

Eden Village of Arizona
113 N. Alma School Road

Project Narrative

Applicant:

Pew & Lake, PLC.
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Introduction

Pew & Lake, PLC., on behalf of our client, is pleased to submit this application and supporting documentation for a Site Plan and Development Incentive Permit for a multi-family residential community. The proposed development is located at 113 N. Alma School Rd and can be further identified as Maricopa County Assessor parcel numbers 135-53-056, 058, 059 003D, and 003C. Together the parcels total approximately 1.57 acres and can be seen outlined in red in **Image 1** below.

Image 1 – Site Aerial



Existing Conditions and Relationship to Surrounding Properties

The subject site is vacant and relatively flat, except for the building on parcel 135-53-056. The developer intends to utilize the building as the sales, marketing, and construction office during the initial stages of development. Once construction is completed, the building will be used as storage for the community center and community garden supplies.

The proposed development is surrounded by residential properties on the north, east, and south boundary. The west boundary is Alma School Road. **Table 1** below outlines the details of the surrounding land uses.

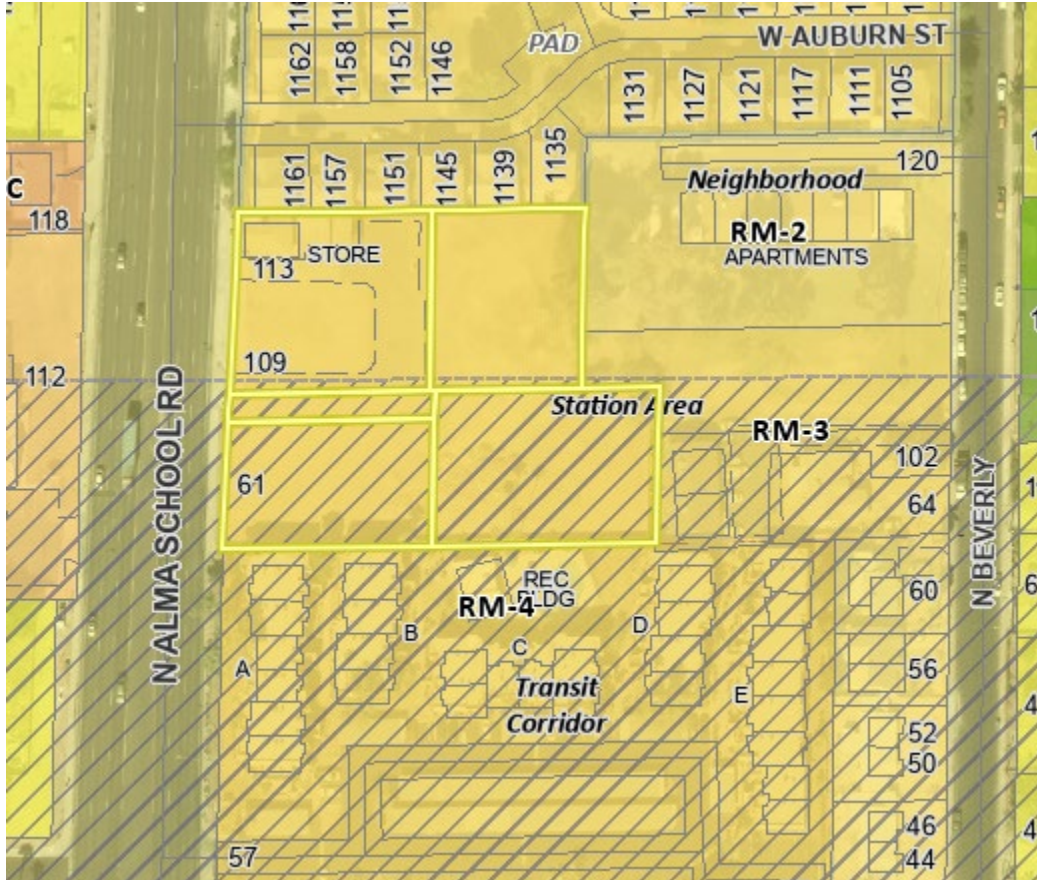
Table 1 – Existing and Surrounding Land Uses

