

Jardinero

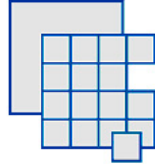
38th Place and McDowell

Project Narrative

Submitted by:

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On behalf of:

E.W. Gardner Family Limited Partnership No. 2

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Introduction

Pew & Lake PLC, on behalf of the E.W. Gardner Family Limited Partnership No. 2, is pleased to submit this project narrative, Conceptual Site Plan and Preliminary Plat for Jardinero. The proposed development is a 23-Lot single family, custom home subdivision on 20.06 gross acres. The Property is located on the south side of McDowell Road, at the 38th Place alignment. The property is known as Maricopa County Parcel Number 141-27-009D. The approximate boundaries of the proposed development site are shown below in *Figure 1*.

Figure 1 – Site Aerial



Existing General Plan Land Use Designation & Zoning

As shown in *Figure 2* on the next page, the project site is currently designated in the City of Mesa General Plan Map as a Neighborhood with a Citrus sub-type. PER Chapter Seven (7) of the Mesa 2040 General Plan, this character type is characterized as having large lots with single-residence homes. The goal of Chapter 7 of the General Plan is to foster a development pattern that creates and maintains a variety of great neighborhoods and grows a diverse, stable economy. The citrus Sub Area Plan intends for new developments to be compatible with existing custom-built homes and citrus style landscaping.

The goal of these sub-areas is to promote Mesa’s identity by encouraging revitalization, preservation, and development. The proposed development is within a special sub-area plan that requests estate-type residential uses and characteristics. The purpose of the Special Citrus Sub Area is to accommodate modern lifestyle, while maintaining the rural character that is historically known in the area. Currently, the property is in the RS-35 zoning district as shown on *Figure 3* the City of Mesa zoning map on the next page.

Figure 2- City of Mesa General Plan Land Use Map

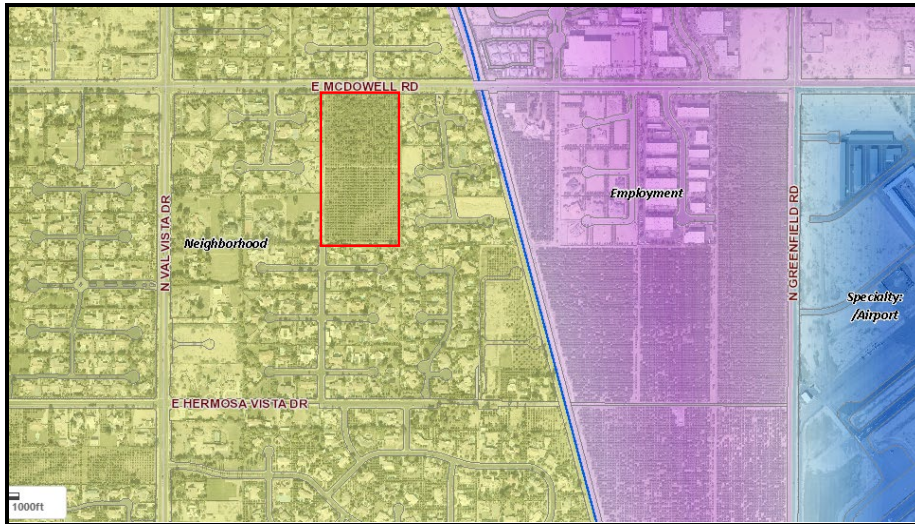
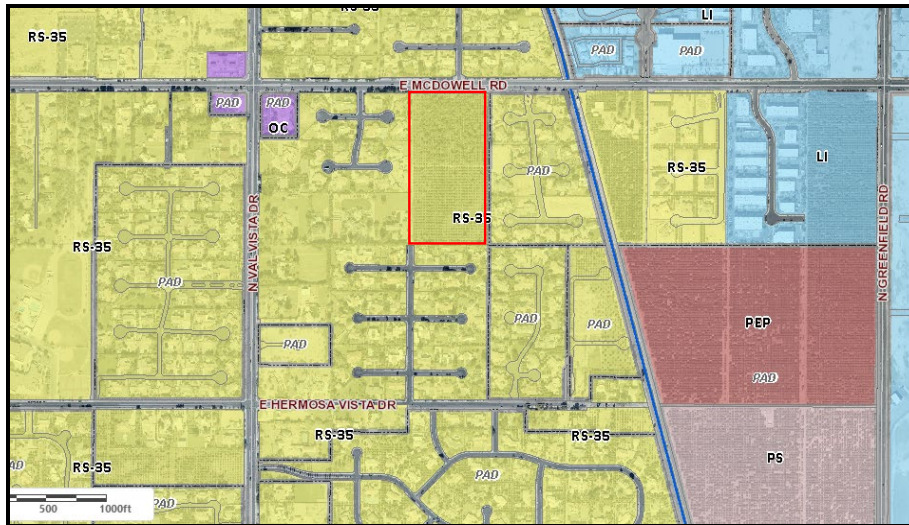


