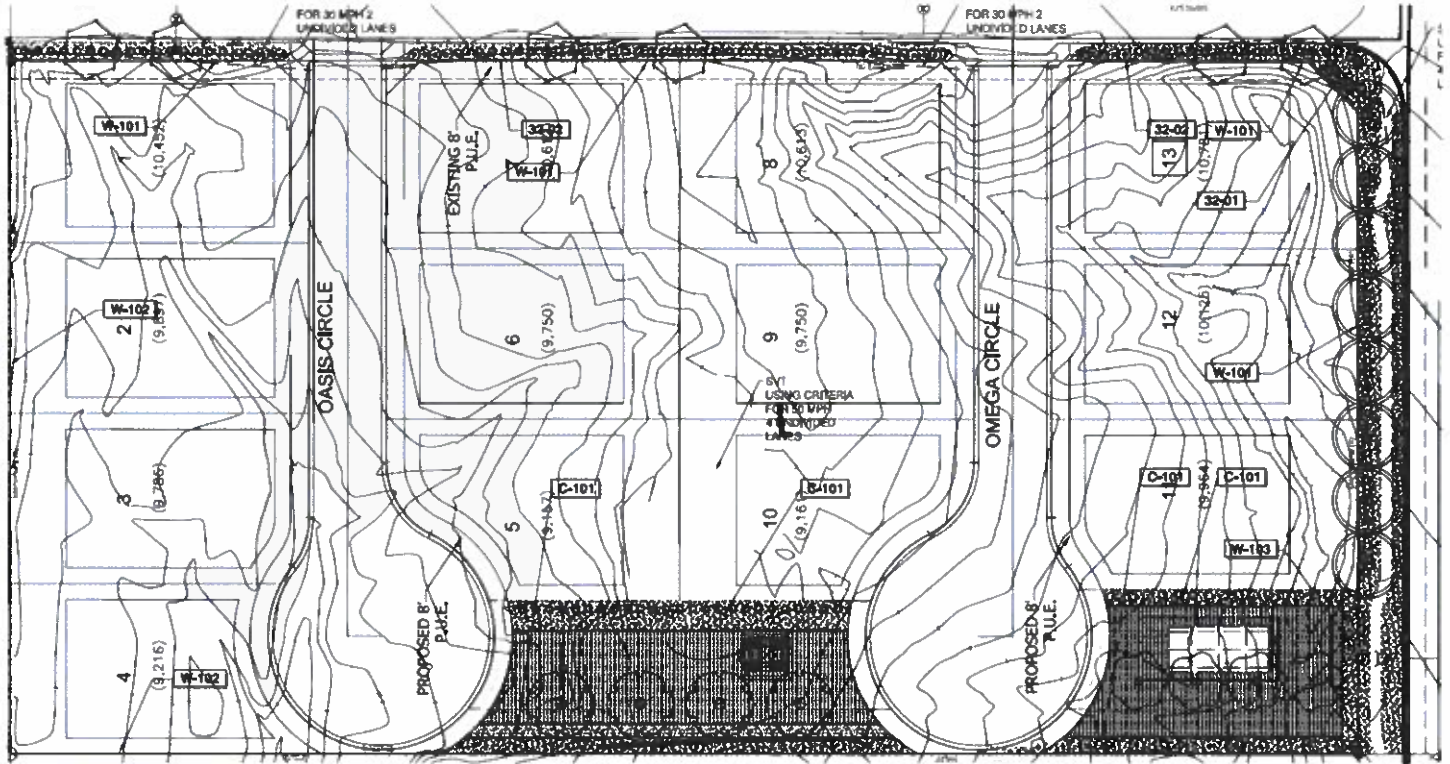


Villas at McDowell- 6432 E McDowell Rd, Mesa, AZ 85215

Residential Development- ZON21-00566

Application for Rezone & Preliminary Plat- City of Mesa Planning and Zoning



Project Narrative

4.2 Acre 13 Lot Subdivision – Rezone from OC to RS-9 PAD & Pre-Plat Approval



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1. EXISTING SITE CONDITIONS

Currently there is one 2600 Sf single family in the middle of the property which was used as an office for DeMichele Family Business up until 4-5 years ago. It has remained vacant since that time, and this home will be demolished as part of the new development. The remaining property is covered with typical desert terrain with varied elevation throughout