

Reed Park Residences

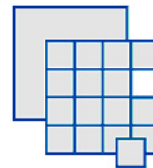
PAD Amendment and Design Review

537 S. Williams Rd.

Project Narrative



Submitted by:



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On behalf of:

Ridgeway Investments, LLC

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I. Introduction

Pew & Lake, PLC, on behalf of our client Ridgeway Investments, LLC, is pleased to submit this Project Narrative for the Reed Park Residences, a townhome style multi-family development on 3.31 gross acres (3.18 net acres) located approximately 1,000 feet south of Broadway Road, east side of Williams in Mesa, AZ (“the Property”). The property is identified on the Maricopa County Assessor’s map as parcels 139-54-043, -044, and -045.

As shown on the aerial map below, the site is a by-passed piece of property which is surrounded by residential development and the City of Mesa’s Reed Park. The relatively small size of the site and its long standing, vacant, in-fill nature makes it ideal for a townhome residential development such as the one being proposed by the developer. The request would allow for development of a high-quality, 59-unit, townhome style community.

Figure 1 – Site Aerial



II. Background

The current zoning for this property is RM-4-PAD and was approved in 1984 under Case No. Z84-27 (Ordinance No. 1810) to permit the development of 72 condos. For some unknown reason, the project never materialized, and the historic aerials confirm that this property was never developed and has remained vacant.

III. Development Requests

We are requesting the City of Mesa approve the following:

1. PAD Amendment under the RM-4 PAD;
2. Design Review Approval; and
3. Site Plan approval.

These requests, if approved, will facilitate the development of a 59-unit community with amenities such as a pool.

We believe these requests are justified based on the comparable deviations proposed under existing zoning standards for the site, unique surrounding conditions of the site, the relatively small size of the Property, and the in-fill nature of the Property.

IV. Existing Site Conditions and Relationship to Surrounding Properties

The Property is bound on the north and south by multi-family uses with the same or similar base zoning district. West of the site is the City of Mesa owned and operated Reed Park. East of the site there are single family detached homes, which appear to have been built in the mid-1960's. These uses and their corresponding General Plan and Zoning designations are set forth in the table below. The existing General Plan and Zoning maps are provided below.

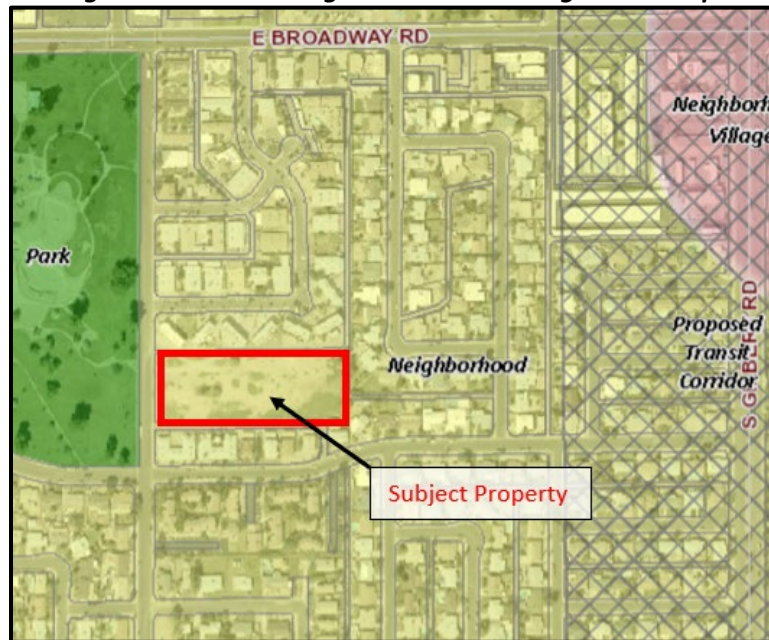
Table 1 - Relationship to Surrounding Uses

Direction	General Plan Character Area	Existing Zoning	Existing Use
North	Neighborhood	RM-3	Multi-Family Residential
East	Neighborhood	RS-6	Single-Family Residential
South	Neighborhood	RM-4	Multi-Family Residential
West	Park	RS-6	Williams Street and Reed Park
Project Site	Neighborhood	RM-4 PAD	Vacant