Figure 3- City of Mesa Zoning Map



Relationship to Surrounding Properties

As shown in the table below, the site is bound on all four sides by residential properties.

Table 1- Relationship to Surrounding Properties

Direction	General Plan Designation	Zoning	Existing Use
North	Neighborhood	RS-35	Somerset Estates - Residential
South	Neighborhood	RS-35	El Camino Dolce- Residential
East	Neighborhood	RS-35	Rosewood Estates- Residential
West	Neighborhood	RS-35	Ladyhawke Estates - Residential
Project Site	Neighborhood	RS-35	Vacant

Utilities and Services

Utilities and services are available to the site by the providers as shown below:

Table 2- Utility Service Providers

Utility	Provider
Electric	Salt River Project
Water	City of Mesa
Sewer	City of Mesa
Solid Waste	City of Mesa or Other
Telephone	Century Link or Cox
Internet	Cox Communication
Law Enforcement	City of Mesa
Emergency Services	City of Mesa

Requests

Our requests to the City of Mesa:

- 1) Rezoning from RS-35 to RS-35 PAD and
- 2) Preliminary Plat Approval

Upon approval, Jardinero will develop into a custom home subdivision with 23 lots, and a density of 1.2 du/ac. The proposed development will be compatible with the existing custom-built homes and lush green landscaping to retain the charm of the existing community and heritage of the area.

Preliminary Plat

The Preliminary Plat is submitted concurrently with the zoning process. Final engineering reports and associated documents will be submitted and reviewed by the City during the Final Plat process.

Compliance with General Plan

As previously stated, the site is currently designated in the City of Mesa 2040 General Plan as a neighborhood with a citrus sub type. This specific area highlights a unique character and history that promotes Mesa's identity. Per the Sub Area Plan, the purpose is to provide for estate-type residential uses and characteristics associated with the large lot, residential development. Furthermore, the Sub Area Plan encourages transition to urban-type single residence uses from large lot, semi-rural, residential.

Jardinero will help implement the Mesa 2040 General Plan in the following ways;

- The ultimate design and configuration of the site will complement the Citrus Sub-Area Plan by adhering to planting guidelines set in MZO Section 11-33.

- The development will adhere to the sustainability standards that are set within the City of Mesa’s Design Guidelines. The proposed development will include a community amenity area. The amenity area is specifically designed to allow community members to have access to the amenities they are accustomed to, without the maintenance of a larger lot.
- The entry, perimeter wall, and connectivity to the surrounding community will meet the requirements of MZO Section 11-5-3(B)(1).
- Additionally, Jardinero will contribute to the General Plan goal of “creating and maintain a variety of Great Neighborhoods.” This new community will add to the custom homes that are in high demand within the area.

Compliance with Planned Area Development Overlay District

Section 11-22-1 of the City of Mesa Zoning Ordinance specifies that the use of a Planned Area Development (PAD) 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 intent of the district is to provide for creative, high-quality development incorporating:

1. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;
2. Options for the design and use of private or public streets;
3. Preservation of significant aspects of the natural character of the land;
4. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;
5. Sustainable property owners’ associations;
6. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and
7. 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 appropriate for a Planned Area Development (PAD) Overlay District.

Proposed Development

1. Community Entry

As shown on the Site Plan provided with this application, the entrance to Jardinero will be from McDowell Road. The entry will be landscaped to complement the surrounding neighborhoods and gated. From this access point a private drive proceeds through the community and wraps around the central amenity area at the rear of the subdivision.

2. Architectural Design Intent

The custom lots proposed in this development will contribute to the in-demand inventory of custom home lots in the area. The lots in this community will accommodate sizable custom homes, providing an opportunity for those in the area who may wish to modestly downsize their lot size, without downsizing their actual home size.

