

NARRATIVE REPORT FOR CULVER GARDEN ESTATES

Located in Mesa, Arizona.

Application for Planned Area Development and Preliminary Plat Review and Approval



Prepared By:

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**NARRATIVE REPORT
FOR “CULVER GARDEN ESTATES”**

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1. APPLICATION REQUEST

BFH Group is delighted to present to the City of Mesa this application with corresponding narrative and exhibits for the Minor Lot Split submittal and approval. Per request by the applicant, the purpose of the narrative is to request for a Minor Lot Split approval of two parcels to the proposed 5.22 acre single family residential development located at 8650 E. Culver Street, Mesa, AZ 85207, more specifically APN: 219-31-001Q, -001F. The proposed development is intended to be 6 single family residential parcels with a minimum lot size no less than 34,166 SF. Both the Zoning PAD application and Preliminary Plat application are being submitted concurrently because they function together with corresponding easements and infrastructure.

2. LOCATION AND DESCRIPTION OF SURROUNDING AREA

The property is located south of East Thomas Road by approximately 700 feet and west of North Waterbury Road. It is currently vacant undeveloped land.

Immediately north and east of the proposed site is an existing residential single family subdivision call Madrid which is maintained by and HOA and has varying property owners throughout. To the south and west are all existing single family residential homes located in the County that are also owned and maintained by varying persons and/or entities. Coordination efforts have already been initiated.

3. COMPLIANCE WITH GENERAL PLAN & ZONING

As already discussed, the property is surrounded on three sides by existing developments. All surrounding properties, including the subject parcel, fall under the City of Mesa General Plan designation as “Neighborhood” or they fall under Maricopa County East Mesa Area Plan. To the north and east, is found the existing residential subdivision Madrid, which is currently zoned RS-35. On the south and west, are found existing single-family residential developments that are all currently zoned R1-18 – Maricopa County designation. (See Figure 3 – General Plan Land Use; Figure 4 – Zoning Map)

The property is currently zoned RS-35 per the City of Mesa. It is NOT the intention of this lot split to rezone the property from the currently approved zoning standards, however there are minor deviations from the current zoning that the developer is requesting from the City of Mesa. Exceptions from code compliance are provided in the following section – Section 4.

Based on review of the area, both the current zoning and General Plan Land Use, residential development is an agreeable use for this property. The location is ideal as it sits adjacent to existing residences, shops and restaurants are nearby, close to several schools and high schools within the Mesa School District, close proximity to the 202. The site provides a residential product that is much needed within the City and this area. The two parcels have sat vacant for well over 30 years and a simple plat to split to the parcels would be a more agreeable solution for development rather than 2 larger parcels as it currently sits. Development of this property will not only be a tremendous boost to the character of the area, but also will make the area safer and more appealing to current and future residents. The proposed development *Culver Garden Estates* will continue to support the City of Mesa’s goals, policies, development standards and strategies as set forth in the General Plan and Zoning by promoting a safe, superior and unique living experience.

4. EXCEPTIONS FROM ZONING COMPLIANCE

	RS-35	RS-35 PAD
MZO Section 11-30-6	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).	Per Final Plat, 24’ wide tract (Tract A) to be dedicated for the purpose of vehicular conveyance and dedicated ingress/ egress for all residents and utility services.
MZO Section 11-30-6	Minimum Lot Area (SF) to be 35,000 SF	Minimum Lot Area (SF) to be 34,166 SF
MZO Section 11-5-3.A.1	Side yard setback = 10’min, aggregate 30’.	Minimum side yard setback on south lot line to be 20’. Other side yard to be 10’. This affects Lots 1 & 2 only.
MZO Section 11-5-3.A.1	Minimum Lot Width = 130 FT	Minimum Lot Width = 29.08’ (Lot 1)

City Code Section 11-30-6: - LOTS AND SUBDIVISIONS states the following:

A. Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).

The Preliminary Plat application proposes a 24 foot tract – Tract A (back of curb to back of curb) to provide access from East Culver Street, a public street, to the proposed six (6) lots. Tract A shall provide adequate Ingress/Egress, water & sewer utility easement, waste management, and emergency access easements. An additional 8’ PUE shall be provided to permit shared ownership and maintenance and underground “dry” utilities such as electric, communications, etc.