Figure 2 - Surrounding Zoning Classification Map



Figure 3 – Surrounding General Plan Designation Map



V. Project Description

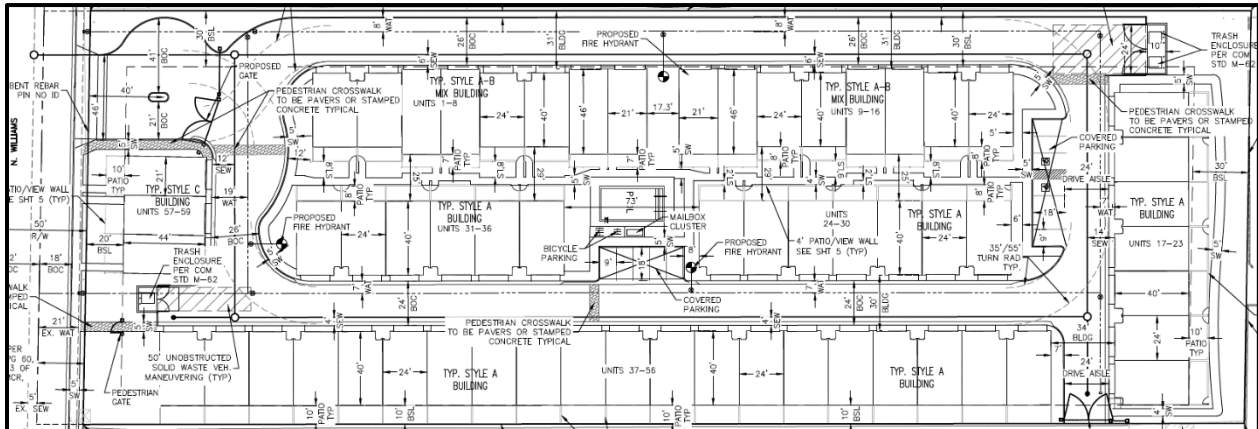
The proposed site plan has been thoughtfully considered to provide an attractive and functional development. The townhome style units are aligned around one looped drive with the primary access for residents and guests being a gated entry off Williams. The southeast driveway is for emergency only and its location has been approved by the fire reviewers. Each unit has a two-car garage with direct access to the looped drive. The garage also connects directly to the living space of each unit. The non-garage facing elevations face out from the project on the west, east and south sides. On the north, the looped access road and landscaping strip provide an appropriate buffer much larger than what code requires.

Each unit can also be accessed via pedestrian sidewalks that connect the front entries. All units contain ground-level, private open space that is enclosed with a low solid block wall. Most units also benefit from a private balcony. Pedestrian connections are facilitated to and from the public right-of-way as well as to the amenity and visitor parking areas.

The addition of high-quality residential in the area will serve to revitalize an area of the City which has not seen recent improvements. This coordinated townhome complex will serve as an important example of high quality, in-fill development in the City and will largely meet the existing development standards granted to the site including with reference to building height, density, building and landscape setbacks, and common amenities.

The community has been designed with enhanced architectural interest and diversity, which exceeds the standard of architectural design in the area and keeps building height to two-stories. Elevations have an asymmetrical design that increases architectural interest. On the next page is a figure representing the conceptual site plan for the Property.

Figure 4 - Preliminary Site Plan



Site Layout

The site is 3.31 gross acres (3.18 net acres) in size and is much deeper than it is wide. The site layout intuitively connects the drive aisles, housing units and open spaces, while providing easy access to Reed Park. A central amenity area highlights the primary community gathering place with a generous landscape buffer provided on the eastern bounds of the site due to the proximity to single family residential. The Williams entrance is gated with full access. The southeast access point is for emergency access only to a dedicated public alley that is part of the Enchanted Park Plat (MCR Bk 148 Pg 45). The units along Williams will engage the street creating a desirable, usable architectural frontage.

Access/Circulation/Parking

The internal driveway provides residents and guests easy access to the adjacent streets, Reed Park, onsite parking, open space amenities and the units. In addition to individual townhome garages, there are several strategically placed parking spaces provided near the common amenity area and along the eastern drive aisle. The City of Mesa standards for parking are met with 124 spaces required and 130 provided. No parking reduction is requested.

