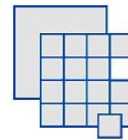


Bella Encanta

ZON18-00067

a Mixed Density Community
Hampton Avenue & Crismon Road
Mesa, Arizona
PAD Rezoning Narrative
September 4, 2018

Submitted by:



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On behalf of:
Bela Flor Communities, LLC



1. Introduction

Pew & Lake PLC, on behalf of our client Bela Flor Communities, LLC¹, is pleased to submit this project narrative and exhibits in support of a rezoning, site plan and preliminary plat request for approximately 32.23 gross acres (the "Property") located west of the northwest corner of the Superstition Freeway (US-60) and Crismon Road. The parcel is shown below and may be identified on the Maricopa County Assessor's map as parcels 220-80-002X, 220-80-009G, and portions of 220-80-009H and 220-80-008B. If the requests discussed in this narrative are approved, they, along with approval of a separate minor General Plan amendment request, will allow for the development of a 249-unit, for sale, mixed density community, known as Bella Encanta. A recent aerial photo is shown below in Figure 1.

Figure 1 – Aerial Photo



2. Existing Designations and Site Conditions

As shown in the Figures 2 and 3 on the next page, the parcel is currently designated in the City of Mesa General Plan 2040 as Employment and is classified on the Zoning Map as Planned Employment Park (PEP) and Neighborhood Commercial (NC).

¹ The legal owner is Crismon BFC, LLC, an Arizona limited liability company, an affiliate of Bela Flor Communities, LLC, and has signed all of the appropriate forms for this application.

Figure 2 – General Plan Character Designations

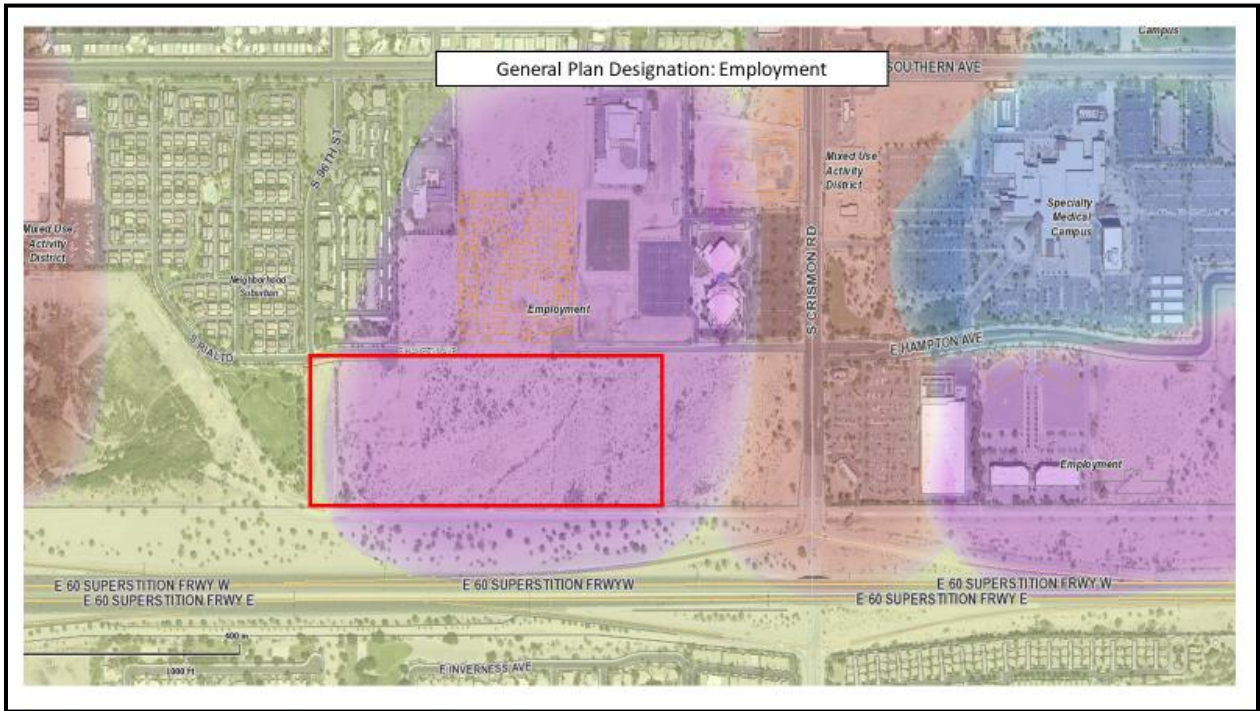
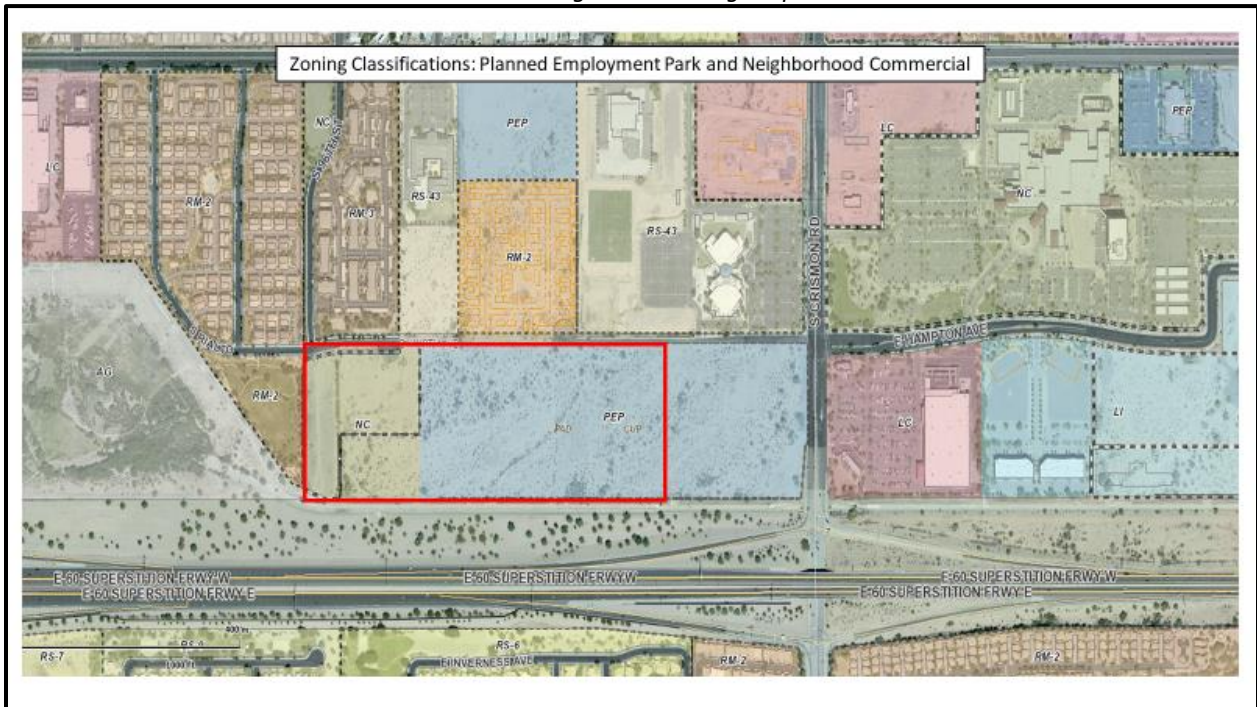


Figure 3 – Zoning Map



The rectangular parcel is currently vacant and is unremarkable in its topography. The parcel slopes slightly from the northeast corner to the southwest corner and there is an open storm water conveyance channel running north/south on the western portion of the property.

3. Relationship to Surrounding Properties

The property is bound on the north by multi-family uses, vacant land and Christ’s Church of the Valley. To the west is a storm water retention basin for the Muirfield Village Condo Association and an ADOT regional drainage basin. On the south, the property is bound by the Superstition Freeway / ADOT right-of-way. To the east is a proposed office and commercial retail center, with a proposed hotel, which was recently approved by the Mesa P&Z Board under Case No. ZON18-00149. Figure 4 below demonstrates the surrounding uses, Land Use and Zoning designations.

<i>Figure 4 – Adjacent Uses</i>			
Direction	General Plan Character Area	Existing Zoning	Existing Use
North	Neighborhood Suburban & Employment	RM-3, RM-2 & RS-43	Multi-Family / Vacant / House of Worship
East	PEP & Mixed Use Activity	PEP	Vacant (Proposed as Office / Hospitality / Commercial)
South	n/a	n/a	US-60 / ADOT ROW
West	Neighborhood Suburban	RM-2	Storm Water Retention
Project Site	Employment	NC & PEP	Vacant

The conversion of this property from vacant land to a high quality, medium density, residential use follows the pattern of development established in the immediate area and still provides for commercial, employment and retail uses on the property fronting onto Crismon Road. It also provides an additional ownership-type product to that area that will help increase property values and support the existing businesses in the area. Bella Encanta is also compatible with Crismon Estates, which is currently under construction to the north, across Hampton Ave.

4. Requests

Our requests to the City of Mesa are as follows:

1. A minor General Plan amendment to change the designation on the Property from Employment to Neighborhood Suburban (by separate request).
2. To rezone 9.17 acres of the Property from Neighborhood Commercial (NC) and Planned Employment Park (PEP) to Residential Multiple Dwelling- District 3 (RM-3) PAD, which is proposed at a density of 13.74 du/ac.
3. To rezone 23.06 acres of the Property from Neighborhood Commercial (NC) and Planned Employment Park (PEP) to Small Lot Single Residence-2.5 (RSL-2.5) PAD, at a density of 5.3 du/ac.
4. Site Plan Approval.

5. Preliminary Plat approval.

These requests, if approved, will facilitate the development of a 249 unit, for sale, mixed density community on 32.23 gross acres (30.43 net acres), which will have an overall project density of 7.72 du/ac (gross) and 8.18 du/ac (net).

A copy of the Revised Conceptual Site Plan has been provided with this resubmittal. The RM-3 zoning district allows a maximum density of 20 du/ac, and we are showing a density of 13.74 du/ac in the RM-3 portion of the project. Consequently, the density of the RM-3 portion of the project is well below the allowed density in the RM-3 zoning category. There is no maximum density in the RSL-2.5 district. However, we are proposing a density of 5.3 du/ac. The overall density for the entire community, 7.72, du/ac (gross), is allowed in the Neighborhood Suburban character area of the General Plan, which we are also seeking as part of our collective requests.

6. The Development Plan

Product Mix

This mixed density community, Bella Encanta, will feature two different housing products: single-family, detached homes, and condominiums. The 123 homes in the single-family detached portion of this community will range from 1,718 to 2,347 sq. ft. All but one will be two (2) stories in height and each will have a two-car garage that will comply with the City's depth and width requirements. Additionally, there will be 126 condominiums that are designed in buildings featuring seven (7) units apiece. The size of the condominiums will range from 831 sq. ft. to 2,320 sq. ft. The buildings themselves are 2-stories in height, but some units exist solely on a single level. Each of these home-types are discussed in more detail below. A perspective of the condominiums is provided below in Figure 5.

Figure 5 – Perspective of Proposed Condominiums



Site Plan

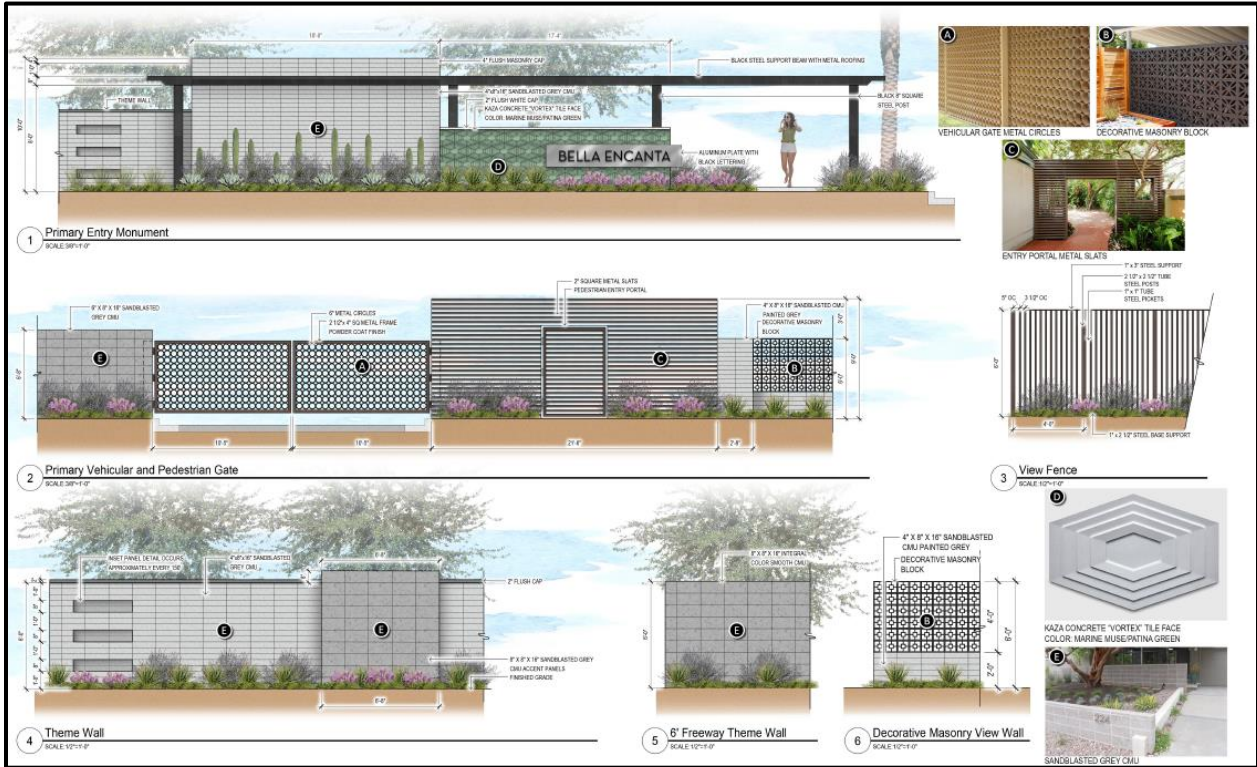
As shown on the site plan for Bella Encanta in Figure 6 (shown on the next page), access to the project will be from Hampton Avenue through two (2) gated entrances. The primary entry is gated and has been designed in such a way that it is directly opposite from the entrance of the Crismon Estates project which is located on the north side of Hampton Ave. Crismon Estates is single story, detached, rental project, which was approved and rezoned in 2017 and will start leasing in the Fall of 2018.

Figure 6 – Bella Encanta Site Plan



Beyond the main entry to the Bella Encanta subdivision is the main amenity area, which is centrally located with a pool, fitness center, shade structure, playground, tennis court, and pickle ball courts. The single family, detached homes are generally located in the front (northern) portion of the development along Hampton Avenue and proceed south. The condominiums are located along the eastern boundary, adjacent to the recently approved commercial center, and the southern boundary of the subdivision, adjacent to the ADOT storm water conveyance channel and the US60 freeway. The northern and southern boundaries of the project will feature a 6-foot, masonry theme wall as shown on the entry and wall detail plan provided with the submittal and shown in Figure 7, on the following page.

Figure 7 – Entry and Theme Walls



Amenities

As noted above, and illustrated in Figure 8, below, Bella Encanta will feature the most up-to-date and popular amenities, such as a fitness center, swimming pool, common BBQ area, basketball, pickle ball and tennis courts. There will also be shade structures, a tot lot and a dog park as part of the western amenity area.

Figure 8 – Central Amenity Area



Design Intent

As stated above, the Bella Encanta project consists of 123 single-family detached homes that will range from 1,718 sq. ft. to 2,347 sq. ft. While a single-story plan is an option for future home buyers, most of the homes will be two-stories in height, and all homes will have space to park two (2) cars in a garage, with 2 additional driveway spaces. Additionally, each home will have its own private backyard satisfying the requirement for private open space.

The project also contains 123 condominiums which range in size from 831 sq. ft. to 2,320 sq. ft. Each condominium building will have twelve (12) garaged spaces (that will comply with City's depth and width requirements) and three (3) driveway/carport spaces for a total of 15 dedicated parking spaces per building.

Bela Flor has engaged the well-known and respected architectural firm, KTGy, to develop the proposed homes and condominiums. The homes feature a variety of different architectural elements and are designed to be functional and attractive to both the consumers and the communities in which they are located. Some of these features include:

- **Unique Elevations:**

- For the single-family homes, there are three distinct elevation styles: Farmhouse, Modern Prairie and Modern, all of which will be offered in each product line and each style will offer nine distinct color schemes. The myriad of combinations produced will avoid monotony and contribute to an inviting and unique streetscape. As discussed later in this narrative, the number of elevations offered satisfies one of the building design elements required to achieve the RSL-2.5 designation.

