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# Encanto

South side of Encanto Street, East of Lindsay Road,  
Mesa, AZ

## PAD Zoning, and Preliminary Plat Narrative



***Submitted by:***

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***On behalf of:***

**BLANDFORD  
HOMES**

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## Introduction

Pew & Lake PLC is pleased to submit this narrative on behalf of Reserve 100, LLC and the property owner, Central Christian Church. This narrative is in support of a request for approval of a Rezoning and Preliminary Plat for the development of 39 single-family homes on 11.25 acres located on the South side of Encanto Street, East of Lindsay Road in the City of Mesa (the "Property").

The Property is a portion of Maricopa County Assessor parcel number, 140-06-114, the approximate boundaries of which are shown below, outlined in red.

**Site Aerial**



The Property lies within the City of Mesa planning area and is designated as a "Traditional Neighborhood" placetype in the Mesa 2050 General Plan. It is currently zoned RS-9, without a PAD Overlay.

This proposal is to entitle (Rezone, Preliminary Plat, Improvement Plans and Final Plat) the Property to develop 39 single family, detached homes on lots that typically range in size from 7,800 to 8,500 square feet. There are a few lots in the community that are oversized, including one over 21,000 square feet.

## About Blandford Homes

Blandford Homes is an award winning, Arizona-based private homebuilder with significant ties to Mesa. The company's largest signature master planned communities are in the City of Mesa including Las Sendas, Mountain Bridge, Mulberry and Reserve at Red Rock. In addition, Blandford Homes has built or is building a number of smaller, boutique residential communities in the premium end of the housing market in north Mesa including Monteluna, The Estates at Thirty-Second Street, The Grove at Valencia, Estates on McDowell, Estates at Mandarin Grove, and Hermosa Ranch. These communities are recognized for their attractive gated entries, themed walls, lush landscaping, open space amenities and beautiful homes.

Blandford Homes is excited to work with the neighbors and the City on the church property to rezone, plat and develop a quality new residential community that will be an attractive addition to Mesa in a manner that is consistent with the level of quality that Mesa residents have come to expect from Blandford Homes.

## Existing Site Conditions and Surrounding Land Uses

The Property is currently vacant land. The chart below provides a summary of the immediate adjacent land uses.

### ***Existing and Surrounding Designations and Land Uses***

Direction	General Plan 2050 Placetype	Existing Zoning	Existing Use
North	Traditional Neighborhood	RS-9	Mountain View Highlands subdivision
East	Traditional Neighborhood	RS-9	SRP Canal, The Groves Subdivision
South	Traditional Neighborhood	RS-9	Mesa Public School, Mesa Water Treatment Facility
West	Traditional Neighborhood	RS-9	Central Christian Church
<b>Project Site</b>	<b>Traditional Neighborhood</b>	<b>RS-9</b>	<b>Vacant</b>

