

# **NARRATIVE REPORT FOR VILLAS ON BASELINE**

**Located in Mesa, Arizona.**

Formal Application for Rezoning and Site Plan Review and Approval



*Prepared By:*

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Job # 00202110130  
Prepared: June 2022

**NARRATIVE REPORT  
FOR “VILLAS ON BASELINE”**

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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 Preliminary Site Plan submittal and approval. Per request by the applicant, the purpose of the narrative is to request for rezoning application and Site Plan Approval to the proposed 2.04 acre townhouse residential development located at 1820 E. Baseline Road, Mesa, AZ 85204, more specifically APN: 139-09-003D. The proposed development is intended to be 29 residential units with a proposed gross density of 14.50 du/ac.

## **2. LOCATION AND DESCRIPTION OF SURROUNDING AREA**

The property is located on the north side of East Baseline Road approximately 1100 feet west of North Gilbert Road. It is currently vacant land.

Immediately west of the proposed site are existing commercial office buildings that are owned and maintained by BDS Investment Group, LLC. To the south, across Baseline Road, are large retail shops and restaurants including Fry's Food as the anchor unit. To the east of the site are existing commercial retail shops and restaurants owned by various owners as part of the existing Mesa Commons development. Coordination efforts have already been initiated with adjacent property owners. To the north of the site is an existing high density residential development owned by several owners called Suntimee.

The local retail, offices and restaurants are considered assets to this site, not to mention a residential development would help spur commercial activity in this area. The residential buildings have been arranged around the perimeter of the site with a central drive aisle. The drive proposes a secondary access point to the west near the middle of the site to allow for trash and fire vehicular circulation. The layout design opens the entire site to pedestrian access to the adjacent commercial and offices. The site proposes 2-story townhouse style units each with a private 2-car garage throughout the entire development. The townhouse units feature a 5' private rear yard/patio to the perimeter wall. Required private outdoor space will be provided to every residential unit.



### 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 “Mixed Use Activity District”. On the north, are found several existing multi-family residential subdivision including Suntree, which is currently zoned RM-2. To the east, are located more existing multi-family residential developments that are all currently zoned RM-3. (See Figure 3 – General Plan Land Use; Figure 4 – Zoning Map)

The property is currently zoned AG per the City of Mesa. Based on previous discussion with City staff and per the development standards for this property, it is understood that the developer will need to rezone the property for Site Plan Approval for this property to be developed as a multi-family residential use with 29 proposed units. This would be required by the City of Mesa development standards. It is further understood by the applicant that the property has been vacant undeveloped land for years and considering the current conditions of the surrounding area, AG is not an appropriate land use designation for this property.

The development meets the City of Mesa Zoning Ordinance Table 11-32-3.A, for required on site parking. This is achieved with 2-car garages and onsite parking areas. The total required parking for the site is  $29 \times 2.1 \text{ stalls/unit} = 60.9$  or 61 stalls. The proposed parking will be as follows  $29 \times 2 \text{ stalls per unit} + 6 \text{ open stalls} = 64 \text{ total stalls}$ .

Based on review of the area, and the current General Plan Land Use, residential development is an agreeable use for this property. The location is ideal as it sits adjacent to existing shops and restaurants, central to several elementary schools and high schools within the Mesa School District, close proximity to both the US 60 and 101, and the site provides a unique residential product that is much needed within the City and this area. The property has sat vacant for many years, aggregating trash, debris, transients, as well as nuisance vegetation. 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 *Villas on Baseline* 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.

It is important for the developer to note that there are several zoning ordinance standards that will be slightly deviated from through this zoning application thus resulting in a PAD Overlay request. Below is a list of each standard, why the deviation is requested, and how the developer intends to compensate for the variation.

**PLANNED AREA DEVELOPMENT STANDARDS**

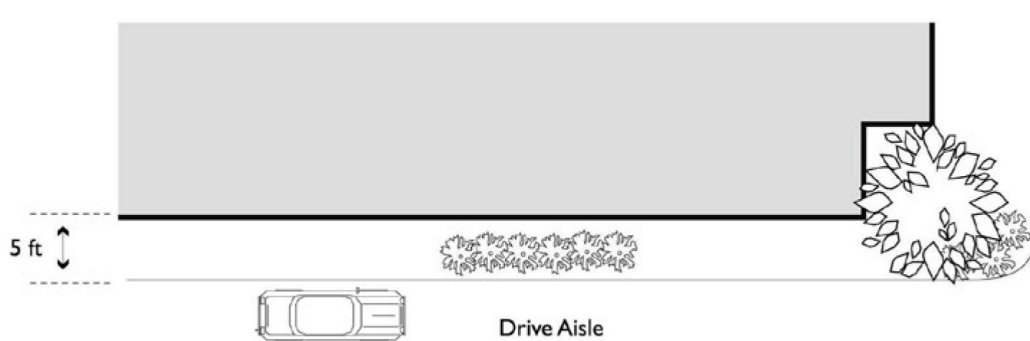
**RM-4 (MIXED USE ACTIVITY DISTRICT; NEIGHBORHOOD DISTRICT)**

**CURRENT STANDARD**

**PROPOSED STANDARD**

REDUCTION OF THE FOUNDATION BASE FROM 5' MINIMUM	FOUNDATION BASE = 3' ALONG BUILDING GARAGE FRONTS; 5' MIN EVERYWHERE ELSE.
PRIVATE PATIO MIN. DIMENSION = 10 ft	PRIVATE PATIO MIN. DIMENSION = 5 ft
SIDE SETBACK = 15' PER STORY	SIDE SETBACK = 10' MINIMUM
MIN. ON-LOT BUILDING SETBACK = 30 FT	MIN. ON-LOT BUILDING SETBACK = 20 FT

**REDUCTION OF FOUNDATION BASE:** Per City of Mesa Zoning Ordinance 11-33-5(A)(2)(b), A minimum 5-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to drive aisles as illustrated.



It is proposed that along the frontage of the units there will be a varying distance from the face of the building to face of curb. The minimum distance will be 3', instead of 5'.

The reduction to this standard is only requested for the portion of the buildings where the garage fronts onto the street and does not affect all sections. It is important to note that all other scenarios, such as the side of the building facing the street, the foundation base minimums are compliant to this standard. The reason for the request is due to the

“alley loading” layout which is more cohesive to a fluid and ample open space plan focusing the community to “front yards” rather than the streets. Considering this, the developer requests deviation to this standard in order to provide a more robust and abundant open space to promote community interaction and superior living experience.

**PRIVATE PATIO MINIMUM DIMENSION:** The proposed units at *Villas at Baseline* are all 21 ft wide. If the developer were to propose a minimum dimension of 10 ft for the patio areas as shown, this would equate to 210 sf per unit, however the minimum required open space per unit is 150 sf, per MZO Table 11-5-5. The location that the developer is proposing the 5 ft patios is only within the interior of the site where the front doors to the units face one another. Ultimately, only 16 units total are proposed to incorporate 5’ private patios while the remaining 13 will propose 10’ deep patios and are compliant with the standard. At all these locations, the residents are fortunate to enjoy an additional 10’ or more beyond the patios that is essentially all their own with lush landscaping and a sidewalk that connects to adjacent amenities including pickle ball court and ramadas. All residences within the site provide 5 ft patios that will boast a total of 105 sf of private open space, which is noted it is below the minimum standard. However, the average private open space of all units combined is proposed to be 152 sf/du, which is clearly in excess of the minimum standard. Outside of the private patios, the overall site plan delivers an additional 17,311 sf of community open space with amenities and walkpaths. This equates to approximately 749 sf/du of community open space per unit. The reduction will allow the ample space to provide additional community amenities. In view of the compensation for the deviation, reducing the minimum standard is a mutually beneficial compromise and expands the overall open space presented to the community as a whole, thus offering a superior community experience.

**MINIMUM PERIMETER SIDE SETBACK:** Per MZO Table 15-5-5, the minimum perimeter side setback is 15’ per story. Considering the proposed units within *Villas on Baseline* are intended to be two-stories, this would indicate the side setback requirement would be 30 feet on both sides of the property’s perimeter. As can be seen by the Site Plan, the width of the overall parcel is a mere 132+/- feet. If the developer were to propose a



minimum setback of 30 ft on both sides of the property as required by the City's development standards for multi-family developments, this would reduce the developable area which homes could be placed to 72 feet. Considering the development will need adequate space for amenities as well as streets, this setback requirement is a significant hindrance to the development. Based on experience and discussion with City of Mesa planning staff, it is understood that the standard 15' setback per story is intended to promote separation between proposed developments and the adjacent property, in particular adjacent to residential developments. To propose a two-story townhome only 10 feet from the lot line overlooking another residence would potentially impose on the privacy of that resident. It should be noted that not only is the developer happy to maintain the 30 foot setback on the north of the property, where the only existing residential development "Suntree" is located, but the proposed 10 foot side perimeter setback would have no impact on these residents. It should further be mentioned, that the developer and his engineer visited the neighbors that would be affected to discuss the proposed development and after speaking with several, none felt that the proposed layout and setbacks would be an issue. Developments to the east and west, where the proposed 10 foot setback would have the most impact, are existing commercial developments where the closest existing buildings are 90+ ft and 33+ ft from the property line, respectively. A reduction to the side perimeter setback in this case would have minimal to zero impact to the existing developments on either side.