- **Architectural Elements:**

- Four-sided architecture has been incorporated into all of the home designs.
- As shown on the Color and Material Boards provided in the submittal, different types of materials will showcase the unique exteriors of each of the home styles. Stucco, siding, window trims, shutters, stone and accent metal roofs have been specifically selected to emphasize the farmhouse, modern prairie and modern design styles selected for this community.
- For all plans, the garages are setback more than 3 feet behind the primary front façade of the home, satisfying another design element for the RSL-2.5 designation.

- **Inviting Entries:**

- Entries have been designed by using a combination of single-story roof elements, porches, columns, pop-outs and stone accents along with different colors and materials to create an inviting entry into every home. Some of the homes have a side entry feature to further help provide variety to the Project.

- Also, depending on the elevation, porches are also provided. Of the 18 different elevations, 12 of the elevations (66%) satisfy the design element for front porches, while only 50% are required.

- **Roof Variety:**

- A variety of roof forms and ridgelines have been utilized throughout the product line-up, creating elevations that are structurally different from both the front and rear. This variety of rooflines creates visual interest along the streetscape.

- **Three Distinct Roofing Types:**

- All three elevation styles feature a “flat” roof tile. Schemes 1-3 will be Slate, Schemes 4-6 will be Brown-Gray, and Schemes 7-9 will be Kings Canyon.
- In addition, each of the color schemes within each elevation style offer a distinct roof tile color.

When homes featuring the same floorplan are located next door, or across the street from one another, a different paint scheme, architectural style or roof style will be utilized. Figure 9, below, shows some of the exterior color schemes, designs and elevations. We will include examples of the various color schemes, paint chips and material boards in any future required submittals for the housing product.



Figure 9: Conceptual Elevations and Exterior Color Schemes



● **Lot Fit Analysis:**

- Three of the single-family house plans (Plans 3, 4 & 5) are a 40 ft. wide housing product and the remaining three plans (2, 2X & 6) are a 50 ft. wide product. Plans 2, 2X and 6 will only fit on the 60 ft. wide lots, but plans 3, 4 & 5 will fit on all lots.

Figure 10 below demonstrates how each of the proposed homes fit on the lots offered in the RSL-2.5 portion of the Project.

Figure 10 – Lot Fit Analysis						
Lot Size	Plan 2	Plan 2X*	Plan 3	Plan 4	Plan 5	Plan 6
50 x 72	No	No	Yes	Yes	Yes	No
50 x 79	No	No	Yes	Yes	Yes	No
60 x 72	No	No	Yes	Yes	Yes	No
60 x 79	Yes	Yes	Yes	Yes	Yes	Yes

Landscape / Community Design

Sidewalks and inter-connecting pedestrian paths crisscross the property and are central to the design theme and site layout of Bella Encanta. Each land use component and open space areas for both active and passive recreation are connected together. As proposed, the active amenity area is centralized in the project and provides a more modern touch to the proposed community plan. The site plan features an abundance of open space. Open space accounts for approximately 27.3 percent of the net acreage in this community.

As noted, the site plan features a centralized community pool, ramadas and fitness center. Additionally, there are volleyball and pickle ball courts for the use and enjoyment of the residents. On the western portion of the property, project designers have utilized a larger open space and storm water retention area near the location that the natural storm water flows through the Bella Encanta site. In addition to providing retention, this provides additional open space and an additional activity area featuring a tot lot and ramadas within the community.

Entry monuments will be installed at the main entry identifying the Project. Lush landscaping, signage, gates and stamped asphalt will create a strong sense of arrival into the community. Appropriate design and finishes have been selected for this new community in order to create a cohesive design scheme for Bella Encanta as shown in Figure 11, below.

Figure 11 – Bell Encanta Central Entry Design



The perimeter of the site will include a theme wall along Hampton Avenue, showcasing the primary and secondary entrances. In addition, the front yard landscaping of each home will be installed as each home is completed. Individual owners may choose to have the builder complete the backyard landscaping as part of the initial construction package or they may complete that work later themselves.

Traffic and Circulation

As previously mentioned, the main, gated entrance to this community is located on Hampton Avenue, and is purposefully located opposite the entrance into Crismon Estates. Hampton is a collector street that, with the approval of this project, will be completed and provide connectivity to the Hampton Avenue alignment west of this development site. There is one other resident-only entrances along Hampton: at the western end of the project. This entrance is also gated and is designed specifically for the convenience of residents at the western end of the community. Like the main entrance, it will require a card, remote or code for entry. Both entrances in Bella Encanta will have the ability for emergency and solid waste vehicles to access the property at all times.

A defined internal street system within Bella Encanta is used as a core organizing element to help unify the various residential portions of the project. The street form will be designed to create a pedestrian scale, walkable atmosphere internal to the site that will feature on-street parking and shaded walkways. The use of “bulb-outs” and “neck downs” throughout the project has further reinforced the pedestrian dominance of the circulation system. The street form will be reinforced by locating the core amenities and pool area as the anchors for the project. The street system and building layout will also emphasize the importance of thoughtfully accommodating vehicular and pedestrian traffic and vehicle parking areas within the site.

A pedestrian-friendly open space system will be created for Bella Encanta that complements the internal street system and provides connectivity throughout the entire site. Pedestrian walkways and thoughtful compact open space areas will be utilized to create visual relief and outdoor rooms, and will allow residents and visitors to comfortably make their way through the site. Shade elements, desert landscaping and lighting of appropriate intensity will be utilized to enhance the pedestrian experience.