Direction	General Plan Designation	Existing Zoning	Existing Use
North	Neighborhood	RM-3 PAD	Single-Family Residential
East	Neighborhood	RM-2	Multi-Family Residential
South	Neighborhood	RM-4	Multi-Family Residential
West	Neighborhood	Alma School Road / NC & LC	Extra Space Storage

Existing General Plan and Zoning Classification

According to the City of Mesa General Plan, the Property is located in the Neighborhood Character Area, which supports the proposed scale of residential use. Additionally, the subject site is within the Station Area and West Main Street Area Plan. Based on the Mesa Zoning Map, the subject site is zoned RM-4. The existing General Plan and Zoning support the proposed development of a multi-family community. **Image 2** below illustrates the City of Mesa General Plan and Zoning designations on site.

Image 2 – City of Mesa Zoning and General Plan Designations



Project Description

Eden Village of Arizona proposes ten (10) micro duplex units and one (1) single micro-homes for a total of 21 dwelling units, plus a community center and various outdoor site amenities. Each unit will include a kitchen, living area, bathroom, and bedroom. Six-foot-deep covered front porches will provide shaded outdoor areas and solar panels on the roof will provide a portion of the community's electrical requirements. The exterior elevations will be contemporary in nature. The units will be leased, and the property operations will be managed by the owner.

The Community Center will house a communal dining/gathering space, a commercial kitchen, office space, conference space, laundry facilities for the residents, and restrooms. Classes, church meetings, and other community gatherings will be open to the public. The design will be southwest contemporary to blend with the residences, and solar panels will be installed on the roof to provide a portion of the center's electricity requirements.

Outdoor amenities will include an approximately 9,000 square foot community garden, a dog run, an open space with tables and BBQ's. The community garden will be available to the residents and will also have plots available for rent to the larger community. The existing building on site will partially be used for garden tool storage. Additionally, the existing building on site will be used as a maintenance office and overflow storage for the club house. The dog run and barbecue areas will be exclusive to the members of the community.

Designated parking will be available for both the residents and guests as well as guests who are visiting the community garden. There will not be any dedicated garden parking. The property will be fenced and gated with trees surrounding the perimeter of the property along Alma School Road and north and south setbacks as well as throughout the development. The Landscape will be xeriscape to enhance the exterior of the buildings, to conserve water usage and to complement and beautify the open space.

Due to the tight constraints of the site and driveway, the trash and recycling bins are located on the north side of the property. The location meets the standard requirements and minimizes the number of collection sites.

Alternative Compliance (Elevations)

The applicant is requesting alternative compliance for the side and rear elevations for options A, B, and C due to the size and orientation of the structures. It is impractical to provide 25% secondary material on all sides of the structures. The side and rear elevations will have landscaping to soften the appearance of these elevations.

Additionally, the applicant is requesting alternative compliance for the street facing façade of the Community Center. The community center is 69'-3" long with one horizontal projection of 25'-10".

Due to the space limitations and the overall high-quality design, the development team believes that the alternative compliance request is justified. The unique use of this bypassed parcel will be an improvement to this neighborhood.

Alternative Compliance (Parking)

Due to the unique nature of this development, the applicant is requesting a parking reduction. As previously stated, majority of the residents of this community will not own or operate a personal vehicle, therefore the need for 1 parking space per unit is not necessary. Furthermore, this project is within ¼ miles of a light rail stop which allows for a reduction in parking Per **MZO Section 11.32.7.e**. Furthermore, this is a proven product in other states. Eden Village of Wilmington has 31 units and only 8 residents with cars. Eden Village 1 has 32 units and 5 residents with cars, Eden Village 2 has 24 units and 6 residents with cars. With the evidence of three other Eden Village communities, it is our belief that the parking reduction is justified.

Justification and compatibility Statement – DIP

Eden Village of Arizona is being developed on a small, infill lot. In order to provide high quality design and ample amenities, the development is requesting some minor modifications to the development standards. The developer has carefully designed the project to reduce the number of modifications and a justification for each modification is provided on the next page.

