



PROJECT NARRATIVE
FOR
THE ESTATES AT ENCANTO
SOUTH OF E ENCANTO STREET AND N ALBA
MESA, ARIZONA

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I. PROPERTY OVERVIEW

The Estates at Encanto is a 10.45-acre parcel of mainly undeveloped land on the eastern portion of the Central Christian Church. The property is located southeast of the intersection of Lindsay and Brown Road in the City of Mesa. The subdivision is a proposed 28 lot subdivision with a density of 2.68 du/ac. The lots will have a typical lot size of 75'x125'.

The Estates at Encanto is bordered on the west by the Central Christian Church, to the north by the Mountain View Highlands subdivision, to the east by the SRP Eastern Canal, and to the south by Highland Elementary School and a City of Mesa water facility (see below Vicinity Map)



The project consists of approximately 10.45 gross acres on a portion of parcel 140-06-114 located within Mesa, Arizona. The general plan designation of the site is Specialty. The subdivision has an existing zoning of RS-9. The subdivision meets all of the requirements of the current RS-9 zoning and will only be requesting preliminary plat approval.

II. PURPOSE OF REQUEST

The purpose of this request is to obtain approval for *The Estates at Encanto's* preliminary plat. The proposed subdivision will contain 28 lots and will maintain the zoning of RS-9.

The proposed subdivision is consistent with all existing zoning and is consistent with the adjacent developments.

III. EXISTING CONDITIONS

The Estates at Encanto is currently a largely unimproved dirt lot. The Central Christian Church is selling an unused portion of their property. The proposed development will take up the eastern most row and a half of their rear parking lot as well as the dirt lot on the east side of the church. The project fronts Encanto Street to the north and the main entrance will be to Encanto. Encanto is a local road that is full improved that provides a driveway access to the church. There is a gate that the school uses at the southwest corner of the site and that access will be maintained by moving the wall in that area off of the property line.

IV. SITE CIRCULATION

The site's main access point will be on to Encanto Street. Encanto Street connects into Lindsay Road, where a full access turning movement is allowed. The existing church access to Encanto will be removed. All interior streets will be public local roads. A large entry monument welcomes residents and visitors to the community. The road heads south and will allow for parking on both sides of the streets. Two dead end roads will head east from the entry street and they also allow for parking on both sides. These roads will both end in a cul-de-sac. Secondary fire access will be provided on the south side of the site into the existing church parking lot. Some of the parking spaces will be removed through reconstruction of the drive aisle to ensure continual fire access and that to allow the church to provide a 25' landscape buffer.

In developing, the Central Christian Church will be losing some of their parking. In order to provide the land for the development and the 25' landscape buffer, the church will lose 139 spaces of their current 1172 spaces. As such, they will have 1033 spaces, 40 of which are ADA spaces.