the property. Ramada on the east boundary of the property is an improved half street with single family homes zoned RS-9, with the southern boundary of the property being McDowell Rd and fully developed with curb and sidewalk, and the south side of McDowell is RS-6 zoning and fully developed neighborhood. The western boundary is an adjoining 2.1 acre parcel zoned OC in which a Montessori school is located and operating out of a single family residence. Additionally, the property immediately adjoining the Montessori parcel to the west is also RS-9 residential neighborhood. On the north boundary of the property is single family homes with zoning of RS-9.

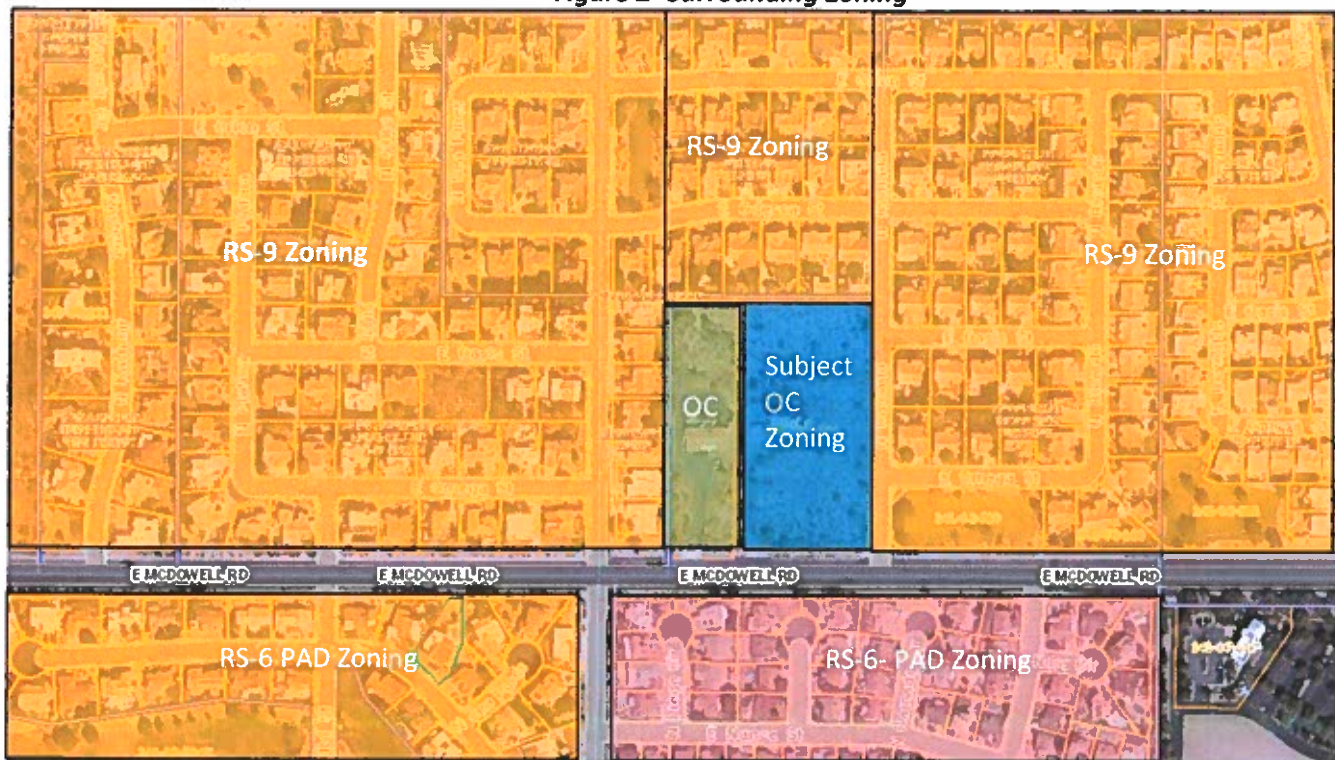
2. RELATIONSHIP TO SURROUNDING PROPERTIES