**ONLOT BUILDING SETBACK:** Per MZO Table 15-5-5, the minimum on-lot building setback development standard for multifamily developments is 30 feet. The developer is proposing a reduction to this standard that will only affect 16 units and the remaining 13 will provide 30 feet or more separation complying with the standard. As has been mentioned previously within this narrative, the site has a challenging lot configuration that is narrow and deep, which makes it difficult to maintain all safety and development standards while still maintaining a developable product that will appeal to potential future residents. Based on conversations with the previous owner, adjacent property owners, and City staff, the configuration of this lot and the existing conditions are why it has been difficult to sell or develop over the last decade(s). Although, the City of Mesa

standard is understood and respected by the developer, it should be mentioned that according to the International Residential Code, a proposed building separation less than 30' is acceptable and is consistent with all safety codes. The townhomes proposed have been proposed in other developments within the City with separation as close as 12 feet and will provide the same construction type to comply with all international code. Also, the areas where the proposed reduction is located helps increase the communal amenity areas benefiting the entire development and residents as a whole.

#### **4. OPERATIONAL ASPECTS OF USE**

East Baseline Road is intended to remain as is with minor improvements that may include sidewalk and landscaping along its frontage. No significant improvements along East Baseline Road are anticipated at this time.

The site is a proposed multi-family residential community. It is not expected to be gated at the entrance, but will be gated at the emergency access to the west. View fence along East Baseline Road shall be proposed. The balance of the perimeter will be a 6' masonry wall.

The property will be managed by offsite property management. Either the property management or an established HOA will maintain internal driveways, infrastructure, buildings, landscaping, amenities, etc. Typical hours of operation will be 9 am to 5 pm, but considering the nature of the property, it is understood that these hours are not absolute. It is anticipated that the development is intended for newly married / younger family and retiree residents.

#### **5. 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.





<b>PUBLIC UTILITIES</b>	<b>SERVICE PROVIDERS</b>
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 Baseline Road is fully developed including the sidewalk along the property frontage. It is not expected that the developer will be required to make significant improvements to East Baseline Road except for tying into the existing water and sewer. 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. At time of the Development Application, a full Preliminary Drainage Report shall be provided for approval.

**6. 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 8-12 months for final approvals. At which time, the developer will initiate construction and construction is expected to take another 9-12 months depending on market conditions.

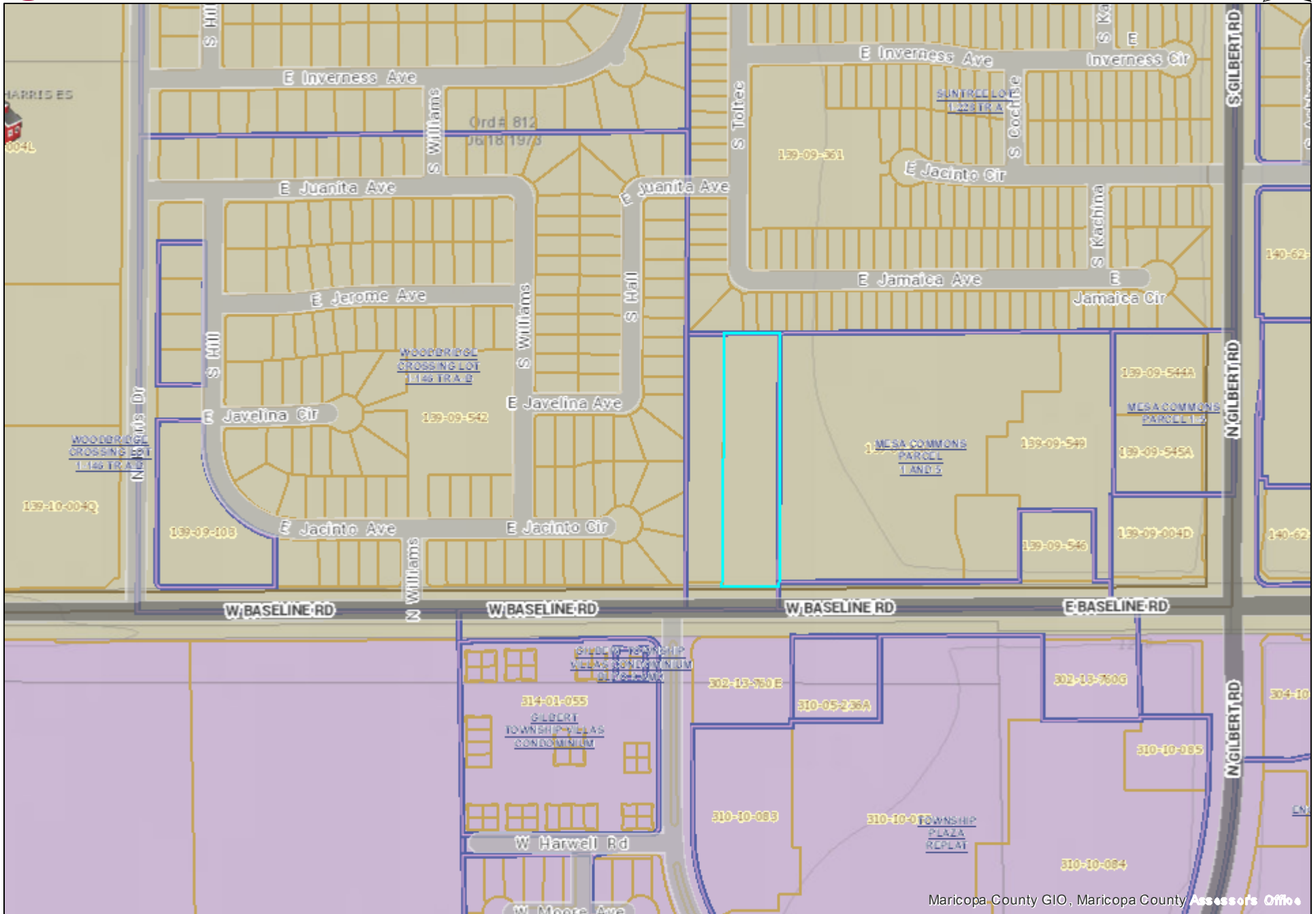
**7. CONCLUSION**

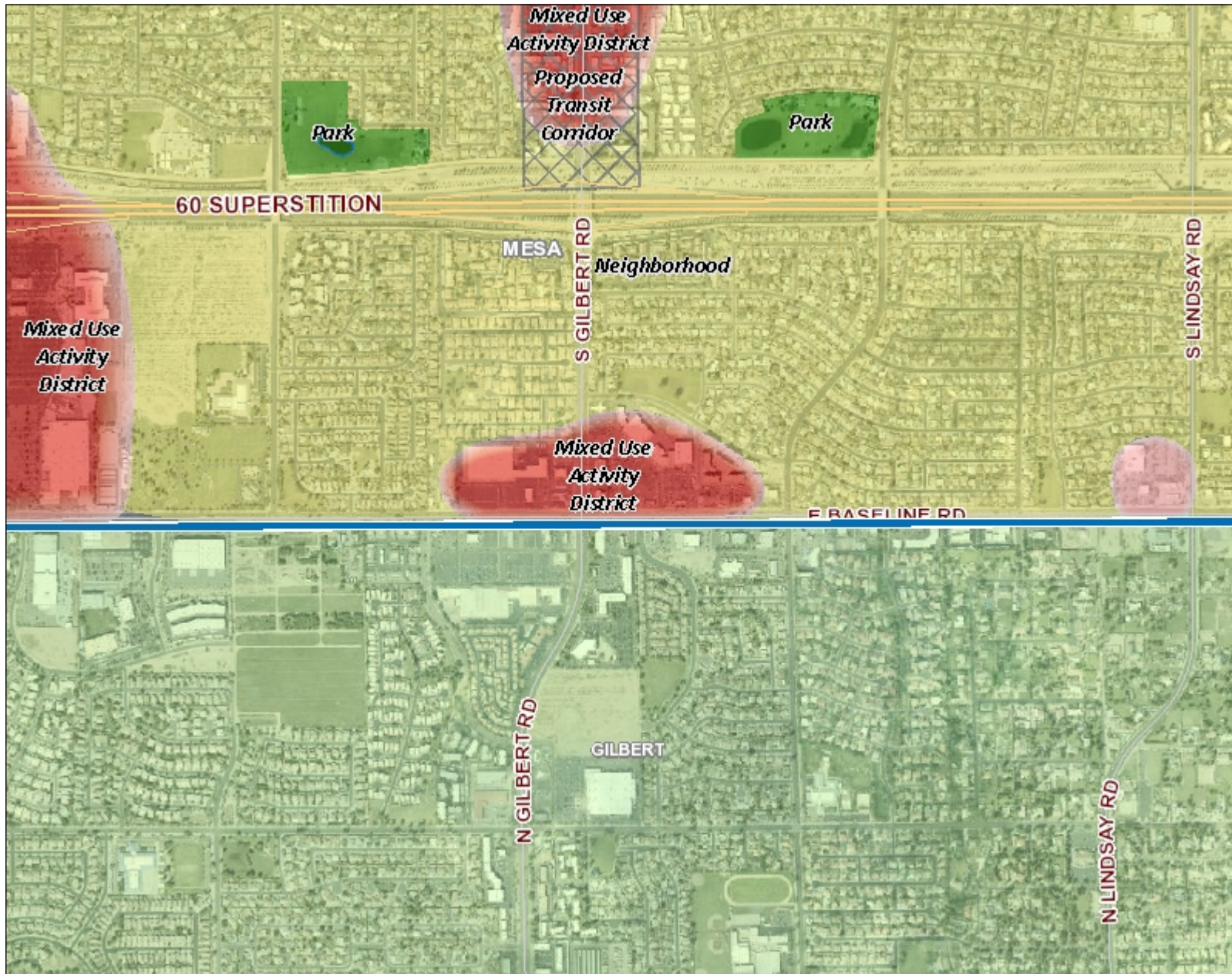
Villas on Baseline is ideal for this residential development. There is a demand in the area for affordable / attainable housing in Mesa and inadequate supply. More housing in this area will generate a higher demand for commerce, including supermarkets, convenience stores, offices, retail, etc. in the close vicinity of the proposed 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.





