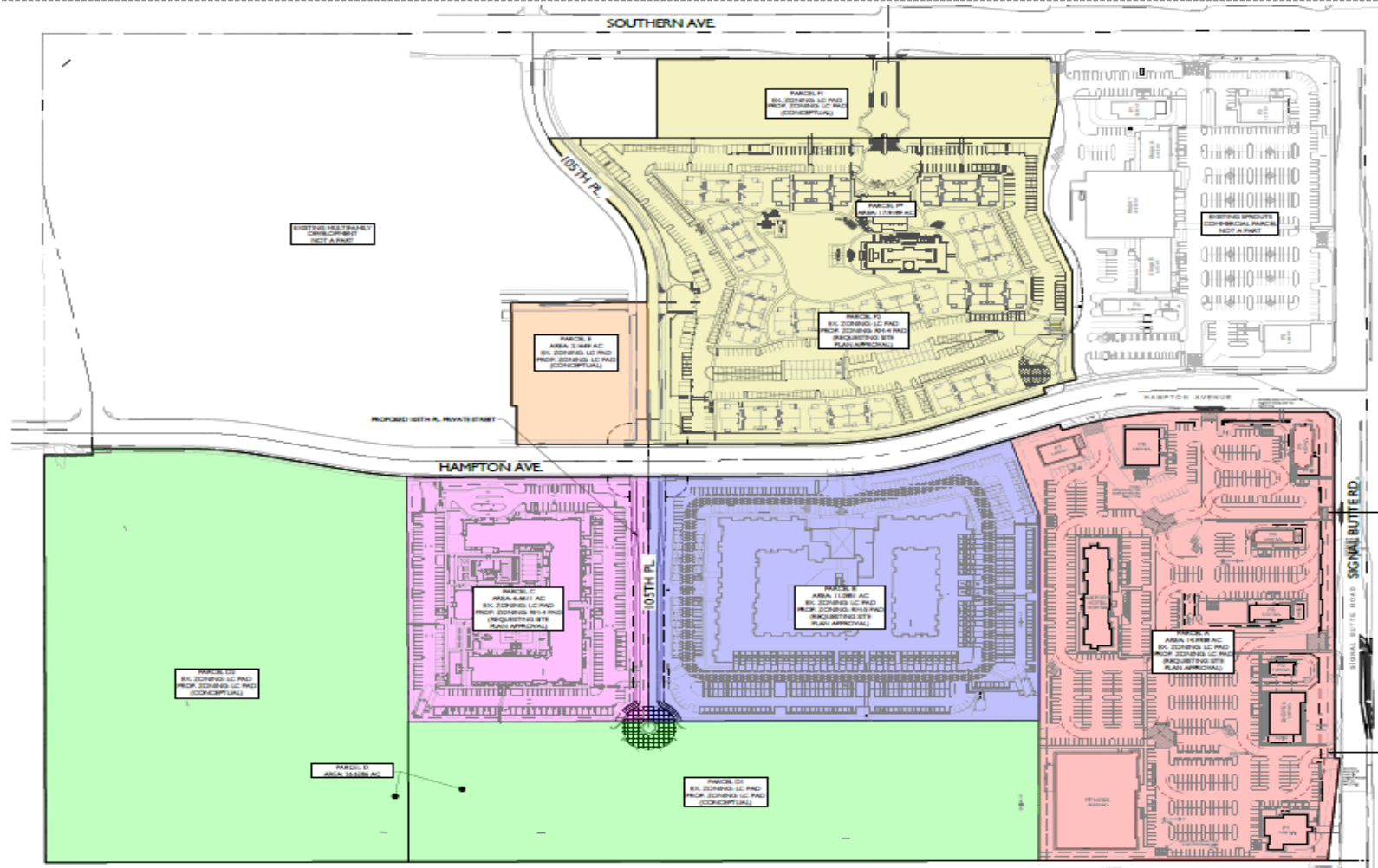
Hampton Avenue looking SE

Zoning

- Rezoning and specific site plan:
- Parcel A (LC-PAD)
- Parcel B (RM-5-PAD)
- Parcel C (RM-4-PAD)
- Parcel F2 (RM-4-PAD)
- Rezoning and conceptual plan
- D1, D2, E and F1 (LC-PAD)