The property is located in a neighborhood that is highly suitable for additional RS-9 zoning, with like kind zoning on the east, west and north. The southern boundary is McDowell Rd with RS-6 zoning on the southern side of McDowell Rd. (See table 1 and Figure 2 below)

Table 1 – Existing and Surrounding Land Uses

<i>Direction</i>	<i>Jurisdiction</i>	<i>General Plan Land Use</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
Project Site	Mesa	Neighborhood	OC	Vacant/Single Home
North	Mesa	Neighborhood	RS-9	Single Family
East	Mesa	Neighborhood	OC	Montessori School
South	Mesa	Neighborhood	RS-6	Single Family
West	Mesa	Neighborhood	RS-9	Single Family

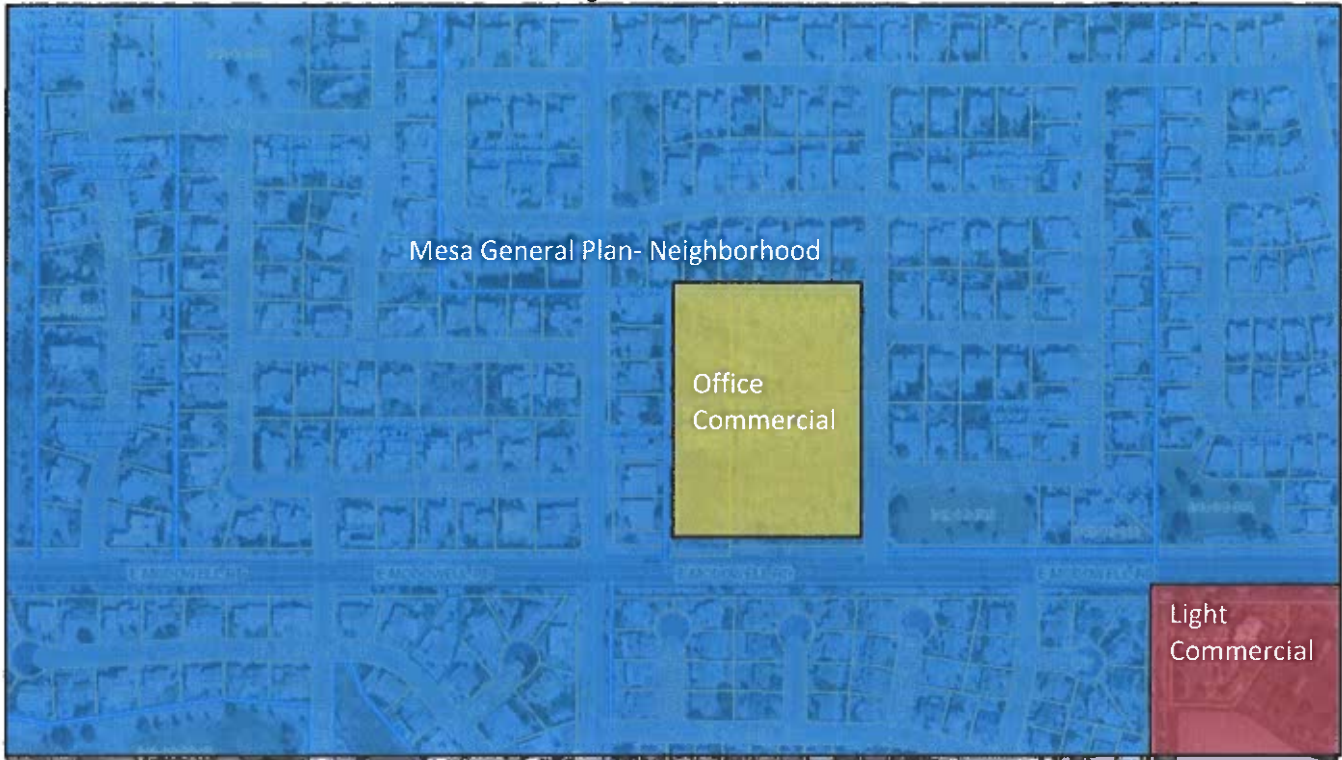
Figure 2- Surrounding Zoning



3. GENERAL PLAN CHARACTER AREA AND ZONING DESIGNATION

According to the City of Mesa General Plan, the property is located in the Neighborhood Character Area and is zoned OC. The proposed RS-9 PAD zoning is consistent with surrounding zoning in the area.

Figure 3- Mesa General Plan



4. JUSTIFICATION AND COMPLIANCE WITH THE GENERAL PLAN

This request for a rezone to RS-9 PAD from OC, and approval of a preliminary site plan is in compliance with surrounding zoning and uses. The surrounding neighborhood has very nice homes with the same sized lots as the developer is proposing, and as shown is in compliance and consistent with the Mesa General Plan and is a Neighborhood Character Area, which is designated to support "primary residential areas with supporting parks, schools and other neighborhood services."

The Villas at McDowell (VAM) will also contribute to and meet the General Plan Goals and Objectives by:

- developing an infill property with single family residences that are complimentary to the existing neighborhood
- providing quality new homes with a quality builder that will enhance the value of surrounding neighborhood
- providing a safe neighborhood environment for not only families, but those that individuals that want to have an above average sized home with the ability to "lock and go".