# PARCEL 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
- Standard Resolution**
- Regional**

## Notes

0.6                      0                      0.29                      0.6 Miles

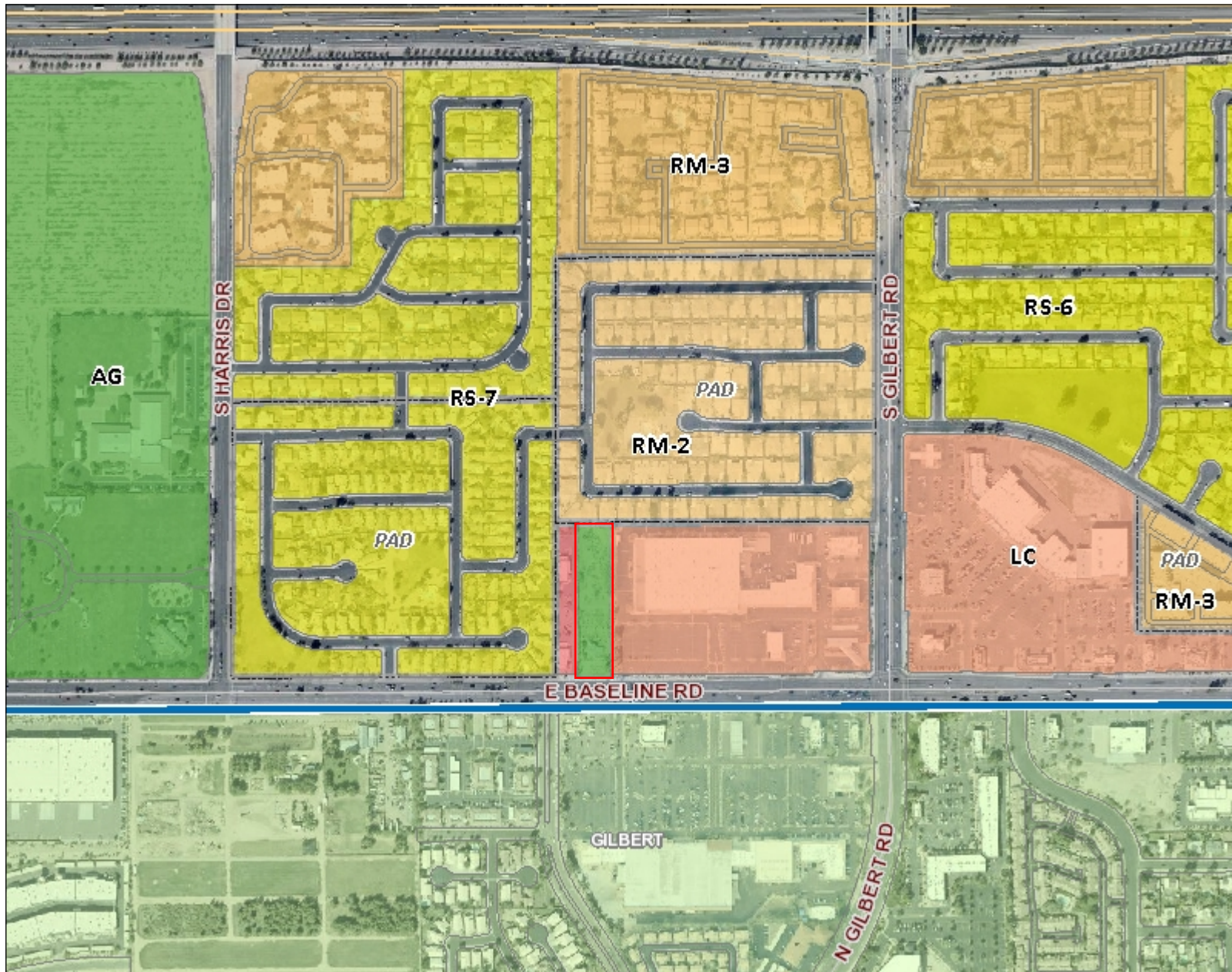


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



# Planning & Zoning ZONING MAP



## 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

0.3 0 0.13 0.3 Miles

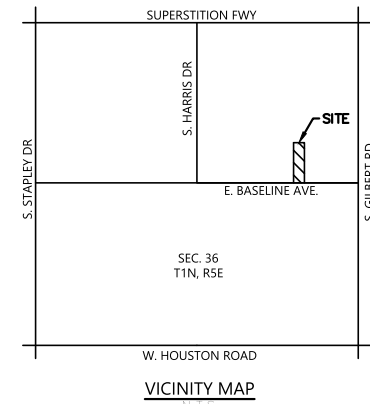


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# PRELIMINARY SITE PLAN FOR VILLAS ON BASELINE

A PORTION OF SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH,  
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



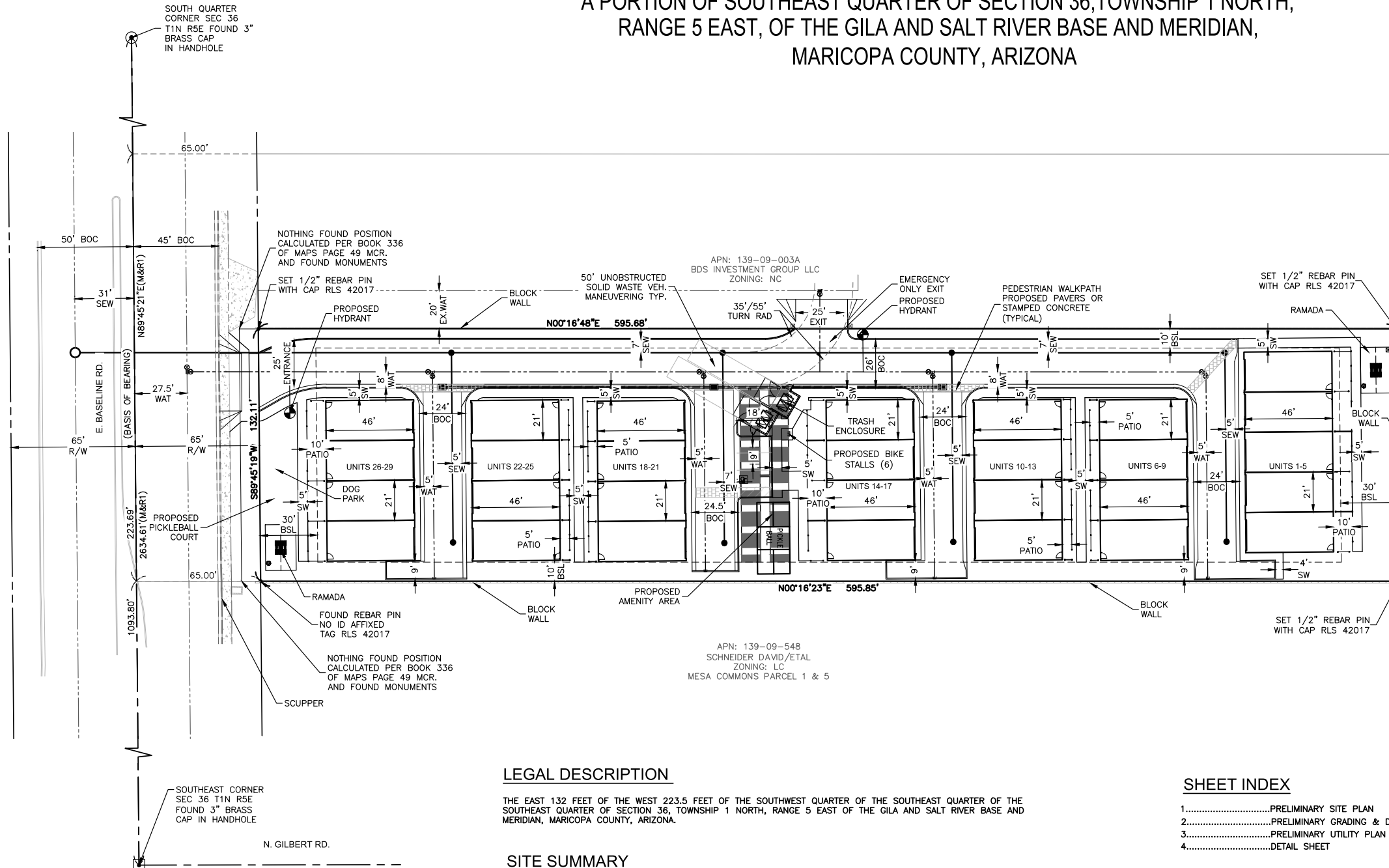
**BFH Group**  
3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA, 85206  
PHONE: 480.734.1446