The exception from the requirements of 11-30-6.H. is needed for the following reasons.

- a. The developer proposes private, gated access to the properties and can therefore not be a public street.
- b. The access, a 24 foot private street, is sufficient for the traffic estimated for the six lots, approximately 60 trips per day, or a peak hour of roughly 10 trips.
- c. The Ingress/Egress and PUE easement will ensure that each parcel will have perpetual ingress and egress and that public utilities can access their facilities as needed without individual homeowner’s authorization.
- d. Emergency vehicle access and turnaround is permitted through the proposed use of a City Fire Department Approved “Knox-Box” or similar device and a 55 foot radius turnaround at the north end of the private street.

B. Minimum Lot Area (SF) to be 35,000 SF.

The Preliminary Plat application proposes six lots, 3 of which that will have a minimum square footage slightly below the minimum allowable per Table 11-5-3.A.1. The minimum requested per this PAD request is 34,166 SF, which is a mere 2.3% reduction from the standard.

The exception from the requirements of Table 11-5-3.A.1. is needed for the following reason.

- a. Due to the requirement that the developer shall provide a dedicated tract in lieu of right-of-way, the overall development reduces the non-dedicated area by approximately 0.42 acres, which drops the remaining acreage below what would permit 6 lots with 35,000 SF minimum area.

It is the hope and intent of the developer that these deviations are granted to allow for a development that will provide a more enhanced development while complimenting the existing properties adjacent. All other standards and codes shall be met to the satisfaction of the City of Mesa.

C. Minimum Lot Width.

Per Mesa City Code 11-5-3.A.1, the minimum lot width is 130 feet. However, due to the “bulb” created by the cul-de-sac, the minimum proposed is 29.08 feet. The proposed variance will not cause any adverse impact to the lot itself with regard to configuration or suitability for construction.

5. OPERATIONAL ASPECTS OF USE

East Culver Street is intended to remain as is with minor improvements that may include sidewalk and landscaping along its frontage as it corresponds to the development. No significant improvements along East Culver Street are anticipated at this time except for connection to utilities, including sewer which is located further to the west.

The site is a proposed single-family residential community. It is expected to be gated at the entrance, and view fence along East Culver Street shall be proposed. The balance of the perimeter will be a 6’ masonry wall either existing or proposed. The property and its proposed facilities will be managed by an HOA. The HOA will maintain community drive aisles, utility infrastructure, landscaping, amenities, etc.

6. PROPOSED INFRASTRUCTURE

Electric service is provided by SRP. Domestic Water and sewer will be provided by the City of Mesa. Refuse is by private contract. Police is provided by the City of Mesa. Fire is the City of Mesa. No natural gas is expected be used on this development. All utilities within the site will be privately operated and maintained except for water and sewer mainlines, which an easement will be provided on.

PUBLIC UTILITIES	SERVICE PROVIDERS
Fire Protection	Mesa
Police Protection	Mesa
School District	Mesa Unified School District
Water	Mesa
Wastewater	Mesa
Telephone	Century Link, Cox
Natural Gas	NA
Refuse	Private Contractor
Electric	SRP

As noted, East Culver Street is improved and it is not expected that the developer will be required to make significant improvements to East Culver Street except for tying into the existing water and sewer, and drive aisle. As part of the improvements to the site, the existing drainage pattern will be slightly modified, however the developer and his engineer will ensure that all onsite retention requirements are met per the City of Mesa Engineering and Design Standards. Each individual lot will retain the 100 yr 2 hour storm event onsite. Any existing wash that would convey through each parcel will maintain its historical drainage pattern and comply with all drainage / hydrology standards per City of Mesa and Maricopa County Flood Control, but may be altered slightly to enhance the development of each parcel. It will be the responsibility of each individual lot owner to ensure that all drainage and development standards are met.

7. DEVELOPMENT SCHEDULE

It is not expected that this property will be developed in phases. A development schedule has not been established as of yet, however it is expected that the permit and entitlement process at the City will take approximately 4 months for final approvals. At which time, the developer will initiate construction plans for each individual lot and construction is expected to take another 9-12 months depending on market conditions.