- providing "Great Neighborhood" Elements- 1) **Connectivity & Walkability**- having sidewalks throughout along with amenities within the development. 2) **Build Community and Fostering Social Interaction** by having two Cul-de-Sacs. 3) **Neighborhood Character & Personality**- these homes will have a look and feel and design elements of "Modern Farmhouse", "Craftsman", and "Coastal Contemporary" which is unique and different than surrounding homes. 4) **Safe, Clean and Healthy Living Environment**- with the landscape design and surrounding neighborhood, this will enhance the existing environment that is well established. 5) **Quality Design & Development**- this development will provide quality homes inside and out with an emphasis on curb appeal and livability.

5. PAD ZONING

This application request PAD zoning for the residential development will have a project with plans, documents and guidance that will enforce the proposed zoning. This request meets the criterion by offering an appropriate type of RS-9 residential housing suitable to the property and surrounding neighborhoods. The project complies with the PAD overlay’s intent to implement the General Plan goals through the use of innovative design, in the look and feel of the homes, the landscape, and the common areas as a cohesive unit. The project will incorporate the following:

High quality architectural design with Craftsman, Coastal Cottage, and Modern Farmhouse, site design, and an amenity package that creates a unique look and feel.

Landscape both in common areas, entrance, along street corridors, and homeowner’s property will provide the appropriate environment of plants and trees that meet the xeriscape concept for desert climate and conservation of water. VOD will also use its best efforts to incorporate the existing saguaro cactus on the property.

The HomeOwner’s Association will be professionally managed overseeing the site maintenance and upkeep of the common areas.

6. PROJECT DESCRIPTION

The proposed development -VAM-consists of 13 lots on 4.2 acres, which results in a density of 3.09 du/acre. Typical lot dimensions are 75’ x 130’ to 135’, with lots sizes ranging from 9,129 SF to 11,088 SF.

