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## Zen on Recker Townhomes Mesa, AZ

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MATERIAL AND COLOR SCHEDULE

|    |                                                                 |
|----|-----------------------------------------------------------------|
| CO | CONCRETE<br>COLOR: NATURAL GRAY<br>FINISH: NON-SLIP AT WALKWAYS |
| PC | PERMEABLE CONCRETE<br>COLOR: NATURAL GRAY                       |
| AS | ASPHALT<br>PER CIVIL                                            |

● FINAL SITE PLAN APPROVAL

DRAWN BY: TS

DATE: August 26, 2020

TITLE:

### PROJECT NARRATIVE

#### Mission Statement:

This is an upscale gated development of 76 townhomes within wading distance of the Superstition Springs Center and Park & Ride that is designed to provide affordable housing of diversity in a variety of safe, healthy places for people to live in a close-knit neighborhood of character and personality through quality design and development.

#### 76 Townhouse Units

All townhomes are 2-stories and 25' tall max.  
This development shall be built in one phase.

#### INDIVIDUAL LOT SALES ARE PROPOSED WITH THIS DEVELOPMENT

|                                        | 2BR/3BR | Totals |
|----------------------------------------|---------|--------|
| (8) 4-plex bldgs of 4-2BR & 0-3BR each | 16/16   | 32     |
| (6) 6-plex bldgs of 2-2BR & 2-3BR each | 30/6    | 36     |
| (1) 8-plex bldgs of 2-2BR & 2-3BR each | 0/8     | 16     |

|                       |    |
|-----------------------|----|
| Total Number of Units | 76 |
|-----------------------|----|

|                                             |                    |
|---------------------------------------------|--------------------|
| 1 Amenity Building with Pool Bath           | 971 s.f.           |
| 1 Pool & Hot Tub Area                       | 14'x75'            |
| 1 Ramada                                    | 14'x20'            |
| 2 Outdoor Kitchen Area with 1 Fire Pit      | 12'x30'            |
| 3 Mailboxes                                 | 80 total boxes     |
| 1 Zen Garden                                | 12'x12'            |
| Parking spaces required (2.1) per unit:     | 160 spaces         |
| Reserved in garages                         | 152                |
| Reserved in driveways                       | 28                 |
| Unreserved Guest Parking (8 required)       | 13                 |
| Parking spaces provided (2.5) per unit:     | 193 spaces         |
| Bike parking required (1/10 of pkg spaces): | 16 spaces          |
| Bike parking provided:                      | 20 (@4 spaces ea.) |

#### Existing Zoning (Rezoning Required)

AG

#### Proposed Zoning

RM-2 with PAD Overlay

#### Height Limit

Allowed under RM-2

2-stories at 30'

Proposed under PAD

2-stories at 25'

#### Site Area

|                 |                        |
|-----------------|------------------------|
| Net Site Area   | = 244,246 sf (5.61 ac) |
| Gross Site Area | = 292,870 sf (6.72 ac) |

#### Building Lot Coverage

|          |                                                |
|----------|------------------------------------------------|
| Allowed  | 45% = 109,910 sf                               |
| Proposed | (19) Unit 1 Plans at 1,176 sf each = 22,344 sf |
|          | (27) Unit 2 Plans at 1,160 sf each = 31,320 sf |
|          | (30) Unit 3 Plans at 1,220 sf each = 36,600 sf |
|          | (1) Amenity Building = 971 sf                  |
|          | (1) Ramada = 260 sf                            |
|          | (1) Mailbox = 100 sf                           |
|          | (1) Covered Entry = 723 sf                     |
|          | Total Covered Footprint = 92,318 sf            |

#### Lot Coverage (impervious % of net lot area) [MZO 11-5-5]

|                   |                  |
|-------------------|------------------|
| Allowed (maximum) | 70% = 170,972 sf |
| Proposed          | 69.09% = 168,738 |

#### Minimum Open Space (sq ft/unit)

|          |                               |
|----------|-------------------------------|
| Required | 200 sf @ 76 units = 15,200 sf |
| Proposed | 387 sf @ 76 units = 29,412 sf |
|          | [covered = 100 sf/unit]       |
|          | [covered = 126 sf/unit]       |

#### DEVELOPMENT STANDARDS: RM-2 DISTRICT (WITH PAD OVERLAY)

| STANDARD                         | TABLE           | PROPOSED   |
|----------------------------------|-----------------|------------|
| Minimum Lot Area (sq ft.)        | 10' 20' 30' 200 | 60 243,987 |
| Minimum Lot Width:               | 60              | 372.3      |
| Maximum Density (DU/Net Acre):   | 15              | 13.57      |
| Minimum Density:                 | -               | -          |
| Minimum Lot Area (per DU):       | 2,904           | 3,115      |
| Maximum Height:                  | 30              | 25         |
| Minimum Yards:                   |                 |            |
| Front (Recker, Collector)        | 25              | 20         |
| Street Side (Baseline, Arterial) | 30              | 20         |
| North Side                       | 30              | 20         |
| Rear (Adjacent to L)             | 30              | 20         |



## A Site Plan

NOTE:  
WHERE WALKWAYS CROSS DRIVE AISLES, CONCRETE SHALL BE USED.