

# Allred Ranch

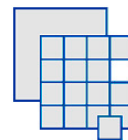
## Rezoning, Preliminary Plat & Design Review

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*Submitted by:*



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*On behalf of:*

*KB Homes*

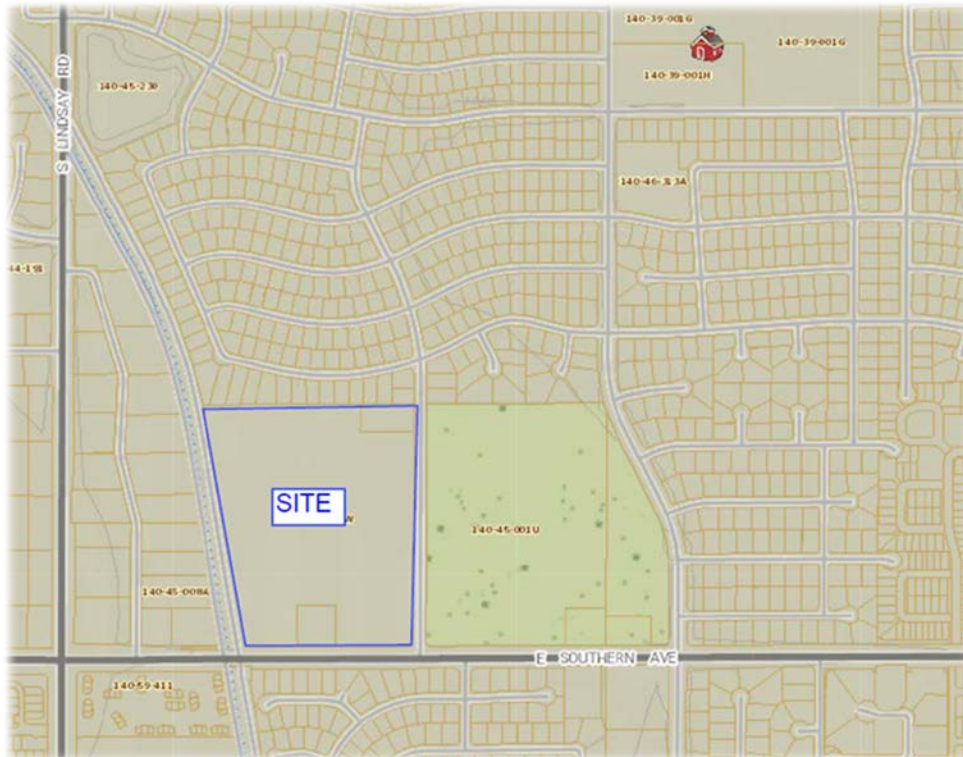
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## Introduction

Pew and Lake, PLC, on behalf of the KB Homes, is pleased to submit this narrative statement in support of the formal applications being submitted to the City of Mesa for Allred Ranch. Allred Ranch is a single-family residential development located at the northwest corner of Southern and Los Alamos (one-third of a mile east of Lindsay) and is roughly 27 acres in size, as shown in the figure below:

Figure 1 Vicinity Map



## Development Requests

The following development requests are being sought from the City of Mesa for approval:

- 1) **Rezoning** from the AG (Agricultural) zoning district to an RSL 4.5 PAD (Planned Area Development) zoning district
- 2) **Preliminary Plat** for the subdivision of 27 acres into 108 single-family lots and 5.73 acres of project open space
- 3) **Design Review** of the single-family home product



### Surrounding Conditions

The site is surrounded by developed properties. As previously stated, the City's Countryside Park is located to the east of the development and abutting the property on the west is the consolidated canal. Directly to the north of the property lies the closest neighbors which are also single-family lots, with homes that were built in the early 1980's. South of Southern Road are also single-family homes that were also built in the early 1980's. West of the canal are homes on an acre that were built in the early 1970's. Other higher density single family attached and detach projects have been built in the area over the last 15 years. This project will be right in the middle of the density range found in the area, but will be on the upper end of the home prices for the area.

