

Plan of Operation  
FOR  
***Park North***  
***Multi-Family***



NEC Power & Guadalupe Roads (Mesa, Arizona)

August 2, 2024

Case No. ZON24-XXXX

# PROJECT TEAM

**Developer:**

**EXCOLO DEVELOPMENT, LLC**

6628 E. Baseline Road, Suite 102  
Mesa, Arizona, 85206  
Phone: (602) 469-9988

**Zoning Attorney & Developer  
Rep:**

**ROSE LAW GROUP<sub>pc</sub>**  
**RICH ▪ CARTER ▪ FISHER**

Jordan Rose & Chris Webb  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone: (480) 240-5648

**Planning:**

**UPFRONT**

1811 S. Alma School Rd., Suite 283  
Mesa, Arizona 85210

**Site Design/Architecture:**



2915 E. Baseline Road, Suite 120  
Gilbert, Arizona 85234  
Phone: (480) 659-1524

**Landscape Architect:**



7520 E. 2nd Street, Suite 1004  
Scottsdale, Arizona 85251  
Phone: (602) 429-9922

**Civil Engineering:**



EPS Group, Inc.  
1130 N Alma School Rd., Suite 120  
Mesa, AZ 85201  
Phone: (480) 503-2250

**Property Owner:**

P&G Land Development, LLC  
11232 North 136<sup>th</sup> Place  
Scottsdale, AZ 85259

## **Purpose**

Per Section 11-31-31(F)(2) of the City of Mesa (the “City”) Zoning Ordinance, for proposed residential uses in commercial zoning districts, a Plan of Operation must be submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations. This Plan of Operation is therefore provided in support of the proposed *Park North* project’s pending Council Use Permit (“CUP”), Rezone and Major Site Plan Modification applications, to confirm its compliance with the City’s zoning, building, and fire safety regulations.

## **General Operation Information & Background**

*Park North* is a proposed 120-unit multi-family residential (apartments) development, located just east of the northeast corner of Power Road and Guadalupe Road on 5.05 total acres comprising APN 304-05-982A (the “Site”). The Site is bordered on the south by the Maricopa County Flood Control District (“MCFCD”) canal, which separates it from Guadalupe Road (an existing 6-lane arterial street). The Site is bordered on the west by an existing commercial corner (planned for redevelopment), on the east by the City’s existing Monterey Park, and on the north by the City’s recently completed expansion of Monterey Park. It should be noted that the nearest home in the adjacent Superstition Springs community is approximately 900’ away from the Site on the other side of the City park, and the nearest home in the residential communities south of Guadalupe Road is approximately 500’ away across a major arterial roadway.

Excolo Development (“Excolo”) will be the developer of the *Park North* project. Once development is completed and the units are occupied, the project will be professionally managed and operated by a reputable property management company with an onsite leasing/management office to ensure that it maintains the quality standards of design, cleanliness, appearance, and operations, and acts as a good neighbor to the surrounding uses. Residential tenants of *Park North* will be required to observe all ordinances and rules of the City, along with additional rules implemented by Excolo and the property management company. All resident obligations, to the fullest extent of the law, will be enforced through specific lease provisions when a tenant signs their rental lease. These items within the lease will be updated and modified as needed to properly enforce the quality, integrity, and property operation of the project.

## **Compliance with Zoning Regulations**

As noted above, *Park North* proposes multi-family residential uses in an existing commercial zoning district, which in this case is *Limited Commercial (LC)* with a *Planned Area Development (PAD)* overlay. The Site’s existing LC-PAD zoning already allows for multi-family uses up to 25 DU/Acre. However, this comes with the requirement that a certain percentage of the building floor area be reserved for commercial uses as noted in Section 11-31-31(A)(1). However, as noted in Section 11-31-31(E)(2), this requirement may be modified via a CUP. The pending CUP application for *Park North* therefore proposes to modify the commercial floor area requirements of Section 11-31-31(A)(1) such that zero percent (0%) of the building floor area must be reserved for commercial uses. If the pending CUP is approved by the City, the *Park North* project will be in

compliance with these requirements of the *LC-PAD* zoning as a multi-family residential project at a density of 23.8 DU/Acre with no associated commercial uses.

Additionally, a Rezone application for *Park North* has been submitted to the City to modify the *PAD* previously approved for the Site in 2010, by incorporating a new set of modifications to the development standards of the City's *LC* zoning district applicable to the Site. The *Park North* project has been designed in compliance with this new set of modified development standards, which includes building height, building setbacks adjacent to residential zoning districts, required landscape yards, and perimeter walls/fencing. If the pending Rezone is approved by the City, the *Park North* project will be in compliance with the new modified development standards of the Site's *LC-PAD* zoning.

Finally, a Major Site Plan Modification application for *Park North* has been submitted to the City to modify the previously approved Site Plan for the Site and replace it with the Site Plan for the proposed *Park North* project, thereby completing and ensuring the project's compliance with all applicable zoning regulations and requirements of the City.

#### **Compliance with Building Regulations**

The *Park North* project has been designed to adhere to all applicable building regulations adopted by the City, including the 2018 International Building Code ("IBC").

#### **Compliance with Fire Safety Regulations**

The *Park North* project has been designed to adhere to all applicable fire safety regulations adopted by the City, including the 2018 International Fire Code ("IFC").