8. CONCLUSION

Culver Garden Estates is ideal for this residential development. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents. We appreciate your consideration of this proposed development and look forward to working with the City throughout this process.

APPENDIX A

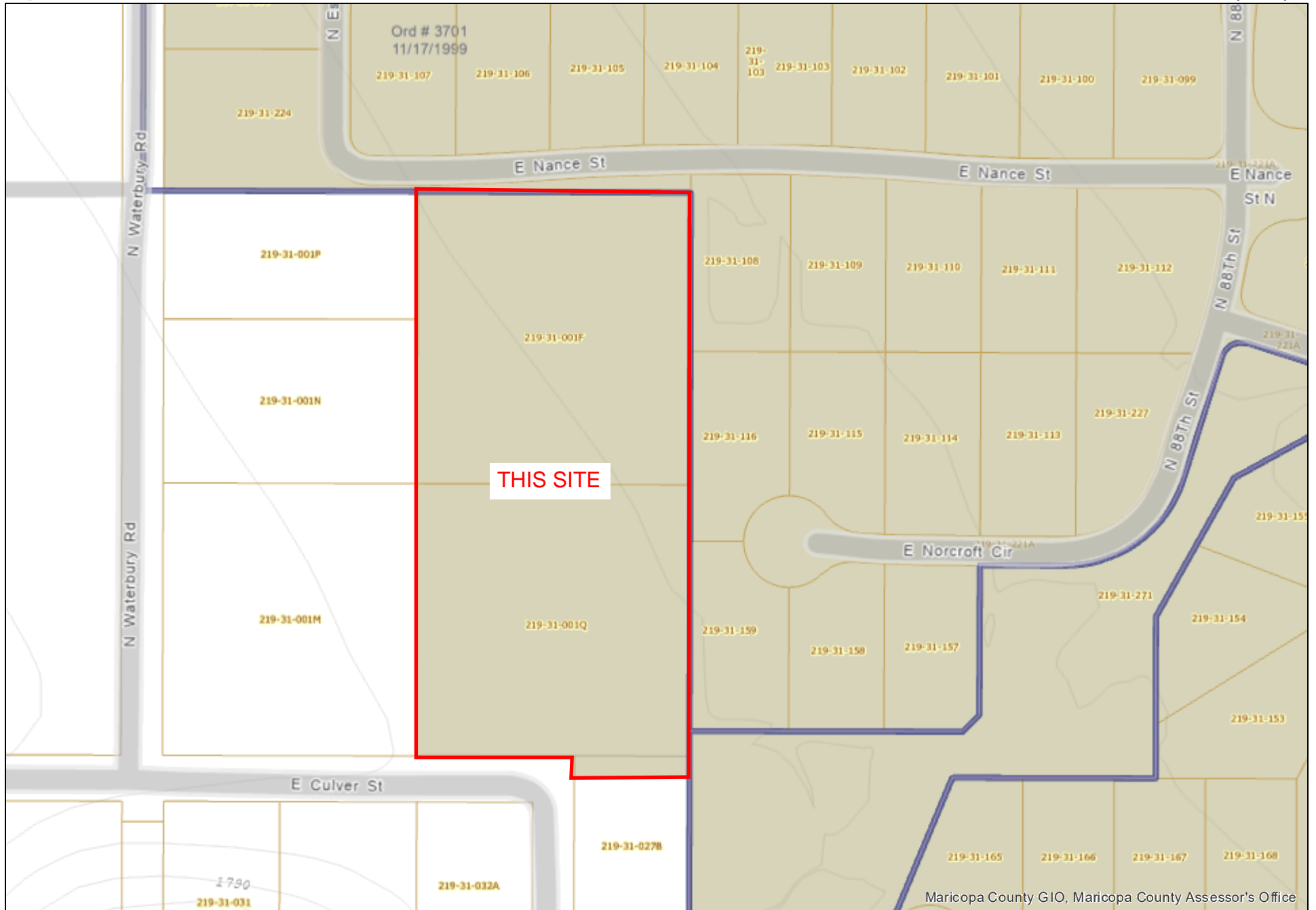


AERIAL MAP





PARCEL MAP





Planning & Zoning GENERAL PLAN MAP



Legend

- Planning Area
- Arterials**
 - FRWY
 - ARTL
 - RAMP
- GeneralPlan2040**
 - Station Area
 - Transit Corridor
 - Proposed Transit Corridor
 - Downtown
 - Employment
 - Mixed Use Activity District
 - Mixed Use Activity / Employment
 - Mixed Use Community
 - Neighborhood Village
 - Park
 - Neighborhood
 - Specialty
- High Resolution
- Standard Resolution
- Regional