Open Space

The proposed development will meet or exceed the City of Mesa retention and open space requirements. Both public and private open space requirements will be met. Whereas 150 SF of common open space is required to be attributed to each unit, 518 SF is provided. The principal retention and common open space area are in the center of the site with additional open space located on the eastern boundary of the site. The conceptual grading and drainage plans have been provided with this submittal to ensure that adequate on-site retention is provided. Additional private open space is provided with each unit maintaining at least 120 square feet of private open space. These private patios range from 7'x21' to 10'x24'. Most units also benefit from an additional 56 square foot private balcony area.

Architecture

The Reed Park Residences will provide for a two-story housing product with 1,700 square foot, 3 bed, 2.5 bath units along with open floor plan design concepts and enhanced modern architecture. It is anticipated that street-facing sides of the buildings will receive particular enhancements to meet the Mesa Quality Development Design Guidelines. The proposed development will offer an architectural design which enhances the surrounding community while providing market driven enhancements and updates.

The provided elevations portray a contemporary design which is not stucco dominant and features a balanced approach to material usage. Facades are articulated with ground floor inlets, vertical projections, and parapet use. Four materials (stucco, plank lap siding, stone, and glazing) are utilized on the building elevation whereas two is the standard Mesa requirement. Materials are applied in a functional and aesthetic manner with no single material exceeding 75% on any façade. A combination of stone and plank lap siding accounts for between 18-27% of the material calculation on all facades with particular character development emphasized on public facing facades. The use of extra materials provides an appealing character which warrants alternative compliance. Additionally, varied stucco color further enhances the finish of the architecture.

Architectural articulation is accomplished with a Variable Roof Form because the parapet elements break up the roofline between units. A 6-foot-wide recess is provided after the 21-foot-wide garages. This represents nearly a 25% recess along the enter horizontal plane which is a significant offering.

Alternative compliance is sought to Section 11-5-5.B.4(f)(ii) of the MZO. Garages do not maintain a 3-foot upper story overhang on top of garages. Instead, feature front façade offsets between units which provides important horizontal movement. On the remaining units a 6' wide inlet provides desirable variation to the architectural fronts of these buildings. To further break up the façade, balconies have been added.

Alternative compliance is sought to Section 11-5-5.B.4(f)(iii) of the MZO. Garages have been placed in groupings ranging from 6-11, two-car garages. On these units (Units 2-5 and 12-15) the front facades have been offset at least every two (2) garages to provide variation and articulation to the façade. This design serves to break up the monotony of ground level garages and provides a superior design to straight fronts.

Landscaping

The landscape plan includes thoughtful placement of shade trees and smaller shrubs and plants and will comply with the applicable City landscaping standards. All landscaping will consist of native and naturalized plants that complement the proposed development and the surrounding developments. Landscaping elements serve an important purpose within the central area of this site where landscape nodes have been created to house trees which serve to create an inviting environment for neighbor interaction at the pedestrian level. The developer has also invested significantly in larger 36-inch box trees to help improve the landscaping design throughout the project.

Utilities

The onsite water and sewer services and other utilities will be supplied via the connections to the surrounding systems and an on-site loop of services. This is an in-fill site where all utilities and services are in place within the adjacent public streets and capable of incorporating this development into the system.

Development Standards

The development's conformance and deviations from the approved RM-4 standards is detailed in the development standards table below. The typical RM-4 standards are also shown in the table with proposed deviations to the existing RM-4 PAD in **bold** font.

Table 2 - Development Standards

Standard	Standards Per 1984 Zoning Case	Current RM-4 Standards)	Proposed
Maximum Density (du/ac)		30	17.82
Maximum Lot Coverage (%)	N/A	70%	78%
Minimum Building Setback (ft)			
Front (Williams St.) (ft.)		20	20
Interior Side (North) (ft)	20	30	31
Interior Side (South) (ft)	20	30	10¹
Interior Rear (East) (ft)	20	30	30
Minimum Landscape Yard (ft)			
Front/Street (Williams) (ft)	20	20	10
Interior Side (North) (ft)	0	15	3
Interior Side (South) (ft)	0	15	10²
Rear (East) (ft)	0	25	20
Minimum Separation Between Buildings	15	30	17
Maximum Building Coverage (%)		55%	40.1%
Minimum Open Space (sq. ft. / unit)		150 per unit (9,000 sq. ft)	518 per unit (30,568 sq. ft.)

¹ The south side is adjacent to a dedicated public alley. MZO Section 11-5-3(A)(3)(b) provides for RSL projects that rear yards may be reduced when adjacent to an alley. Here, both to the north and the south, the property borders dedicated public alleys. Please see the discussion above relative to why a similar approach can be taken here to allow for up to 10 feet of the width of the alley to be included in the side yard setback.

