

Planning & Zoning Application

(Council Use Permit, Rezone & Major Site Plan Modification)

PROJECT NARRATIVE

Park North

Multi-Family



NEC Power & Guadalupe Roads (Mesa, Arizona)

August 5, 2024
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Case No. ZON24-00708

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I. Purpose of Request

“Park North” is a proposed luxury multi-family residential development, located just east of the northeast corner of Power Road and Guadalupe Road in the City of Mesa (the “City”) on 5.05 total acres comprising APN 304-05-982A (the “Site”) as shown on **Exhibit A – Aerial Vicinity Map** attached hereto. The proposed *Park North* project consists of 120 total multi-family apartment units arranged within 4 three-story buildings, and features a large, centralized open space and resort-like amenity area that includes a community pool, clubhouse, fitness center, leasing office, and an outdoor play area, as well as 2 separate dog parks and a dog washing station. The Mesa 2040 General Plan Character Area designation for the Site is *Neighborhoods* (with a *Suburban* sub-type), and the Site is currently zoned *Limited Commercial (LC)* with a *Planned Area Development (PAD)* overlay.

The proposed *Park North* project will replace a long vacant, non-viable commercially zoned site with a new residential development that provides diverse housing options for the area and will bring in new residents to support the City’s oversupplied existing commercial/retail uses. *Park North* will also result in the addition of lower traffic volumes to the adjacent streets (Power Road and Guadalupe Road) than the uses currently approved for the Site or otherwise permitted pursuant to the Site’s existing zoning (48% - 71% less traffic depending on the time of day), thereby responding to the primary concern expressed by neighbors in the nearby Superstition Springs residential community during the citizen participation process.

The purpose of this request is to pursue approval of the following in order to facilitate the development of the proposed *Park North* luxury multi-family project on the Site:

1. Council Use Permit to modify the standard commercial floor area requirements for multi-family projects within the City’s *LC* zoning district as outlined in Section IV below;
2. Rezone from *LC-PAD* to *LC-PAD* to modify the *PAD* previously approved for the Site in 2010 (Case No. Z10-28), by incorporating a new set of modifications to the development standards of the City’s *LC* zoning district applicable to the Site as outlined in Section V below; and
3. Major Site Plan Modification to modify the previously approved Site Plan for the Site (Case No. Z10-28) to reflect the proposed *Park North* multi-family project as outlined in Section VI below.

II. Existing Conditions

The Site is currently undeveloped land that has sat vacant for many years while the surrounding properties have all been developed with a variety of commercial, multi-family, and single-family residential uses. 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 (see **Exhibit A – Aerial Vicinity Map** attached hereto).

Due to the MCFCD canal, the Site has no physical frontage on Guadalupe Road and currently only has access through the adjacent commercial property to the west pursuant to two existing access easements, one on the north side (providing access out to Power Road) and one on the south side (providing access out to Guadalupe Road). This limited access has significantly hindered the development potential and viability of the Site for many years. It should also be noted that the *Park North* project has recently secured an agreement with MCFCD for a new box culvert/bridge crossing of the canal, and that the existing access easement across the north side of the adjacent commercial property must be released in order for that commercial property's planned redevelopment to move forward.

III. Zoning History & Commercial Use Viability

Zoning History

The Site was originally annexed by the City in 1983 and zoned *R1-7*. In 2001 and 2007 two different commercial/retail and office projects were proposed for the Site but were ultimately determined not to be viable and never went forward. In 2010, the Site was successfully rezoned from *R1-7* to *C-2-PAD* (now *LC-PAD*) via Case No. Z10-28 for a commercial office complex that was never constructed. In 2021, a new single-family residential project was proposed for the Site, but once again that proposal was determined not to be viable and never went forward. The Site is simply a poor location for most commercial, office and/or single-family residential uses for the following reasons:

- Access challenges due to the MCFCD canal require a new bridge/culvert crossing to provide the most direct and efficient access to Guadalupe Road. Single-family residential and most commercial/office uses on a small parcel such as this Site cannot financially support the cost of the required bridge/culvert (estimated at approximately \$1.5M).
- Commercial/offices uses would require a minimum of three access points and therefore not allow the release of the north access easement on the adjacent commercial parcel, thereby hindering their ability to implement their approved redevelopment plans;
- There are existing deed restrictions in place on the Site that prohibit specific commercial uses (auto, gasoline, storage, etc.), thereby significantly limiting commercial development;

- The Site is located within 300' of a school and therefore alcohol sales for restaurants and other users would be prohibited, further limiting the site for commercial use; and
- The surrounding area has a significant oversupply of existing and zoned commercial and office uses that already serve the residential rooftops that have been in place for decades now (see **Exhibit B – Surrounding Area Use Map** attached hereto).

Commercial Use Viability

It is important to note that the City's own Economic Development Department agrees that commercial/office uses are not viable on the Site for the reasons stated above. This premise is further supported by the Commercial Market Analysis conducted by Elliott D. Pollack & Company, dated October 2024 (submitted with this request) which concluded that *"The location of the subject site is not considered competitive for retail development"* and *"There is over 10 times the amount of available retail space than expected local resident demand through build out of the primary market area. In fact, the expected retail demand over the next 40 years can nearly be entirely accommodated within currently vacant retail space in the market area. Compared to expected demand, commercial land in the area is considered oversupplied"*. There is over 5,000,000 SF of commercial/retail capacity with only another 9,400 households in the primary market area anticipated until buildout, which would only create demand for another 517,000 SF of commercial/retail space (see summary table below).

Retail Supply/Demand Forecast					
Primary Market Area					
	2030	2040	2050	2060	Total
Demand					
Household Growth	4,494	2,792	1,383	781	9,451
New Retail Demand (acres)	31.4	19.5	9.7	5.5	65.9
New Retail Demand (SF)	245,914	152,738	75,685	42,754	517,091
Supply (Available for Additional Retail Development)				Acres	SF
Existing Retail Vacancy					513,795
Under Construction					247,633
Proposed					604,329
Vacant Land				507	3,974,340
TOTAL					5,340,097
Sources: MAG, 2023; U.S. Consumer Expenditure Survey; AZ DOA; City of Mesa; Town of Gilbert; CoStar; Elliott D. Pollack & Company					

There are several large future commercial/retail parcels with freeway frontage and most of the infill commercial/retail parcels are developed or have proposals for development. There has also been over 200,000 SF of existing commercial/retail demolished recently, the largest site being

redeveloped for multi-family uses. Based on the Commercial Market Analysis, the City should be focused on supporting existing commercial/retail assets with new residential developments such as *Park North*, rather than seeking new commercial/retain development.

IV. Proposed Council Use Permit

As noted above, the Site is a poor and non-viable location for most commercial, office and/or single-family residential uses. The Site is far better suited for multi-family development, which also responds to the primary concern (traffic) expressed by neighbors in the nearby Superstition Springs residential community during the citizen participation process (as more fully explained in Section VIII below). Further, because a multi-family development requires fewer points of access than commercial or office uses, the existing access easement across the north side of the adjacent commercial property could be released, thereby allowing its redevelopment to move forward as planned. The Site's current property owner has secured approval from MCFCD (via a recorded agreement) for one new box culvert/bridge crossing of the existing canal out to Guadalupe Road, which will provide suitable primary access for a multi-family residential development such as *Park North*. The *Park North* development team recently completed a Pre-Application meeting with MCFCD to begin the process of designing the new crossing. The new crossing will be a private access, owned and maintained by the *Park North* project. Secondary access to Guadalupe Road will still occur via the existing access easement through the southeastern portion of the adjacent commercial corner to the west.

The Site is situated on an arterial street (Guadalupe Road), just east of an arterial/arterial intersection, in an area where a variety of multi-family developments already exist. And with easy pedestrian access to the adjacent commercial uses and the City's Monterey Park, the Site is an ideal location for the proposed *Park North* multi-family project. It should also be noted that the Site is well buffered and separated from any single-family residential uses, with the nearest home in the Superstition Springs community being approximately 900' away across Monterey Park, and the nearest home in the residential communities south of Guadalupe Road being approximately 500' away on the other side of a major arterial roadway (Guadalupe Road). *Park North* is located exactly where the Mesa 2040 General Plan contemplates and anticipates this type of multi-family project to be located. It is truly an ideal location.

As outlined in Section 11-31-31 of the City's Zoning Ordinance, the Site's existing LC 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 Council Use Permit ("CUP").

The CUP proposed with this request would therefore 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. This modification would not preclude commercial uses

from being developed on the Site but would instead simply remove the requirement. This request satisfies the review criteria for approval of a CUP as outlined in Section 11-70-6(D) and Section 11-31-31(F) of the City's Zoning Ordinance as follows:

Section 11-70-6(D) – General CUP Review Criteria

1. *Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;*

The proposed CUP and the *Park North* project advance the goals and objectives of the City's General Plan and are consistent with the goals and objectives of the General Plan's *Neighborhood* Character Area and *Suburban* sub-type by preserving the Site's existing commercial zoning while simultaneously creating new and diverse housing options in the area. Development of the *Park North* project as proposed will also allow the redevelopment of the adjacent commercial corner to the west to proceed, thereby facilitating the continued development of a great, safe neighborhood with a variety of housing options and supporting commercial services. For additional detail on the project's compatibility with the General Plan, please see Section IX below.

2. *The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;*

The *Neighborhood* Character Area designation contemplates smaller commercial uses that support a variety of adjacent residential uses and housing options. Approval of the *Park North* project is consistent with this purpose and goal. Additionally, the proposed CUP maintains the Site's existing *LC* zoning (which already allows for multi-family uses) and allows the redevelopment of the adjacent commercial corner to the west to proceed, thereby keeping the project consistent with the purposes of the *LC* zoning district by continuing to provide areas for retail, entertainment and service oriented businesses that serve the surrounding residential trade area. The new City residents that will result from the development of the *Park North* project will provide additional support to the already oversupplied existing commercial uses in the surrounding area.

3. *The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and*

The proposed *Park North* multi-family project will be an excellent complimentary use to the adjacent and surrounding properties and the City as a whole and will not be injurious or detrimental. This multi-family project is uniquely located in that it has no adjacent single-family residential uses. The Site is bordered on the north and east by the City's Monterey Park, on the west by an existing commercial corner, and on the south by the MCFCD canal and Guadalupe Road. The nearest single-family residential homes are 500'

– 900’ away. Additionally, the proposed multi-family use will generate lower traffic volumes than if the Site were to be developed with traditional commercial, office or retail uses (48% - 71% less traffic depending on the time of day).

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

The Site has immediate access to Guadalupe Road and is just east of its intersection with Power Road, both existing 6-lane arterial streets. The City already has existing public water and sewer infrastructure in the immediate area to serve the project and is already providing public services such as police and fire in the surrounding area. Any additional required improvements to public infrastructure/facilities will be at the cost of the developer.

Section 11-31-31(F) – Review Criteria for CUP for Residential Uses in Commercial Districts

1. *The use is found to be in compliance with the General Plan, Sub-Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and*

As noted above, the proposed multi-family use is in compliance with the General Plan’s *Neighborhood* Character Area and *Suburban* sub-type by preserving the Site’s existing commercial zoning while simultaneously creating new and diverse housing options in the area. Development of the *Park North* project as proposed will also allow the redevelopment of the adjacent commercial corner to the west to proceed, thereby facilitating the continued development of a great, safe neighborhood with a variety of housing options and supporting commercial services. For additional detail on the project’s compatibility with the General Plan, please see Section IX below.

The proposed multi-family use is also compatible with the surrounding uses as noted above. The Site is uniquely located in that it has no adjacent single-family residential uses. The Site is bordered on the north and east by the City’s Monterey Park, on the west by an existing commercial corner, and on the south by the MCFCD canal and Guadalupe Road. The nearest single-family residential homes are 500’ – 900’ away. Additionally, the proposed multi-family use will generate lower traffic volumes than if the Site were to be developed with traditional commercial, office or retail uses (48% - 71% less traffic depending on the time of day).

2. *A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and*

A separate “Plan of Operation” for the *Park North* project, addressing compliance with all zoning, building, and fire safety regulations, has been included with this request.

3. *A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site; and*

A separate "Good Neighbor Policy" has been provided with this request that outlines how the *Park North* project will ensure ongoing compatibility with adjacent uses, specifically the City park, and addresses the fact the commercial uses are still allowed (though not required) on the Site per its underlying LC zoning.

4. *Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines; and*

The site development and buildings proposed for the *Park North* project will be in conformance with all current City development standards, design guidelines, and the modified PAD included with this request. A Major Site Plan Modification application is also part of this request, thereby allowing the City to confirm that the site and building design, including landscaping, parking, screen walls, signage, etc. is in conformance with all applicable requirements.

5. *The overall project conforms to the intent and character of the zoning district and is part of a well integrated mixed-use project.*

As noted above, the proposed CUP maintains the Site's existing LC-PAD zoning (which already allows for multi-family uses) and allows the redevelopment of the adjacent commercial corner to the west to proceed, thereby keeping the project consistent with the purposes of the underlying LC zoning district by continuing to provide areas for retail, entertainment and service oriented businesses that serve the surrounding residential trade area. The proposed *Park North* project will be connected to the adjacent commercial corner and the City park both visually and physically (via pedestrian connections) thereby creating a well-integrated horizontally mixed-use area.

V. Proposed Rezone(Modified PAD)

This request proposes to modify the PAD previously approved for the Site in 2010 (Case No. Z10-28), by incorporating a new set of modifications to the development standards of the City's LC zoning district applicable to the Site. It should be noted that nearly all of the proposed development standards modifications are due to the Site being located adjacent to both the MCFCD canal to the south (which imposes certain existing development restrictions on the Site), and the City's Monterey Park to the west (which is zoned residential despite being a vast open

space area). The table below outlines the development standards that will be modified by the proposed modified *PAD* (proposed modifications shown in **bold**):

Development Standard	LC Standard	Proposed LC - PAD Standard
Building Form & Location		
Max. Building Height (ft)	30	38
Interior Side & Rear Setback (ft), Adjacent to RS District	75 (3-story building)	75 Side (3-story building) 65 Rear (3-story building)
Min. Separation Between Buildings on Same Lot (ft)	30 (building height between 20 & 40 ft)	25 (building height between 20 & 40 ft)
Required Landscape Yards		
Adjacent to 6-Lane Arterial Street (ft)	15	0 (south side)
Adjacent to Single Residence District (ft)	25	5 (north side) 15 (east side)
Front Perimeter Landscaping (Min. Required Trees)	1 Tree per 25 LF	0 Trees per 25 LF
Fences & Freestanding Walls		
Maximum Height - Front Yard (ft)	3.5	6.0
Fence Materials	Chain link may only be used when not visible from public view	Existing MCFCD chain link may remain along the Front (south) property line
Screening		
Parking Areas	Required Screening from Streets (Guadalupe Road)	No Required Screening from Guadalupe Road
Foundation Base		
Exterior Walls with Public Entrance (Entry Plaza Area)	Min. 20' x 20' Min. 900 SF	Not Required

The requested deviations to the *LC* zoning district development standards (as noted in the table above) are necessary and justified for the *Park North* project, especially considering the numerous “superior design” elements incorporated into the project, as explained below:

1. Maximum Building Height - The maximum building height is proposed to be increased from 30' to 38' to facilitate varied rooflines for 3-story buildings. It should be noted that the commercial office project and the *LC-PAD* zoning currently approved for the Site via Case No. Z10-28 already provide for a maximum building height of 35'. This request is less than a 10% increase and is therefore a minor deviation to the maximum building height currently approved for the Site.
2. Interior Rear Setback, Adjacent to RS District – The primary purpose of this additional setback requirement is to provide greater separation between non-residential and single-family residential structures. In this case, the proposed *Park North* structures are also residential (multi-family) and the closest single-family residential structures to the rear

property line are approximately 900' away. The adjacent property to the north (rear) is technically within an RS District, but it is a City park with no residential uses (see **Exhibit B – Surrounding Zoning Map** attached hereto) . This proposed deviation, which is only a 13% reduction in the required rear setback, is therefore justified given the adjacent conditions and the “superior design” elements incorporated into the project as outlined below, and still provides over 115' of separation from the existing pickleball courts in the City park (see **Exhibit C – Preliminary Site Plan** attached hereto). Further, the project will be planting additional trees behind the rear property line on the City park property to provide further buffering from the City park activities, including the pickleball courts. Finally, all tenants of *Park North* will be required to sign a Disclosure & Acknowledgement form (included in the project’s Good Neighbor Policy document) which makes them aware of the City park, its activities, noise, lights, etc., and requires them to waive all rights to file any complaints with the City under penalty of fines and termination of their lease.

3. Minimum Separation Between Buildings on Same Lot - The project provides a minimum of 25 feet of separation between all buildings, where 30 feet is typically required. This small deviation is justified given the small overall size and depth of the Site, as well as the numerous “superior design” elements incorporated into the project as outlined below. All City building code requirements are still satisfied and the spaces between the buildings have been enhanced with pedestrian pathways and landscaping to provide shade and visual interest.
4. Required Landscape Yard Adjacent to 6-Lane Arterial Street – Due to the Site’s adjacency to the MCFCD canal, which sits between the Site and Guadalupe Road (a 6-lane arterial street), there is an existing MCFCD access easement along the south 20' of the Site which must remain free and clear of any trees and/or bushes. Consequently, the front landscape yard area for the *Park North* Site itself cannot be landscaped per typical City requirements. This is a condition that was imposed on the Site many years ago and presents a unique challenge that requires and justifies the requested deviation. However, the Site is separate from Guadalupe Road by approximately 80', and the *Park North* project proposes to landscape the portion of the MCFCD canal property south of the canal itself, between the canal and the existing street curb of Guadalupe Road (see **Exhibit D – Preliminary Landscape Plan** attached hereto). This will serve to enhance the appearance of the front of the project and result in a drastic improvement over existing conditions. This deviation is further justified by the numerous “superior design” elements incorporated into the project as outlined below.
5. Required Landscape Yards Adjacent to Single Residence Districts – The primary purpose of these required landscape yards is to provide an open, landscape buffer between non-residential and single-family residential uses. As previously noted, while the adjacent property to the north and east is technically within a Single Residence District, it is a City park with no residential uses (see **Exhibit B – Surrounding Zoning Map** attached hereto). The nearest residential uses to the north and east are approximately 900' away on the other side of the City park. Further, despite the Site’s existing *LC-PAD* zoning, the

proposed use for *Park North* is also residential (multi-family). The adjacent City park is well landscaped adjacent to the Site, essentially creating a huge landscape yard by itself. The project will still provide 20' of new landscaping on the north boundary despite the landscape yard being reduced to 5'. The landscape yard itself will be landscaped (including shrubs to screen vehicle headlights from impacting the City park), and the project will also be planting new trees behind the rear property line within the first 15' of City park property (to provide further buffering from the City park activities). Additionally, view fencing will be utilized along the north and east perimeter of the Site to provide a visual connection to the City park landscaping (again, with shrubs planted in front of the view fencing to screen vehicle headlights from the park). Therefore, there is no need for the typical landscape buffering on the north and east perimeter of the Site and this proposed deviation to reduce the required landscape yards is justified. The proposed deviation is further justified by the numerous "superior design" elements incorporated into the project as outlined below. It should also be noted that the commercial office project and the LC-PAD zoning currently approved for the Site via Case No. Z10-28 already provide for reduced landscape yards on the north (15') and east (15') sides of the Site. Finally, as noted above, all tenants of *Park North* will be required to sign a Disclosure & Acknowledgement form (included in the project's Good Neighbor Policy document) which makes them aware of the City park, its activities, noise, lights, etc., and requires them to waive all rights to file any complaints with the City under penalty of fines and termination of their lease.

6. Front Perimeter Landscaping (Min. Required Trees) – As noted above, the *Park North* project proposes to landscape the portion of the MCFCD canal property south of the canal itself, between the canal and the existing street curb of Guadalupe Road. However, MCFCD will not allow any trees to be planted in this area. The proposed deviation will still allow shrubs and groundcovers to be planted in this area, which will be a significant visual improvement over existing conditions. The proposed deviation is further justified by the numerous "superior design" elements incorporated into the project as outlined below.
7. Maximum Fence/Wall Height (Front Yard) – Due to the Site's adjacency to the MCFCD canal along its southern boundary (front), MCFCD will continue to require the existing 6' tall fence along the canal property to remain. Consequently, the *Park North* project will not be able to install the typical small screen wall that would be required. This is a condition that was imposed on the Site many years ago and presents a unique challenge that requires and justifies the requested deviation. The addition of nearly 1 acre of landscaping south of the canal adjacent to Guadalupe Road the project's enhanced entry design, as well as the numerous "superior design" elements incorporated into the project as outlined below, should serve to offset this existing constraint.
8. Fence/Wall Materials – As noted above, due to the Site's adjacency to the MCFCD canal along its southern boundary (front), MCFCD will continue to require the existing 6' tall chain link fence along the canal property to remain. Consequently, despite being visible from Guadalupe Road to the south, the chain link fence is an existing condition that the

Park North project will not be able to change. This is a condition that was imposed on the Site many years ago and presents a unique challenge that requires and justifies the requested deviation. The addition of nearly 1 acre of landscaping south of the canal adjacent to Guadalupe Road, the project's enhanced entry design, as well as the numerous "superior design" elements incorporated into the project as outlined below, should serve to offset this existing constraint.