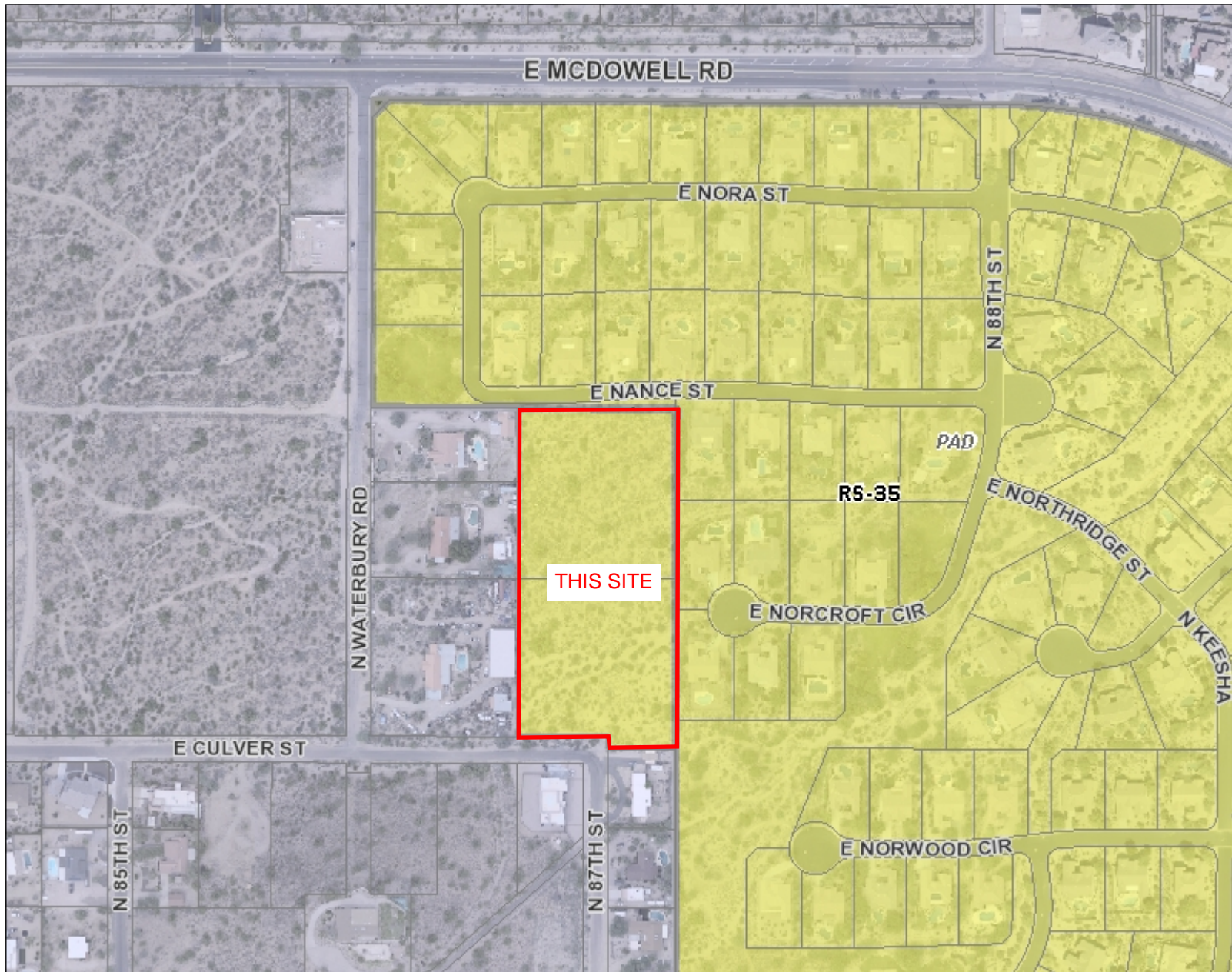
Notes

0.1 0 0.07 0.1 Miles



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Planning Area
- Arterials**
 - FRWY
 - ARTL
 - RAMP
- Overlay**
 - AF
 - AS
 - BIZ
 - CUP
 - DE
 - DPA
 - HD
 - HL
 - PAD
- Zoning**
 - AG
 - DB-1
 - DB-2
 - DC
 - DR-1
 - DR-2
 - DR-3
 - EO
 - LI
 - GI
 - HI
 - ID-1
 - ID-2
 - MX
 - OC
 - LC
 - NC
 - GC

Notes

0.1 0 0.07 0.1 Miles

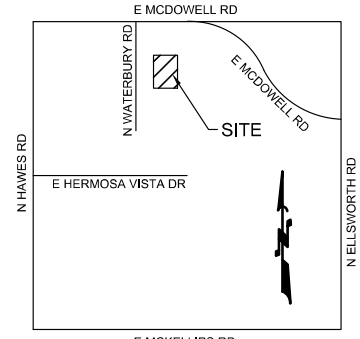


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PRELIMINARY SITE PLAN FOR CULVER GARDEN ESTATES

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



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APPLICANT

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VICINITY MAP

N.T.S.

PROJECT DESCRIPTION

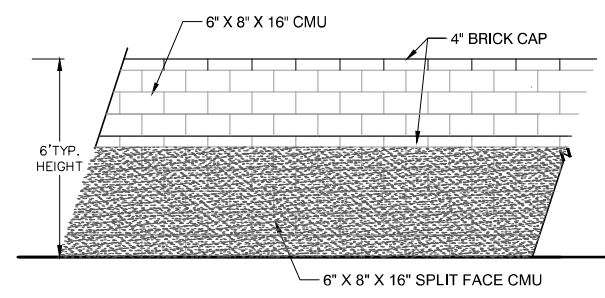
A PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 6 SINGLE FAMILY RESIDENTIAL LOTS.
TOTAL GROSS ACREAGE = 5.22 AC

SURVEYOR

HARVEY LAND SURVEYING, INC.
P.O. BOX 10772
CASA GRANDE, ARIZONA, 85130
PHONE: 520.876.4786
CONTACT: COLE HARVEY

SHEET INDEX

- PRELIMINARY SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITY PLAN