**APPLICANT**  
RIDGEWAY INVESTMENTS LLC  
3214 NORTH UNIVERSITY AVENUE STE 117  
PROVO, UTAH, 84604  
PHONE: 480-236-6483  
CONTACT: RYAN HATCH

**ENGINEER**  
BFH GROUP  
3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA, 85206  
PHONE: 480-734-1446  
CONTACT: DAVID M. BOHN

**BASIS OF BEARING**  
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N89°45'19"E. (ASSUMED BEARING)

**BENCHMARK**  
BRASS TAG FOUND AT THE INTERSECTION OF GILBERT & BASELINE, ALSO BEING THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION = 1234.20' (NAVD 88 DATUM)



APN: 139-09-162  
MAUPIN MAXINE/STARK LINDA RUTH  
ZONING: RM-2  
RESIDENTIAL SUBDIVISION  
LOT#: 30

APN: 139-09-161  
RETTINGER SARA J  
ZONING: RM-2  
RESIDENTIAL SUBDIVISION  
LOT#: 29

APN: 139-09-160  
KELLEY ERICA  
ZONING: RM-2  
RESIDENTIAL SUBDIVISION  
LOT#: 28

APN: 139-09-159  
STEELE EDWARD F/KATHY L  
ZONING: RM-2  
RESIDENTIAL SUBDIVISION  
LOT#: 27

APN: 139-09-548  
SCHNEIDER DAVID/ETAL  
ZONING: LC  
MESA COMMONS PARCEL 1 & 5

### LEGAL DESCRIPTION

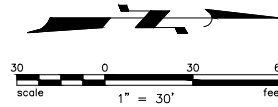
THE EAST 132 FEET OF THE WEST 223.5 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### SITE SUMMARY

GROSS SITE AREA:	87,270 S.F.	(2.04 ACRES)
NET SITE AREA:	78,682 S.F.	(1.81 ACRES)
EXISTING ZONING:	AG	
PROPOSED ZONING:	RM-4 (PAD)	
PROPOSED NO. UNITS:	29	
PROPOSED NO. BLDGS:	7 TOTAL	
ALLOWABLE DENSITY:	30 DU/AC	
PROPOSED DENSITY:	= 29 DU / 2.04 AC	= 14.22 DU/AC
ALLOWABLE BLDG COVERAGE:	55%	
PROPOSED BLDG COVERAGE:	= 27,782 S.F. = 35.3%	
ALLOWABLE LOT COVERAGE:	= 55,077 SF = 70%	
PROPOSED LOT COVERAGE:	= 51,055 SF = 66.6%	
MINIMUM OPEN SPACE:	= 150 SF/DU = 4,350 SF = 5.53%	
PROVIDED OPEN SPACE:	PRIVATE COMMUNITY	
	= 4,410 SF + 17,311 SF = 27.6%	
	= 152 SF/DU + 597 SF/DU = 749 SF/DU	
PARKING REQUIRED:	2.1 SPACES PER UNIT	
	2.1 * 29 UNITS	
	= 60.9 = 61 TOTAL STALLS	
PARKING PROVIDED:	= 2 * 29 UNITS + 6 OPEN STALLS	
	= 64 TOTAL STALLS	
BICYCLE PARKING:	6 TOTAL STALLS	

### SHEET INDEX

- 1.....PRELIMINARY SITE PLAN
- 2.....PRELIMINARY GRADING & DRAINAGE PLAN
- 3.....PRELIMINARY UTILITY PLAN
- 4.....DETAIL SHEET



### LEGEND

- BOUNDARY LINE
- PROPOSED CURB
- SIDEWALK LINE
- VALLEY GUTTER
- R/W LINE
- EASEMENT LINE
- SECTION LINE
- OTHERS PROPERTY
- REBAR PIN (AS NOTED)
- (M) MEASURED BEARINGS/DISTANCES
- (R#) RECORDED BEARINGS/DISTANCES

### PROJECT DESCRIPTION

A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 29 TOWNHOME UNITS.

TOTAL GROSS ACREAGE = 2.04 AC  
TOTAL NET ACREAGE = 1.81 AC

### SERVICE PROVIDERS

WATER	CITY OF MESA
SEWER	CITY OF MESA
POLICE	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT

PRELIMINARY SITE PLAN

VILLAS ON BASELINE  
1820 E. BASELINE RD., MESA, AZ 85204

Job No.: 00202110120  
Drawn By: PJ  
Checked: DB

CALL FOR RENTALS DAYS  
(602) 263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)



JOB NO.  
00202110120

Prelim Site Plan

SHEET NO.  
1

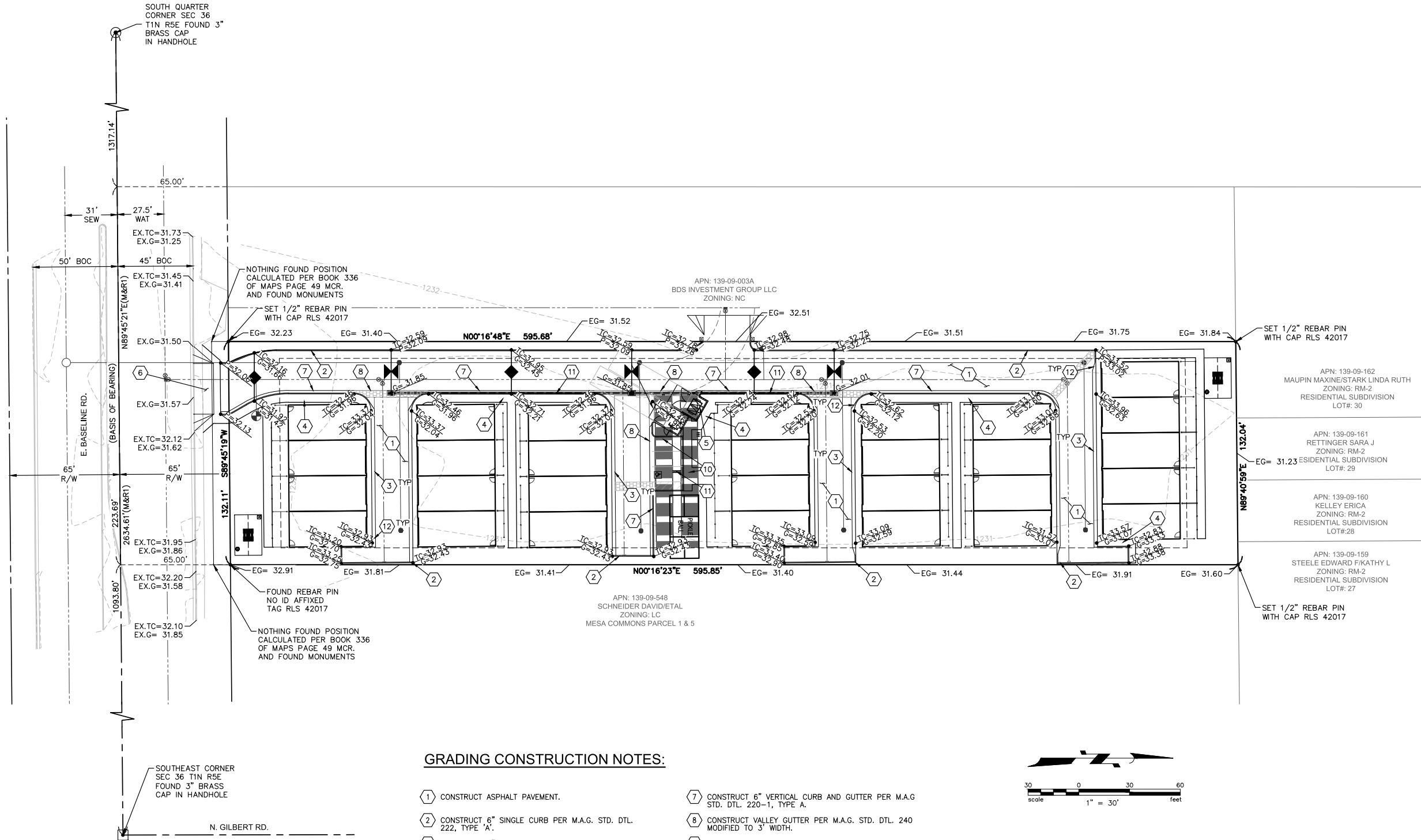
1 OF 4

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NOT APPROVED FOR CONSTRUCTION

