

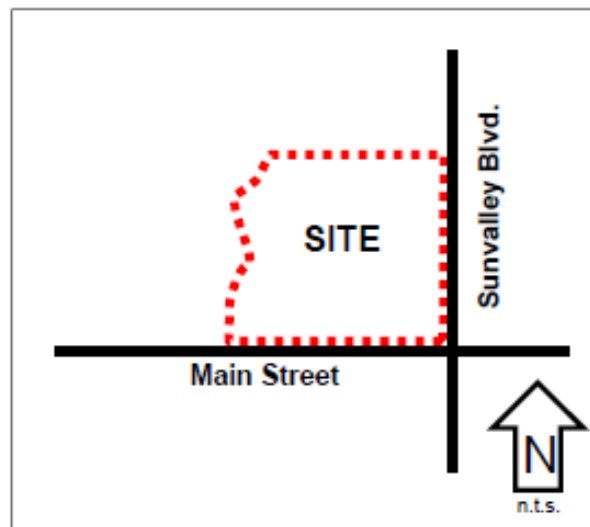
Project Narrative

for

“Sunvalley Village”

Preliminary Plat / Site Plan for a 96-lot single-family development within the RM-4 PAD zoning district to develop a residential development on approximately 6.88 acres (net) / 7.6 acres (gross) located at the northwest corner of Main Street and Sunvalley Boulevard in Mesa

VICINITY MAP



Related to Zoning Application #: **ZON17-00519**

Submittal date:
February 15, 2024

Introduction & Background:

This Project Narrative is being submitted as part of the application for a Preliminary Plat / Site Plan for Sunvalley Village, which is zoned RM-4 PAD as approved by the Mesa City Council on April 2, 2018, under application number **ZON17-00519**.

Sunvalley Village is a proposed 96-lot single-family residential subdivision on two parcels totaling approximately 6.88 (net) / 7.6 acres (gross) acres located at the northwest corner of Main Street and Sunvalley Boulevard in the City of Mesa. The related Maricopa County Assessor’s Parcel Number (“APN”) is 218-13-005C.

Project Overview:

The site is presently vacant, undeveloped desert (limited grading has occurred), with no existing structures. An outdoor advertising sign exists within the site, along the Main Street frontage. Vegetation is moderate, with little mature vegetation, and no protected species observed.

The proposed development is a 96-lot single-family residential, townhome-type development (subdivision). Homes are proposed to be attached townhome-style. Elevations and renderings have been provided indicating the proposed design of the residences.

As indicated on the Preliminary Plat / Site Plan included with this application, the existing RM-4 PAD best reflects the proposed residential development, which proposes a gross density of approximately 13.95 dwelling units per acre. The PAD overlay was included with the rezoning as necessary to address lot size, lot coverage, setbacks, and other development standards which differ from the RM-4 “standard”. The RM-4 PAD Development Standards as approved for this project are as follows (variations from the “base” RM-4 zoning district standard are in **bold**):

Development Standard	RM-4 Zoning District	Proposed RM-4 PAD
Minimum Lot Area (sq ft)	6,000	1,130 s.f.
Minimum Lot Width – Attached Single-Family	25’	20’
Minimum Lot Depth – Attached Single-Family	75’	56.5’
Maximum Density	30 d.u./acre	12.6 (g) / 13.9 (n)
Minimum Lot Area / D.U.	1,452 s.f.	3,449 s.f.
Maximum Height	40’	40’ (3 stories)
Minimum Yard – Front & Street-Facing Yards for local street	20’	0’
Minimum Yard – Interior Side (attached single-family)	15’	0’
Minimum Yard – Rear	15’	0’

Maximum Building Coverage (% of lot)	55%	100%
Minimum Open Space (s.f./unit)	150 s.f.	1,108 s.f.