DIP – Development Standard Modification Table

Standard	Required	Proposed
11-5-5	Minimum separation between buildings on the same lot 25'	8' covered parking to residence. 10'-0" between residences
11-32-3	1.3 spaces per dwelling unit	20 + 3 bicycle
11-32-3.D	1 Covered parking space per unit	9 covered spaces
11-32-4	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be setback at least 50' from the property line abutting the street.	(32') from the west property line.
11-33-3.b.2	15-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard. (North & West side)	0' (Existing structure) (North & West side)
11-5-5-A	Building setback 30' west street side 20' north side	0' (Existing structure) (north & west)
11-31-10.c.3	Storage building for Community Garden Location: within the buildable area and placed in the rear one half of the lot.	Current location
11-31-10.c.2	Storage building for Community Garden Building Height maximum 10'	12'- 0" (Existing height)
11-31-10.c.1	Storage building for Community Garden Maximum area is 200 SF	1200 Existing SF
11-5-5.3.e.i.1	Private open space located at the ground level shall have no dimension less than ten (10) feet.	No dimension less than 6' (elevation A)
11-5-5.3.e.i.1	Private open space located at the ground level shall have no dimension less than ten (10) feet.	No dimension less than 6' (elevation B)
11-5-5.3.e.i.1	Private open space located at the ground level shall have no dimension less than ten (10) feet.	No dimension less than 6' (elevation C)
11-33-5.a.2.b	5' foundation base around existing structure	0' (existing)
11-33-5-a.1	15' foundation base around community center	7'
11-33-5.a.2.a	10' foundation base head in parking in front of residences	8'
11-33-3.b.2	20' north building setback (trash enclosure)	15'
11-33-3.b.2	15' landscape setback northside parking	0'
11-33-4.b.1	All parking areas require landscape areas on each end	0 (two are provided per landscape plan)
11-33-3-b.2	A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.	102 linear feet along rear property with no trees or shrubs. The required landscaping is provided elsewhere on site. Along south property line.

The request for a parking reduction is justified because many of the residents of the community will not have personal vehicles. Considering that most of the residents will not own or operate vehicles, meeting the 1.3 spaces per dwelling units is unnecessary.

Furthermore, the development proposes 9 covered parking spaces instead of 1 covered space per unit. This is also due to the fact that not every resident will own a vehicle.

Due to the tight restraints on the property the parking spaces along the west side are set back just over 31 feet, instead of the required 50 feet.

- A. How the proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;
 - ✓ **As previously mentioned, the proposed development is within the Neighborhood, Station Area, and West Main Street Area of the 2040 General Plan. The Neighborhood Character area encourages a variety of housing options. The Eden Village of Arizona community brings a complementary housing type to the existing neighborhood. Secondly, the Eden Village of Arizona community complies with the Station Area as it is zoned RM-4, which is a primary district mentioned in the Station Area Sub Type. Last, the vision of the Main Street Area Plan is met by providing moderate density with a small-town feel, unique components such as a community garden, adding to the high quality and diverse housing stock, is pedestrian and transit friendly, and provides ample open space.**
- B. The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1,200-foot radius of the by-passed property; and,
 - ✓ **Eden Village of Arizona proposes a complementary development and is not more intense than any development within a 1,200-foot radius.**
- C. The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.
 - ✓ **Eden Village of Arizona complies with the Design Standards of this Ordinance.**

Additionally, the subject site is in compliance with the DIP requirements listed below.

- A. **Area.**
 - (2) Total area of the site does not exceed 5 net acres and was created by the assembly of 2 or more individual, contiguous parcels.
 - i. **The area of the parcel is 1.57 acres. The site was created by combining 5 contiguous parcels.**
- B. **Utilities.** The parcel is served by existing utility distribution facilities.
 - i. **Existing water, electricity, and sewer are on site.**
- C. **Surrounding Development.** The parcel is surrounded by properties within a 1,200-foot radius in which:
 - (2) The total developable land area is not more than 25 percent vacant; and
 - i. **There is less than 25 percent of vacant developmental land area within 1200-feet of the subject site.**
 - (3) Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.
 - i. **Greater than 50 percent of the total number of lots within 1200-feet (511 lots) have been developed at least 15 years ago.**

Conclusion

The applicant looks forward to bringing this development to the City of Mesa and believes that this is an ideal project for an infill site. Eden Village of Arizona will complement and unify the existing community.