## Requests

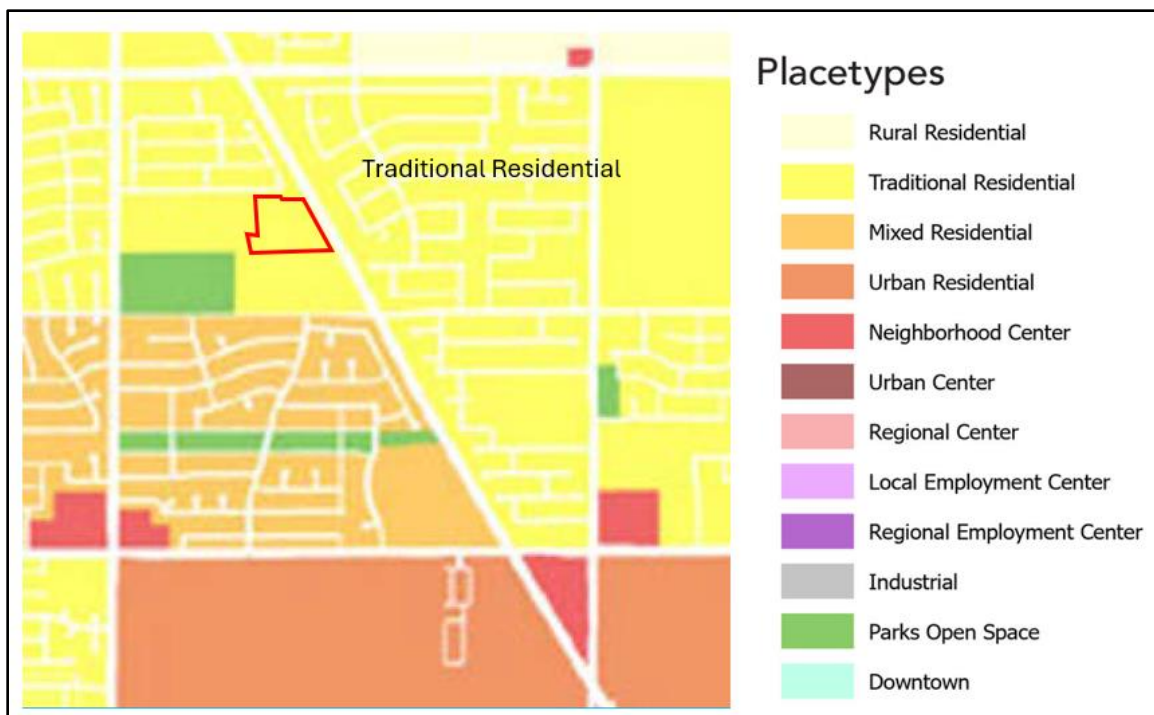
As previously noted, our requests to the City of Mesa are for the approval of:

1. Rezone the property from RS-9 to RS-7 with a Planned Area Development (PAD) overlay for development standard deviations.
2. Preliminary Plat approval.

## Compatibility with the General Plan Character

As shown below, the Property is designated in the Mesa 2050 General Plan in the "Traditional Neighborhoods" placetype. Single family residential is the principal land use in the *Traditional Neighborhood* placetype and plays a pivotal role in establishing the character of the neighborhood.

*Mesa 2050 General Plan Map*



# Proposed Development

## The Development Plan

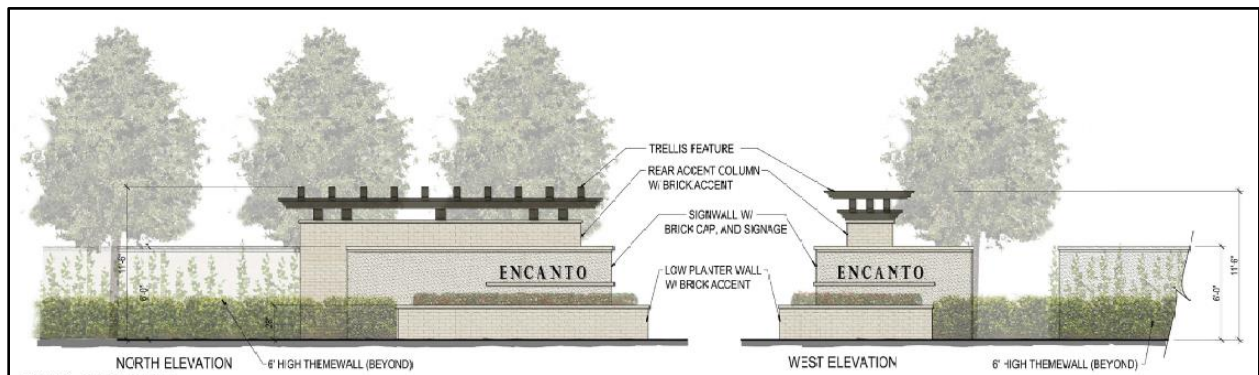
As shown on the Conceptual Site Plan provided with the application materials, Encanto is proposed as a 39-lot subdivision with primary access from Encanto Street. The primary access point will lead directly into the community and it is not proposed to be gated. This open community will allow continued pedestrian access to Highland Elementary School, by residents of the Mountain View Highlands neighborhood to the north. The largest lots in the community are placed long the outer edges of the subdivision, to provide additional lot depth and a visual buffer from the existing roadway.