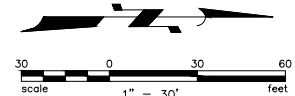
# PRELIMINARY GRADING & DRAINAGE PLAN

**BFH Group**  
 3707 EAST SOUTHERN AVENUE  
 MESA, ARIZONA, 85206  
 PHONE: 480.734.1446



### GRADING CONSTRUCTION NOTES:

- |  |   |
|--|---|
| 1 CONSTRUCT ASPHALT PAVEMENT.                                      | 7 CONSTRUCT 6" VERTICAL CURB AND GUTTER PER M.A.G. STD. DTL. 220-1, TYPE A. |
| 2 CONSTRUCT 6" SINGLE CURB PER M.A.G. STD. DTL. 222, TYPE 'A'.     | 8 CONSTRUCT VALLEY GUTTER PER M.A.G. STD. DTL. 240 MODIFIED TO 3' WIDTH.    |
| 3 CONSTRUCT 4" ROLL CURB PER M.A.G. STD DTL. 220-1 TYPE C.         | 9 CATCH BASIN TYPE D PER M.A.G. STD. DTL. 533-1.                            |
| 4 CONSTRUCT 5' WIDE SIDEWALK PER M.A.G. STD. DTL. 230.             | 10 10' UNDERGROUND RETENTION.   |
| 5 CONSTRUCT DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.            | 11 INSTALL 12" HDPE STORM DRAIN PIPE.                                       |
| 6 CONSTRUCT DRIVEWAY ENTRANCE PER C.O.M. STD. DTL. M-42 (30' WIDE) | 12 TRANSITION FROM VERTICAL CURB TO ROLL CURB PER M.A.G. STD. DTL. 221.     |



### LEGEND

- BOUNDARY LINE
- PROPOSED CURB
- SIDEWALK LINE
- VALLEY GUTTER
- R/W LINE
- HOPE STORM DRAIN PIPE
- CATCH BASIN
- EASEMENT LINE
- SECTION LINE
- OTHERS PROPERTY
- REBAR PIN (AS NOTED)
- (M) MEASURED BEARINGS/DISTANCES
- (R#) RECORDED BEARINGS/DISTANCES

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## PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT:  
**VILLAS ON BASELINE**  
 1820 E. BASELINE RD., MESA, AZ 85204

Job No.: 00202110120  
 Drawn By: PJ  
 Checked: DB

CALL THE ENGINEER'S OFFICE BEFORE YOU BEGIN  
**(602) 263-1100**  
**1-800-STAKE-IT**  
 (OUTSIDE MARICOPA COUNTY)



JOB NO.  
 00202110120

Prelim G&D Plan

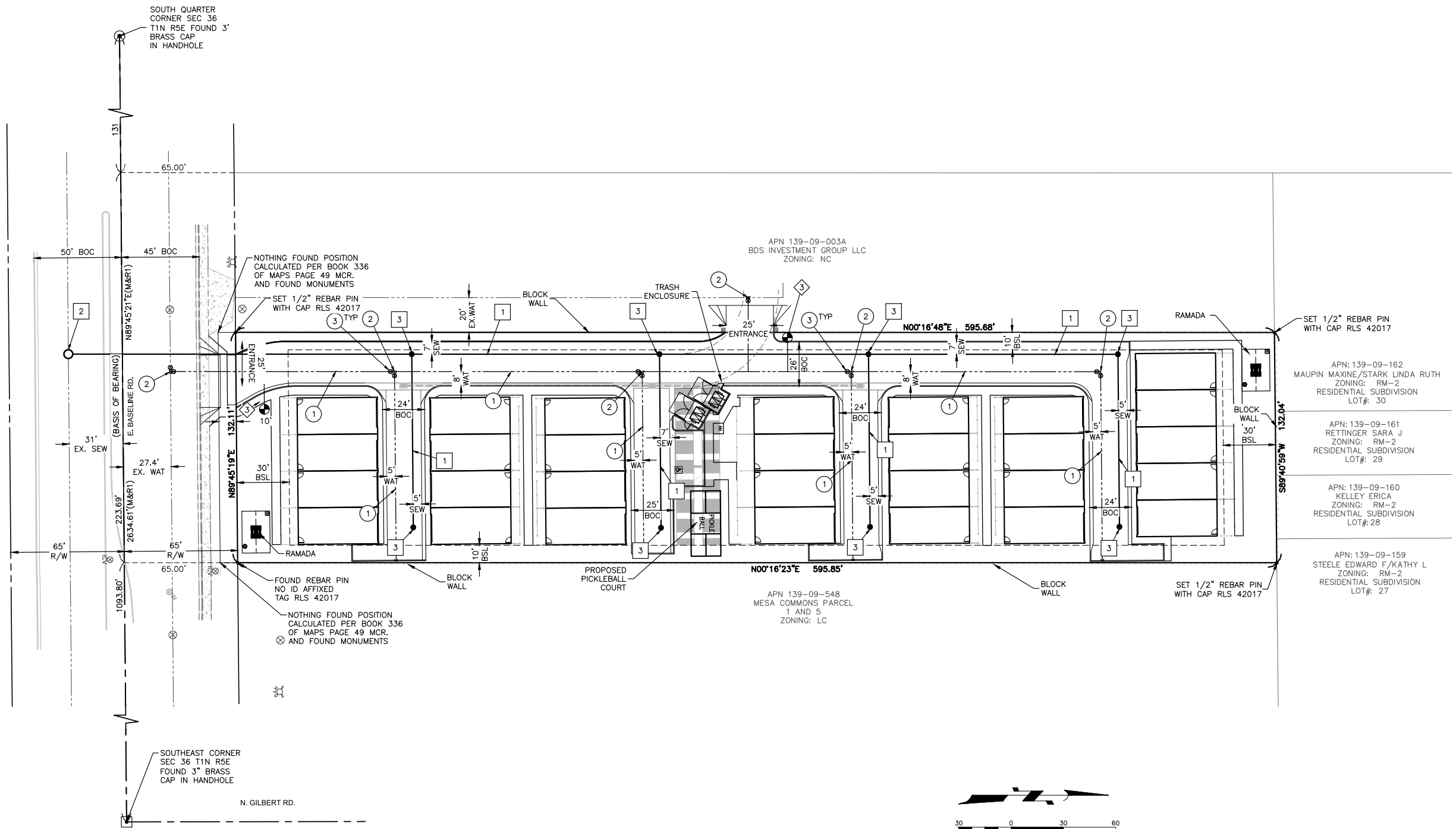
SHEET NO.  
**2**

2 OF 4

NOT APPROVED FOR CONSTRUCTION

# PRELIMINARY UTILITY PLAN

**BFH Group**  
 3707 EAST SOUTHERN AVENUE  
 MESA, ARIZONA, 85206  
 PHONE: 480.734.1446



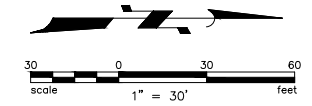
APN: 139-09-003A  
 BDS INVESTMENT GROUP LLC  
 ZONING: NC

APN: 139-09-162  
 MAUPIN MAXINE/STARK LINDA RUTH  
 ZONING: RM-2  
 RESIDENTIAL SUBDIVISION  
 LOT#: 30

APN: 139-09-161  
 RETTINGER SARA J  
 ZONING: RM-2  
 RESIDENTIAL SUBDIVISION  
 LOT#: 29

APN: 139-09-160  
 KELLEY ERICA  
 ZONING: RM-2  
 RESIDENTIAL SUBDIVISION  
 LOT#: 28

APN: 139-09-159  
 STEELE EDWARD F/KATHY L  
 ZONING: RM-2  
 RESIDENTIAL SUBDIVISION  
 LOT#: 27



### SEWER CONSTRUCTION NOTES

- 1 INSTALL 8" VCP SEWER LINE.
- 2 INSTALL 4' DIAMETER CONCRETE MANHOLE, PER M.A.G. STD. DTL. 420-1.
- 3 INSTALL CLEANOUT PER M.A.G. STD. DTL. 441.

### WATER CONSTRUCTION NOTES

- 1 INSTALL 8" WATER LINE
- 2 INSTALL CROSS, BEND, OR TEE, RESTRAIN JOINTS PER M.A.G. STD. DTL. 302-1, 302-2, 303-1, 303-2.
- 3 INSTALL 8" VALVE PER M.A.G. STD DTL. 391-1.

### FIRE LINE CONSTRUCTION NOTES

- 3 INSTALL PRIVATE FIRE HYDRANT PER M.A.G. STD. DTL. 360-1.

### LEGEND

- BOUNDARY LINE
- PROPOSED CURB
- SIDEWALK LINE
- R/W LINE
- EASEMENT LINE
- SECTION LINE
- OTHERS' PROPERTY
- SEWER LINE
- WATER LINE
- REBAR PIN (AS NOTED)
- (M) MEASURED BEARINGS/DISTANCES
- (R#) RECORDED BEARINGS/DISTANCES

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NOT APPROVED FOR CONSTRUCTION

REVISIONS:

PRELIMINARY UTILITY PLAN

PROJECT: VILLAS ON BASELINE  
 1820 E. BASELINE RD., MESA, AZ 85204

Job No.: 00202110120  
 Drawn By: PJ  
 Checked: DB

CALL THE ENGINEER'S OFFICE BEFORE YOU DO.  
**(802) 263-1100**  
**1-800-STAKE-IT**  
 (OUTSIDE ARIZONA COUNTY)

REGISTERED PROFESSIONAL ENGINEER  
 DAVID M. BOHN  
 LICENSE NO. 48033  
 EXPIRES 09/30/2020  
 ARIZONA U.S.A.