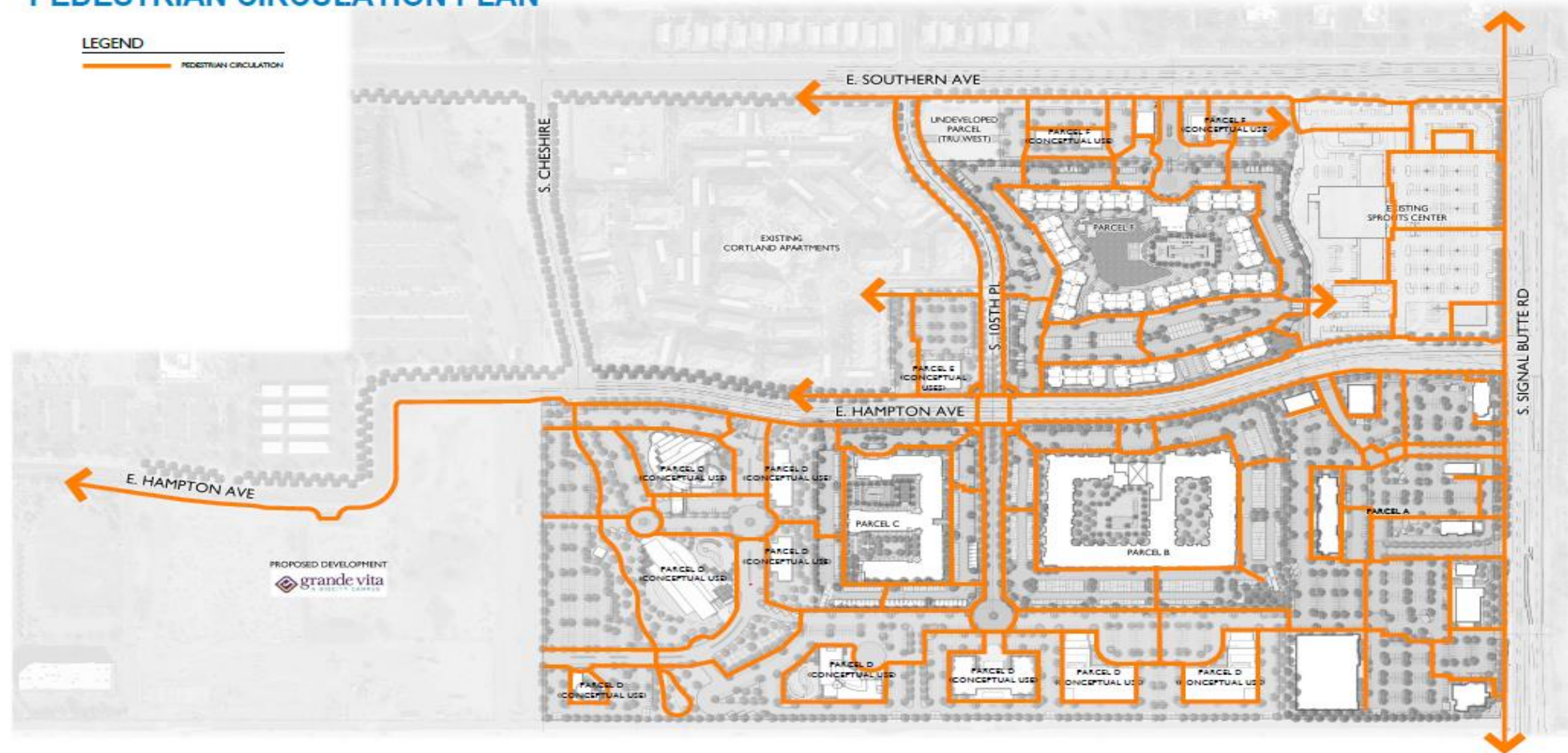


Overall Development Plan

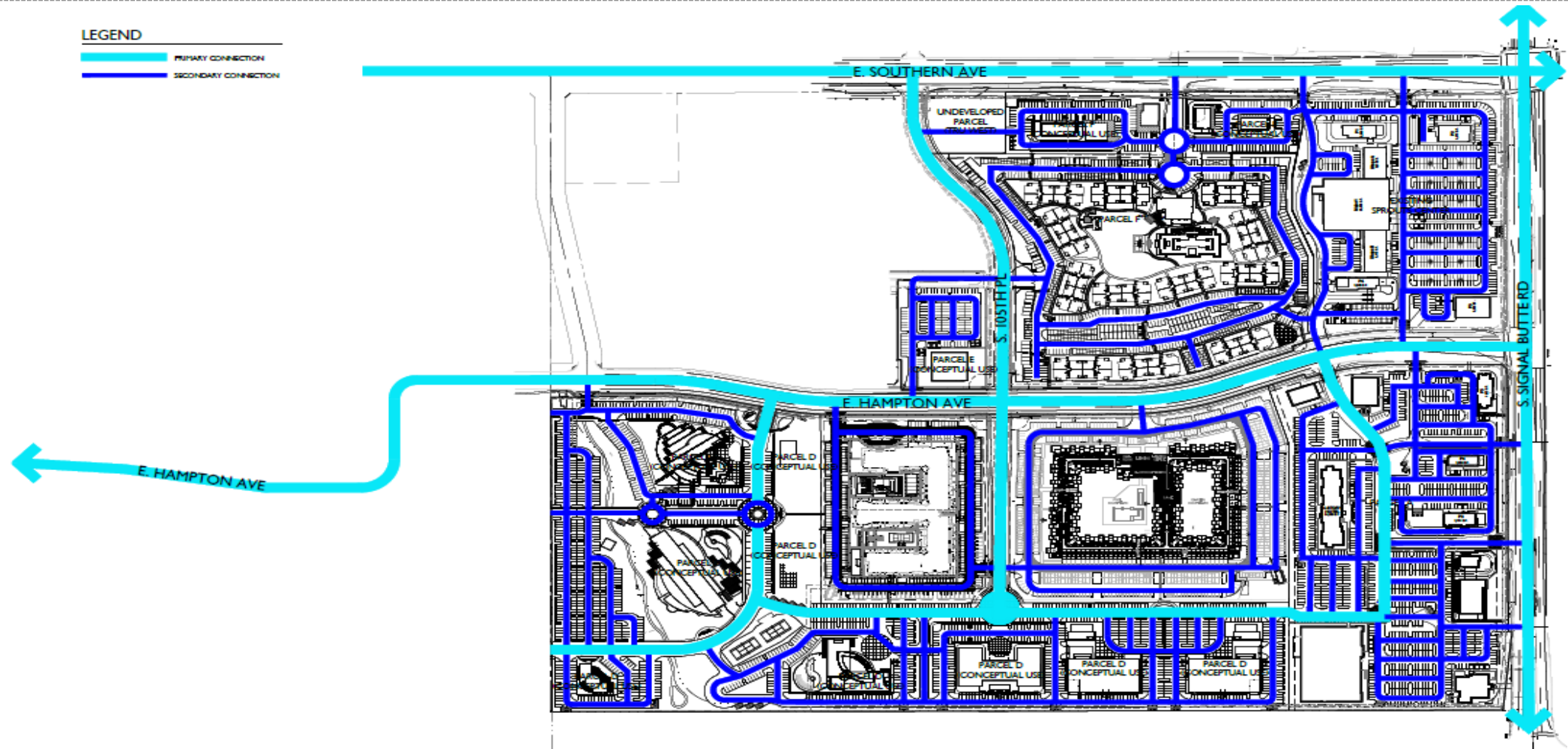


Pedestrian Connectivity

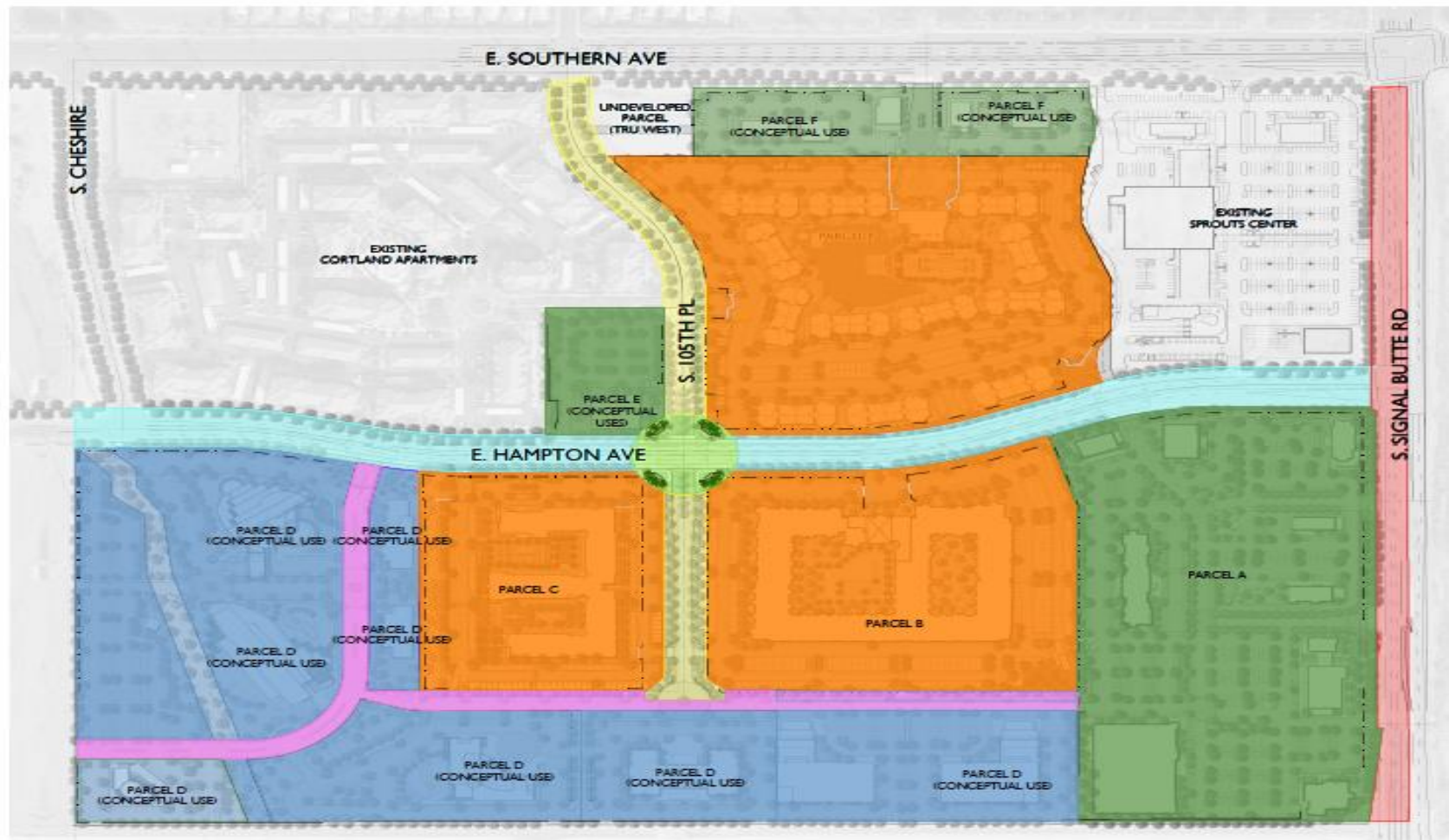
PEDESTRIAN CIRCULATION PLAN



Vehicular Connectivity



Landscape Themes



Mountain Vista Master Plan

Design Guidelines

April 27, 2020



Mountain Vista Master Plan

Master Developer
Bela Flor Communities
Hudd Hassell
1635 N. Greenfield Rd.
Suite 215
Mesa, AZ 85205



Legal Representation
Pew & Lake, PLLC
Reese Anderson
1744 S. Val Vista Dr.
Suite 217
Mesa, AZ 85204



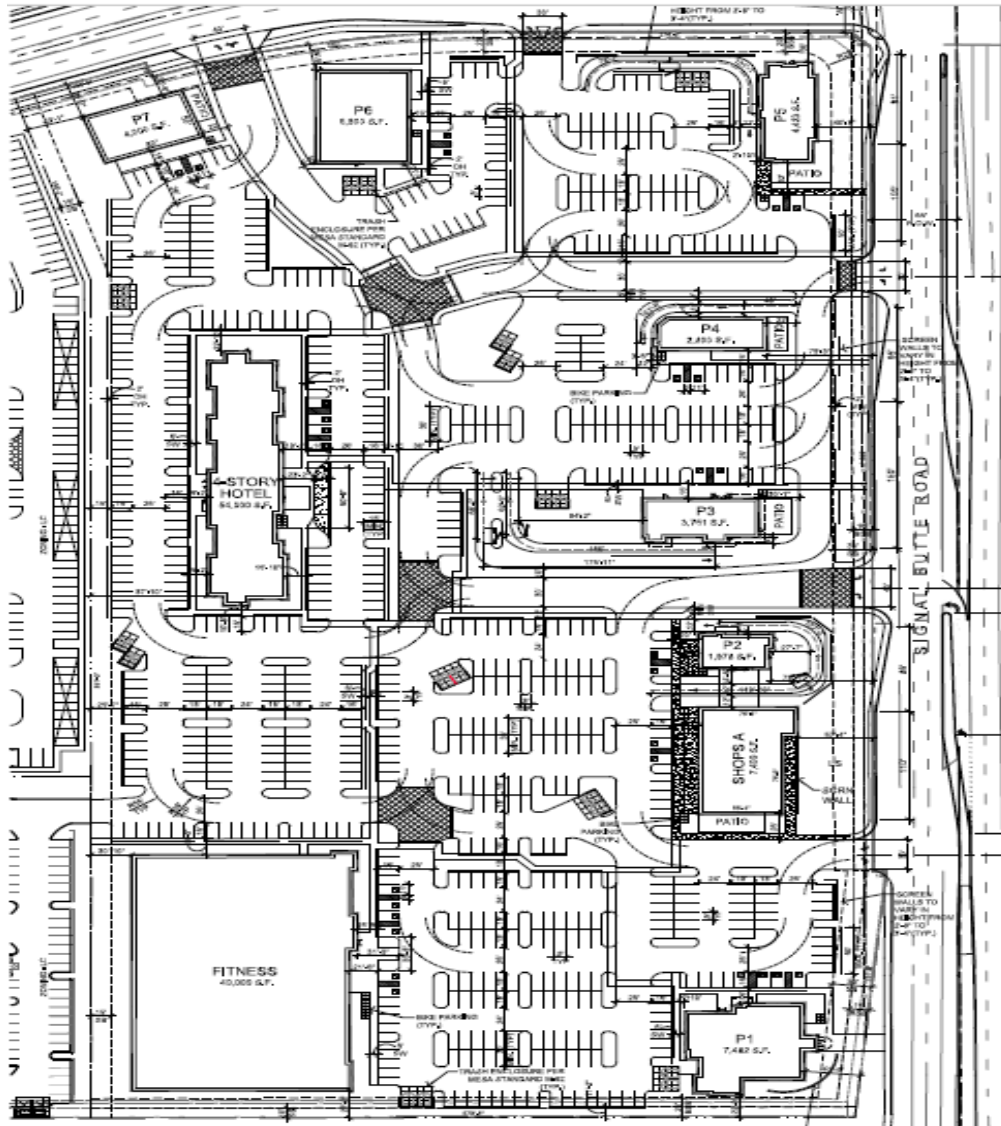
Pew & Lake, PLLC
Real Estate and Land Use Attorneys

Design and Engineering
EPS Group, Inc.
Brian Nicholls
1130 N. Alma School Rd.
Suite 120
Mesa, AZ 85201



Design Guidelines

- Establishes design themes
- Three building styles
- Required material palette and percentages
- DRB review May 2020



Site Plan Parcel A

- Three access points on Signal Butte Road and two on Hampton Avenue
- Approximately 132,000 square feet of commercial
- Four drive-thru uses

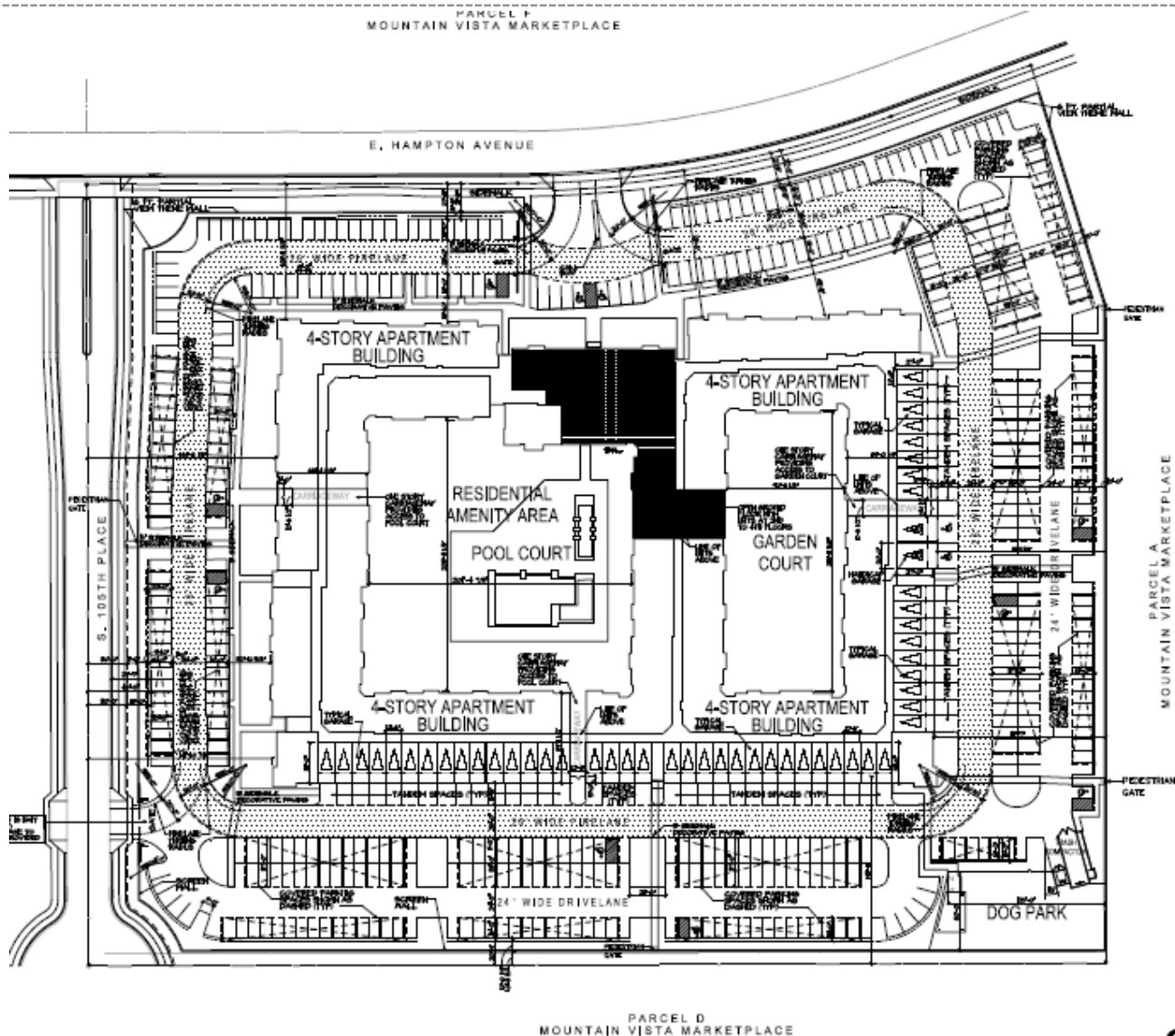
Landscape Plan Parcel A

- Enhanced landscape along Signal Butte Road and Hampton Avenue



PAD Request Parcel A

Development Standard	Required LC	Proposed LC	Staff Recommendation
Maximum Building Height (ft)	30'	60'	As proposed
Front and Street Facing Side Adjacent to Freeways (ft)	30'	20'	As proposed
Minimum Landscape Setback (ft)	15'	10' (south property line)	As proposed
Required Number of Parking Spaces	883	683	As proposed