There will be single and two-story homes within the community that range, preliminarily, from 2,454 square feet to 4,365 square feet, on floorplans that have previously been approved by the City of Mesa at the Grove at Lehi, Pioneer Crossing and Hawes Crossing. Blandford Homes has agreed to limit the homes that back onto Encanto to single-story.

The streets within Carmello will be public, and therefore maintained by the City of Mesa.

## Landscape and Open Space

The main entry into Carmello features a themed entry with a wall that features a blend of bricks with various textures and smooth stone caps. A wooden trellis feature provides a sense of arrival and will provide a fresh update to the area. Along the western boundary of the subdivision, a colonnade of live oak trees will provide shade for the sidewalk that leads from the entrance of Encanto, to the school property to the south.



## Amenities

The main amenity areas are located on the east side of the community. As shown below, a lighted pickleball court will be placed up against the SRP canal. With the pickleball court placed on the east side of the community, users will experience views to the east, through the view fencing proposed for the eastern boundary of the community, and over to the SRP canal. Across the street from the pickleball area is an open space play area, with a small turf area and swing sets. This open space area is active open space, and not required as retention since the site will drain into the nearby retention basin at Mountain View Park, to the south. It is also worth noting that the amenity area has been kept deliberately small, out of consideration for the future residents of Encanto and so as not to create high HOA fees and allowing for a sustainable homeowner's association. Blandford will engage SRP in discussions to determine the appropriate location for pedestrian access to the canal.



## Walls

As shown below, Encanto will be enclosed by a combination of primary and secondary theme walls. The primary theme walls feature a combination of brick columns with smooth stone caps. Where the community is nestled against the SRP canal on the east side of the community, a view-fence and landscape area will be provided so that views to the east are maintained. Blandford will work with SRP to include a pedestrian gate out to the canal for easy access by runners, walkers and bikers. There will be 8-foot walls on the southern boundary of the development, where the homes abut Highland Elementary School, and also an 8-foot wall where the existing neighbor to the north has an 8-foot wall.



## Compliance with Chapter 22: Planned Area Development Overlay District

Section 11-22-1 of The City of Mesa Zoning Ordinance specifies that the use of a Planned Area Development (PAD) Overlay District is to allow for innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit. The intent of the district is to provide for creative, high-quality development incorporating:

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



- C. Preservation of significant aspects of the natural character of the land;
- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;
- E. Sustainable property owners' associations;
- F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and
- 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 proposed development is appropriate for a Planned Area Development (PAD) Overlay District.

## Proposed Development Standards and Justification

A Planned Area Development overlay is requested with this application to allow for enhanced residential community design elements in return for modifications to the base standards in the underlying RS-7 zoning district.. The conventional RS-7 development standards are shown below, and the manner in which this proposed development meets them is also shown. Where a deviation is requested, it is shown in red text.

<b>Development Standard</b>	<b>RS-7 Required</b>	<b>Encanto Proposed PAD</b>
Minimum lot area MZO Section 11-5-3(A)(1)	7,000 s.f.	7,800 s.f.
Minimum Lot Width MZO 11-5-3(A)(1)	65'	<b>60'</b>
Minimum Lot Depth MZO 11-5-3(A)(1)	94'	130'
Maximum Density MZO 11-5-3(A)(1)	6.22 du/ac	2.46 du/ac
Maximum Height	30'	30'
Minimum Yards:		
Front (Enclosed Livable Areas, Porches and Porte Cocheres) MZO Section 11-5-3(A)(1)	10'	10'
Front- Garages MZO Section 11-5-3(A)(1)	20'	20'
Minimum Interior Side	5'	5'
Minimum aggregate of 2 sides MZO Section 11-5-3(A)(1)	15'	15'

Street Side MZO Section 11-5-3(A)(1)	10'	10'
Rear Yard MZO Section 11-5-3(A)(1)	20'	20'
Maximum Lot Coverage (% of Lot) MZO Section 11-5-3(A)(1)	60%	<b>65%</b>
Minimum Garage Dimensions (MZO 11-32-4(2))	20' w x 22'd	20'x x 22'd
Building Material Requirement (MZO 11-5-3.B.7)	Buildings must have at least two (2) primary building materials with the secondary material covering at least 15%	<b>0% for Spanish Elevations only</b>
Planting requirement for street frontage (MZO 11-33-3.A.4 and 6)	One tree and four shrubs per 25 lineal feet of street frontage	<b>None (0) on the western boundary of project.</b>
Maximum height in side and rear yard walls (MZO 11-30-4.A.1.B)	6'	<b>8'</b> <b>On lots abutting existing SF residence to the north, and adjacent to Highland Elementary School</b>

Justification

Each of the deviations shown above are being requested with the overall goal of bringing a livable, high-quality subdivision to this oddly configured, infill parcel. Shown below are the ways in which this community is better served by approval of the requested deviations.

- Reduction in lot width:** The slight reduction in the minimum lot width is offset by the extra depth provided in each lot. Based upon years of feedback from homebuyers, Blandford has determined that meaningful backyard space is more important to homeowners than wider side yards, therefore the lot depths are 38% greater than what is required in the RS-7 zoning district.
- Increase in lot coverage:** The increase in lot coverage is requested to allow larger homes on the lots. As shown on the plot plans provided in the application materials, the homes in this community range from 2,512 to 4,360 square feet. Some of the homes have options for three or four car tandem garages. The lot

coverage increase will allow the homebuyer to take advantage of options to customize their home, without having to receive a lot-specific waiver from the lot coverage standard. Rather than ask for a deviation on a lot-by-lot basis, it is easier for both Blandford and the City to make this small accommodation through the PAD process.

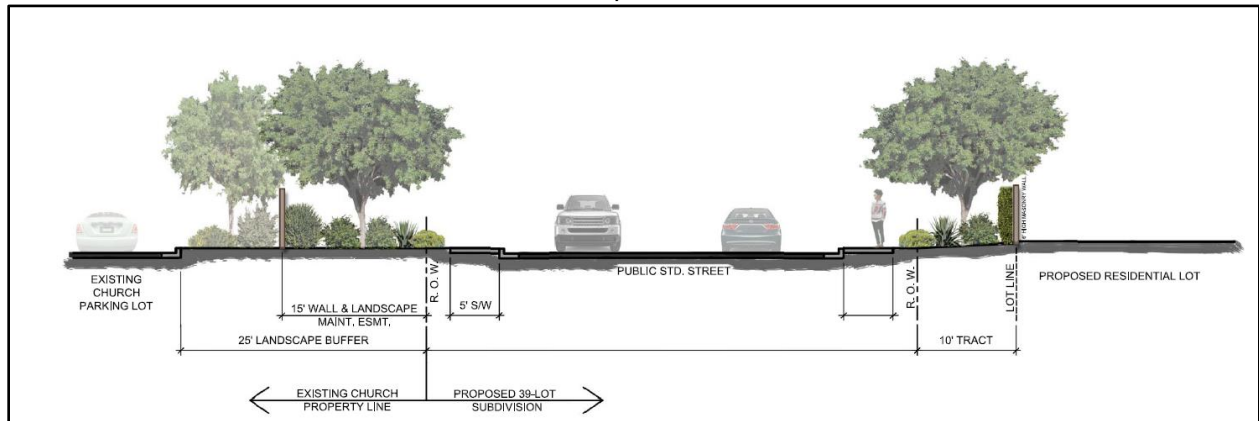
- 3. Building Material Requirement for Spanish Elevation:** The request for a deviation from the building material requirement for the Spanish elevation is due to the fact that the design vernacular does not call for any secondary materials. As shown on the next page, the Spanish elevations are characterized by simplicity, with only smooth stucco and tile roofing. Rather than employing a secondary material, accents are provided in the form of ceramic tiles over entryways, metal ornamentation and iron accents. These elements drive home the Spanish style, while staying true to the desired aesthetic.