9. Screening Parking Areas from Streets (Guadalupe Road) – The majority of the Site's parking areas are located behind the proposed apartment buildings, out of view from the only adjacent street (Guadalupe Road). The only parking areas visible from Guadalupe Road are in front of the clubhouse, and at the very east and west ends of the Site. Screening these parking areas would require the construction of a screen wall within the 20' access easement required for the MCFCD canal, which MCFCD will not allow. Consequently, it is proposed that these small parking areas not be screened from Guadalupe Road, which is justified given the conditions explained herein, the approximately 100' separation of these parking areas from Guadalupe Road, and the numerous "superior design" elements incorporated into the project as outlined below.
10. Foundation Base for Exterior Walls with a Public Entrance (Entry Plaza Area) - This small deviation is justified given the small overall size, depth, and constraints of the Site, along with the numerous "superior design" elements incorporated into the project as outlined below. All City building code requirements are still satisfied and the spaces between and in front of the buildings have been enhanced with pedestrian pathways and landscaping.

Additionally, the *Park North* project has incorporated certain "superior design" elements (per Section 11-31-32) that further support and justify the requested deviations:

- A. *Holistic Approach to Project Design - Varied, high-quality, regionally-appropriate building materials, used in distinctive building forms, building massing and detailing that result in a note-worthy example of holistic site design, architecture, landscaping and signage.*

The *Park North* project has taken a holistic approach to its design as follows:

- Utilization of varied, high-quality, and regionally appropriate building materials to create a luxury community feel and experience.
- Varied use of building massing, forms, and detailing.
- Addition of an "artist mural" on the building most visible upon entry into the project from Guadalupe Road.
- Incorporation of rainwater harvesting systems to utilize stormwater that falls on the project parking lots (via curb cuts into adjacent landscape areas) for landscape irrigation around the perimeter of the Site.

- B. Responsive Approach to Site and Sub-Area Context - Architectural and landscape architecture details and features that reflect the character defined in Sub-Area Plans or Character Area Design Guidelines, that are harmonious with adjacent development patterns, integrate with the physical conditions of the immediate site, and create a unique sense of place.*

The *Park North* project has taken a responsive approach to the Site and Sub-Area context as follows:

- Utilization of architectural design of buildings and site details that are compatible with the surrounding uses and incorporate area appropriate building materials.
- Creation of a visual and physical connection with the City's adjacent Monterey Park through creative site design, landscaping, view fencing, and pedestrian connections to allow the project to feel connected to the vast open space and amenities of the adjacent park.
- Installation of new trees north of the Site's northern property line, on the City park property, to provide enhanced landscape buffering from the City park activities (pickleball, etc.).
- Creation of a physical connection with the adjacent commercial re-development projects to the west through pedestrian connections to allow for a horizontal "mixed-use" feel between the residential and commercial uses.

- C. Sustainable Design - Site design, architecture and landscaping features that address the local climate to reduce summer sun penetration and provide summer sun shade protection for pedestrians, promote energy and water conservation, promote the preservation or creation of open space, provide for and encourage the use of multiple modes of transportation, utilize existing infrastructure, and create the opportunity for social interaction.*

The *Park North* project incorporates numerous elements of sustainable design, including the following:

- Incorporation of rainwater harvesting systems to utilize stormwater that falls on the project parking lots for landscape irrigation around the perimeter of the Site, thereby promoting water conservation.
- Incorporation of 18 total EV charging/parking stations within the project, thereby promoting energy conservation and alternative modes of transportation (electric vehicles).

- Orientation of the buildings such that the majority of the residential units face out to the north and south, thereby avoid direct sun exposure from the east in the morning and west in the evening. Shade is provided to every unit with recessed balconies and patios, metal awning and overhangs over windows where necessary, and trees at the ground level to further reduce summer sun penetration and provide sun shade protection.
- Utilization of a shared community pool that all apartment residents can enjoy while conserving water, as compared to a single-family residential project with multiple individual pools.
- The Site location and design encourages walking and biking because of its proximity to both the adjacent commercial re-development (to the west) and the City's Monterey Park (located and accessed from the north side of the Site), where residents can enjoy the facilities located there such as the pickleball, basketball, and volleyball courts.
- Inclusion of an on-site fitness center, allowing residents to opt out of paying for a private gym membership and instead walk to the centrally located fitness center, reducing the need to get in a car and drive.
- Inclusion of a centralized amenity area where people can congregate to use the fitness center, pool, or clubhouse, thereby fostering social interaction among residents. This centralized hub serves as a safe place of community where residents can get to know their neighbors and enjoy each other's company, encouraging and creating the opportunity for social interaction.
- The project will also be mindful of energy consumption through the use of energy star certified appliances, programmable thermostats, water efficient plumbing, and mindful landscaping.

D. Exceeds Standards - Provision of details and features that exceed the criteria and standards specified in Sections 11-5-3, 11-5-5, 11-6-3, 11-6-4 (AS applicable), 11-7-3, 11-8-5, 11-8-6 and Chapters 30 through 34, where applicable.

The *Park North* exceeds many of these City design standards applicable to the project as more fully explained above, and additionally including the following:

- The *Park North* project will exceed the standards of Chapter 30 (Landscaping). Currently, there is no existing landscaping between the MCFCD canal and Guadalupe Road along the project's frontage, as this property is not City ROW, but rather owned by MCFCD. The *Park North* project will work with MCFCD to add

nearly 1 acre of new landscaping to this area. This will serve to enhance the appearance of the front of the project and result in a drastic improvement over existing conditions (see **Exhibit D – Preliminary Landscape Plan** attached hereto).

- The *Park North* project will exceed the Private Open Space standards of Section 11-5-5(A)(3)(a) by providing private patios and balconies that significantly exceed the minimum requirements of 60 SF for 1-bedroom units, 100 SF for 2-bedroom units, and 120 SF for 3-bedroom units. At *Park North* all 1-bedroom units will have 90 SF of private patio/balcony space (50% more than the minimum requirement), all 2-bedroom units will have 118 SF of private patio/balcony space (18% more than the minimum requirement), and all 3-bedroom units will have 220 SF of private patio/balcony space (83% more than the minimum requirement).
- The *Park North* project will exceed the Outdoor Living Area standards of Section 11-6-3 by providing Outdoor Living Area (Private Open Space + Common Open Space) per unit that significantly exceeds the minimum requirement of 100 SF per unit. At *Park North*, a total of 178 SF of Outdoor Living Area is provided for all 1-bedroom units (78% more than the minimum requirement), a total of 206 SF of Outdoor Living Area is provided for all 2-bedroom units (106% more than the minimum requirement), and a total of 308 SF of Outdoor Living Area is provided for all 3-bedroom units (208% more than the minimum requirement).

E. Great Public Spaces - Details and features that create attractive, comfortable environments for pedestrians; ensure safe, useful and well integrated open or public spaces; and include high quality amenities.

The *Park North* project creates great public spaces as follows:

- Creation of a centrally located amenity area where residents of all age groups can enjoy a comfortable and resort inspired environment, fostering social interaction within the community.
- Incorporation of enhanced amenities such as a community pool, BBQ with outdoor seating, fitness center, both indoor and outdoor lounging areas, outdoor ping pong table, two separate dog parks, and a dog washing station.
- Connection to the City's adjacent Monterey Park, allowing easy pedestrian access that facilitates a unique opportunity for residents to walk and enjoy the amenities of the City park, including pickleball, basketball, and volleyball.
- Installation of new trees north of the Site's northern property line, on the City park property, to provide enhanced landscape buffering between the project and the City park to ensure ongoing compatibility and to preserve the City park as a great public space.

- Inclusion of pedestrian walkways that connect to the parking spaces, other buildings on Site, the commercial re-development to the west, and to the City park north of the Site.

Finally, the proposed modified *PAD* satisfies the intent that *PAD*'s provide for creative, high-quality development as outlined in Section 11-22-1 of the City's Zoning Ordinance as follows:

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 project's open space and recreational facilities will be owned and maintained by the property owners' association, have been appropriately sized and scaled to support the 120 multi-family units, and have been designed to provide a superior living experience for residents. The project will feature a centrally located community pool and clubhouse facility with landscaped pedestrian walkways throughout. Enhanced amenities such as dog parks, a dog washing station, and a fitness center will be provided on-site. Additionally, connectivity to the City's adjacent Monterey Park, will allow easy pedestrian access that facilitates a unique opportunity for residents to walk and enjoy the amenities of the City park, including pickleball, basketball, and volleyball.

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

The project's drive aisles and streets, including the new box culvert/bridge across the MCFCD canal, will all be privately owned and maintained, thereby reducing maintenance cost implication so the City.

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

There are no significant natural character features to preserve on this small 5.05 acre Site itself, which is essentially just a vacant, undeveloped lot. However, it is significant that it is located immediately adjacent to the vast open space and amenities of the City's Monterey Park. The project design incorporated both physical and visual connections to the City park, thereby preserving this existing condition and enhancing it for residents.

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

The unique and sustainable design of the *Park North* project conserves water by having a shared community pool that all apartment residents can enjoy while conserving water, as compared to a single-family residential project with multiple individual pools. The sustainable design of the Site encourages walking and biking because of its proximity to the adjacent commercial re-development (to the west), and the City's Monterey Park (located and accessed from the north side of the Site).

Because the project has an on-site fitness center, many residents can opt out of paying for a private gym membership and instead walk to the centrally located fitness center, thereby reducing the need to get in a car and drive. By having a centralized amenity area where people can congregate to use the fitness center, pool, or clubhouse, a gathering place is created that allows for social interaction among residents and typically doesn't exist within conventional developments.

Additionally, the site design includes 18 EV charging/parking stations to encourage the use of electric vehicles, and incorporates a rainwater harvesting system to irrigate perimeter landscaping.

Finally, each building type provides shade to every unit with recessed balconies and patios that significantly exceed minimum size requirements, metal awnings and overhangs over windows, and trees at the ground level. The project will also be mindful of energy consumption by use of energy star certified appliances, programmable thermostats, water efficient plumbing, and mindful landscaping.

E. Sustainable property owners' associations;

A property owners' association will be established for the project.

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

As noted above, a property owners' association will be established for the project to ensure the continued maintenance of the project's commonly owned elements. A set of CC&Rs will be developed and recorded.

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.

The modified PAD will facilitate the development of the proposed *Park North* multi-family project, thereby creating additional and diverse housing options for the area. Development of the *Park North* project will also allow the redevelopment of the adjacent commercial corner to the west to proceed. The proposed *Park North* project will be connected to the adjacent commercial corner and the City park both visually and physically (via pedestrian connections) thereby creating a well-integrated and synergistic horizontally mixed-use area.

VI. Proposed Major Site Plan Modification

This request also proposes to modify the previously approved Site Plan for the Site (Case No. Z10-28) and replace it with the Site Plan for the proposed *Park North* multi-family project which features the following:

Multi-Family Apartment Concept

The proposed *Park North* multi-family project consists of 120 total multi-family apartment units, arranged within 4 three-story (38' tall maximum) buildings, with each building containing approximately 30 total units. This represents a total density of 23.8 DU/Acre for the 5.05-acre Site, just below the 25 DU/Acre allowed by the Site's existing *LC-PAD* zoning. The buildings have been strategically pushed to the front of the Site, as close as possible to Guadalupe Road, in order to provide the majority of the required parking behind the buildings, and to provide significant buffering and separation from the adjacent uses, including the newly expanded portion of the City's Monterey Park which includes pickleball courts (see **Exhibit C – Preliminary Site Plan** attached hereto).

Open Space, Landscaping & Amenities

Primary access for the *Park North* project will occur from Guadalupe Road by passing over a new box culvert/bridge that will be constructed across the existing MCFCD canal. This dramatic entrance will be enhanced through the addition of nearly 1 acre of new landscaping between the MCFCD canal and Guadalupe Road along the project's frontage. After passing through the project's entrance, residents will be greeted by a large "artist mural" on the side of one of the residential buildings, and will arrive at a large, centralized open space and amenity area that includes a community pool, 4,000+ SF clubhouse/leasing office, fitness center, and an outdoor play area, all of an exceptional level of quality suitable for a multi-family project of this kind (see **Exhibit C – Preliminary Site Plan** attached hereto).

Additionally, *Park North* will provide 2 dog parks and a dog washing station for residents. These common open space areas, in combination with private open space provided in the form of the individual units' patios and balconies, create total outdoor living space per unit for *Park North* that far exceeds the minimum requirements of the *LC* zoning district.

Other passive landscaped open space and pedestrian corridors have been provided adjacent to and between the project's buildings, thereby allowing easy pedestrian access throughout the Site and connectivity to the central amenity area. It should also be noted that pedestrian access has been provided to the adjacent City park, allowing residents easy access to the vast open space and amenities there, as well as to the commercial corner to the west that is planned for redevelopment.

Finally, perimeter landscape buffers have been provided on the north, east, and west sides of the Site to provide some sense of separation from the adjacent uses and additional visual interest for the project as a whole (see **Exhibit D – Preliminary Landscape Plan** attached hereto). It should be noted that the project will plant additional trees on the City park side of the north property line in order to provide enhanced landscape buffering from the City park activities and ensure the project's long-term compatibility with the City park.

Vehicular Access & Circulation

Primary access to the Site will be provided from Guadalupe Road via the new box culvert/bridge crossing that will be constructed over the adjacent MCFCD canal. This new box culvert/bridge will be privately owned and maintained by the project. This access will be aligned with the existing school site access on the south side of Guadalupe Road. Aligning these two access points provides for the safest possible vehicle movements and turning conditions. As noted above, approval for this new crossing has already been secured from MCFCD. Secondary/resident-only access to the Site will be provided through the adjacent commercial corner to the west via the existing easement already in place across its southeastern corner (see **Exhibit C – Preliminary Site Plan** attached hereto). Both access points will be gated. Internal vehicular circulation will be provided via drives that comply with the City's requirements, including fire access.

Parking

The City requires a parking ratio of 2.1 parking spaces per unit for multi-family projects. *Park North* has been designed with a total of 252 parking spaces (including 4 ADA spaces), which complies with this City standard. Of these 252 total parking spaces, 124 will be covered and reserved spaces for each unit. The remaining 128 spaces will be uncovered and unreserved for use by both residents and guests alike. It should be noted that *Park North* will also provide 40 bicycle parking spaces, exceeding the City's requirement of 1 per 10 required vehicle parking spaces, as well as 18 EV charging/parking stations.

Pedestrian Circulation & Connectivity

Pedestrian connectivity is provided throughout the Site via a network of passive open space and pedestrian corridors provided adjacent to and between all of the buildings. These pedestrian corridors will also provide connectivity to the adjacent commercial development to the west and the City park facility to the north, thereby creating a mixed-use feel and environment for the *Park North* project. Pedestrian connectivity out to Guadalupe Road will also be provided via the new box culvert/bridge crossing of the MCFCD canal.

Entry Monumentation & Signage

The *Park North* project will feature entry monumentation at the main project entry off of Guadalupe Road. The exact placement will be coordinated with MCFCD.

Drainage & Retention

Site drainage and retention will be designed to meet City requirements and standards. It should be noted that the project has been designed to send 100% of the Site's required retention volume into the adjacent MCFCD canal, following pre-treatment. This concept has already been discussed with the MCFCD and they are supportive of it. There are no significant off-site drainage features/flows impacting the Site.

VII. Proposed Housing Product

As noted above, the proposed multi-family apartment units will be arranged within 4 three-story buildings (38' maximum height to facilitate varied rooflines). The *Park North* project will offer a strategic mix of 1-bedroom (24 units), 2-bedroom (72 units), and 3-bedroom (24 units) apartment units, ranging in size from 673 SF to 1,346 SF respectively, each with its own oversized private patio/balcony space. The current architectural design concept anticipated for the *Park North* project is shown on **Exhibit E – Conceptual Building Elevations** attached hereto.

The *Park North* project features four total apartment buildings consisting of two different building types (each three-stories), along with one community clubhouse/leasing office building type (single-story). The architecture style is modern contemporary with various materials, varied parapet heights (all of which are used to fully screen the rooftop mounted mechanical equipment), prominent primary entries, and oversized patios and balconies that encourage outdoor living. The masses of the buildings are organized as a series of elements that include the patios and balconies, various materials such as stone veneer, horizontal siding, and stucco painted in several different colors to create variety and visually interesting elevations. Every individual apartment unit faces out to a vast and open area, to the City's Monterey Park to the north and east, and to the MCFCD canal to the south. Because the units primarily face out to the north and south, units avoid direct sun exposure from the east in the morning and west in the evening. Nevertheless, metal awnings and overhangs over windows have been provided as necessary to provide protection from the sun. Overall, the building and apartment unit design aims to enrich the lives of residents by encouraging them to socialize with their neighbors, live an active lifestyle, and reduce the use of their car by exploring their own immediate "backyard".

Alternative Compliance for Section 11-6-3(B)(5)(g) – Base and Top Treatments

Section 11-6-3(B)(5)(g) outlines certain requirements for façade base and top treatments intended to create a "recognizable" base and top for each building façade. The proposed building elevations for *Park North* do not strictly comply with all of the requirements of this Section. However, the proposed design still meets this Section's intent and results in a "superior design". Consequently, Alternative Compliance to this Section is being proposed.

In this case, Alternative Compliance for the creation of a recognizable “base” is achieved through the incorporation of a wide range of materials and paint colors set up in a vertical manner to accentuate the building heights. These materials include brick veneers, siding, and several paint/stucco combinations with window awnings used as both shading devices and building elevation accents. Alternative Compliance for the creation of a recognizable “top” is achieved through variation in parapet heights (stepped parapets), overhangs on certain windows to provide shade and variation, and the use of different paint colors on tops/bands across the building elevations (see **Exhibit E – Conceptual Building Elevations** attached hereto).

VIII. Neighborhood Compatibility

The proposed *Park North* project is fully compatible with the surrounding area and will serve to further the creation of a great neighborhood, with a diversity of housing options and connectivity and interaction of uses, all in furtherance of the goals of the Mesa 2040 General Plan. As noted above, the *Park North* project is bordered on the south by the MCFCF canal and Guadalupe Road, on the west by the existing commercial corner, on the east by the City’s Monterey Park, and on the north by the City’s recently completed expansion of Monterey Park. The nearest home in the Superstition Springs community is approximately 900’ away across Monterey Park, and the nearest home in the residential communities south of Guadalupe Road is approximately 500’ away on the other side of a major arterial roadway (Guadalupe Road).

The project also responds to the primary concerns expressed to date by neighbors in the surrounding area. On March 28, 2024, the *Park North* project team held a preliminary neighborhood outreach meeting at the Superstition Springs Elementary School near the Site (summary provided in the Citizen Participation Plan included with this request). The purpose of this meeting was to gauge the neighborhood’s response to the proposed project and to understand any concerns they might have. The most common and primary concern expressed at the meeting was traffic; existing traffic near the Guadalupe/Power Roads intersection, specifically traffic during school drop-off and pick-up hours (which is busy at every school in the City during these times), and the additional traffic that would result from the development of the Site. Consequently, despite the *Park North* project not generating enough traffic to meet the City’s threshold requirements for submission of a formal traffic study, a formal traffic study has nevertheless been prepared and included to support this request and to address the concerns of the surrounding neighborhood. According to this traffic study, the proposed *Park North* project will generate 48% - 71% less additional traffic (depending on the time of day) than any of the commercial, retail, or office uses previously proposed and currently approved for the Site, and the nearby 6-lane arterial streets (Power Road and Guadalupe Road) have adequate capacity for the additional traffic. Therefore, in terms of potential uses for the Site under its existing zoning, the *Park North* project best addresses the primary concern of the neighbors.

A second follow-up neighborhood meeting was held at the same location on November 14, 2024. The purpose of this second neighborhood meeting was to update neighbors on the status of the

project, including efforts made to address previously expressed concerns. Despite this 2nd neighborhood meeting being well advertised and notices, only 15 neighbors attended, primarily with traffic concerns specific to school drop-off and pick-up hours (see summary provided in the Citizen Participation Report included with this request)

Finally, a formal “Good Neighbor Policy” document has been included in support of this request, outlining both the measures taken in the design of the *Park North* project to ensure its compatibility with the surrounding uses, and measures that can and will be taken in the future to ensure that the *Park North* project is a good neighbor in perpetuity, specifically with the adjacent City park.