JOB NO.  
 00202110120

Prelim Utility Plan

SHEET NO.  
**3**

3 OF 4





## APPENDIX A

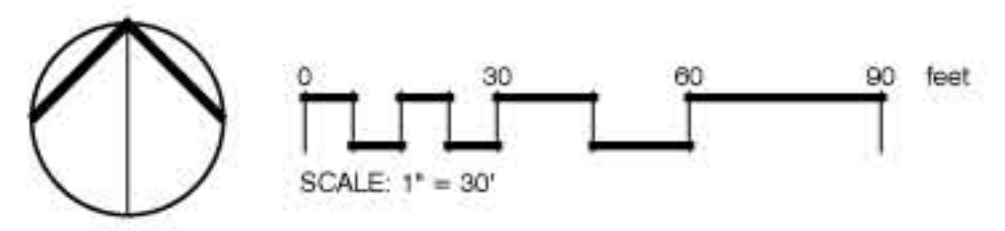


**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Callia secundiflora</i> Texas Mountain Laurel	36" Box	26
	<i>Quercus virginiana</i> 'Heritage' Heritage Southern Live Oak	24" Box	18
	<i>Quercus virginiana</i> 'Heritage' Heritage Southern Live Oak	36" Box	1
	x <i>Chitalpa tashkentensis</i> 'Pink Dawn' Pink Dawn Chitalpa	24" Box	19
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Agave geminiflora</i> Century Plant	5 gal.	63
	<i>Carissa macrocarpa</i> 'Boxwood Beauty' Beauty Natal Plum	5 gal.	77
	<i>Chrysactinia mexicana</i> Damianita	1 gal.	24
	<i>Dasyliiron longissimum</i> Toothless Desert Spoon	5 gal.	5
	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	19
	<i>Lantana montevidensis</i> 'New Gold' Trailing Lantana	1 gal.	28
	<i>Muhlenbergia capillaris</i> 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	89
	<i>Ruellia penninsularis</i> Wild Petunia	5 gal.	35
	<i>Russelia equisetiformis</i> Firecracker Plant	5 gal.	78
	<i>Tecoma stans angustata</i> Yellow Bells	5 gal.	5
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	<i>Cynodon dactylon</i> 'Midiron' Bermuda Grass	3,267 sf	

**REFERENCE NOTES SCHEDULE**

SYMBOL	CONCRETE CURB DESCRIPTION
	New 6" Mowstrip
SYMBOL	ROCK DESCRIPTION
	1/2" screened decomposed granite. Express Carmel color at 2" Depth.



LANDSCAPE CALCULATIONS		
Total Open Space Area	14,610 Square Feet	
Plant Material Coverage	13,415 Square Feet (64%)	
Total Parking lot trees	2	
Foundation base length	N/A	
	REQUIRED	PROVIDED
Street Frontage Trees	4	4
36" Street Frontage Trees	1	1
Ocotillo substitution	N/A	N/A
24" Street Frontage Trees	2	3
Street Frontage Shrubs	24	47
5 Gal. Street Frontage Shrubs	12	35
36" box parking lot trees	1	2
Perimeter trees	58	58
Perimeter shrubs	230	246
Foundation base trees required	N/A	N/A
36" box foundation base trees	N/A	N/A
Foundation base LF required	N/A	N/A



1 ENTRY SIGN ELEVATION  
N.T.S.

REVISIONS:

NO.	DATE	DESCRIPTION

PRELIMINARY  
**VILLAS AT BASELINE**  
CITY OF MESA, AZ 85204

NO.	DATE	DESCRIPTION

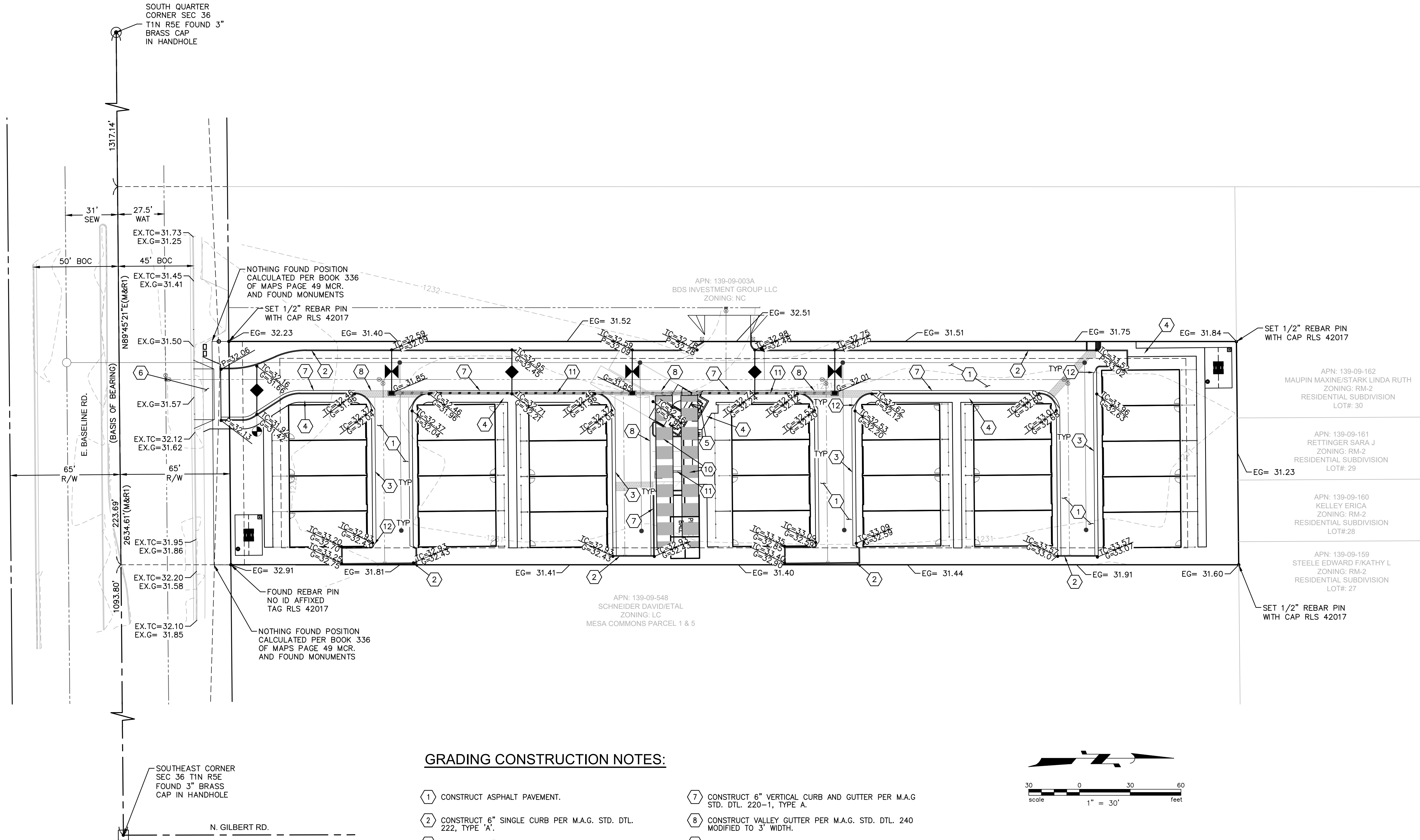
CALL THE MESA OFFICE  
FOR MORE INFO  
**(602) 263-1100**  
**1-800-STAKE-IT**  
(OUTSIDE MESA/COUNTY)

JOB NO.  
21043

SHEET NO.

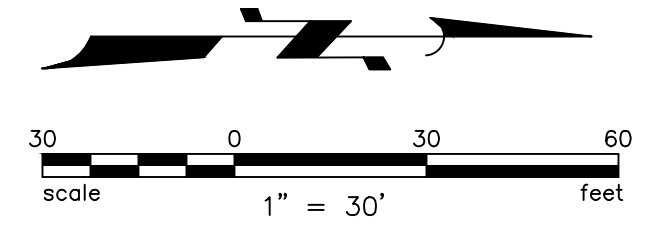
OF 3

# PRELIMINARY GRADING & DRAINAGE PLAN



## GRADING CONSTRUCTION NOTES:

- |  |   |
|--|---|
| (1) CONSTRUCT ASPHALT PAVEMENT.                                      | (7) CONSTRUCT 6" VERTICAL CURB AND GUTTER PER M.A.G. STD. DTL. 220-1, TYPE A. |
| (2) CONSTRUCT 6" SINGLE CURB PER M.A.G. STD. DTL. 222, TYPE 'A'.     | (8) CONSTRUCT VALLEY GUTTER PER M.A.G. STD. DTL. 240 MODIFIED TO 3' WIDTH.    |
| (3) CONSTRUCT 4" ROLL CURB PER M.A.G. STD DTL. 220-1 TYPE C.         | (9) CATCH BASIN TYPE D PER M.A.G. STD. DTL. 533-1.                            |
| (4) CONSTRUCT 5' WIDE SIDEWALK PER M.A.G. STD. DTL. 230.             | (10) 10' UNDERGROUND RETENTION.   |
| (5) CONSTRUCT DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.            | (11) INSTALL 12" HDPE STORM DRAIN PIPE.                                       |
| (6) CONSTRUCT DRIVEWAY ENTRANCE PER C.O.M. STD. DTL. M-42 (30' WIDE) | (12) TRANSITION FROM VERTICAL CURB TO ROLL CURB PER M.A.G. STD. DTL. 221.     |