Table 2- Lot Density Summary

Lotting	
75' x 125' Lot Size	13
Density	
Gross Acres	4.2
Net Acres	4.2
Net du/acre	3.09

A. Development Standards

The PAD zoning overlay is designed to enable the City to enforce the project’s quality and proposed development that fulfills the General Plan objectives and zoning criteria. This PAD applies the development standards established in the Zoning Ordinance sections for the projects in RS-9 zoning, except for a few minor modifications that are justified by the proposed development-VAM, site constraints, and characteristics that exceed the zoning standards. The information below in Table 3 below lists the requested modifications to development standards, in which modifications are shown as bold and underlined. **The developer would also request as shown in Table 3 on page 7, the modification of building lot coverage increase up to 55% from 45% on these three lots, 4, 5 & 10, and up to 50% building lot coverage on all remaining lots 1,2,3,6,7,8,9,11,12, & 13.**

Table 3- MZO Development Standards 11-5-3 A.1

Lot and Density Standards- + Lot 1 *@ Lots 4, 5 &10 # all other lots	RS-9 MZO Required	PAD Proposed
Min. Lot Area (sq. ft.)	9000	9000
Min. Lot Width-Interior Lot (ft)	75	<u>73 +</u>
Min. Lot Depth (ft)	100	125
Min. Lot Depth abutting Arterial St	110	130
Max Density	4.84	3.09
Max Height (ft)	30	30

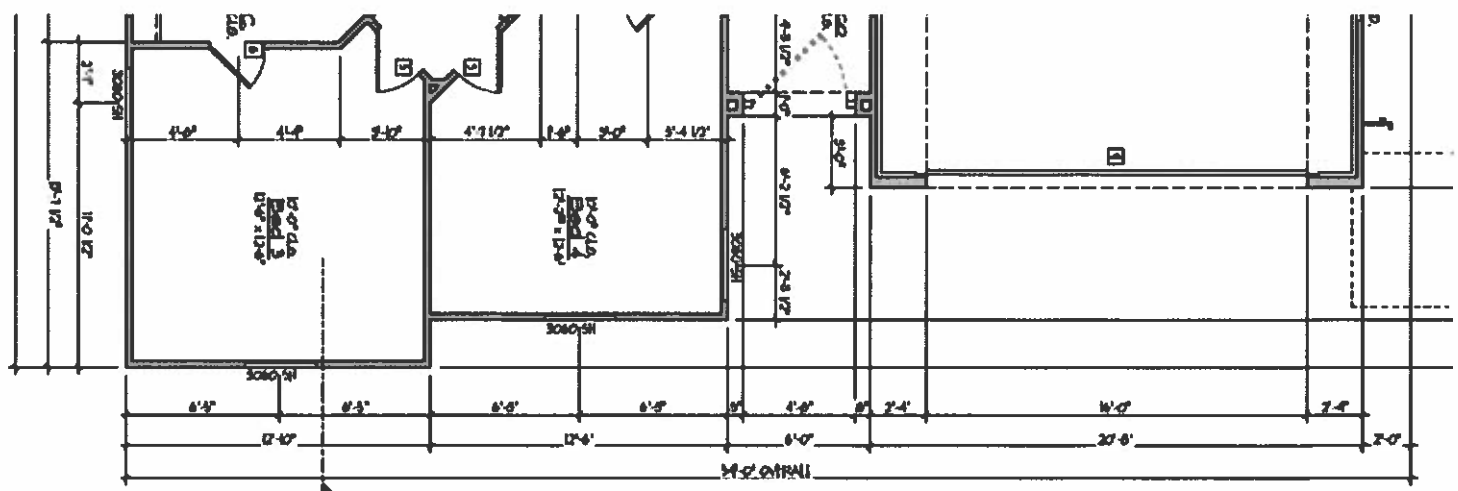
SETBACKS (ft)		
front, livable area (ft)	15	<u>10 *</u>
front, garage (ft)	25	<u>20 *</u>
side, interior min (ft)	7	<u>5 *</u>
side, interior aggregate (ft)	17	<u>15 *</u>
side, street (ft)	10	10
rear (ft)	25	<u>20 *</u>
rear yard abutting arterial st	30	30
Max Building Coverage (% of Lot) @ 4,5,& 10 # all other lots	45	<u>55@</u> <u>50#</u>