Parking

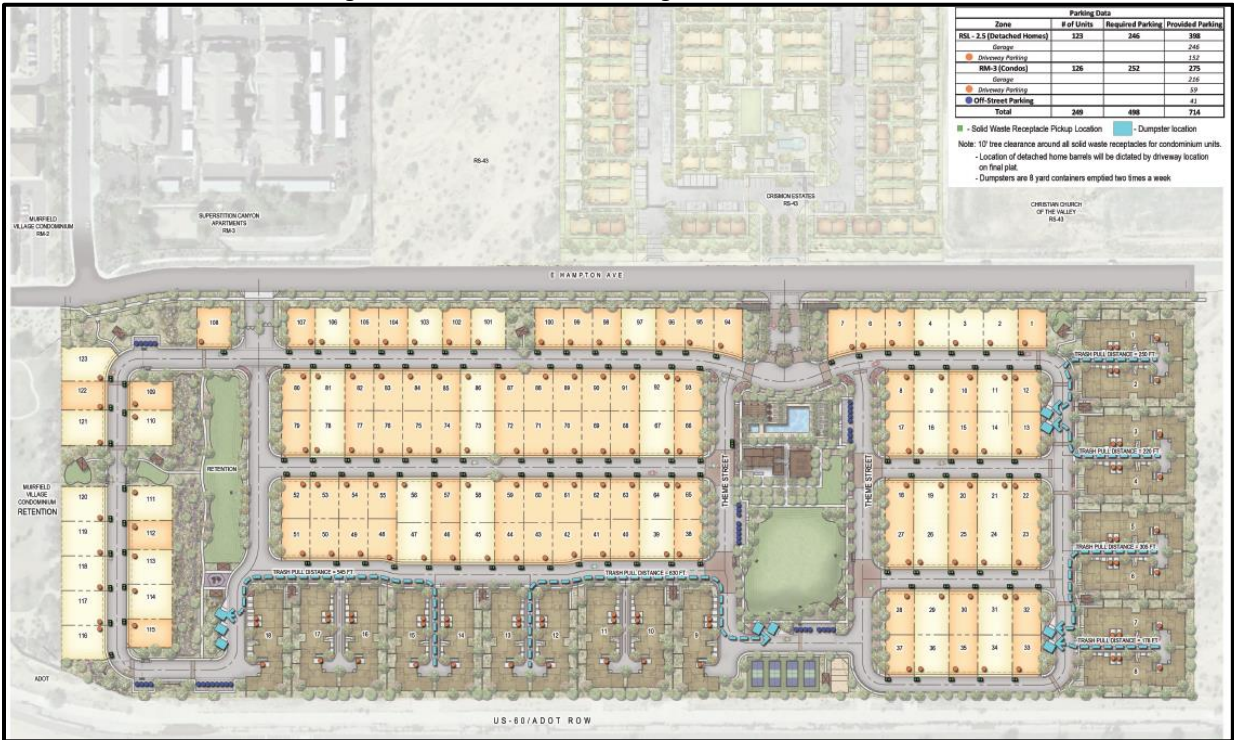
As shown below in Figures 12 and 13, and on the Parking and Solid Waste Plan provided with the submittal, there is significantly more parking in Bella Encanta than what is required by the Mesa Zoning Ordinance. It should also be noted that every street has been planned at a width of 34 feet to allow parking on both sides, with the single exception of the road adjacent to Lots 33-37, which will be 29 feet in width and be limited to parking on only the north side. While not included in the calculations below, the availability of on-street parking should not be lost in the parking analysis. Thus, it is same to conclude that the available parking far exceeds that required by the zoning code.

<i>Figure 12 – Bella Encanta Parking Data</i>			
Zone	# of Units	Required Parking	Provided Parking
RSL-2.5 (Detached Homes)	123	246	398
Garage			246
Driveway			152*

Figure 12 – Bella Encanta Parking Data			
Zone	# of Units	Required Parking	Provided Parking
RM-3 (condos)	126	252	275
Garage			216
Driveway			59
Off-Street Parking			41
TOTAL	249	498	714

*There are actually 246 driveway parking spaces that could be included in this data. To be conservative, we have only used 152 spaces.

Figure 13 – Bell Encanta Parking and Solid Waste Plan



7. Proposed Services, Infrastructure and Public Utilities

Proposed Drainage Solutions

The plan will comply with the City of Mesa Stormwater Drainage requirements.

Proposed Water Solution

Water will be provided by tying into and/or extending the water lines in Hampton Avenue for the entire length of the Bella Encanta development in order to tie into the existing municipal water system. Project engineers have already evaluated the size of the existing water lines and have determined them to be more than adequate for the proposed project.

Proposed Sewer Solution

A gravity-fed sewer system will be designed for this community and will comply with the City of Mesa Standard Details & Specifications. At great expense to the Developer, they are installing nearly 3,000 linear feet of sewer pipe to connect to the sewer system in Ellsworth Road, over ½ mile to the West. The Developer is also willing to allow other private parties, to the north of Hampton Avenue and to the east, who currently have no sewer solution, the option to sewer through this Project so as to be part of the overall solution to this area, which was bypassed by the City long ago and is another reason this property has remained vacant for so long. Preliminary meetings with ADOT regarding the sewer line extension through the regional retention basin have been productive but no formal approval has been granted. ADOT has provided conceptual approval of this project, pending final design.

Proposed Refuse / Solid Waste Solutions

Each single-family, detached, homes in this community will be provided barrel service through the City of Mesa, which service will comply City of Mesa Standard Detail M-62.