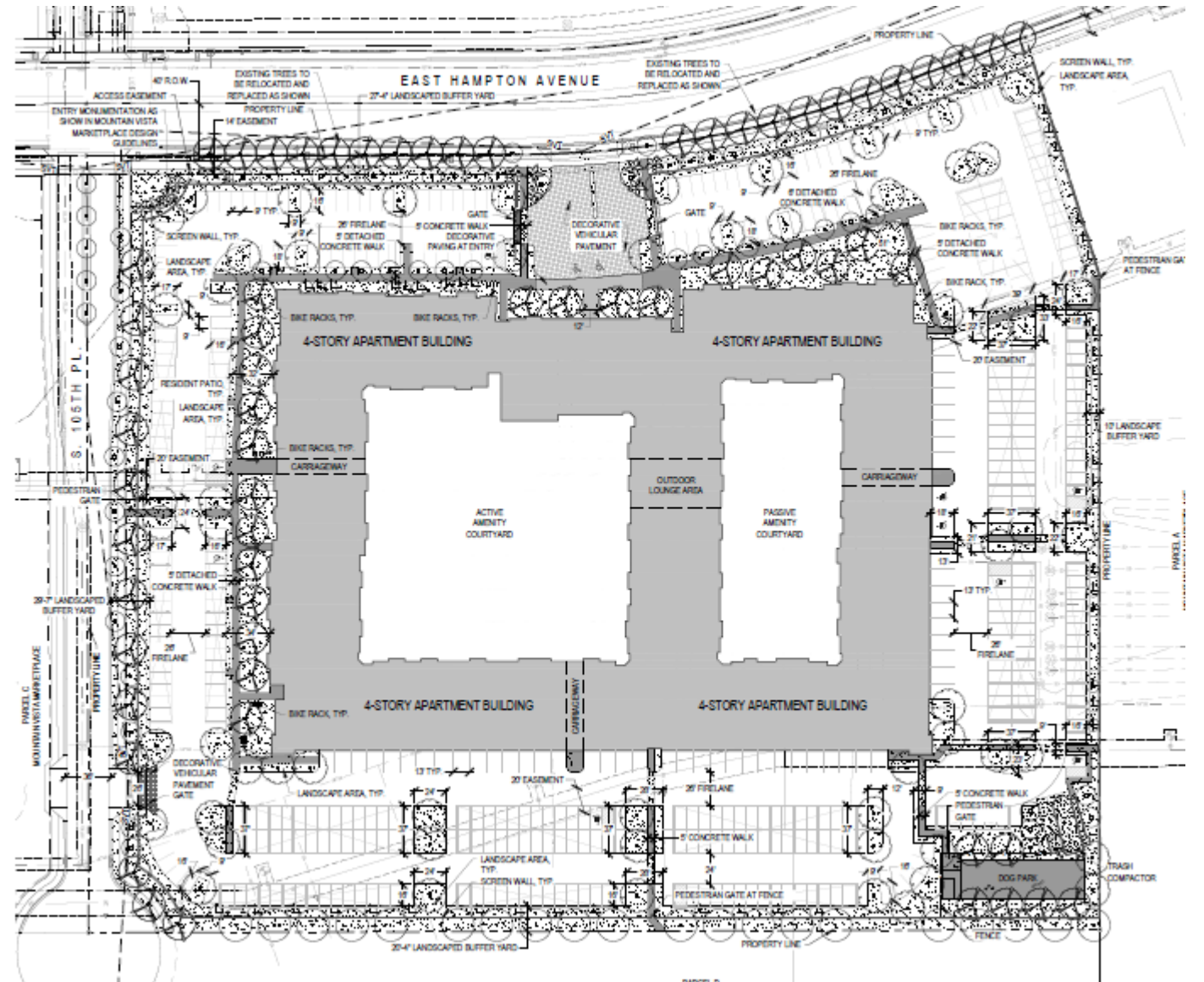


Site Plan Parcel B

- Access on Hampton Avenue and egress only on 105th Place
- Four story apartment building
- Two central amenity courtyards

Landscape Plan Parcel B

- Enhanced landscaping along Hampton
- Dog park in the southeast corner of the site



Renderings Parcel B



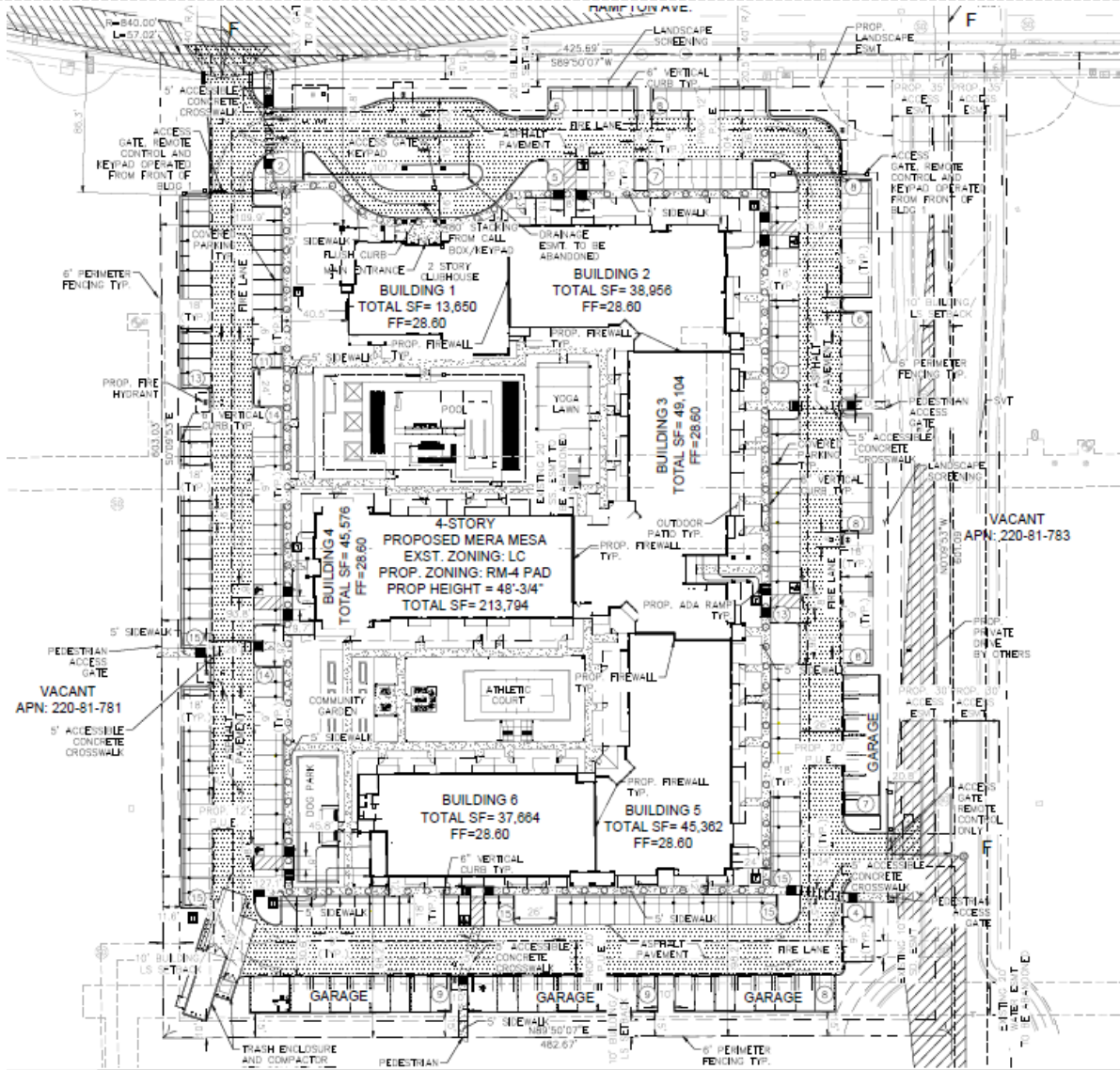
02 NORTH EAST CORNER
SCALE 1/8" = 1'-0"



01 NORTH WEST ELEVATION
SCALE 1/8" = 1'-0"

PAD Request Parcel B

Development Standard	Required RM-5	Proposed RM-5	Staff Recommendation
Maximum Building Height (ft)	50'	60'	As proposed
Minimum Landscape Setback (ft)	15'	10' (east property line)	As proposed
Garage Frontage Limitation	Maximum of 3 adjacent garage doors unless there is a break in the building facade	Maximum of 15 adjacent garage doors	As proposed
Required Number of Parking Spaces	2.1 spaces per unit	1.6 spaces per unit	As proposed