- 4. Planting requirement for street frontage:** With this PAD, Blandford is requesting a reduction in the required amount of street frontage landscaping on the western boundary of the site. This is not being requested to remove an obligation to provide the necessary landscape buffer altogether. Rather, the landscape buffer will be provided on the adjacent Central Christian Church property, which the project site abuts. As shown on the next page, the required 25-foot landscape buffer will provide the desired screening between dissimilar uses, and will, along with the sidewalk on the Blandford property, provide a pleasant walkway from Encanto Street to Highland Elementary School. By finishing off the edges of each

property (the church site and Blandford site) in this manner, the landscaping will provide the appearance of a well-planned community that has been part of the church property all along.

*View to the north from within Encanto*



- 5. Increase in wall height.** The increase in the boundary wall height from 6-feet to 8-feet, applies only in two very specific parts of the development. In the first instance, there is an existing 8-foot wall where the property abuts an existing single-family residence. The neighboring property owner has requested that this wall height be maintained. In the second instance, the wall height increase is requested where the development abuts Highland Elementary School. This wall height is in compliance with a Mesa Public School requirement that all schools be enclosed by an 8-foot wall or fence.

Encanto has been designed to become a part of the fabric of the Mountain View neighborhood. With ungated, public streets, accessible open space, and connectivity to the SRP canal and school property, Blandford seeks to integrate this community into the surrounding area and provide new homebuying opportunities in this desirable part of Mesa.

## Utilities and Infrastructure

The proposed development will comply with all the applicable City of Mesa standards and regulations regarding right-of-way and infrastructure improvements. Utilities and services are currently available in the immediate vicinity of the project including the following:

Service	Provider
Water	City of Mesa
Storm Water	City of Mesa
Sewer	City of Mesa
Natural Gas	City of Mesa
Police	Mesa Police Department
Fire	Mesa Fire & Medical Station 216
Solid Waste	City of Mesa
Electrical	Salt River Project

## Phasing

It is anticipated that the proposed development will be completed in a single building phase, after the completion and subsequent certificates of occupancy on the model homes. As is typical in residential communities, the initial model home complex will showcase the proposed quality and elevation finishes of the homes in Encanto. With the amount of interest in this part of Mesa and demand for homes in this area, it is likely that the homes, community amenities and improvements will be completed at the same time.

## Ownership and Maintenance

All common areas and private onsite improvements including walls, landscaping and recreational amenities located within the proposed development will be dedicated to a Homeowner’s Association (HOA) that will administer the ownership and maintenance of those elements. Public streets and utilities will be maintained by the City of Mesa and the corresponding utility provider.

## Citizen Participation

The applicant held a neighborhood meeting for this project on October 17, 2024 at Central Christian Church. The notification list for the neighborhood meeting included all property owners within 1000’ of the overall church property. Additionally, registered neighborhood contacts and HOA’s within 1-mile of the property were also notified using a list of registered neighborhoods and HOA’s obtained from the City of Mesa. An e-mail distribution list was collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans. The summary of the neighborhood meeting, along with any other feedback from interested neighbors, will be provided in the Citizen Participation Report prepared and submitted prior to the Planning & Zoning Board hearing.

## Conclusion

Encanto will provide a high-quality, residential community in the City of Mesa and will continue a proven track record of successful developments by Blandford in the City. By granting the deviations requested within this PAD, a quality community with well designed and integrated open space that is appropriate to the scale of the community; public streets, and continued connectivity to the SRP canal will provide for a community that benefits not only the Encanto development, but the neighboring area as well.

## Development Team

### Applicant / Land Use Counsel

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