3. Lot Size Summary

There are 23 lots that range in size from approximately 20,000 sq. ft. to 32,000 sq. ft.

4. Amenities

The facilities of the amenity areas include pickle ball courts, a pool, sports field, fire pit and ramada. The provided amenities will provide the quality lifestyle to which residents have become accustomed, without the maintenance worries of an on-lot pool or sports court. Additionally, residents of this neighborhood will be provided with an opportunity to grow and maintain a great neighborhood community.

5. Landscape and Open Space

At a proposed density of just 1.2 du/ac, this new, custom-home community is consistent with the desired character of the sub-area. Streets and landscaped tracts will be planted with lush green landscaping and, in keeping with the rural theme, lighting will be minimal and masonry construction will be encouraged. Additionally, a row of lush green trees will be placed along the western boundary of the site and within the retention basin in the southeast corner of the community.

6. Parking and Solid Waste Program

This community is designed with adequate parking for both residents and guests. Each home has at minimum, a two-car garage, with at least two driveway parking spots. The roadways are designed to allow for parking on both sides of the private street. Waste receptacles will be stored inside the garages and pulled to the curb on solid waste collection days. The solid waste trucks will have ample room to maneuver through the community, even with on-street parking provided.

Proposed Development Standards and Justification

A Planned Area Development Overlay is being requested with this application to permit flexibility to zoning standards and requirements where it can be demonstrated that the proposed developments provide equivalent or superior standards. The conventional RS-35 development standards and Jardinero Proposed PAD standards are shown in *Table 3* on the next page.

Table 3- Proposed Development Standards

Development Standard	RS-35 Required	Jardinero Proposed RS-35 PAD
Minimum Lot Area (SF)	35,000 SF	20,000 SF
Minimum Lot Width	130 FT	110 FT
Minimum Lot Depth	150 FT	130 FT
Planned Area Development (PAD) Overlay district (du/ac)	1.24	1.2
Maximum Lot Coverage (% of lot)	50%	50%
Maximum Height	30 FT	30 FT (and single story on perimeter lots)
Minimum Yards (ft.)		
Front (Enclosed Livable Areas, Porches and Porte Cocheres)	22 FT	22 FT
Garages and Carports – front and side yards	30 FT	30 FT
Interior Side: Minimum either side	10 FT	10 FT
Interior Side: Minimum aggregate of 2 sides	30 FT	20 FT
Street Side	10 FT	10 FT
Rear	30 FT	30 FT
Rear Yard Abutting Arterial Street	30 FT	30 FT
Maximum Building Coverage (% of lot)	35%	40%
Detached Accessory Building Location	May be located in the required side/rear yard provided that they are within the rear-one quarter of the lot and do not exceed 10-feet in height. May be located in the required rear yard but outside of the required side yard provided that they do not exceed 15 feet in height.	Detached Garages may not be located in the required rear yards

Phasing

The development phasing of Jardinero will be based upon real estate market conditions. Sequencing of development of individual phases will typically begin with site access, drainage and retention, utilities, right-of-way improvements, and common area site work for that phase, all followed by development of the buildings. Each phase will be required to stand alone in terms of complying with its share of the proposed open space and percentages and landscape densities under the approved site plan for Jardinero.

Although the actual timing and sequence of development is entirely reliant on upon unknown future market conditions, each project phase will provide for adequate access and circulation, drainage and retention, dust control facilities, as well as ample open space. Prior to permitting each phase, final phasing design will accommodate for the development of efficient infrastructure facilities between phases.

Ownership and Maintenance

All private street, common areas and private onsite improvements including walls, landscaping and recreational amenities located within Jardinero will be dedicated to a Homeowner's Association (HOA) that will administer the ownership and maintenance of those elements. Public utilities and McDowell Road will be maintained by the City of Mesa and the corresponding utility provider.

Conclusion

Jardinero will be a great addition to northeast Mesa. It will contribute to the diversity of housing options in the area while preserving the citrus character of the property. Proper care has been taken to provide appropriate transitions to surrounding residential communities, and the neighborhood has been designed to provide a high-quality living environment for its future residents. The applicant and developer look forward to receiving input on this Conceptual Site Plan and working with City staff to bring this new neighborhood to the City of Mesa.