A. Development Standards Cont.

MZO 11-5-3.B.4a Development Standard- Garage Frontage and Location Figure 4 below shows- will be adhered to, to prevent the development streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of the home to be dominate, and we will apply the following:

- a. *Front Loaded Garages* that face the front property line of the lot, the aggregate width of the garage doors shall not exceed fifty percent (50%) of the aggregate width of the front building elevation, forward facing garages shall be located at least three (3) feet behind the primary wall facing the street. A covered front porch, patio, side loaded carport, or porte-cochere with sufficient size and substantial massing will be incorporated into those designs.

Figure 4- House plan 3000 with 16' garage door, 54' overall width = 30% of aggregate width. Also with this plan the garage is 5 feet behind primary wall facing street

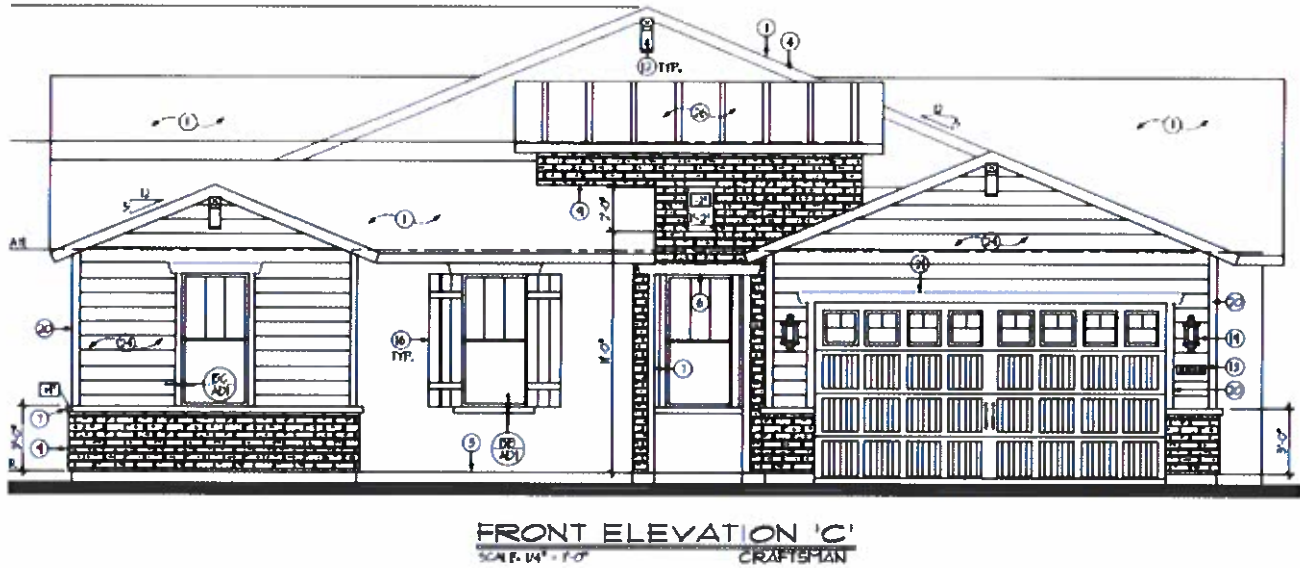


MZO 11-5-3.B.6b Development Standard-Windows Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least ten percent (10%) of the façade's area.

MZO 11-5-3.B.7ab Development Standard-Materials. Figure 5 below shows- Dwellings will contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco and synthetic stucco.

- a. Any one (1) material will be used on at least 15 percent (15%) of the front façade.
- b. Where brick or stone veneer is used as a wainscoting, it shall be wrapped a minimum of two (2) feet around side walls.

Figure 5- House plan 3000 with at least three (3) exterior materials used. Stucco, brick/stone, synthetic wood.