IX. 2040 Mesa General Plan Compatibility

The Mesa 2040 General Plan Character Area designation for the Site is *Neighborhoods* (with a *Suburban* sub-type). The *Neighborhood* Character Area allows for multi-family uses and the Site’s existing *LC-PAD* zoning. The proposed *Park North* project is also compatible with the goals and policies of the General Plan for *Neighborhoods*, the key elements to create and maintain a variety of great and strong *Neighborhoods*, and the specific elements of the General Plan’s *Neighborhoods* Character Area as follows:

Goals & Policies for Character Areas:

Goal: Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy, and develops rich public spaces:

1. *Character Areas P1: In areas with a Neighborhoods character, development will be reviewed for the impact on improving or maintaining the existing neighborhood and achieving the development and design standards for neighborhoods set forth in Chapter 4, and for compliance with any approved sub-area or neighborhood plan for the specific area.*

The proposed *Park North* project will serve to improve and compliment the existing neighborhood by providing additional diverse housing options, creating a horizontally mixed-use corner with the adjacent commercial development and the City park, and yield lower traffic volumes than if the Site were to be developed with traditional commercial, office or retail uses. The *Park North* project will also achieve the development and design standards for *Neighborhoods* as outlined below.

2. *Land Use P1: Develop a land use pattern throughout the City that helps create and maintain diverse neighborhoods, maintains locations for employment uses, provides for dynamic and inviting locations for shopping and recreation, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.*

The proposed *Park North* project introduces a new diverse housing option into the existing neighborhood and will result in a horizontally mixed-use area with the adjacent commercial corner and the City park, all compatible with, and extremely well-buffered from, the surrounding community.

Goals & Policies for *Neighborhoods*:

Goal: Create and maintain a variety of great neighborhoods:

1. *Neighborhoods P1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.*

The proposed *Park North* project introduces a new diverse housing option (already allowed within the existing LC zoning district) into the existing neighborhood and will result in a horizontally mixed-use area with the adjacent commercial corner and the City park, all compatible with the surrounding community. The *Park North* project is extremely well-buffered from the existing single-family residential uses in the area by the vast open space of the adjacent City park.

2. *Neighborhoods P2: Review new development for the mix of uses and form of development needed to establish lasting neighborhoods.*

The proposed *Park North* project will provide a diverse mix of uses and housing opportunities consistent with the City's vision for the *Neighborhood Character Area* and will satisfy the forms and guidelines of this Character Area as outlined below.

3. *Neighborhoods P3: Continue positive working relationship with local schools to provide parks, meeting locations, and support for neighborhoods.*

The project team for the proposed *Park North* project will continue to work with the local schools, including Highland Jr. High School across Guadalupe Road, to ensure the educational needs and safety of all students in the neighborhood continue to be met.

4. *Neighborhoods S2: Enhance the neighborhood outreach program to improve development of neighborhood leaders, educate neighborhood residents regarding property maintenance responsibilities, and provide a better forum for citizen engagement and communication with the City, with businesses and with each other.*

The *Park North* project team has already held two formal neighborhood meetings and will continue to meet and work with neighbors throughout the application process to ensure concerns are addressed as best as possible.

5. *Neighborhoods S4: Establish and maintain ongoing process for improving connections and walkability in existing neighborhoods by installing sidewalks where needed and improving the amount of shade and other amenities along sidewalks.*

The proposed *Park North* project will include pedestrian connection to the adjacent City park, commercial corner to the west, and Guadalupe Road, thereby creating a completely walkable community and improving the walkability of the neighborhood as a whole.

6. *Neighborhoods S5: Investigate strategies and incentives to encourage appropriate infill consistent with neighborhood goals and values.*

The proposed *Park North* project is effectively an “infill” project in this neighborhood, and as noted above, it is compatible and consistent with the surrounding neighborhood and uses.

7. *Housing P1: Encourage a range of housing options in all areas of the City in order to allow people to stay in their neighborhood as their housing needs change.*

The proposed *Park North* project will provide a new housing option (multi-family apartments) for the neighborhood, allowing another opportunity for people to remain in the neighborhood as their needs and situations change.

8. *Redevelopment P1: All new developments will be evaluated for consistency with the character area form standards for their area and with criteria listed above for creating great neighborhoods.*

As noted above and below, the proposed *Park North* project is consistent with the *Neighborhood Character Area* form standards and will help create and maintain a great overall neighborhood that provides diverse housing options for its residents.

9. *Redevelopment P2: Encourage and facilitate infill development that improves the quality of the neighborhood.*

As noted above, the proposed *Park North* project is effectively an “infill” project in this neighborhood and will improve the quality of the neighborhood by introducing new housing options that allow people to remain in the neighborhood as their needs and situations change.

Key Elements Needed for Great/Strong Neighborhoods:

1. *Safe, Clean and Healthy Living Environment.*

The *Park North* project will be gated, thereby providing additional safety and security for residents. The project will be maintained by the property owners’ associations, thereby

ensuring a clean and well-kept living environment. Finally, in addition to onsite amenities that will foster a healthy lifestyle for residents, the project is immediately adjacent to the City's Monterey Park, which will allow residents to regularly utilize the outdoor recreational activities the park provides.

2. Build Community and Foster Social Interaction.

The design of the central amenity area of the *Park North* project, including the community pool and clubhouse, is intended to foster social interaction among residents and will help build a great sense of community. Further, as a sort of "infill" project, its relationship to the surrounding properties and uses will help strengthen the sense of community and social interaction in the area as a whole.

3. Connectivity and Walkability.

The *Park North* project is relatively small (5.05 acres) and has been designed with walkways throughout, so it is extremely walkable. Additionally, pedestrian connections have been provided to the adjacent City park, adjacent commercial corner to the west, and out to Guadalupe Road and the school across the street, thereby creating maximum connectivity with the surrounding area.

4. Provide for Diversity.

This new multi-family apartment project will provide another housing option in the surrounding area, thereby providing additional diversity complimenting the existing single-family residential and commercial uses in the area.

5. Neighborhood Character and Personality.

The architectural design of the *Park North* site elements and the housing product itself will create a character and personality for the project that is both distinct from and compliments the existing residential and commercial projects in the area.

6. Quality Design and Development.

The *Park North* project has been designed to result in a high-quality, first class development that will be an asset to the City and the surrounding community.

Elements of the *Neighborhoods* Character Area:

- 1. Focus: The primary focus of the Neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community.*

The proposed *Park North* project is a high-quality, gated development that will provide a safe place for residents. The use is complimentary to the adjacent City park, commercial uses and residential neighborhood and will serve to continue the creation of a truly diverse and walkable neighborhood for everyone to enjoy.