PERIMETER DECORATIVE WALL - W-101

FLOOD NOTE

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" UNSHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2285L WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013, COMMUNITY 04013C (CITY OF SURPRISE).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	1240	L	10/16/13	X	N/A

NATURAL OPEN SPACE NOTE:

CULVER GARDENS WILL MAINTAIN A MINIMUM OF 10% NATURAL OPEN SPACE AS DEFINED IN THE CITY OF MESA SUBDIVISION REGULATIONS DESERT UPLANDS DEVELOPMENT STANDARDS, CITY CODE 9-4-5. ALL NOAS AREA IS DEFINED ON THE PRELIMINARY PLAN AND IS EQUIVALENT TO 10% MINIMUM OF THE OVERALL SITE AREA. IT IS IMPORTANT TO NOTE THAT THE NOAS AS DEFINED BY THE PRELIMINARY PLAN IS SUBJECT TO CHANGE IN PROXIMITY AND CONFIGURATION, BUT NOT IN PLANTING AREA AND AS DEFINED BY CITY CODE.

10% GROSS AREA = 0.522 AC = 22,738 SF MIN TO BE DEDICATED AS NOAS ON FINAL PLAT

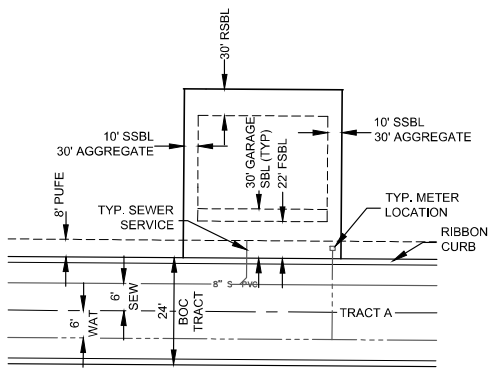
TEN PERCENT MINIMUM NOAS ALLOWS A MAXIMUM BUILDING ENVELOPE PER LOT OF 60% BASED UPON NATURAL AREA OPEN SPACE PRESERVED WITHIN THE SUBDIVISION. MAXIMUM BUILDING ENVELOPES ARE DEFINED FOR EACH INDIVIDUAL LOT.

SITE SUMMARY

GROSS SITE AREA:	227,167 S.F. (5.22 ACRES)
NET SITE AREA:	227,167 S.F. (5.22 ACRES)
EXISTING ZONING:	RS-35
PROPOSED ZONING:	RS-35 PAD
PROPOSED NO. LOTS:	6
ALLOWABLE DENSITY:	= 1.24 DU / AC
PROPOSED DENSITY:	= 6 DU / 5.22 AC
	= 1.15 DU/AC
MAXIMUM LOT COVERAGE:	= 50%
MAXIMUM BUILDING HEIGHT:	= 30 FT
MINIMUM YARDS:	
FRONT	= 22 FT
INTERIOR SIDE	= 10 FT (MIN. EITHER SIDE)
INTERIOR SIDE	= 30 FT (MIN. AGGREGATE OF 2 SIDES)
STREET SIDE	= 10 FT
REAR	= 30 FT
MAXIMUM BLDG COVERAGE:	= 35%
	DISTURBANCE AREAS NOT TO EXCEED 50% PER LOT

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY (RW)
- EASEMENT LINE
- CENTER LINE
- PROPOSED CURB
- SIDEWALK LINE
- VALLEY GUTTER
- SURVEY MONUMENT
- SEWER LINE
- FIRE HYDRANT
- WATER LINE
- WATER VALVE
- EXISTING ROAD
- EXISTING WATER
- EXISTING SEWER
- EXISTING FENCE
- EXISTING BLOCK WALL
- EXISTING ELECTRICAL BOX
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING WATER METER



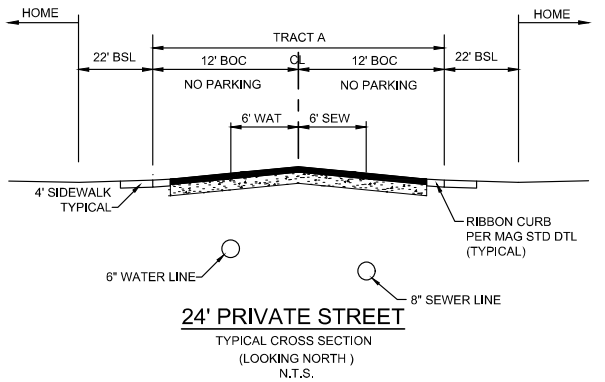
TYPICAL LOT DETAIL
N.T.S.