² The rear yards along the south side will be landscaped and maintained by the management company and thus should be included as part of the landscaping setback.

Table 2 - Development Standards

Standard	Standards Per 1984 Zoning Case	Current RM-4 Standards)	Proposed
Private Open Space Minimum Dimension Ground (ft)	N/A	10	7 (Units 1-16) 8 (Units 24-36)
Covered Private Open Space (%)	N/A	50%	0%
Private Open Space unobstructed between three (3) and eight (8) feet	N/A	3-feet min.	4-feet min.
Attached Garage Recess from Upper Story (ft)	N/A	3	0
Attached Garage Maximum Adjacent Garage Doors	N/A	3	4 (Units 2-5 & 12-15)
Sidewalk Width (ft)	N/A	5	4
Parking		124	130

Justification

The majority of the foregoing development standards for the project meet the existing RM-4 development standards and are less intense than the approved RM-4 PAD standards from 1984. The density for the project is proposed at 17.82 du/ac, which is below what was previously approved for the site and well below the RM-4 standards which allows up to 30 du/ac. Instead of maximizing density, the developer is providing an attractive, workforce housing size (approximately 1,700 sq. ft. units), 40.1% building coverage (where 55% is allowed), with a private road system, and desirable amenities (including a community pool). This project should be viewed as maintaining attractive characteristics for the site and a novel approach to in-fill development.

The perimeter setbacks maintain technical landscape and building setback deviation requests. The building setbacks shown are technical setback distances measured from the property line but do not account for the City of Mesa Alley ROW which increases the real building setback. On the southern boundary, the request is for a 10-foot patio setback (30 feet required). However, the volume of that request is lessened when you consider the 24-foot public alley on the south. We note that for RM district, the MZO allows reduced setbacks for rear yards when adjacent to a canal (see MZO Section 11-5-5(A)(1)(b)).

We also note the rear yard setback calculation utilized for single residence projects adjacent to an alley allows for measurement from the alley centerline (See MZO Section 11-5-3(A)(3)(b)). While this section does not technically apply to RM-4 zoned districts, we believe it is persuasive reasoning in light of the two-story building height and townhome product which are similar development conditions to what would be found in a single residence district and in the buildings directly to the south.

While City of Mesa public alleys do adjoin the site to the north and the south, the conceptual site plan envisions a development which does not add to the burden of these existing alleys. This

design negates the impact upon the northern and southern neighbors, lessens City maintenance and liability, and supports the private nature of the Reed Park Residences.

A request for 78% lot coverage (over the 70% standard) is appropriate in this in-fill development which focuses on practical amenities, more than standard private open space, and pedestrian connections. We also note that the building coverage (40.1%) is below the 55% standard which illustrates the overall open character of the development.

The reduced dimension on certain private open space areas (7 and 8 feet provided where 10 feet required), is justified because each unit still maintains over 120 square feet of private open space. Some units actually have twice the requirement with 240 square feet of private open space. Allowing 7-foot private open space depths is specifically needed for the central units of the site where the developer is trying to create gathering areas and does not want to further reduce the sidewalk or install substandard landscape. Each unit which has a 7-foot private dimension is benefitted by an additional 56 square feet of private balcony area. Units with 8-foot dimensions have a minimum 192 square feet of private open space.

The private open space is proposed to be uncovered in order to lessen the building coverage for this site and assist with opening visual corridors. Coverage is provided on all doorway entries. Additional window awning coverings have been added to improve the functionality of these open space areas and the overall site design. Minimum 4-foot patio walls are provided where 3 feet is required. This condition improves the usability of this space and allows for residents to interact openly without fear of animals breaching the wall. The private open space provided for Units 37-56 is enclosed on four sides but this condition is justified because this open space area is 240 square feet which is double the open space required.

Alternative compliance is requested with regard to the garage design. All garages are aligned with the upper story façade. The architecture maintains façade offsets between garages which provides important horizontal movement. Certain units also have a 6' wide upper and lower story inlet which provides desirable variation to the architectural fronts of these buildings. To further break up the overall façade scheme, balconies have been added to most units.