## LEGEND

- BOUNDARY LINE
- PROPOSED CURB
- SIDEWALK LINE
- VALLEY GUTTER
- R/W LINE
- HDPE STORM DRAIN PIPE
- CATCH BASIN
- EASEMENT LINE
- SECTION LINE
- OTHERS PROPERTY
- REBAR PIN (AS NOTED)
- MEASURED BEARINGS/DISTANCES
- RECORDED BEARINGS/DISTANCES

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NOT APPROVED FOR CONSTRUCTION

3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA 85206  
PHONE: 480.734.1446

REVISIONS:


PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT: VILLAS ON BASELINE  
1820 E. BASELINE RD., MESA, AZ 85204

CALL TWO WORKING DAYS BEFORE YOU DIG  
(602) 263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

JOB NO. 00202110120

PRELIM G&D Plan

SHEET NO. 2

2 OF 4



FRONT PATIO ENTRY ELEVATION

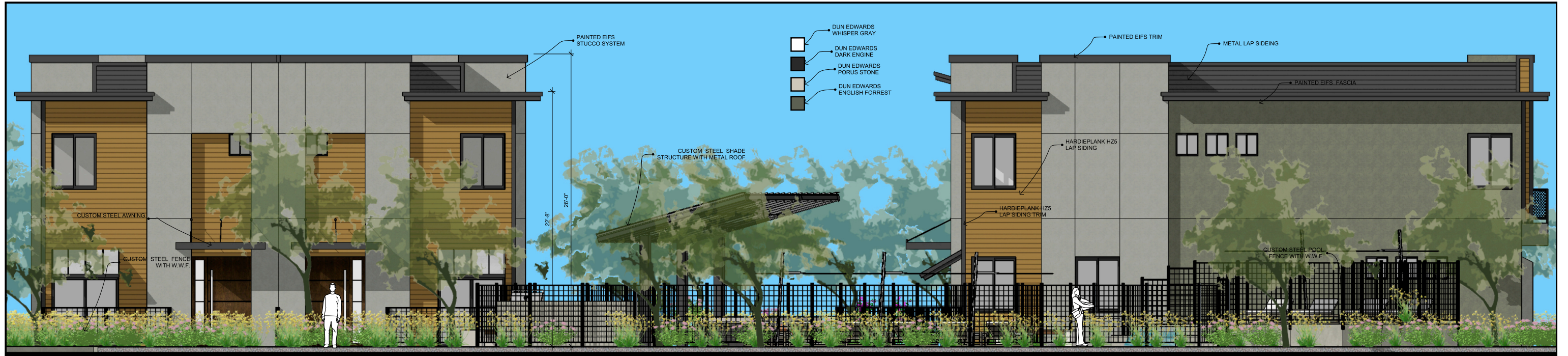
1/14/24



REAR GARAGE ELEVATION

1/14/24

# VILLAS ON BASELINE



END UNIT ELEVATION

1/4" = 1'



END UNIT ELEVATION

1/4" = 1'

VILLAS ON BASELINE



# **CITIZEN'S PARTICIPATION PLAN FOR "Villas on Baseline"**

**Located in Mesa, Arizona.**



*Prepared By:*

**BFH GROUP, LLC**  
3707 E. Southern Avenue  
Mesa, AZ 85206  
Ph: 480.734.1446  
Email: [davidb@thebfhgroup.com](mailto:davidb@thebfhgroup.com)  
Attn: David M. Bohn, P.E.





# CITIZEN'S PARTICIPATION PLAN FOR "VILLAS ON BASELINE"

## TABLE OF CONTENTS

---

1. PURPOSE OF REQUEST
2. NOTIFICATION AND PROCEDURE
3. AFFECTED PARTIES COMMUNICATION

## **PURPOSE OF REQUEST**

BFH Group is delighted to present to the City of Mesa this application with corresponding narrative and exhibits for the Rezoning and Design Review submittal and approval. Per request by the applicant, the purpose of the Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the general vicinity of the site to request application for rezoning the proposed 2.04-acre townhouse residential development. The site is located at 1820 E. Baseline Road, Mesa, AZ 85204, more specifically APN: 139-09-003D. The application will be to rezone the property from AG to RM-3 for the proposed development intended to be 36 residential units. This plan is to ensure all affected by this application, whether immediately adjacent or indirectly, will have an opportunity to learn about what is being planned and provide comment on the proposal.

## **CONTACT PERSON:**

DAVID BOHN – BFH GROUP  
3707 E. SOUTHERN AVENUE  
MESA, AZ 85206  
480.734.1446  
EMAIL: [davidb@thebfhgroup.com](mailto:davidb@thebfhgroup.com)

## **NOTIFICATION AND PROCEDURE**

BFH Group intends to follow the notification procedure outlined by the City of Mesa Citizen Participation Plan process. All Rezoning documents shall be submitted to the assigned City of Mesa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Mesa planning staff, BFH Group will notify all property owners within 1000' of the subject property of the intention to propose a Rezoning to the subject property. At the same time, signage will be posted that will provide the days and times for all pertinent meetings including, neighborhood meetings, Planning and Zoning Hearings, and City Council Hearings. A neighborhood meeting will be held (on Zoom) that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Minor General Plan Amendment and rezoning will be. BFH Group will consolidate this correspondence as well as any other communication received and prepare a final report summarizing the community's inputs and documenting all notification materials. This will be

delivered to the corresponding planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

Attached in this appendix are all pertinent documents and notification forms as required by this Citizen Participation Plan.

1. A contact list will be developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project
  - b. Homeowners Associations within one half mile of the project
  - c. Property owners within 1,000 feet from the site
  - d. Mesa Public Schools District in writing, with copies to Mesa High School, Mesquite Junior High School, and Harris Elementary School.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held onsite or Zoom.
3. Presentations can be made to groups of citizens or associations upon request.

#### **AFFECTED PARTIES QUESTIONS AND COMMUNICATION**

It is understood by the applicant that there is potential for members of the surrounding neighborhood as well as other “interested parties” that may be concerned about an adverse effect that modifying the General Plan or current zoning would have on the area. Such concerns may include the need for safety precautions due to the additional traffic, impact to the local schools, proposed architecture of the units, or open space of the site, to name a few.

The developer anticipates potential for concerns and welcomes the questions that the neighbors would have. Individuals affected by the Minor General Plan Amendment and property rezoning would have the ability to call or email the applicant directly as well as have the opportunity to share during the neighborhood meeting. The applicant would be happy to meet with them on an individual basis or continue the conversation over the phone or email. If there are any significant changes to the Site Plan, the applicant is willing to have another neighborhood meeting as necessary to ensure all concerns and suggestions have been considered and/or addressed.

Correspondence with interested individuals will be documented in the final report and any concerns will be relayed to the Planning department staff member overseeing the Citizen Participation Plan process.

**ANTICIPATED SCHEDULE:**

Presubmittal Meeting	May 20, 2021
Rezoning Application	October 22, 2021
Notifications sent	TBD
Neighborhood meeting	TBD
Additional meeting (if needed)	TBD
Submittal of Citizen Participation Report	TBD
Planning and Zoning Hearing	TBD

# **CITIZEN'S PARTICIPATION REPORT FOR "Villas on Baseline"**

**Located in Mesa, Arizona.**



*Prepared By:*

**BFH GROUP, LLC**  
3707 E. Southern Avenue  
Mesa, AZ 85206  
Ph: 480.734.1446  
Email: davidb@thebfhgroup.com  
Attn: David M. Bohn, P.E.



# CITIZEN'S PARTICIPATION REPORT FOR "VILLAS ON BASELINE"

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## **PURPOSE OF REQUEST**

BFH Group is delighted to present to the City of Mesa this application with corresponding narrative and exhibits for the Rezoning and Design Review submittal and approval. Per request by the applicant, the purpose of the Citizen Participation Report is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the general vicinity of the site to request application for rezoning the proposed 2.04-acre townhouse residential development. The site is located at 1820 E. Baseline Road, Mesa, AZ 85204, more specifically APN: 139-09-003D. The application will be to rezone the property from AG to RM-3 for the proposed development intended to be 36 residential units. This Report is to ensure all affected by this application, whether immediately adjacent or indirectly, will have an opportunity to learn about what is being planned and provide comment on the proposal.

## **CONTACT PERSON:**

DAVID BOHN – BFH GROUP  
3707 E. SOUTHERN AVENUE  
MESA, AZ 85206  
480.734.1446  
EMAIL: [davidb@thebfhgroup.com](mailto:davidb@thebfhgroup.com)

## **NOTIFICATION AND PROCEDURE**

BFH Group intends to follow the notification procedure outlined by the City of Mesa Citizen Participation Report process. All Rezoning documents shall be submitted to the assigned City of Mesa planning staff. Per this Citizen's Participation Report and upon administrative approval from City of Mesa planning staff, BFH Group will notify all property owners within 1000' of the subject property of the intention to propose a Rezoning to the subject property. At the same time, signage will be posted that will provide the days and times for all pertinent meetings including, neighborhood meetings, Planning and Zoning Hearings, and City Council Hearings. A neighborhood meeting was held (on Zoom) that allowed adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed rezoning will be. BFH Group has consolidated this correspondence as well as any other communication received and prepared this final report summarizing the community's inputs and documenting all notification materials. This will be delivered to the corresponding planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

Attached in this appendix are all pertinent documents and notification forms as required by this Citizen Participation Report.