SERVICE PROVIDERS

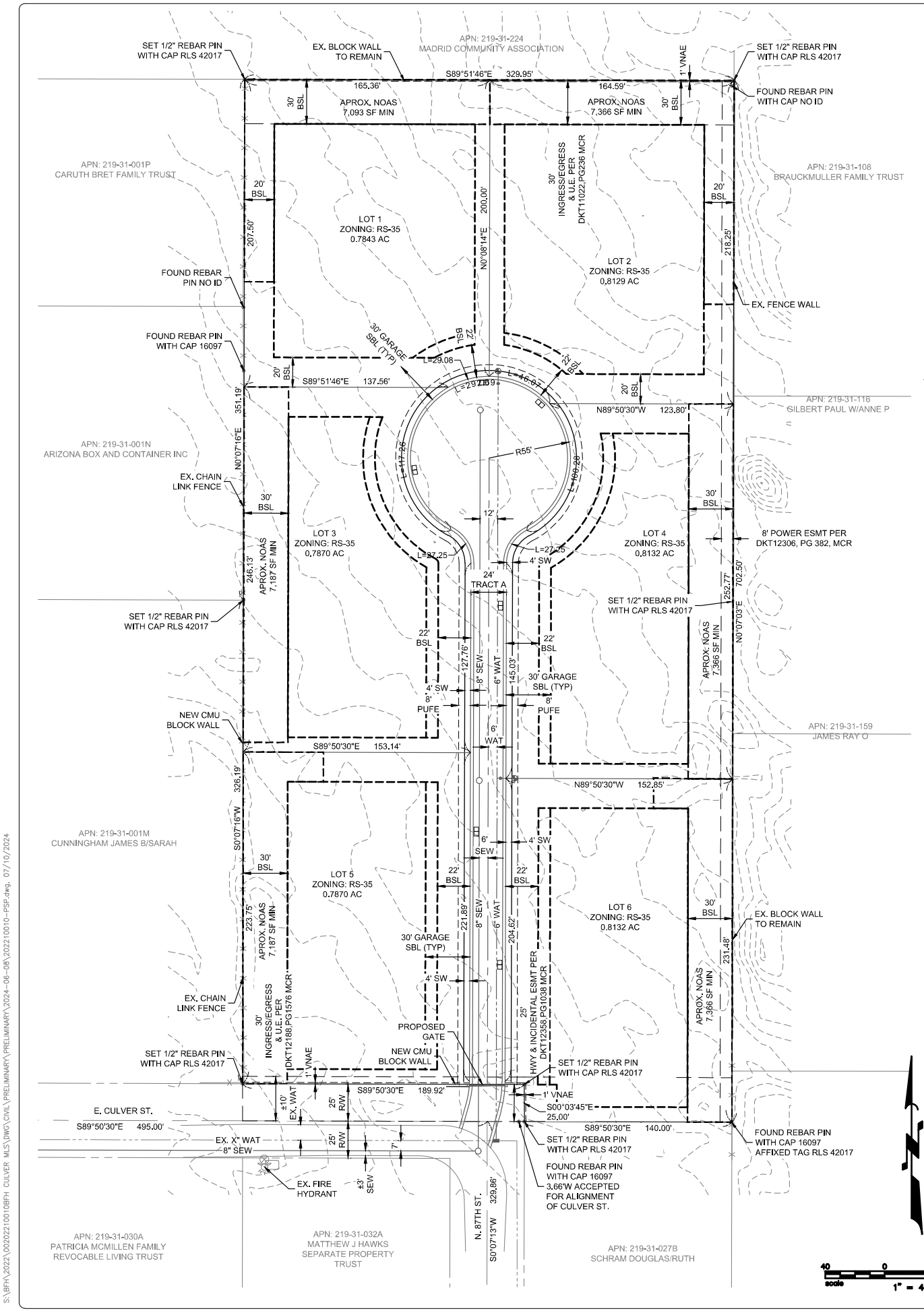
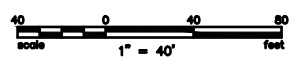
- WATER: CITY OF MESA
- SEWER: CITY OF MESA
- POLICE: CITY OF MESA
- FIRE: CITY OF MESA
- ELECTRIC: SRP

LOT AREAS:

- LOT 1 = 34166.27 SF (0.78 ACRES); NOAS = 0.163 AC = 7,093 SF MIN
- LOT 2 = 35409.20 SF (0.81 ACRES); NOAS = 0.169 AC = 7,366 SF MIN
- LOT 3 = 34283.03 SF (0.79 ACRES); NOAS = 0.165 AC = 7,187 SF MIN
- LOT 4 = 35409.20 SF (0.81 ACRES); NOAS = 0.169 AC = 7,366 SF MIN
- LOT 5 = 34283.03 SF (0.79 ACRES); NOAS = 0.165 AC = 7,187 SF MIN
- LOT 6 = 35409.20 SF (0.81 ACRES); NOAS = 0.169 AC = 7,366 SF MIN
- TRACT A = 18428.25 SF (0.42 ACRES)



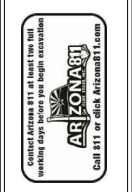
24' PRIVATE STREET
TYPICAL CROSS SECTION
(LOOKING NORTH)
N.T.S.



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PRELIMINARY SITE PLAN
CULVER GARDEN ESTATES
CULVER STREET, MESA, AZ 85207

Job No: 0020211010
Date: 07/19/2024
Revision: 00



48533
DAVID M. BOHN
SURVEYOR
ARIZONA

JOB NO.
0020211010

PRELIMINARY
SITE PLAN

SHEET NO.
1

1 OF 3