Alternative compliance is sought to Section 11-5-5.B.4(f)(iii) of the MZO. Garages have been placed in various groupings of two-car garages. To lessen the impact of this condition, front facades have been offset at least every two garages to provide variation and articulation to the façade. This serves to break up the monotony of ground level garages and provides a superior design to straight fronts.

Alternative compliance is sought to Section 11-5-5.B.5 of the MZO regarding percentage of the buildings second material. Here, four materials (stucco, plank lap siding, stone, and glazing) are utilized on the building elevation whereas two is the standard Mesa requirement. Materials are applied in a functional and aesthetic manner with no single material exceeding 75% on any façade. A combination of stone and plank lap siding accounts for between 18-27% of the material calculation on all facades with particular character development emphasized on public facing facades. The use of extra materials provides an appealing character which warrants alternative compliance. Additionally, varied stucco color further enhances the finish of the architecture.

VI. General Plan Conformance

The proposed development concepts are consistent with the intent of the City of Mesa General Plan. Under the Neighborhood General Plan designation this infill location is encouraged to develop a variety of housing types. The Residential Multiple (RM) designation fits squarely within the long-term vision of the City's General Plan.

The proposed development offers an opportunity for quality housing that contributes to long-term stability and quality of the overall area. The proposed development adheres to the General Plan by accomplishing the following roles that relate to the General Plan Goals, Objective and Policies:

- RM-4 zoned property is an encouraged use in Neighborhood areas with a townhome style multi-family product allowed in the RM-4 zoning district (see Mesa 2040 General Plan page 7-11).
- Density for Reed Park Residences is proposed at 17.82 du/ac which is appropriate in the Neighborhood designated area and justified because the development is on the edge of two (2) neighborhoods (see Mesa 2040 General Plan page 7-10)
- Providing opportunities for a variety of housing in this area of east Mesa by adding townhome style options for residents (see Mesa 2040 General Plan page 4-6)
- Providing appropriate infill development on a parcel which meets the MZO definition of a by-passed parcel (see Mesa 2040 General Plan page 15-1)

VII. PAD Rezoning Analysis

Development of the parcel has proven fruitless over the years, but this proposed plan will ensure a quality project is built on site. Higher density residential is necessary and appropriate in order to develop this small, remnant, by-passed parcel. The proposed site plan should be compared to the approved 1984 zoning case. Importantly, this proposal includes a superior housing product including better site layout and housing design, private open space, and private garages while decreasing the approved density and developing the project below the RM-4 permitted development standards including the allowed building height.

Special consideration should be given to develop by-passed parcels which have unique size and are needing to be developed later in time than the surrounding development. The property approaches the definition of a by-passed parcel under the MZO because it is slightly over 2.5 acres (it is actually 3.18 net acres), has been in its current configuration for more than 10 years, has direct access to existing utility distribution facilities, and is surrounded by properties within a 1,200-foot radius which have no undevelopable land and all surrounding properties were developed more than 15 years ago.

The proposed development provides equivalent or superior standards to the existing zoning in a creative way to meet the intent of the underlaying zoning district and general plan. The proposal addresses the PAD findings of the City of Mesa as detailed on the next page.

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 provided common open space is 22% of the site. This area is centrally located and commonly accessible by residents.

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

Private streets (24 feet wide) are proposed for this project with special design considerations related to the surrounding public alleys.

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

The existing land is vacant and unremarkable without significant aspects.

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

The proposed high-quality townhome style project is unique to an area which is proliferated with duplex, quad, and traditional condominium housing. The proposed alternative maintains common amenities with architecture that far exceeds the built environment.

E. Sustainable property owners' associations;

The Reed Park Residences property management organization will be privately maintained and the number of units provided will ensure that the association is properly funded and sustained.

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

The Reed Park Residences will be privately maintained and the number of units provided will ensure that the single-ownership association is properly funded and sustained.

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.

As mentioned above, the community is designed with centralized open space, practical guest parking, and foresees minimal impact on the surrounding alleys and developments. The two-story height restriction ensures the project complements the area.

VIII. Conclusion

Reed Park Residences will provide a multi-family, condominium project within the City of Mesa, which will establish a new community among the larger residential area. This subdivision will create an opportunity for a quality housing option adjacent to a City of Mesa park.

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and the standards established under the approved zoning. The Reed Park Residences will prove to be an excellent development on these by-passed parcels. The applicant and property owner look forward to working with the City of Mesa to create this quality project, and respectfully request approval of this application.