1. A contact list will be developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project
  - b. Homeowners Associations within one half mile of the project
  - c. Property owners within 1,000 feet from the site
  - d. Mesa Public Schools District in writing, with copies to Mesa High School, Mesquite Junior High School, and Harris Elementary School.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held onsite or Zoom.
3. Presentations can be made to groups of citizens or associations upon request.

#### **AFFECTED PARTIES QUESTIONS AND COMMUNICATION**

It is understood by the applicant that there was potential for members of the surrounding neighborhood as well as other “interested parties” that may be concerned about an adverse effect that modifying the General Plan or current zoning would have on the area. Such concerns the developer expected include the need for safety precautions due to the additional traffic, impact to the local schools, proposed architecture of the units, or open space of the site, to name a few.

The developer also anticipated potential for concerns and was prepared to welcome the questions that the neighbors had. Individuals affected by the Minor General Plan Amendment and property rezoning were given the opportunity to call or email the applicant directly as well as have the opportunity to share during the neighborhood meeting. The applicant was happy to meet with them on an individual basis or continue the conversation over the phone or email. If there were any significant changes to the Site Plan, the applicant was willing to have another neighborhood meeting as necessary to ensure all concerns and suggestions have been considered and/or addressed. It is important to note that since the original neighborhood meeting, there have been no significant revisions to the site plan.



Correspondence with interested individuals is documented in this report and it is noted that the no concerns were raised either in person nor via email, or phone call. Neighbors were notified of the scheduled zoom neighborhood meeting, and no neighbors or interested parties attended nor participated. Since that scheduled neighborhood meeting, there has been no correspondence from the neighbors or interested parties.

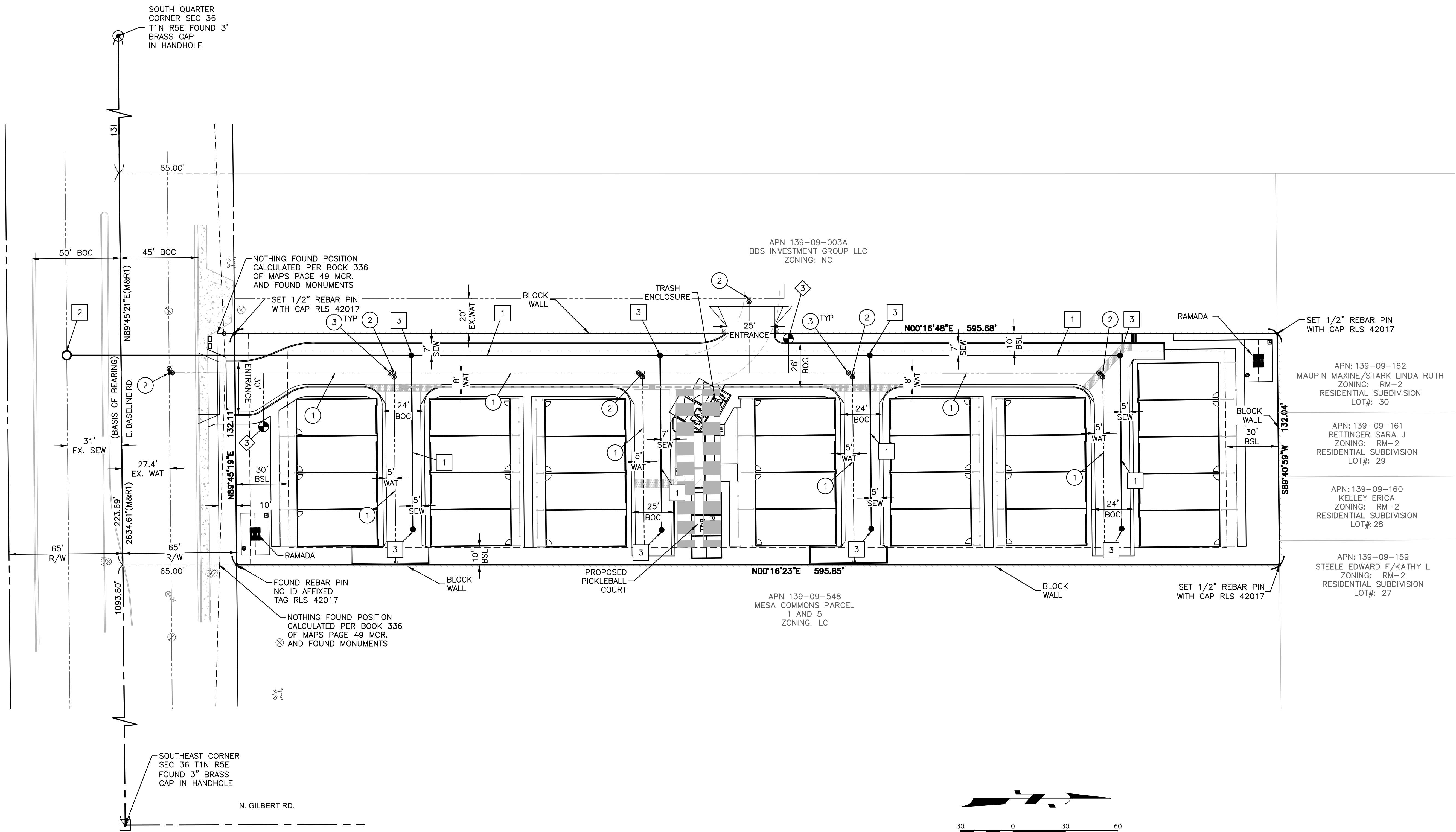
It should be mentioned that prior to filing an official application with the City, the developer and his engineer personally went to speak with the residents of the existing townhomes most affected by this proposed site to inquire their thoughts and feelings about a townhome development to their south. Several of the neighbors were contacted and all of which were in favor of the development of townhomes. These neighbors also mentioned their desire for this development due to the transient issues of the property as well as their preference of residential over a commercial development. No further communication was received by these neighbors since this impromptu outing.

**SCHEDULE:**

Presubmittal Meeting	May 20, 2021
Rezoning Application	October 22, 2021
Notifications sent	December 10, 2021
Neighborhood meeting	January 12, 2022
Additional meeting (if needed)	Not Applicable
Notification of P&Z meeting sent	March 7, 2023
Submittal of Citizen Participation Report	March 15, 2023
Planning and Zoning Hearing	March 22, 2023

# PRELIMINARY UTILITY PLAN

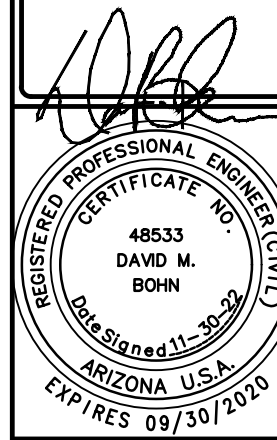
**BFHgroup**  
 3707 EAST SOUTHERN AVENUE  
 MESA, ARIZONA 85206  
 PHONE: 480.734.1446



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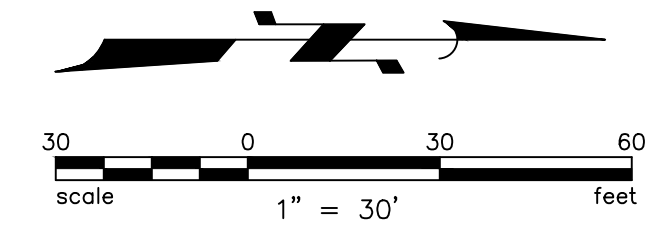
NOT APPROVED FOR CONSTRUCTION

JOB NO.  
00202110120

Prelim Utility Plan

SHEET NO.  
**3**

3 OF 4



- LEGEND**
- BOUNDARY LINE
  - PROPOSED CURB
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  - REBAR PIN (AS NOTED)
  - (M) MEASURED BEARINGS/DISTANCES
  - (R#) RECORDED BEARINGS/DISTANCES

**SEWER CONSTRUCTION NOTES**

- 1 INSTALL 8" VCP SEWER LINE.
- 2 INSTALL 4' DIAMETER CONCRETE MANHOLE, PER M.A.G. STD. DTL. 420-1.
- 3 INSTALL CLEANOUT PER M.A.G. STD. DTL. 441.

**WATER CONSTRUCTION NOTES**

- 1 INSTALL 8" WATER LINE
- 2 INSTALL CROSS, BEND, OR TEE, RESTRAIN JOINTS PER M.A.G. STD. DTL. 302-1, 302-2, 303-1, 303-2.
- 3 INSTALL 8" VALVE PER M.A.G. STD DTL. 391-1.

**FIRE LINE CONSTRUCTION NOTES**

- 3 INSTALL PRIVATE FIRE HYDRANT PER M.A.G. STD. DTL. 360-1.

C:\Users\devide\_\thebhgroup\SHARED\_2021\00202110130VILLAS ON BASELINE.DWG\CIVIL\PRELIMINARY\PRELIMINARY\091422\Prelim\_UPO3.dwg, 11/20/2022, 10:03:48 AM