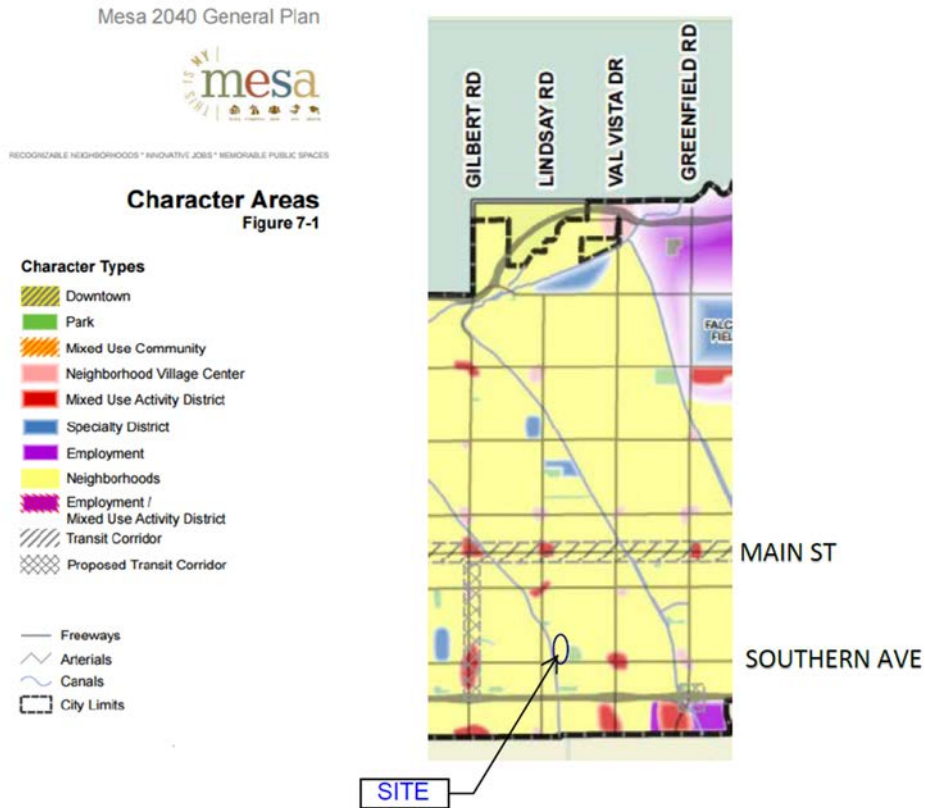
Figure 3 Surrounding Zoning/Uses



### General Plan & Zoning

The *Mesa 2040 General Plan* designates the property as being located in the Neighborhoods Character Area which is a land use that is intended to be primarily residential areas with supporting parks, schools, churches and small commercial areas. A rezoning to the RSL-4.5 PAD zoning district for the purposes of accommodating a single-family residential subdivision with typical lot sizes of 5,200 to 5,520 square feet is consistent with the intent and purposes of the Neighborhoods Character Area and the City of Mesa's

Figure 4 General Plan Designation



The Neighborhoods General Plan Goal of “creating and maintaining a variety of great neighborhoods” and its supporting policies and strategies are further implemented with the Allred Ranch PAD development proposal as illustrated below and further discussed in the *General Plan Consistency* Section:

- ❖ **Neighborhood Policy 1:** *Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.*
  - The existing development pattern in the vicinity of Los Alamos Road and Southern Avenue is predominately single-family residential, Allred Ranch is also a single-family residential development.
- ❖ **Neighborhood Policy 2:** *Review new development for the mix of uses and form of development needed to establish lasting neighborhoods.*
  - As will be further described, Allred Ranch integrates the key characteristics and qualities of a great neighborhood which, in turn, will be the establishment of a lasting neighborhood.

❖ **Neighborhood Strategy 5:** *Encourage appropriate infill and property reuse consistent with neighborhood goals and values.* **Redevelopment Strategy 5:** *Encourage and facilitate infill development that improves the quality of the neighborhood.*

- As this property evolves from no longer being used as an agricultural ranch, a reuse of the property to single-family residential is consistent with the goals and values of the surrounding neighborhoods. This use is also consistent with the predominate nature of the residential development in the area, with the project density in the middle range, the home prices will be among the upper end of the area.

## Development & Site Plan Proposal

The roughly 27 acres is proposed to be developed as a 108-lot single-family residential subdivision with over six acres open space provided. The overall project (gross) density is approximately 4.018 du/ac with nearly a quarter (21.3%) of the site maintained as open space.

Homes in this community will be a mix of one and two stories and are between 1,705 and 2,803 square feet in size. Typical lot sizes are 5,290 square feet with dimensions of 46 feet wide by 115 feet deep. Although the developments are similar in nature, lots abutting the northern properties are five feet deeper at 120 feet as an additional “buffer” between the existing homes and the new ones being built.

This increase in lot depth is 26 feet greater than the minimum lot depth that is required in the RS-7 zone (and 30 feet greater than the RS-6 zone, which requires a minimum 90 feet.) This increased lot depth offsets the difference in lot width between the two developments. The project size of only 25 acres, also requires internal congruency of lot sizes and widths, and the goal of consistency is still accomplished with providing deeper lots along the northern boundary of the property, not to mention the sheer compatibility based on identical residential use alone, of *both* developments consisting of single-family homes of approximately the similar square footage.

### Project Entry and Theme

Two entrances provide access to the community—the main entrance is from Los Alamos and is enhanced with a landscaped median, and the secondary entrance is from Southern. The property’s historic character is retained with entry monumentation at both entries, displaying a project logo, with rustic metal decorative split rail fencing and other materials reminiscent of the original ranch. In addition, the beautiful mature pine trees along the property’s perimeter will be retained along Southern Avenue and Los Alamos.

## Landscape, Open Space & Amenity Plans

Allred Ranch offers a very generous landscape and open space program with over five and half acres of open space thoughtfully designed throughout the development. A large park, which co-functions as the project's main retention area is located on the western portion of the property adjacent to the canal and is intended to provide direct access to the amenities the canal offers with connection to the City's trail system. The other community park is located in the center of the development and creates an open corridor to the City's Countryside Park. The community incorporates significant pedestrian connectivity to many amenities, at a very desirable location in the City within a traditional single-family subdivision setting.

## Fencing Plan

Allred Ranch's fencing plan consists of a variety of fencing from fully-screened to full view fencing. The perimeter of the project will have the theme wall, which is fully-screening split faced CMU block with smooth CMU wall capping. The location of the partial view fencing will be along the backyards of the lots that are facing the open space and the park. Full view fencing will be along a portion of Southern Avenue and the Canal, and the split rail fencing will be located along Los Alamos and Southern.

## Property Maintenance

Project common facilities, such as landscape tracts, monuments, parks and project amenities will all be maintained, operated by the development's Homeowner's Association (HOA). Individual homeowners will be responsible for the maintenance of their internal lot-line walls. A Property Owner's Association (POA) will maintain the commercial parcel's private facilities.

## Phasing Plan

Allred Ranch is anticipated to be developed in a two phases, subject to City of Mesa approval.



*Modified Design Standards (PAD)*

There are only two modified development standards requested with this PAD. The first is the front setback line to the building wall (livable space) to be 10 feet in lieu of 15 feet. The second modification is for the street side setback to be 5 feet instead of 10 feet; however, in context of the site plan this modification **is not a reduction in the street yard setback per se.**

All of the street side lots in the entire development have an abutting minimum 10 foot landscape tract. From the five foot setback of the home to the property line, there is an additional width of a landscape tract, not less than 10 feet to the attached sidewalk, **creating what is a 15 foot distance between the home and sidewalk (right-of-way).** The wider ten foot landscape tract and five foot building setback fully meet the intent of the street side yard setback standard, in that there is no reduction requested of the distance between the home and sidewalk (right-of-way). Infact, the abutting 10-foot tract provides additional, and more visible, landscaping areas along the project’s streets.

	<i>PAD Modification</i>	
	RSL-4.5 Standard	RSL-4.5 PAD (Proposed)
Front Setback—Building Wall (Feet)	15	<b>10</b>
Street Side Setback (Feet)	10	<b>5*</b>
	*All street side lots to be adjacent to a minimum 10 foot wide landscape tract for a distance not less than 15 feet from the right-of-way.	

### Design Standards

In addition to exceeding the number of criteria for the RSL Design Elements (as discussed in the subsequent *Design Elements* Section), Allred Ranch exceeds the majority of design standards of the RSL-4.5 zoning district, and is further shown in the table below:

	<i>Exceed Design Standards</i>	
	RSL-4.5 Standard	Allred Ranch PAD
Minimum average lot area of subdivision (SF)	4,500	<b>5,290 and 5,520</b>
Minimum Individual Lot Area (SF)	4,000	<b>5,230</b>
Minimum Lot Width—Interior Lot (FT)	40	<b>46</b>
Minimum Lot Width—Corner lot (FT)	45	<b>46 (plus min 10 foot landscape tract)</b>
Minimum Lot Depth (FT)	90	<b>115 (120 for north perimeter)</b>
Interior Side: Minimum each side	4.5	<b>5</b>
Minimum Useable Open Space (SF) per unit	400	<b>920 min (backyard of individual lot)</b>
Minimum Common Area Useable Open Space (SF) per unit	10,900 (100 SF/Lot)	<b>249,599 (2,311 SF/Lot)</b>

In justification for the two PAD design standard modifications, Allred Ranch demonstrates exceeding the design standards of the RSL zoning district with exceeding the minimum lot sizes of not less than 5,290 square feet in size, where only 4,500 square foot lots is otherwise required. The minimum lot depths and widths are also exceed by 25 feet in depth and 6 feet in width.

Directly related to lot layout and size, the minimum useable open space per lot is more than double the requirement of 400 square feet with private backyards averaging a minimum of 920 square feet. Furthermore, the common open space standard of not less than 100 square feet per lot is substantially exceeded in an average of 2,311 square feet of open space being provided per lot in Allred Ranch.

## Required RSL Design Elements

As further described below, Allred Ranch specifically meets the following design elements as required for the RSL 4.5 Zoning District. A **minimum of four elements are required** to be provided, and **Allred Ranch demonstrates a minimum of five elements** that are incorporated into the project.

<i>Element Type</i>	<i>Design Element Description</i>
Streetscape/ Site Design	<p><b>Street &amp; Sidewalk Improvements</b></p> <p>The site retains the existing mature pine trees that are located all along the project's perimeter on Southern Avenue and Los Alamos, in landscape tracts that will be owned and maintained by the Allred Ranch homeowner's association. The main entrance to Allred Ranch from Los Alamos is enhanced with a landscaped median and entry monumentation. In addition, to the extensive open space program of the project, all of the street side lots have adjacent landscape tracts that are a minimum of 10 feet wide.</p>
Streetscape	<p><b>Parkland and Open Space</b></p> <p>Allred Ranch has over five and a half acres of common open space for 108 lots, which well exceeds the minimum 100 square feet of common open space per lot requirement. Furthermore, the 920 square feet of private open space of just the back yard alone is more than double the minimum requirement of 400 square feet per lot.</p>
Site Design	<p><b>Variable Front Yards</b></p> <p>Through the offering of different elevations and floor plans, Allred Ranch will have varying front yard setbacks as the front "setback" line is broken up between livable space that is closer to the street and a garage front plane located further back. With the different elevation and floor plan options there will not be a series of front elevations that consist of flat planes.</p>
Building Design	<p><b>Architectural Diversity</b></p> <p>A total of six floor plans with three different elevations each, to provide a minimum of eighteen (18) unique elevations that will be provided at Allred Ranch, which exceeds the eight (8) that are minimally required. In addition, there are three choices for different exterior color schemes, which also increases the diversity of the home products and their elevations.</p>
Building Design	<p><b>Entries &amp; Porches/Garage Entries &amp; Setbacks</b></p> <p>Allred Ranch will be offering home products where the livable front porch or courtyard will be extended in front of the garages. Fifty percent of the plan elevations will either accommodate either a courtyard or front porch. The thoughtful design of these home product options increase the diversity of both the homes throughout the neighborhood, and as previously described variation in the setbacks and the overall project streetscape.</p>

## General Plan Consistency

Allred Ranch is a residential development proposal that is consistent with the “Traditional” Neighborhoods Sub-Type of Mesa’s General Plan. Traditional Neighborhood forms and guidelines specifically incorporated into Allred Ranch include (but are not limited to) the following:

- ❖ *The predominant building height is one- and two-stories*
  - **One-story and two-story single-family homes are being offered.**
- ❖ *Density is generally between two and 12 dwelling units per acre*
  - **Allred Ranch is 4.01 dwelling units per acre.**
- ❖ *Highly interconnected street system facilitating flow of traffic, connectivity, and route flexibility*
  - **Two entrances are provided, with the main entrance from a major collector and the secondary entrance from an arterial road.**
- ❖ *Use of cul-de-sacs is limited, block faces are typically less than 600 feet and block perimeter are typically less than 2000 feet*
  - **Allred Ranch does not have any cul-de-sacs and the blocks do not exceed 600 feet in length, nor is there a perimeter that is greater than 2,000 without some kind of pedestrian or vehicular access point.**
- ❖ *Some form of accessible, usable community space is spread throughout the community and provides a focus for smaller neighborhood areas*
  - **Over 6 acres of open space/community park is provided and is centrally located within the project with either direct access or close access to it from any of the homes in the community.**
  - **In addition, direct pedestrian access is provided to the trails of the consolidated canal, as well as the City’s Countryside Park to the east.**
- ❖ *Open space designed with homes or other uses that front it*
  - **Homes a predominately face the open space in the project, in addition to other homes that are to the side of or back up to the open space.**

### *“Great Neighborhoods” Element*

Furthermore, the following five characteristics and qualities of great neighborhoods, as described in the City’s General Plan for strong neighborhoods, are utilized in the Allred Ranch PAD development proposal:

#### ❖ **Safe, Clean and Healthy Living Environment**

- *Encouraging the creation and maintenance of neighborhood associations (formal or informal)*
- *Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed*
- *Encouraging new development and redevelopment that improves walkability between housing and key amenities and services such as parks, schools, shopping, and transit connections.*
- *Locate and design public spaces so that there is a high degree of natural surveillance*
- *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*

Allred Ranch will have a private homeowner’s association (HOA) maintaining the community properties of the open space amenities and shared landscaped areas. Natural surveillance of the 5.73-acre park and amenities are accomplished by the thirty plus lots (over a quarter of the community) which is either facing, backing or adjacent to the park. Active outdoor open space is provided with the central location of the community’s open space, as well as the pedestrian trails and connections to the adjacent canal trails and the City’s Countryside Park to the east. Lighting throughout the development will meet City of Mesa requirements, as will the road improvements meet City standards, which enables the City the ability for consistent and predictable street maintenance.

#### ❖ **Building Community and Fostering Social Interaction**

- *Designing new developments with anchors or focal points, such as schools, parks or shopping areas that are designed and located to facilitate meetings and interactions*
- *Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together*

The 5.73-acre park is Allred Ranch’s focal point that will facilitate the creation of the informal community gathering place. Furthermore, pedestrian connections are provided for direct access to the consolidated canal trails and to Countryside Park.

#### ❖ Connectivity & Walkability

- *Block lengths developed consistent with the character area standards*
- *Intersections developed consistent with the character area standards*
- *Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with night time lighting of the street, sidewalk and paths*

Block lengths do not exceed 600 feet and perimeter lengths are not more than 2,000 feet before a pedestrian or vehicular access point is provided. The primary entrance is off of Los Alamos and consists of a mini-boulevard entrance. In addition to retaining the existing mature pine trees along the project's perimeter sidewalks, additional project landscaping includes shade trees and plantings consistent and complimenting the natural environment.

#### ❖ Neighborhood Character & Personality

- *Reviewing new/reuse developments for the elements needed to add to the surrounding community and create a unique sense of place*
- *Requiring the use of high quality architecture, building materials and landscape design and maintenance in all developments*

Allred Ranch consists of high quality architecture and building materials for the single-family home. In addition, the landscape design and retaining a variation on a theme of the historic use of the property as a ranch, is a desirable element in creating and maintaining unique neighborhood character. Additional character and flavor to the surrounding community will be established simply because of the passing of time—meaning that the homes built today have different external features and even site layout than the surrounding homes that were built thirty years ago. This 25-acre parcel will have an identity of its own because it is in essence an infill parcel that remained previously undeveloped, but still encapsulates its previous agricultural uses in the project theming of rustic ranch-style materials and accent fencing, in addition to other combination fencing with metal and block walls throughout the development.

## ❖ Quality Design & Development

- *Reviewing all development projects for conformance with high-quality design/construction standards*
- *Requiring that all building facades that face a street or public space have architectural interest*
- *Design of blocks and street systems that promote walkability between uses and provide for multi-modal transportation options*
- *Using a variety of high-quality, durable materials that are appropriate for this climate*
- *Unique public or community spaces that provide a focal point to draw people together*
- *Maintaining a pedestrian scale and attractiveness along streets*

As previously stated, the development of Allred Ranch is of high-quality design and construction with the incorporation of centralized community open space, walkability and pedestrian connectivity to both the internal community amenities, as well as the trails and regional parks that are also nearby. Homes are thoughtfully designed and consist of four-sided architecture with a variety of high-quality durable materials and styles that are appropriate for this climate. Six floor plans with three different elevations will be offered, which will provide and enhance the visual interest throughout the subdivision.

## Preliminary Plat, Grading & Drainage

The Preliminary Plat for Allred Ranch has been included in the request of approvals and has been designed in accordance with the City of Mesa development standards and the provisions established in the Allred Ranch PAD.

## Design Review

Design Review material is also submitted for concurrent review and approval with this rezoning and preliminary plat application.

### *Housing Product*

Allred Ranch will offer six (6) floor plans and three (3) different elevations each. The homes range in size from 1,705 and 2,803 square feet. The elevations consists of three architectural styles: Spanish Colonial, Tuscan and Southern Italian. Three color schemes will also be options. As previously described and demonstrated in the rezoning request the housing product also meets the requirements of the City of Mesa Design Elements.