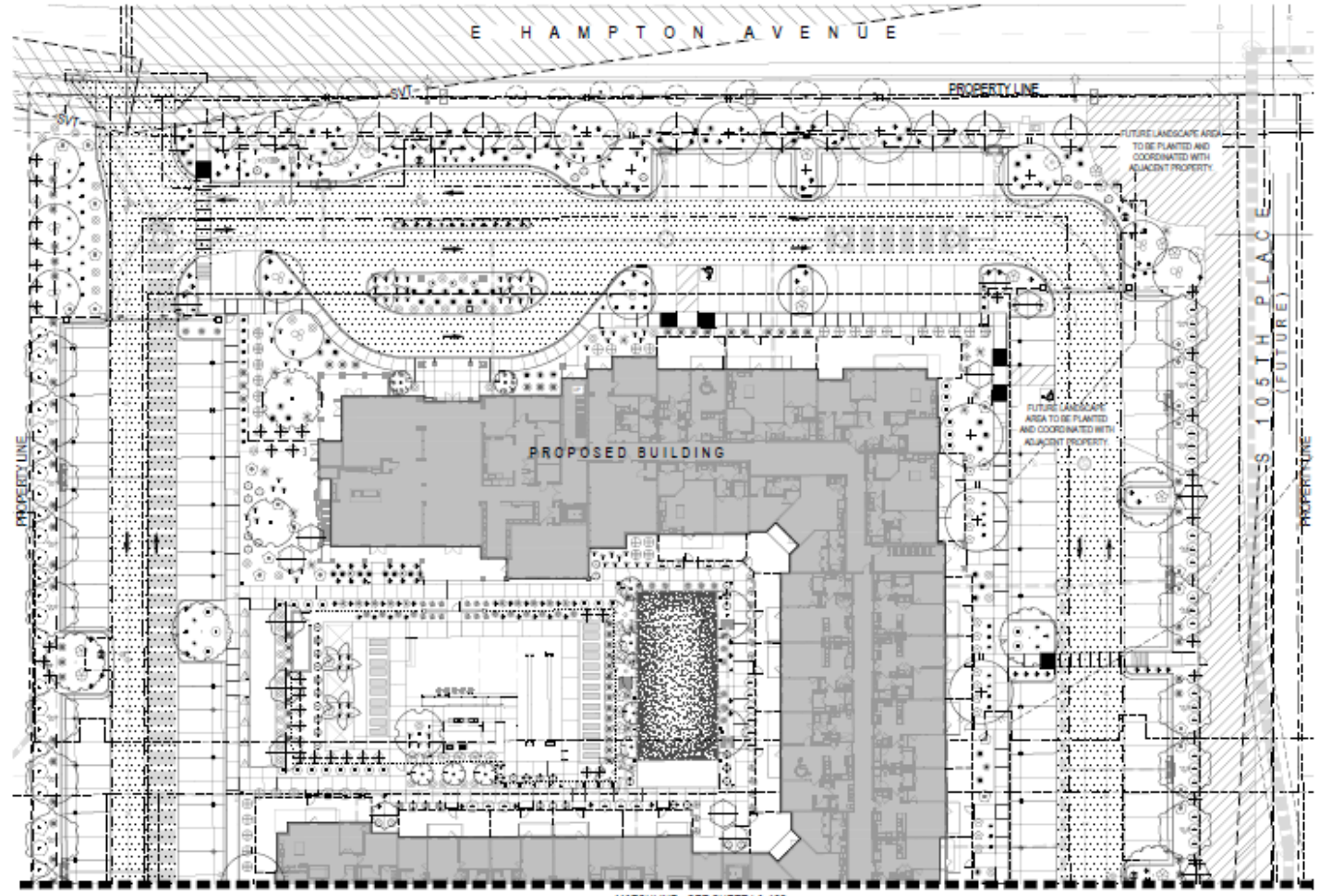


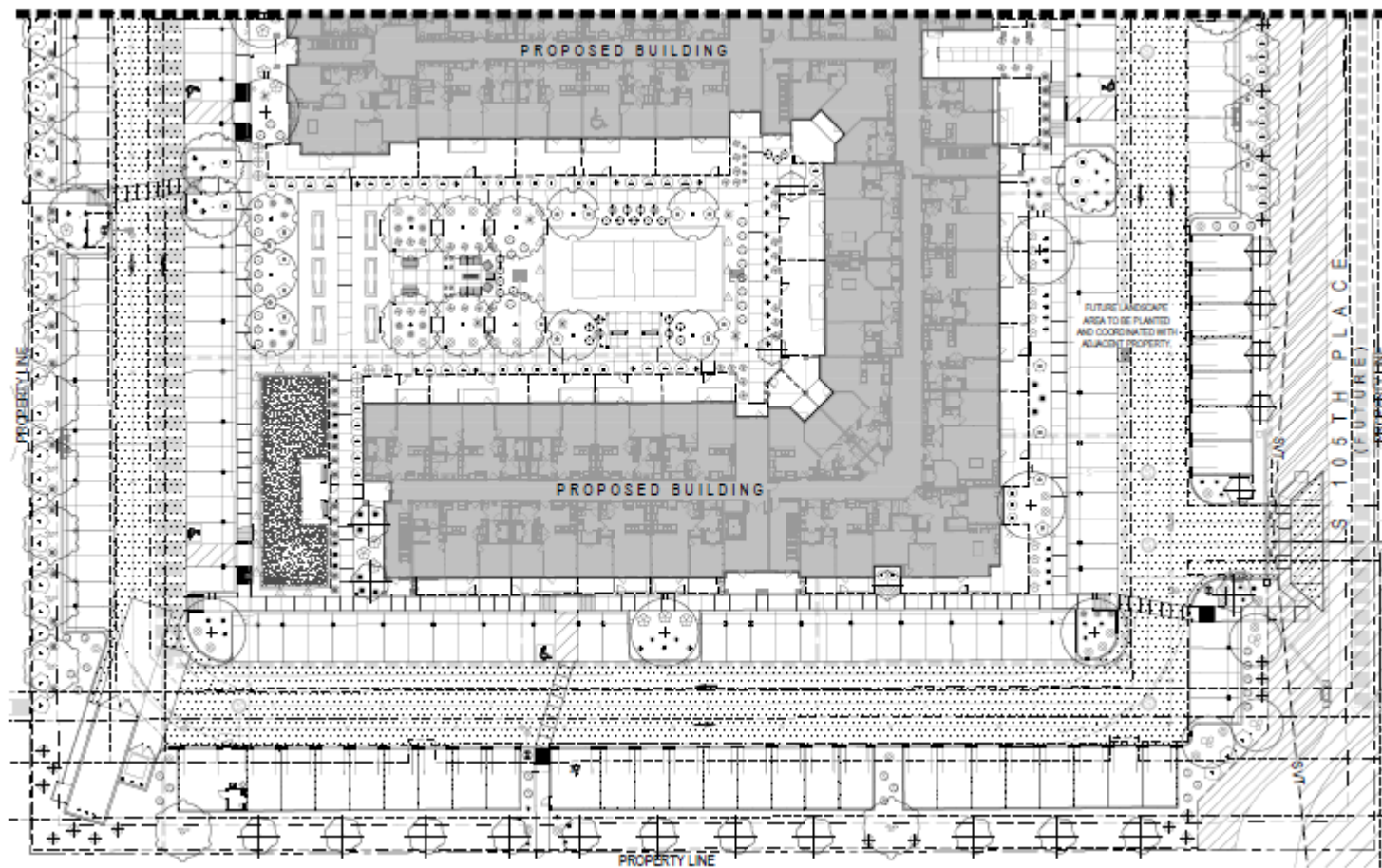
Site Plan Parcel C

- Access on Hampton Avenue and egress only on 105th Place
- Four story apartment building
- Two central amenity courtyards

Landscape Plan Parcel C

- Enhanced landscaping along Hampton
- Landscaped courtyard





Site Plan Parcel C

- Enhanced landscaping along Hampton
- Landscaped courtyard

Renderings Parcel C



NORTH WEST ELEVATION



NORTH ELEVATION



NORTH EAST ELEVATION



EAST ELEVATION

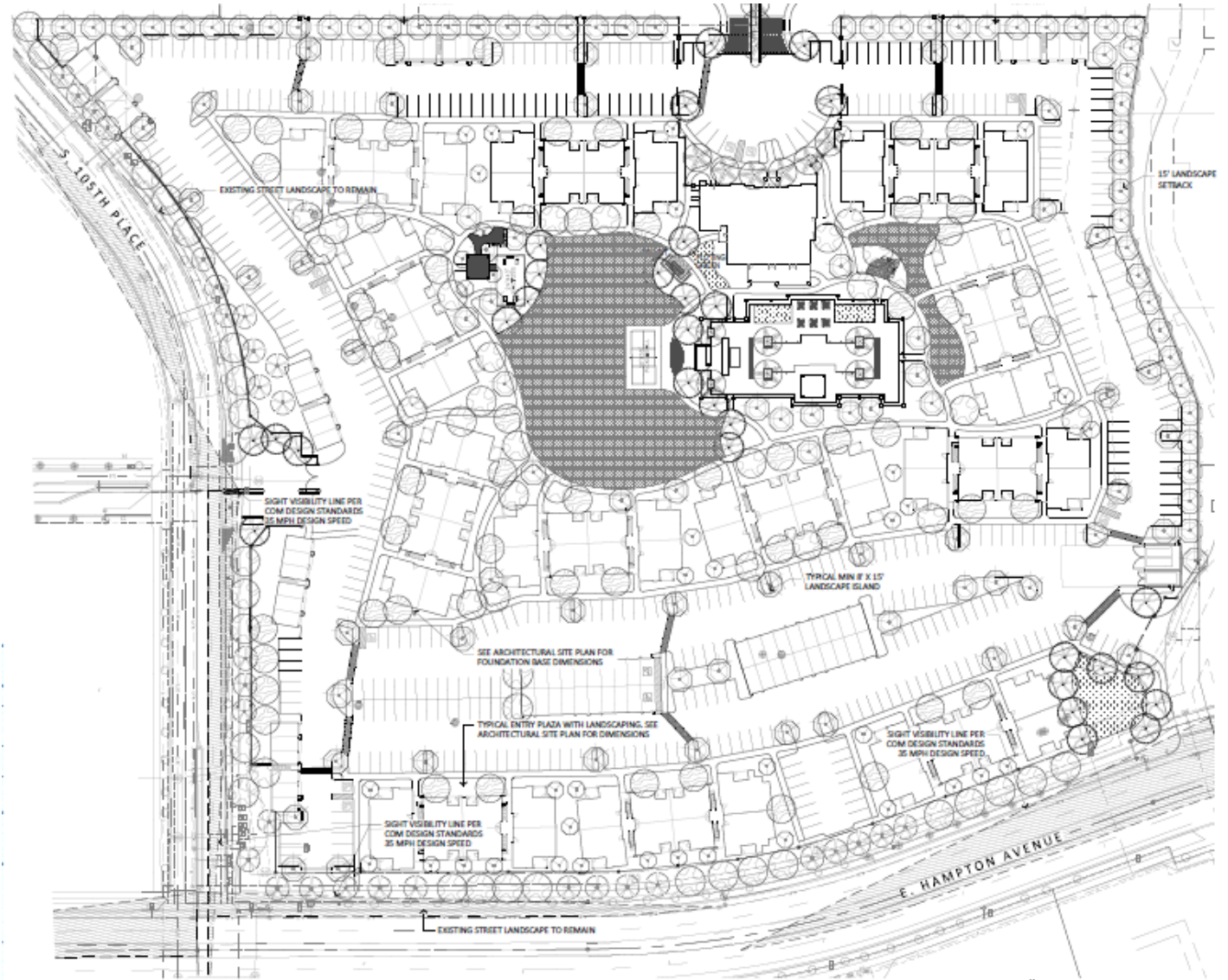
PAD Request Parcel C

Development Standard	Required RM-4	Proposed RM-4	Staff Recommendation
Maximum Building Height (ft)	40'	55'	As proposed
Minimum Yard Interior Side and Rear: 3 or More Units on Lot (ft)	15' per story	10' to trash enclosure 15' to garages	As proposed
Minimum Landscape Setback Front (ft)	25'	20'	As proposed
Minimum Landscape Setback Side and Rear (ft)	15'	10'	As proposed
Required Private Open Space for 2 Bedroom Units (sq. ft.)	100 sq. ft.	62 sq. ft.	As proposed
Minimum Dimension for Private Open Space Located on the Ground Level (ft)	10'	6'	As proposed
Minimum dimensions for Above Ground Private Open Space (ft)	8' wide and 6' deep	8' wide and 5' deep	As proposed
Required Number of Parking Spaces	2.1 spaces per unit	1.3 spaces per unit	As proposed
Required Number of Bicycle Parking Spaces	1 space per 10 vehicle space	1 space per 30 vehicle spaces	As proposed