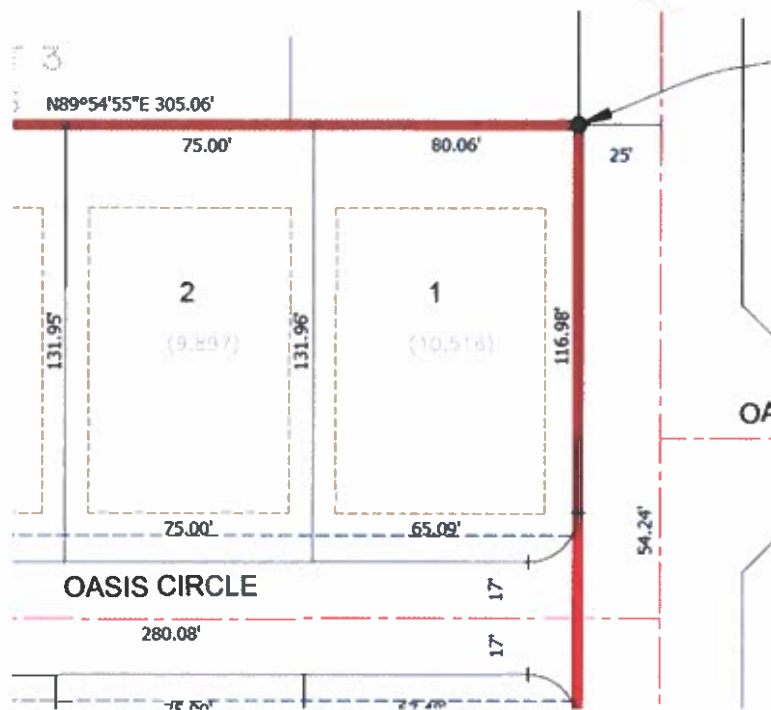
B. Modifications:

The modifications listed above and discussed below are applicable to several of the lots within VAM and need to be applied as the strict application of the zoning provisions would not enable the proposed development to offer a cohesive design and creativity needed to provide a suitable and desirable community.

The developer has made every effort when designing the lots to provide a consistency of lot sizing throughout the 13 lots, however there are a few lots that require modifications to setbacks and width thus requiring the PAD.

Lot number 1- Figure 6- Currently this lot is 80.6' in total width but is a corner lot and needed to be 10% wider or 82.5' to meet the MZO 11.5.3 A.1 development standards of lot width in RS-9 (75' width). Through the PAD and modification of this lot to 73' plus 10% makes the lot 80.6' in width.

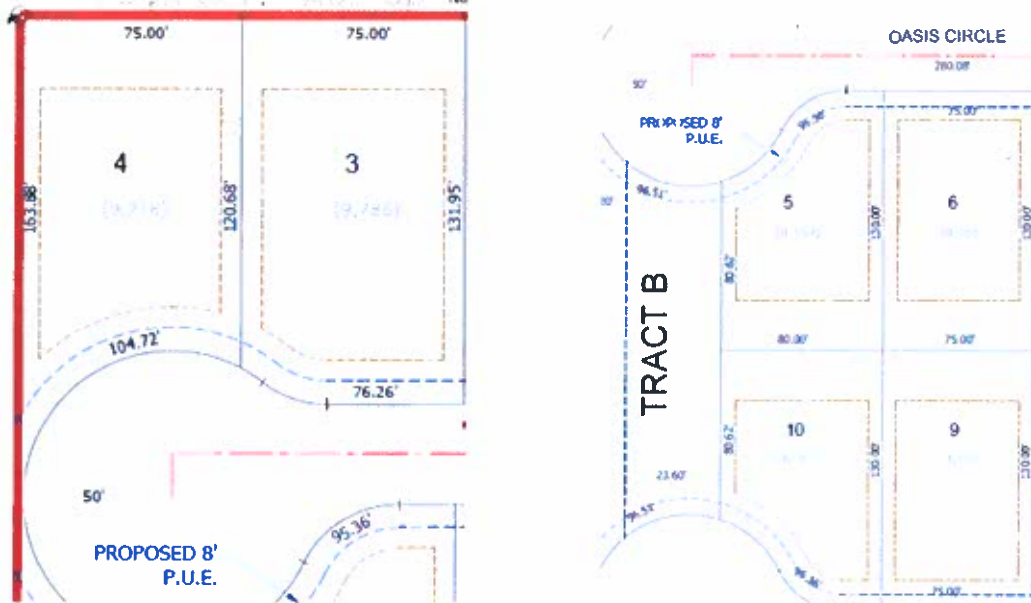
Figure 6-Lot 1 Width- Refer to Table 3 Above



C. Modifications Cont:

MZO 11.5.3 A.1 development standards of lot setbacks in RS-9, Figure 7 below- Lots number 4, 5 & 10 are lots that are odd shaped because of the 50' radius of the Cul-de-Sac, and are 5-600 SF smaller than the other 10 Lots and provide an obstacle of having to modify the front set back (to 10' from 15'), side set back (to 5' instead of 7' min with an aggregate of 15' instead of 17'), and the back yard set back (to 20' instead of 25') to have a house plan that will still meet the neighborhood plans and meet the design elements of the community. The developer would also request as show in Table 3 on page 7, the modification of building lot coverage increase up to 55% from 45% on these three lots, 4, 5 & 10, and up to 50% building lot coverage on all remaining lots 1,2,3,6,7,8,9,11,12, & 13.

Figure 7- Lots 4, 5 & 10 Setbacks- Refer to Table 3 Above

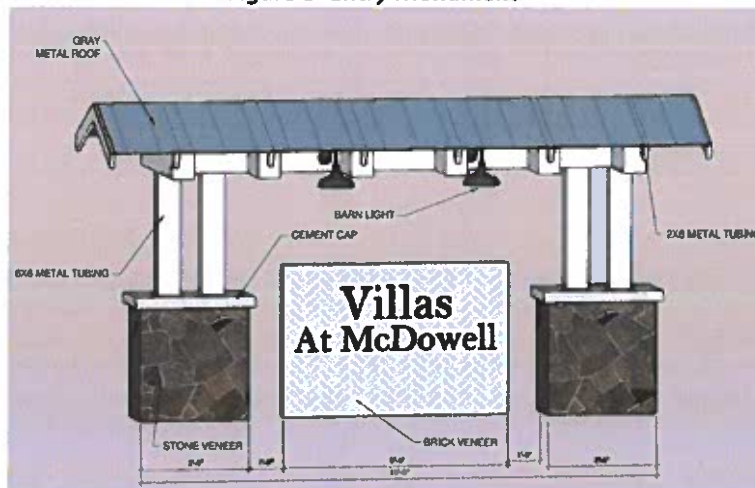


D. Landscape Design

The Villas at McDowell is a 13-lot community on just over 4 acres near the intersection of McDowell and Power. The landscape is along the lines of a clean, classic style.

Amenities include a pickle ball court in the south retention basin. Across the cul de sac from the pickle ball court is a 20' by 20' ramada that accommodates 4 picnic table and a barbecue. Both retention basins feature a sizable grass area for active recreation. The north basin also includes a stabilized decomposed granite path to encourage pedestrian connectivity throughout the community.

Figure 8- Entry Monument



7. CONCLUSION

The developer feels this proposed 13 lot development is the highest and best use of this 4.2 acre property and is excited to continue forward in developing and building high quality homes that are in high demand and will enhance the surrounding neighborhood and community. Although this development is rather small with only 13 lots, given the property location and proximity to outdoor recreation to the Salt River, Tonto National Forest, neighborhood shopping, dining and restaurants, and easy access to the 202 Red Mountain freeway system, we anticipate these homes will be very desirable and sale in a short time period, or as fast as we can build them. This development will be every aspect of a complete high quality and safe neighborhood development. We know this small community will be in high demand and provide a pleasing Oasis for a few Mesa residents.