* A minimum 10' interior side yard is required on the end units. For this project, landscape tracts and other open space may be included to meet this requirement

Open space comprises approximately 37% of the site area, and includes both active and passive open space areas, as well as community amenities (such as a dog park, community pool, ramada, and others), retention, etc. This project is likely to be developed in one phase.

The proposed residential development is being somewhat modeled after other very successful urban-style developments in Mesa and elsewhere, although with significant architectural and site planning updates to reflect today's sophisticated market. This project utilizes an exterior building design unique for this area and more in keeping with today's demand for high-quality and interesting architecture with extensive amenities.

General Plan Conformance:

The City of Mesa 2040 General Plan designates the site and surrounding area as a "Neighborhood Character Area", the perfect designation for the proposed development. The subject site is located within what could be characterized as a "strip commercial area".

Within the Neighborhood Character Area, it is deemed a goal to redevelop these strip commercial areas over time to provide more of a mix of uses and to integrate better into the surrounding neighborhood.

The proposed development serves to meet and implement this goal at this location, by introducing new residential development to provide for consumers to drive commercial development/redevelopment in this area. Proximity to the Loop 202, and the extension of light rail across the frontage of this site (when it extends towards Ellsworth Road), will further enhance the attractiveness of living at this location.

In addition, the Neighborhood Character Area notes that "Neighborhoods can contain a wide range of housing options..." and that "Density is generally between two and 12 dwelling units per acre, but higher densities may occur; higher densities are generally more appropriate on the edges of a neighborhood, at higher traffic volume locations, as a transition from non-residential areas..."

This project meets these criteria by being located at a major intersection and being located just outside of existing neighborhoods in an historically commercial corridor (that has significant amounts of vacant commercial lands and vacant commercial buildings).

The addition of new residents to this area will help to revive commercial activity in this same area.

Access & Circulation:

Also as indicated on the Preliminary Plat / Site Plan included with this application, access to the proposed development is via a new internal east-west roadway that intersects with Sunvalley Boulevard, which is a north-south collector roadway that generally follows a midsection line alignment between Power Road (to the west) and Sossaman Road (to the east), both of which are arterial/section line roadways.

As indicated on the Conceptual Development Master Plan, this east-west interior roadway provides for access to properties to the west, and will include accents (such as pavers, stamped asphalt, or other) at each end.

Secondary access is proposed from Main Street, via an internal roadway (shared with the property to the west) that runs along the west property boundary and terminates in a possible “roundabout” at the intersection with the east-west interior roadway noted above. The roundabout will feature accents and landscaping treatments.

The half-street dedication for Sunvalley Boulevard adjacent to the site is 35-feet, with an additional 20-foot “setback” (within the property). Sunvalley Boulevard is fully improved adjacent to the site, with paving, curb, gutter and attached sidewalk (similar in width to properties to the north). Streetlights exist along the east side of Sunvalley Boulevard, but not along the Sunvalley Boulevard frontage of the site.

Main Street runs east-west along the south-side of the site, which follows an approximate midsection line alignment. The half-street dedication for Main Street, adjacent to the site, is approximately 75-feet. Main Street is paved with three (3) west-bound lanes along the frontage of the site. Curb, gutter and sidewalk do not exist along the Main Street frontage of the site. Streetlights are located within the median. There is an existing median cut that allows for left turns into and out of the subject site. Improvements and/or dedications will be as required.

Interior streets are to be public. Due to the nature of this development and the more-intimate and social setting, sidewalks are not to be provided on either side of the interior streets.

Each home will have its own garage which will provide for two parking spaces. Guest parking is also provided.

Adjacent Uses and Zoning:

The adjacent existing uses and zoning are as follows:

North: Las Palmas Mobile Home Park, zoned RM-4.

East (across Sunvalley Boulevard): Sun Valley Plaza (shopping center), LC; and Gethsemane Park Apostolic Church, zoned OC

South (across Main Street): Deserama Center (shopping center), zoned LC

West: Vacant/Undeveloped, zoned LC

Below is an excerpt of the zoning map for this area:

