Rezone, Special Use Permit, and Site Plan Narrative for

The Lincoln

By:

Porter Kyle Builders, LLC

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1. Introduction

Porter Kyle Builders, LLC, ("Porter Kyle") is the proposed developer of approximately 9.11 gross acres (8.51± net acres) located at 9905 East Hampton Avenue, generally west of the southwest corner of Hampton Avenue and Crismon Road (the "Site"). ***See Exhibit 1, Aerial***. Porter Kyle proposes developing this challenging, infill Site with a high-quality, highly amenitized, platted townhome development known as "The Lincoln." The Lincoln provides additional housing choices in the area, exclusively with 3- and 4-bedroom homes, offering future residents the opportunity to live in a well-located residential community with a wide variety of amenities. Porter Kyle's townhomes are an excellent use of this vacant, infill Site and will benefit the adjacent properties and area.

To achieve this, Porter Kyle seeks to rezone the Site from PEP PAD (Planned Employment Park with Planned Area Development overlay) to RM-2 PAD (Multi-Residence with a Planned Area Development overlay), apply for a Special Use Permit (SUP) for Neighborhood Commercial Uses, and obtain Site Plan approval. This rezone request will establish a new PAD overlay on the Site. ***See Exhibit 10, Existing and Proposed Zoning***. In conjunction with this Rezone, SUP, and Site Plan request, Porter Kyle is also filing a Minor General Plan Amendment and a Preliminary Plat Application to plat each townhome unit. These applications address market conditions, compatible nearby uses, and the changing needs of the area, including the intensity and density of current and future employment immediately to the east (within walking distance), and substantial retail and employment uses within the surrounding area.

This development directly addresses Mesa's critical housing needs as identified in the City's 2024 Balanced Housing Plan. The Plan documents a significant shortage of approximately housing units for a wide range of demographics. With the City needing approximately 14,650 new housing units over the next decade to accommodate projected population growth, The Lincoln's townhomes represent precisely the type of 'missing middle' housing that the Plan identifies as essential for a balanced housing ecosystem.

The Site has failed to develop under its current General Plan designation and zoning. This Site has limited street frontage due to its location behind existing, auto-centric commercial uses and does not have strong visibility from the US-60. This limited visibility makes the Site challenging for many uses. Additionally significant amounts of development, including employment, commercial, and residential uses, have taken place in the area over the past 10+ years, impacting the viability of the Site under the current General Plan designation and zoning. There have been considerable changes in the way people live, shop, and work over this same time period. The proposed Rezone and Site Plan are consistent with the Mesa General Plan, will enhance the surrounding area, complement adjacent uses, and promote the health and welfare of current and future Mesa residents.

Additionally the design and layout of the Site are intended to influence future development and redevelopment of the adjacent parcels east of the Site. The integration of residential with neighborhood commercial uses creates a mixed-use, pedestrian-oriented environment in employment corridors with limited arterial visibility. By creating the physical infrastructure—pedestrian connections, commercially-activated eastern frontage, enhanced streetscape—and the economic foundation of consistent foot traffic and proximate population density. Adjacent property owners gain a tangible example of how residential-commercial

integration creates mutually reinforcing value, catalyzing opportunities for adaptive reuse, tenant mix optimization, and new development. This catalytic effect embodies the General Plan's Evolve growth strategy, setting the stage for future redevelopment of an underperforming corridor into a resilient, economically vibrant neighborhood where housing, employment, and services function as an integrated system.

2. Site and Surrounding Area

The Mesa General Plan 2050 identifies the property as an Urban Center. The Site, along with approximately 5 additional acres located directly to the east that front onto Crismon Road, are zoned PEP-PAD (Planned Employment Park with a Planned Area Development overlay). The Site is in the center of several different uses in an employment center with several community amenities within walking distance.

	General Plan Designation	Zoning	Existing Use
Site	Urban Center/Evolve	PEP PAD (Proposed RM-2, PAD)	Vacant Land
North	Urban Center/Evolve	RS-43 PAD	CCV Church – Includes significant recreation facilities, community events, etc. - Assisted Living - United States Post Office - Multi-Family Residential Uses
South	Across Freeway, Traditional Residential/Sustain	Freeway and PAD	US 60 freeway, including interchange, which puts nearest use to the south over 500 feet away.
East	Urban Center/Evolve and Regional Employment Center/Evolve	PEP PAD and LC, NC	Six restaurants within walking distance, a Home Depot for home improvement and employment, and most importantly, a significant HonorHealth hospital consisting of a 178-bed hospital and affiliated medical services. Additionally, just south of the HonorHealth hospital sits approximately 45 acres of vacant land designated for employment uses within the General Plan.
West	Urban Center/Evolve	RM-2 PAD	Bella Encanta Luxury Rental – With 2-, 3-, 4- and 5-bedroom homes for rent, this is a different type of rental community for a different sector of the market than the proposed community

The Site has been zoned for employment/commercial uses since 2010. Despite unprecedented growth for these type of uses, it has failed to develop consistent with the entitlements, including the development of a Sherwin-Williams painting store, Dutch Bros.,

and Eegee's. The Site's constraints (infill nature, lack of arterial street visibility, and access limitations) and considerable changes in the commercial landscape with the proliferation of online shopping limit its commercial viability. This trend was accelerated during the COVID-19 pandemic, which has further impacted traditional brick-and-mortar retail developments.

It is well-documented that Arizona is facing a significant housing crisis. An economic study prepared in connection with the proposed rezoning (***See Exhibit 11, Crismon & Hampton Market Demand Study***) has concluded:

- Rising housing costs, if not addressed, can hinder a community's future economic growth and business development. Communities compete with one another for economic development, business attraction, and a talented workforce.
- If the workforce cannot locate in the community, businesses will struggle to recruit employees and the community's competitiveness will be affected.
- The Site's position behind existing commercial development significantly diminishes its viability for high-quality retail or employment uses due to limited visibility and accessibility from major arterials..
- Office vacancy rates in Mesa have increased from 7.8% in 2019 to 11.0% in 2024, reflecting diminished demand for traditional office space due to remote and hybrid work models.
- Brick-and-mortar retail facing continued pressure from e-commerce (16.2% of retail spending occurring online in 2024, increasing to 30% by 2030)
- A townhome community would increase local population density, directly benefiting nearby businesses through enhanced foot traffic and consumer spending without requiring additional retail construction.

3. Proposed Rezone

This application requests rezoning from PEP/PAD to RM-2/PAD to accommodate a townhome development. A townhome development introduces a platted housing option that is not located within two miles of the Site, giving additional choices for people looking to live, work, and shop in this area. The Lincoln will consist of a maximum of 112 residential units on 9.11 gross acres (8.51 net acres), creating a density of 13.2 dwelling units per net acre. The development provides a mix of unit sizes in front- and rear-facing units to meet diverse housing needs while maintaining compatibility with surrounding land uses.

The Site Plan included in the application shows 102 residential units, which is a result of the City's prohibition on underground retention storage for platted residential developments. The City is in the process of working through revisions to the engineering standards to permit underground retention for platted developments. The changes to the engineering standards are needed to create additional opportunities for alternative housing choices in platted communities, providing additional housing choices within the City.

This development directly advances multiple goals from Mesa's Balanced Housing Plan:

- **Goal 1 - Innovative Development Standards:** The requested PAD deviations described below represent exactly the type of flexible zoning approach the Plan recommends to

boost housing supply. By allowing reduced setbacks and increased lot coverage for platted townhomes, this project demonstrates how modified standards can achieve quality infill development.

- **Goal 2 - Expand Housing Options:** The Lincoln introduces a platted townhome product not readily available in the area, expanding housing choices as recommended in Strategy H1 of the General Plan and addressing the Plan's identified need for middle housing types.

Development Standards

The development requests several modifications to the RM-2 zoning standards through the use of a Planned Area Development (PAD) overlay. The proposed PAD overlay for The Lincoln represents a thoughtful adjustment of Mesa's zoning standards to create a high-quality, platted townhome community that addresses critical housing needs while respecting the unique constraints of this infill site. These deviations are necessary to accommodate the proposed townhomes that are not directly contemplated by any of the City's existing zoning districts. While RM-2 is the most appropriate available category, it is intended for traditional multi-story apartment complexes and does not account for and creates a barrier for the distinct lotting, layout, or design characteristics of individually platted, townhomes. The PAD overlay serves as the appropriate mechanism to bridge this gap and ensure a high-quality, well-integrated residential community. Considering this, Lincoln has been planned with the following development standard deviations:

Development Standards		
Zoning Category	**RM-2**	
	City of Mesa Standard	Proposed
Front-Loaded Units		
Minimum Lot Area	7,200 sq.ft.	**1,534 sq.ft.**
Minimum Lot Width	36'	**26'**
Minimum Lot Depth	94'	**59'**
Minimum Front Setback	20'	**3' – garages 0' - livable**
Minimum Rear Setback	15'	**11' Livable/6' Patio**
Rear-Loaded Units		
Minimum Lot Area	7,200 sq.ft.	**1,333 sq.ft.**
Minimum Lot Width	36'	**21'**
Minimum Lot Depth	94'	**62'**
Minimum Front Setback	20'	**13' Livable/9' Patio**
Minimum Rear Setback	15'	**3' – garages 0' - livable**
Minimum Side Setback (End Units)	10'	**0'**
Minimum Freeway Setback (South)	30'	**10' to the patio 15' to livable**
Max. Building Coverage (% of lot)	45%	**70%**
Max. Front Yard Paved Surface	50%	**70%**

Max. Covered Private Open Space	50%	**15%**

Justifications for Deviations

Although additional details for the various deviations are grouped below, as a whole, The Crismon meets or exceeds the City's RM-2 standards by providing the following items:

- Providing 1,250 square feet of neighborhood commercial uses that are integrated into the clubhouse, providing residents, guests, and passers-by with neighborhood convenient and friendly services;
- Providing 2.55 acres of common and private open space;
- Providing 18 distinct elevation combinations of form and color, creating a highly varied streetscape while maintaining a cohesive modern farmhouse and ranch character with stucco, board-and-batten and masonry accents, and flat concrete tile roofs;
- The architecture exceeds the minimum requirement for alternative materials, with masonry or board-and-batten treatments comprising roughly a quarter to over a third of each elevation;
- Enhanced landscaping along Hampton Avenue frontage that exceeds the City's requirements by providing 36 trees (22 required) and 277 shrubs (132 required);
- Trees in private backyards that will be trimmed and maintained by the community management company that are accessed via 36" maintenance gates that will be secured by a maintenance easement;
- Enhanced pedestrian connections along Hampton Avenue and the private drive to engage the adjacent properties;
- A shaded seating area at the corner of Hampton Avenue and the private drive;
- Units with front doors along Hampton Avenue and the private drive to engage with the commercial development to the east;
- Designated pedestrian paths through the community; and
- Extensive and thoughtful amenities including a clubhouse with a fitness center, micro offices, conference room, lounge, and covered patio; pool; pickleball court; artificial and natural turf; barbeques; shade structures; picnic tables; playground equipment; and a dog park and washing station.

<u>Lot Area, Width, and Depth</u>

The proposed lot dimensions for the Front- and Rear-Loaded residences deviates from the RM-2 standards but are consistent and typical with the proposed attached housing. These reductions are not indicative of diminished quality or intensity; rather, they reflect the use of individual lots for each residence, as opposed to a single large parcel under common ownership as is typically found in RM-2 developments. The Site is designed to function as a cohesive whole, with open space provided in shared, accessible areas rather than on a per-lot basis. The RM-2 standard for open space is 20,400 square feet (200 sf/unit). The Lincoln far exceeds this requirement, providing 78,066 square feet (568 sf/unit) of usable common open space and 33,089 square feet of private open space (rear yards), for a total of 111,115 square feet of total open space. Providing approximately 2.34 acres of total open space (27% of the net site area) is not achievable complying with the typical standards. These

modifications support an efficient, context-sensitive development pattern that aligns with the General Plan's goals for infill and housing diversity.

Setbacks (Front, Side, Rear, Freeway)

Setback deviations include a 0-foot side setback (for end units), an 11-foot (front-loaded units)/3-foot (rear-loaded units) rear setback to the back of the building (6' to the back of the patio for the front-loaded units), and a 10-foot freeway setback. The side setbacks are typical of townhome developments where units share common walls. Rear and freeway setbacks are mitigated through enhanced landscaping and buffering and the freeway frontage presents no direct access or exposure concerns. Similar to the requested modifications to the lot area, width, and depth, changes in the setback are driven by creating a platted townhome community with 27% of total open space provided. Additionally, designated pedestrian paths are provided throughout the community to provide safe and efficient circulation between the residences and amenities. Collectively, these setbacks support a compact, walkable design while maintaining appropriate separation and privacy.

Building Coverage

The proposed 70% building coverage exceeds the RM-2 standard due to the small size of each individually platted lot. However, this figure does not reflect an increase in bulk or intensity. As described above, the overall site provides a total of 27% open space, including private yards and shared amenity areas, demonstrating that the development balances building footprint with meaningful outdoor space. Additionally, the development contains a comprehensive amenity package, which includes a seating areas, pool, clubhouse, dog park, and playground equipment.

The Lincoln deliver a quality housing product that advances multiple Mesa General Plan objectives while respecting neighborhood context. Rather than forcing inappropriate standard requirements onto individually platted townhome lots, these thoughtful adjustments create a development that: activates a long-vacant infill site, supports adjacent employment and commercial uses; creates a complete, walkable community; and sets a precedent for quality infill development. The modifications are minimal, purposeful, and result in a development that exceeds the quality and community benefits of a standard RM-2 development.

PAD Criteria

Porter Kyle's proposed development satisfies the PAD criteria found in Section 11-22-1:

A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;

The development incorporates a network of well-designed, centrally located open spaces and recreational amenities that are held in common ownership and scaled appropriately to serve the community. A variety of spaces, including a pool, clubhouse, shaded seating areas, playground, dog park, and passive gathering areas, are thoughtfully distributed throughout the Site to ensure accessibility and promote interaction among residents. Several of the residential buildings are oriented to front directly onto the private drive along the

eastern edge, activating this edge with pedestrian-friendly design and creating a visual and functional connection to the adjacent commercial development. This arrangement encourages walkability, supports casual interaction between uses, and enhances the sense of place within the broader context.

B. Options for the design and use of private or public streets;

The Site is a challenging infill site with no changes proposed to the existing public streets. Hampton Road is fully built.

C. Preservation of significant aspects of the natural character of the land;

There is nothing remarkable about this vacant commercially zoned property that would require retention or preservation with the redevelopment. As is shown in the exhibits, the proposed layout and elevations bring an exciting, fresh development to the area, providing critical support to the struggling existing commercial developments.

D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;

Porter Kyle has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this challenging, infill redevelopment Site. The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout the development to the existing retail/commercial developments east and north of the Site. Particular attention has also been given to provide pedestrians with convenient access to centrally located amenities and open space areas.

E. Sustainable property owners' associations;

The development will be managed by a single property management company.

F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and

Covenants, conditions, and restrictions will be prepared for the development.

G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

The proposed development is a thoughtfully organized residential community that integrates a variety of land use elements, including multi-unit housing, open space amenities, and pedestrian connections, into a cohesive and synergistic Site design. The layout places active uses along the northern and eastern edge of the Site to engage directly with the adjacent commercial development, while internal amenities such as the clubhouse, pool, dog park, and gathering spaces serve both residents and contribute to a lively and walkable neighborhood environment. The clubhouse includes an opportunity for a future neighborhood commercial use with patrons accessing the future commercial services through a separately dedicated entrance, ensuring operational independence from residential amenities and creating direct visual and functional engagement with the commercial development to the east.

The development exemplifies the Balanced Housing Plan's vision for integrated communities. By providing housing units within walking distance of major employment (HonorHealth's 178-bed hospital, Home Depot, six restaurants), the development reduces transportation costs for households -critical given that transportation represents the second-largest household expense at 15% of income. This proximity to employment helps to address the Plan's finding that 166,000 Mesa residents currently commute out of the city daily, while supporting local businesses through increased population density and consumer spending.

4. Conformance with General Plan

Porter Kyle is requesting a Minor General Plan Amendment to change the designation from *Urban Center* to *Urban Residential*. This amendment more accurately reflects the Site's proposed use and provides support to the existing businesses and retail developments.

The existing *Urban Center* placetype is intended to support a broad mix of high-intensity land uses, often anchored by commercial, civic, or transit-oriented functions. While the current designation nominally allows different types of multiple residence housing as a supporting land use, the physical and locational characteristics of this Site, particularly its limited street frontage, lack of arterial visibility, and position behind existing commercial development, make it an unlikely to develop with sustainable commercial uses. Instead, these constraints make the Site far more appropriate for medium-density residential development.

The requested *Urban Residential* placetype designation aligns with the intent of the General Plan to provide diverse housing types near key amenities and employment centers. The proposed development supports several Core Values, Guiding Principles, and Strategies of the General Plan, including:

- Diverse and Thriving Economy: The development directly supports this Core Value by strengthening the relationship between housing and employment. Providing neighborhood commercial services within a residential community located in immediate proximity to existing residential developments and major employment centers creates opportunities for reduced vehicular dependency, enhanced walkability, improved quality of life for residents and workers, strengthened economic vitality of adjacent commercial establishments, and a more integrated live-work-play environment.
- Housing Attainability: The Lincoln adds 113 townhomes to the City's housing inventory at a time when the City and the region face significant housing challenges. A townhome development introduces a platted housing option that is not located within two miles of the Site, giving additional choices for people looking to live, work, and shop in this area. The integrated commercial component enhances resident quality of life and housing value through convenient on-site services. The development supports the Housing Guiding Principle ("Our housing is attainable for all") and Strategy H1 ("Create more opportunities for housing options") by introducing a medium-density housing type that enhances local housing diversity. The townhome format, with 3- and 4-bedroom units, specifically addresses the needs of families and workforce households that are priced out of single-family homes but seek alternatives to apartment living.

- **Complete Communities:** The Lincoln adds a residential and neighborhood commercial uses in close proximity to a major employment center (HonorHealth), shopping, dining, and services. This supports Strategy N1 ("Promote complete communities") and encourages a live-work-play environment that is walkable and less reliant on vehicles. the integration of land uses embodies the complete community concept central to the General Plan.
- **Infill and Revitalization:** The Site is a long-vacant, infill, commercially zoned parcel that has not developed under its current entitlements despite significant growth in the area. The adaptive approach—recognizing the Site's constraints (limited arterial visibility, position behind existing commercial uses) and converting to residential with supporting commercial—represents textbook infill redevelopment that activates underutilized land and is encouraged by Strategy LU3 ("Encourage infill and redevelopment to meet the community's strategic needs") and Strategy N2 ("Promote adaptive reuse and infill").
- **Employment Support:** By adding housing within walking distance of major employers, the development enhances workforce accessibility and local economic competitiveness. This supports the Economic Development Guiding Principle and Strategy ED1 ("Attract businesses and employers") by making it easier for employees to live near their jobs.
- **Growth Strategy – Evolve:** The Site falls within the General Plan's *Evolve* category, which encourages redevelopment, increased density, and improved integration of residential and employment uses. The Lincoln embodies this strategy by
    - Activating a long-vacant parcel with a use that responds to demonstrated market conditions
    - Increasing residential density appropriate for an employment corridor location
    - Integrating commercial uses that serve both residents and nearby workers
    - Creating pedestrian connections between residential, commercial, and employment uses

In addition to the General Plan, The Lincoln aligns with the Goals of the Balanced Housing Plan:

- Increased population density supporting local retail (addressing retail vacancy concerns)
- Workforce retention near employment centers (supporting Goal 4)
- Property tax generation without significant infrastructure demands
- Catalyst effect for future redevelopment of underperforming commercial properties

5. Special Use Permit

In connection with the Rezoning request, Porter Kyle requests a Special Use Permit to allow Neighborhood Commercial uses as provided for in Sections 11-70-5 and 11-31-9 of the Mesa Zoning Ordinance. The neighborhood commercial use will be located in the same building as the clubhouse, with its storefront designed to front onto the private drive along the

eastern property boundary, creating direct visual and functional engagement with the commercial development to the east. Pedestrians can access the clubhouse via sidewalk and landscaped pathways leading from Hampton Avenue, while other commercial users can directly access the commercially-planned portion of the clubhouse through the separately dedicated entrance.

Although specific neighborhood commercial uses are not yet identified, planning for them now demonstrates sound land use principles and positions the development to positively influence future commercial development and redevelopment of the existing commercial uses directly east of the Site. The modest commercial component will serve both residents and nearby employees, strengthening the live-work-play environment envisioned by the General Plan while supporting the economic viability of adjacent commercial establishments.

Special Use Permit Criteria Analysis

Section 11-70-5.E: Required Findings for Special Use Permit

The proposed neighborhood commercial uses satisfy each of the four required findings established in Section 11-70-5.E:

1. General Plan Consistency. As is detailed above in Section 4, the proposed development will advance the goals and objectives of the General Plan.
2. District Consistency and Location Appropriateness. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies. The commercial component is appropriately scaled and designed for integration within the proposed RM-2 PAD district. The Site is uniquely positioned between existing residential developments and an established employment and commercial corridor. The proposed combination of residential and neighborhood commercial uses creates a natural transition between residential uses and adjacent commercial development.
3. Non-Injurious to Adjacent Properties. The proposed development will not be injurious or detrimental to the adjacent or surrounding properties in the area, the neighborhood, or to the general welfare of the City. Locating the neighborhood commercial use within the clubhouse, adjacent to a private drive and facing the existing commercial developments will avoid adverse impacts on adjacent properties. The centralized location of the clubhouse when considering the overall area provides convenient access for residents of The Lincoln and the commercial users looking for a neighborhood commercial experience rather than a typical commercial one.
4. Adequate Public Services and Infrastructure. Adequate public services, public facilities and public infrastructure are available to serve the proposed development.

Section 11-31-9: Commercial Uses in Any Residence District

The proposed neighborhood commercial uses satisfy the criteria established in Section 11-31-9:

A. **Applicable Policies**. As is detailed in Section 4, the proposed development will advance the goals and objectives of the General Plan. The development also meets the Special Use Permit criteria and demonstrates compatibility with the surrounding uses.

B. **Site Plan**. A comprehensive site plan, floor plan, and elevations have been submitted showing integration of the neighborhood commercial uses within the residential development. The clubhouse's location creates visual and functional connectivity with the adjacent commercial development, establishing a natural transition between residential and commercial uses. Commercial patrons will access the future commercial services through a separately dedicated entrance, ensuring operational independence from residential amenities. Landscaped pathways and sidewalks connect Hampton Avenue to the clubhouse, promoting walkability. Pedestrian gates provide direct connections to commercial and employment uses to the east and north, supporting reduced vehicular dependency.

C. **Operational Plan**. Appropriate measure will be taken to ensure any future neighborhood commercial use is compatible with the proposed residences including, but not limited to: structured complaint response protocols, litter control measures, hours of operations, and Good Neighbor Policies. For additional details, please see The Lincoln Operational Plan submitted concurrent with this application.

D. **Addresses Adverse Impacts**. The integrated neighborhood commercial use within the clubhouse does not create any adverse impacts. The layout of the development provides paved access and on-site circulation to the residential and commercial uses. The clubhouse is positioned within the development's interior, surrounded by residential units and enhanced landscaping providing natural buffering. Commercial access is designed to minimize circulation through residential areas. The separately dedicated commercial entrance directs patron activity away from residential units.

The Special Use Permit request for neighborhood commercial uses satisfies all required findings under Section 11-70-5.E and all criteria under Section 11-31-9. The thoughtfully integrated neighborhood commercial component advances multiple General Plan goals, objectives, and strategies while enhancing resident quality of life, supporting complete communities, and strengthening the relationship between residential and employment uses.

The neighborhood commercial component advances Balanced Housing Plan Recommendation 3-3: 'Facilitate co-location of essential services to support housing.' By integrating commercial services within a residential development, the project creates the type of complete community that:

- Reduces vehicle dependency
- Provides walkable access to services for residents without vehicles
- Creates economic synergies between residential and commercial uses
- Demonstrates innovative mixed-use development that can catalyze similar projects

Planning for these commercial uses now, even before specific tenants are identified, demonstrates forward-thinking land use planning that positions the development to positively influence future development patterns in the surrounding area. The commercial component strengthens rather than undermines the residential character, creating a self-sustaining community environment.

6. Site Plan

Careful consideration has gone into planning this community. Porter Kyle, as an experienced developer, has created a platted community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this challenging, underutilized Site. ***See Exhibit 2, Site Plan and Exhibit 3, Preliminary Landscape Plan***. The Lincoln is a gated community that will consist of approximately 113 platted lots at a density of approximately 13.3 net du/ac. The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout the development to the existing retail/commercial developments east and north of the Site by way of pedestrian gates. Particular attention has also been given to provide pedestrians with convenient access to centrally located amenities and open space areas.

The Lincoln is comprised of 2-story townhomes. ***See Exhibit 5, Building Elevations***. The buildings are appropriately located throughout the Site, with the buildings arranged along the perimeter of a large central courtyard, creating a centralized neighborhood gathering area. ***See Exhibit 4, Amenity Area.*** The clubhouse, which includes the neighborhood commercial component, is strategically positioned along the eastern edge of the development, fronting onto the private drive to create direct visual and functional engagement with the adjacent commercial development. This intentional placement establishes the clubhouse as a community focal point and a transitional element that bridges residential and commercial uses, supporting the development's role in creating a complete, walkable neighborhood. Additionally, the strategic arrangement of the townhome buildings establishes open space pockets throughout the development, fostering community interaction while preserving privacy.

Access to the development is provided via two gated entry points on the access road from Hampton Avenue along the eastern property boundary, with an additional exit-only gate to the access road. The internal circulation network consists of 27-foot-wide private driveways with 5-foot sidewalks throughout the development to facilitate pedestrian movement. Commercial patrons can access the neighborhood commercial use through a separately dedicated entrance, ensuring operational independence from residential amenities while maintaining integrated site design. Pedestrian pathways and landscaped connections from Hampton Avenue provide convenient access to the commercial uses for both residents and nearby employees, supporting reduced vehicular dependency and enhanced walkability.

Landscaping, Amenities, and Open Space

The overall landscape theme is inspired by the Sonoran Desert with accents of lush, native and native adapted, desert oasis landscaping at focal points to create an environment of luxury resort living at The Lincoln. ***See Exhibit 3, Preliminary Landscape Plan***. As shown on the Conceptual Landscape Plan, the design, elements, and materials create a sense of

community and neighborhood, both echoing the architectural character and responding to the desert landscape surrounding it. The elements and features are designed to create a "sense of place" and a permanence achieved by relating the elements to the "human scale" and integrating with the architecture.

The landscape palette is a combination of native and non-native plant material that draws from the lush desert look and feel of an adapted Sonoran Desert residential experience. The use of palms at the pool area creates a sense of priority and a resort style look and feel. The landscape palette provides a diversity of colorful plant materials that enhance the community environment throughout the year with a variety of compositions, texture, and seasonal color, while focusing on shade in the pedestrian areas. The hardscape and pedestrian amenities throughout the Site integrate design cues from the architectural vernacular and design elements of the building architecture. Together these elements embrace the architecture of the proposed buildings and blend with the existing built environment of the area.

There are two primary focal points within this development. The first is the traffic circle and main entrance into the Site which includes significant hardscape and landscape enhancements, focusing on creating a "sense of arrival". The second focal point is the amenity area. ***See Exhibit 4, Amenity Plan***. Residents will benefit from a comprehensive amenity package anchored by a large clubhouse with over 1,000 square-feet of outdoor patio space with seating areas and the adjacent pool area. This central recreation hub serves as the community focal point, complemented by two dedicated dog parks, a playground area, and additional landscaped recreation zones. These carefully distributed amenity spaces ensure all residents maintain convenient access to recreation opportunities regardless of unit location within the development. Combined, the amenities provided create multi-generational recreational opportunities for the community. The development also demonstrates a strong commitment to open space, providing a total of 2.34± acres of combined open space, which is 27±% of the net site area. This open space is divided between 1.46± acres of common open space and 0.88± acres of private open space.

Architecture

The architecture for The Lincoln is intentionally elevated and supports the request for PAD deviations and meeting the listed architectural deviations through the City's "alternative compliance" provisions. Across just 23 residential buildings, there are 18 distinct elevation combinations of form and color, creating a highly varied streetscape while maintaining a cohesive modern farmhouse and ranch character with stucco, board-and-batten and masonry accents, and flat concrete tile roofs. The proposed architecture for The Lincoln will feature modern farmhouse and ranch exterior styles utilizing clean, simple forms with four different color schemes that blend and complement the desert landscape. ***See Exhibit 5, Building Elevations***. The Lincoln provides additional housing choices in the area, exclusively with 3- and 4-bedroom homes. Materials utilized will be stucco, fiber cement board and batten, and flat concrete roof tile. ***See Exhibit 6, Color & Material Palette***. The colors and porch forms will vary from one unit to the next to create individuality and add diversity, while the primary second floor masses will tie together across the building creating a strong visual element and presence throughout the community. ***See Exhibit 7, Floor Plans.***

The clubhouse is the architectural focal point of the community, blending the ranch and farmhouse vocabulary into a landmark building with a generous pool-side patio and a separately accessed SUP neighborhood commercial space that reinforces the project's walkable, mixed-use feel. Rooflines, second-story masses, patios, and facades are all strongly articulated so that garages are visually de-emphasized and building mass is broken into smaller, human-scaled components, satisfying the intent of the City's 3-foot garage overhang and other prescriptive façade standards through alternative compliance rather than strict dimensional replication. Building footprints, porches, and patios are deliberately designed to frame large private outdoor rooms; where the Zoning Ordinance requires only 120 square feet of private open space per unit, with 60 square feet covered, our homes provide roughly 324 square feet of private open space per unit while still delivering the required 60 square feet of covered area, so that usable private open space becomes a defining architectural feature of each home. In addition, every façade substantially exceeds the minimum requirement for alternative materials, with masonry or board-and-batten treatments comprising roughly a quarter to over a third of each elevation, ensuring all four sides of the buildings are well-composed and visually rich. Collectively, this level of variation, material quality, façade articulation, and private open-space-driven architecture demonstrates that the requested architectural deviations—implemented through alternative compliance—are minor, purposeful, and result in a community that far surpasses a code-minimum RM-2 development.

Theme Walls, Entry Gates, and Entry Monument

The theme walls, view fencing, and entry monument have been designed to be consistent with the residential building elevations and landscaping theme. ***See Exhibit 8, Wall Plan & Details and Exhibit 9, Monument Details.*** The site elements are a mixture of accent metal, wrought iron fencing, and stucco walls to match the residential building architecture. These elements transition into the landscape with the use of a strong foundation planting palette.

6. Conclusion

The Lincoln is a thoughtfully designed, high-quality, platted townhome community with the opportunity for a future neighborhood commercial use that transforms a challenging infill Site into a vibrant and livable community. The requested Special Use Permit for neighborhood commercial uses within the clubhouse represents forward-thinking land use planning that advances multiple General Plan objectives by integrating a future neighborhood commercial use within a residential community. The commercial component is appropriately scaled, strategically positioned, and comprehensively managed to ensure compatibility with the residential character while serving residents and nearby employees. The development offers a well-rounded lifestyle for future residents while enhancing the surrounding area through intentional design, strong pedestrian connectivity, and direct engagement with the adjacent commercial uses to the east. This proposal aligns with the goals and policies of the City's General Plan and is compatible with surrounding development. The result is a sustainable, visually appealing community that contributes positively to the character of the area. We respectfully request your approval.