For the condominiums, we are proposing nine (9) large onsite trash bins that are located within the community so that each serves four-to five buildings. The bins are 8-yard containers, and will be emptied two (2) times each week, which satisfies the requirements of Mesa Detail M-62. The far western bin is a triple enclosure, which will include one (1) recycling container. While there is no code requirement in Detail M-62 for minimum distance to a bin, or that each bin be equally spaced within the project, the distance that residents will be required to carry their trash to each of these bins varies up to a maximum of 630 feet. While not the developer's preferred solution to providing solid waste services to the residents in Bella Encanta, the provision of trash bins was decided upon after many discussions with City of Mesa Public Works staff. The developer is open to continued discussions on this topic.

Owners of Lots 12, 13, 32 & 33 will be notified through specific disclosures that bins are located to the east of their homes. They will also be provided the dates and possible times that the solid waste vehicles will be emptying the bins. All solid waste enclosures have been designed to and will meet the M-62 details.

8. PAD Overlay District Applicability

As discussed in Section 11-22-1 of the City of Mesa Zoning Ordinance, the purpose of the Planned Area Development Overlay district is to allow for "innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit." The proposed development complies with requirements outlined in the Purpose Statement of the PAD Overlay District as shown below.

- A. *The proposed development must be more than five acres.* Answer: The project is 32.23 gross acres and therefore complies with the size requirement for a PAD established in the Zoning Ordinance.

- B. *Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use.* Answer: The proposed development features an amenity package that is well integrated, scaled to an appropriate size and will be desirable to prospective homebuyers and will be maintained by the property owners' association.
- C. *Options for the design and use of private or public streets.* Answer: This development will bring about the completion of Hampton Avenue, which currently does not provide connectivity from Crismon to Southern Avenue. Additionally, the subdivision will feature landscaped themed streets around the amenity areas and private drives, some of which will have on-street parking. As a gated community, the streets will remain private and be maintained by the property owners' association.
- D. *Preservation of significant aspects of the natural character of the land.* Answer: The vacant, rectangular parcel contains no significant features or character that requires preservation. Nevertheless, we have incorporated the existing natural storm water channel running through the property into a community amenity.
- E. *Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development.* Answer: See discussion regarding design above.
- F. *Sustainable property owners' associations.* Answer: Given the size of this project, this number of homes in this community is more than sufficient for a sustainable property owner's association. Additionally, Bella Flor Communities has developed a number of communities in the City of Mesa and has a proven track record creating sustainable property owners' associations.
- G. *Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions.* Answer: The entire Bella Encanta project will be maintained by the property owners' association. Individual homeowners will be held to the highest of care standards through the use of covenants, codes and restrictions (CC&R's). The CC&R's will be crafted to ensure that this community is well-maintained so that property values are preserved over time.
- H. *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.* Answer: While this community is comprised solely of residential housing, there are a variety of lot sizes and building types. The community has been designed holistically to ensure that it presents a coherent aesthetic and so that each homeowner has access to the amenities provided within the community. Additionally, upon final agreement with the Muirfield Village Condo Association, the residents of that community will have

access to the amenities in Bella Encanta, making this community serve the broader neighboring area.

9. Development Standards

- **RM-3**

Figure 14 below provides the required and proposed Development Standards for the RM-3 (condominium) zoning district. Requested deviations are shown in red.

<i>Figure 14 – RM-3 Development Standards</i>		
Standard	Required	Proposed
Minimum Lot Size	6,000 sq. ft.	339,957
Minimum Lot Width	25 ft.	82 ft. minimum
Minimum Lot Depth	94 ft.	195 ft. minimum
Maximum Density	20 du/ac	13.74 du/ac
Minimum Lot Area per dwelling Unit	2,183 sq. ft.	2,694 sq. ft.
Maximum Height	40 ft.	30 feet
Minimum Yards:		
Front & Street-facing sides (local street)	20 ft.	- 10 ft. – 16 ft.
Side and Rear	30 ft.	- 15 ft rear yards (between buildings) - 10' to 17 ft. (south and east) -
Minimum Separation between buildings	30 ft.	Varies: - 30 ft. separation garage-to-garage - 30 ft. minimum separation back-of-building to back-of-buildings - Narrowest,: 6'4" (Plan F garage area)
Maximum Building Coverage	50%	36%
Minimum Open Space per unit	175 sq. ft.	596 sq. ft.
Total Open Space within RM-3 Area		146,814 sq. ft. 3.36

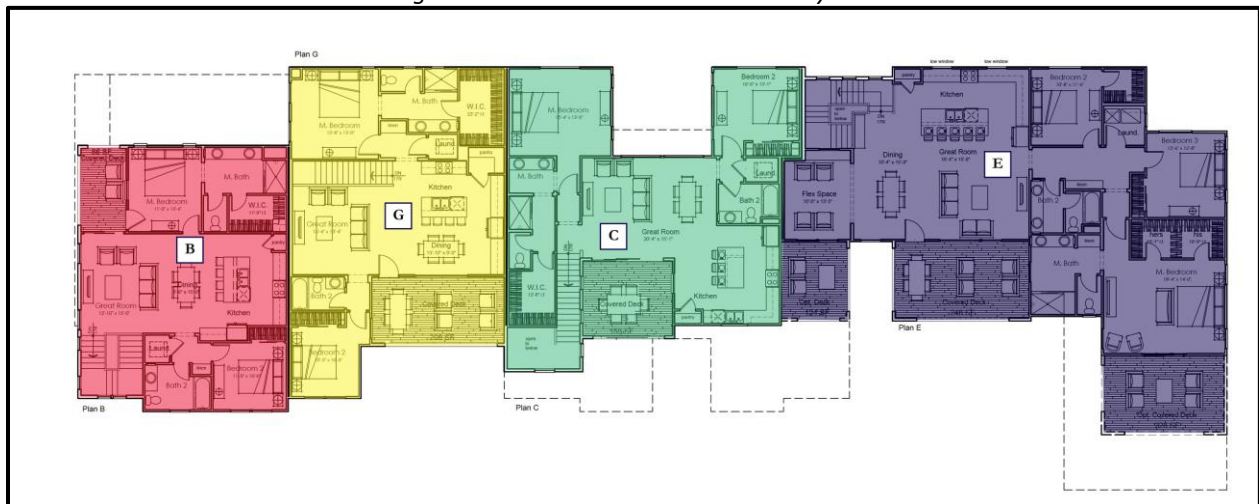
For the purpose of analyzing the RM-3 setback standards, we have applied the above RM-3 standards to the dimensions of the overall 7-unit condominium buildings. Shown below are the first and second floor floorplans of the condominium buildings. As you can see below in