- Access on Southern Avenue and 105th Place
- Three story apartment building and two-story garage lofts
- Pedestrian connections to Southern Avenue, 105th Place and Hampton Avenue

Landscape Plan Parcel F2

- Large central open space with recreational amenities
- Dog park in the southeast corner of the site



Elevations Parcel F2



ELEVATION • BUILDING TYPE 2 • FRONT
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)



ELEVATION • BUILDING TYPE 2 • SIDE
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)



ELEVATION • BUILDING TYPE 2 • SIDE
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)



ELEVATION • BUILDING TYPE 1 • FRONT
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)



ELEVATION • BUILDING TYPE 1 • SIDE
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)



ELEVATION • BUILDING TYPE 1 • SIDE
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)



ELEVATION • BUILDING TYPE 1 • REAR
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)
 1/4" = 1'-0" (VERTICAL)
 1/8" = 1'-0" (HORIZONTAL)

PAD Request Parcel F2

Development Standard	Required RM-4	Proposed RM-4	Staff Recommendation
Minimum Yard Interior Side and Rear: 3 or More Units on Lot (ft)	15' per story	15' north 15' east	As proposed
Minimum Separation Between Buildings on the Same Lot (ft)	25' (one-story building) 30' (two-story building) 35' (three-story building)	9'8"	As proposed
Garage Frontage Limitation (ft)	Recessed 3' from upper story facade	Recessed 1' from upper story facade	As proposed
Required Private Open Space (sq. ft.)	60 sq. ft. (studio and one-bedroom units) 100 sq. ft. (two-bedroom units) 120 sq. ft. (three-bedroom units)	42 sq. ft. (studio and one-bedroom units) 90 sq. ft. (two-bedroom units) 90 sq. ft. (three-bedroom units)	As proposed
Minimum Dimension for Private Open Space Located on the Ground Level (ft)	10'	7'	As proposed
Minimum dimensions for Above Ground Private Open Space (ft)	8' wide and 6' deep	7' wide and 6' deep	As proposed
Required Number of Parking Spaces	2.1 spaces per unit	1.8 spaces per unit	As proposed

Parcels D1 and D2 PAD Request

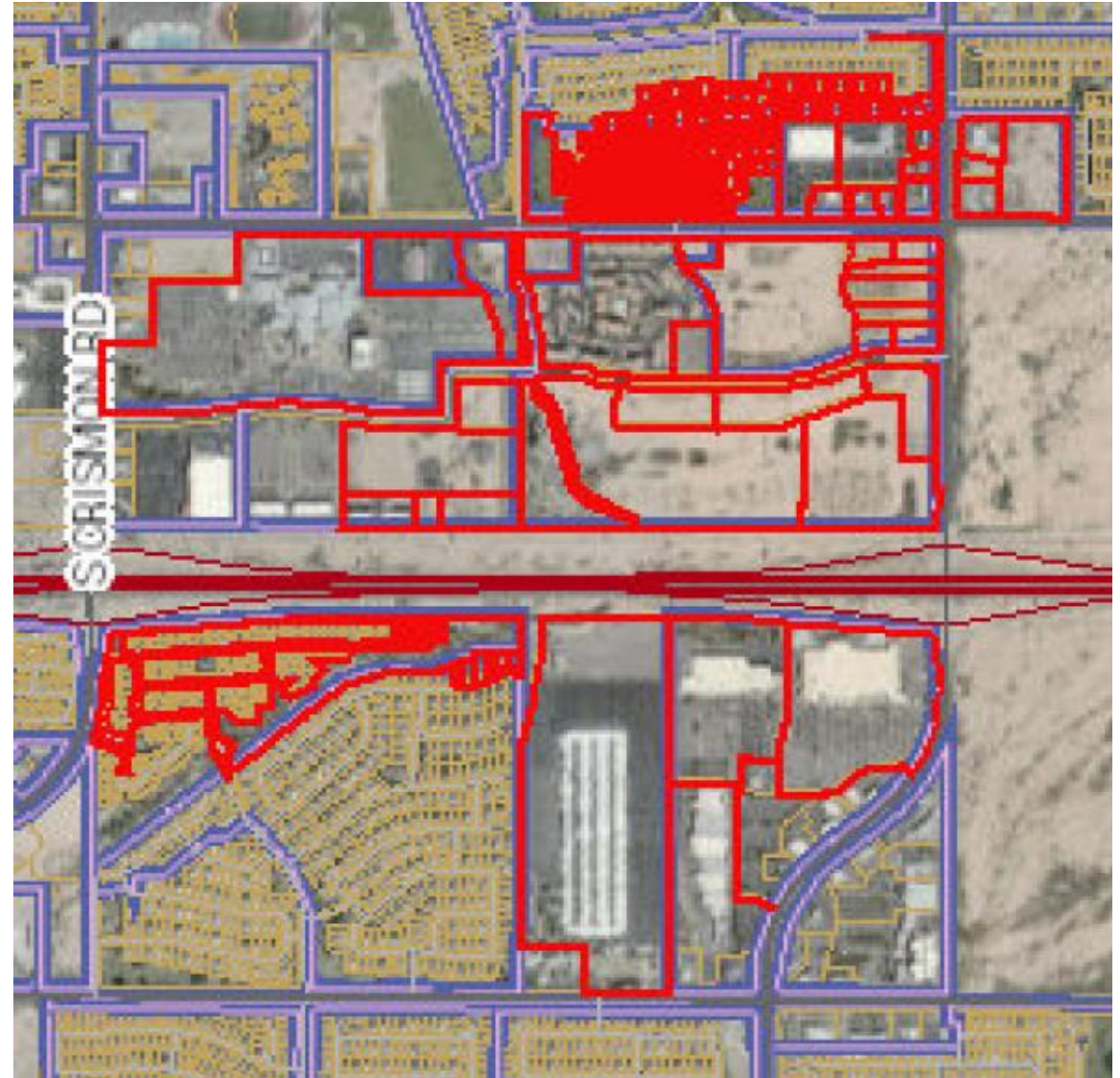
Development Standard	Required LC	Proposed LC	Staff Recommendation
Maximum Building Height (ft)	30'	100'	As proposed

Conceptual Plans

- Parcels D1, D2, E and F1
- Zoned LC-PAD
- Future site plan approval in accordance with MZO 11-69

Citizen Participation

- Property owners within 1000'
- HOAs & Registered Neighborhoods within 1 mile
- Neighborhood meeting
- No major concerns
- 8 letters of support



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 5, 6, 22, and 69 of Mesa Zoning Ordinance (MZO)

Staff Recommendation

Approval with Conditions