Figures 15 and 16, the interlocking nature of the seven units in each building makes it impossible to discuss these dwellings in conventional, individual “lot” terms and subsequent dimensional standards. Therefore, the setbacks are calculated using the exterior dimensions of the building. References to “lots” and resulting calculations (lot coverage, open space per unit, etc.) are derived using the cumulative open space figures and combined total of the building square footages. For example, lot coverage is calculated by multiplying the building footprint 8,033 sq. ft. by the number of buildings, and dividing it by the total RM-3 area ($8,033 \times 18/399,957 = 36\%$). Please refer to the Site Data table on the preliminary plat for more detail. Finally, it is important to keep in mind that this portion of the project will be platted with ownership of the condominium units depicted as what is within the walls of the unit, with the space in between the overall buildings platted as limited common elements for some of the units, and common area that will be maintained by the master homeowner’s association.

Figure 15 – First Floor Condo Unit Layout



Figure 16 – Second Floor Condo Unit Layout



As can be seen in the color diagrams above, three (3) of the condominium units (A,D, & F) are fully contained on the first floor, while 4 of the units are truly 2-story in their design.

- **RSL-2.5**

Figure 17, below, shows the required and proposed Development Standards for the RSL-2.5 zoning district as shown in the City of Mesa Zoning Ordinance Section 11-5-4. The most striking thing to note is that the lots are generous in size. Thus, the proposed lot standards in Bella Encanta results in an average lot size of over 4,000 square feet. This lot size is more in keeping with RSL-4.0, a designation that requires only four design elements be incorporated in the subdivision. Similarly, the lot widths in Bella Encanta (50' and 60') exceed those required for the RSL-4.0 designation (35' and 40'). Because we are proposing lot depths that range from 72 to 79 feet, we are seeking the RSL-2.5 designation, and are providing more than the required number of design elements. As shown below, in red, it is only the lot depths that require a deviation from the RSL-2.5 Lot Standards. This deviation will apply to roughly half of the homes in the RSL district. The other half of the homes have lot depths of 79-feet, and therefore exceed the minimum required depth. The overall design of this community, quality of architecture and provision of more than the required number of design elements required for the RSL-2.5 designation, discussed in further detail below) justifies this single deviation. A deeper analysis showing the specific allocation of lots and their dimensions can be found in Appendix B of this narrative.

Figure 17 – RSL-2.5 Lot Standards		
Standard	Required	Proposed
Minimum Average Lot Area in subdivision	2,500 sq. ft.	4,038 sq. ft.
Minimum Individual Lot Size	2,000 sq. ft.	3,526 sq. ft.
Minimum Lot Width- Int./Corner	25/30 ft.	50 ft.
Minimum Lot Depth	75 ft.	72 ft.
Maximum Density	none	5.5 du/ac

Figure 18 shows the proposed RSL-2.5 Building Form and Location Development Standards. As shown, a deviation from the Front setback to the building wall is required for a single floorplan only. Specifically, Plan 6 will only be offered on the 60' x 79' lots in Bella Encanta. There are 24 lots of this size, so this deviation would apply to a maximum of 19.5% of the subdivision, *if* Plan 6 was placed on each 60' x 79' lot. This result is not likely from a marketing standpoint, nor is it desirable from a community design viewpoint. The requested deviation from the street side yard setback is due to the fact that there are no side yards that are directly adjacent to the street. In fact, each of the homes in Bella Encanta that are next to a street are next to a minimum 15-foot common area landscape strip and most of the common landscape strips are over 20 feet in width. Consequently, the setback from the building to the street on each of these lots is at least 15-feet. We believe that this fulfills the intent of the street side yard requirement which, if strictly applied, would require the building be only 10-feet from the street. Finally, the rear yards in Bella Encanta range from 10'-5" to 15'-4". This is a deliberate choice on the part of the developer to provide homes with small, hassle-free backyards that require only minimal upkeep. Many homeowners today express a desire to have smaller backyard spaces. The popularity of affordable, synthetic turf in private residences enable these homeowners to have a single-family, detached home with a small green space, but that lacks the typical required upkeep.

Figure 18 – RSL-2.5 Building Form and Location Development Standards / Setbacks

Standard	Required	Plan 2*	Plan 2X*	Plan 3	Plan 4	Plan 5	Plan 6*
Minimum Yards:							
Front- Building Wall	12 ft.	15'-6"	15'-6"	18'-3"	17'-4"	14'-7"	10'-8"
Front- Garage	20'	22'	22'	22'	22'	22'	22'
Front- Porch	7 ft.	10'-6"	10'-6"	14'-3"	11'-2"	n/a	n/a
Street Side**	10 ft.	5'	5'	5'	5'	5'	5'
Interior Side- Minimum	3'	5'	5'	5'	5'	5'	5'
Interior Side- Minimum aggregate	8'	10'	10'	10'	10'	10'	10'
Rear	15 ft.	10'-6"	10'-6"	12'-9"	10'-10"	10'-5"	15'-4"

Design Elements Provided

In order to achieve the RSL-2.5 designator in the RSL zoning district, a proposed development must feature at least six (6) of the Design Elements discussed in Section 11-5-4.A of the Zoning Ordinance. Accordingly, this Project is required to incorporate: 2 streetscape elements, 1 site design element, 2 building design elements, and 1 additional element. The Design Elements that have been incorporated into this subdivision are as follows:

1. *Parkland and Open Space (Streetscape Element)*: This design element requires that open space must be at least 30 percent greater than the minimum open space required in the RSL category you are seeking. The RSL-2.5 designator requires a minimum of 400 square feet of usable open space per unit. With 123 lots, the required amount of usable open space per home is 49,200sq. ft. Thirty percent of that number is 14,760. So, the total open space needed to satisfy this Design Element is 63,960 s.f. (1.46 acres). The portions of the Bella Encanta Community that can be considered usable open space are Tracts B, D, F, G and H. Each of these areas meet the minimum criteria for usable open space in that they are greater than .25 acres, they are open to the sky, they have no dimension less than 75 feet in any direction, they are improved and accessible to the intended community. The combined total of open space of these five tracts is 7.17 acres (312,251 s.f.). While it is hard to determine the exact amount of usable open space per unit due to the non-linear nature of the line between the two different zoning districts, we can reasonably attribute half of the open space to each district. Accordingly, each district would contain 3.58 acres (156,125 s.f.). This amount of open space is more than double the amount of usable open space required in the RSL-2.5 district and enough to satisfy this streetscape element. Moreover, each of the lots in the RSL district contain private open space that ranges from 638 s.f to over 1,200 s.f.
2. *Paving Material (Streetscape Element)*: Decorative paving materials are shown at the main entry and surrounding the amenity area and throughout the subdivision.

3. *Street and Sidewalk Improvements (Streetscape Element):* There are three (3) different neck-down features in Bella Encanta. They are located adjacent to lots 87-88, and 58,59, 72,73, and the open space area between 110,111, 120 & 121. Additionally, there are strategically placed “bulb-outs” across from both entrances to the subdivision. Finally, with the offsetting of the lots 42-47 and the adjacent condominium buildings, additional movement is provided to the southern street, which will provide additional visual interest.
4. *Variable Front Yards (Site Design Element):* As shown above in the Building Form and Location Development Standards table, these homes have setbacks ranging from 10’-8” to 18’-3”. The placement of these homes on the lots is predetermined by ensuring that each garage has 18 feet of clearance from the back of the sidewalk, which is 22 feet from the property line. Consequently, this natural undulation of the homes will occur and satisfies this requirement.
5. *Variety of Lot Widths (Site Design Element):* In order to comply with this element, at least 30% of the lots will vary from the predominant lot width in the development by at least 20 percent. The predominant lot width in this subdivision is 50 feet, as shown in the Figure 19 below. Forty-two (43) lots are 60-feet wide and therefore, vary from the modal lot width by 35 percent.

Figure 19 –Width Percentage Analysis		
Width of lot	# of Lots	Percentage
50 ft. wide	80	65%
60 ft. wide	43	35%
TOTAL	123	100.00%

6. *Entries and Porches (Building Design Element):* More than 50 percent of the homes in Bella Encanta will include entries and porches that extend a minimum of 50 percent of the width of the homes front facades. Specifically, four of the six floorplans (i.e., 66%) offered in this subdivision include porches that extend a minimum of 50 percent of the homes front facade, excluding the width of the garage. Each of these porches also meet the minimum dimensional requirements. Please refer to the plot plans provided for specific details.
7. *Garage Setbacks (Building Design Element):* As shown on the plot plans provided with this application, all garages in this development will be set back at least 3-feet behind the front façade of the dwelling.
8. *Architectural Diversity (Building Design Element):* There are proposed to be six different floorplans available in this 123-lot RSL subdivision. Each are available in three various elevations, resulting in 18 different unique elevations. This combination of colors and materials more than meets the nine unique elevations required in the

formula outlined in the code and shown below, wherein only 9 are required. In short, this project more than doubles the required number of unique elevations.

$$(139-20)/20=6; 6+3=9.$$

9. Implementation & Conclusion

The Bella Encanta development will be implemented in conformance with the regulations and guidelines contained within the City of Mesa Zoning Ordinance and Subdivision Regulations, as modified by this application.

In order to provide effective citizen participation in conjunction with this application, notices of public hearing will be sent out by the City. Additionally, the applicant held a neighborhood meeting on February 20, 2018. Notification letters were sent to property owners within 1000' of the proposed development as well as registered neighborhood associations within one-mile of the project. A Citizen Participation Report including a meeting summary, sign-in sheets and comment cards have been provided to city staff with the resubmittal of this application.

Finally, this development will be administered and enforced by the Development Services Department. We look forward to working with City staff during all aspects of development to make our vision for this parcel a reality.

Appendix B

The figure below helps illustrate the single-family lots Depth and Widths throughout the Bella Encanta Project.

Width	Depth	# of Lots	% of Subdivision
50'	72'	47	38.2%
50'	79'	33	26.9%
60'	72'	19	15.4%
60'	79'	24	19.5%
TOTAL		123	100.00%

Those lots that are 79-feet deep are indicated below with an asterisk.