2. *Suburban Sub-Type: This is the predominant neighborhood pattern in Mesa. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections.*

“Multiple residence” is identified as one of the primary land uses within the *Suburban* sub-type. The proposed *Park North* project is a multi-family apartment development, consistent with the *Suburban* Sub-Type of the *Neighborhood* Character Area. Further, the *Park North* project is located at the intersection of two major arterial streets (Guadalupe Road and Power Road) along the frontage of Guadalupe Road, exactly the location contemplated by the Mesa 2040 General Plan for this type of multiple residence project.

3. *Forms & Guidelines: The predominant building height is one- and two-stories, but there will be areas with three and four story buildings where higher density development is appropriate.*

The proposed *Park North* multi-family project will feature three-story buildings located exactly where the *Suburban* sub-type deems higher density development to be appropriate, consistent with the forms and guidelines of the *Neighborhoods* Character Area.

4. *Forms & Guidelines: Density is generally between 2 and 12 dwelling units per acre, but higher densities may occur along the arterial streets and at major intersections; changes in density should be gradual.*

The proposed *Park North* multi-family project is located along an arterial street (Guadalupe Road) and at the major intersection of Guadalupe Road and Power Road, exactly where higher densities are desired and anticipated to occur. The change in density from the nearest single-family residential developments is definitely gradual, as the Site is buffered by the vast open spaces of the City’s Monterey Park and the adjacent major arterial streets. Finally, the Site’s existing *LC-PAD* zoning, which is identified as compatible with the *Suburban* sub-type, already allows residential densities up to 25 DU/Acre and the proposed *Park North* project is below that threshold at 23.8 DU/Acre.

5. *Forms & Guidelines: Lot coverage is generally less than 40% but may be increased in small lot developments and Planned Area Developments.*

The maximum lot coverage already allowed per the Site's existing *LC-PAD* zoning is actually 80%. The lot coverage for the proposed *Park North* project is at 79.5%, just below this 80% threshold.

6. *Forms & Guidelines: Homes are setback from the street to provide a front yard.*

As multi-family dwelling units the proposed *Park North* project will not have traditional front yards for each unit, but all dwelling units will be set back over 100' from Guadalupe Road.

7. *Forms & Guidelines: Sidewalks are generally available on both sides of the street.*

As noted above, the proposed *Park North* project has been designed with walkways throughout, so it is extremely walkable. Additionally, pedestrian connections have been provided to the adjacent City park, adjacent commercial corner to the west, and out to Guadalupe Road and the school across the street, thereby creating maximum connectivity with the surrounding area.

8. *Forms & Guidelines: Some form of accessible, usable community space is spread throughout the community and provides a focus for smaller neighborhood areas.*

The proposed *Park North* project will feature a centralized amenity area that includes a community pool and clubhouse. Additionally, the project is located immediately adjacent to the City park and will have pedestrian connection linking residents to the amenities it provides.

Exhibit A – Aerial Vicinity Map



EXHIBIT A – AERIAL VICINITY MAP

Exhibit B – Surrounding Zoning Map

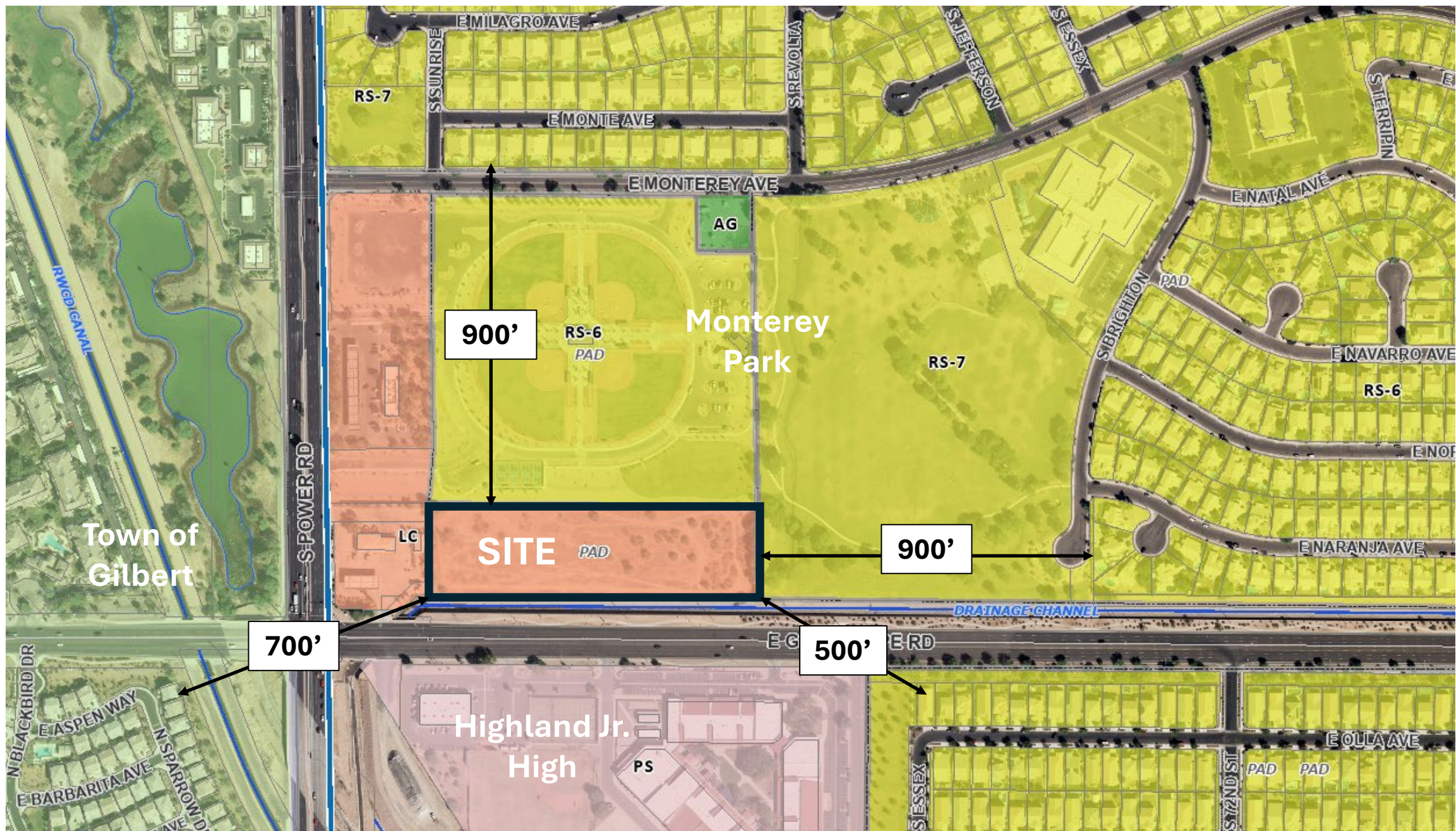


EXHIBIT B – SURROUNDING ZONING MAP

Exhibit C – Preliminary Site Plan

PROJECT DATA

DEVELOPER: EXCOLO DEVELOPMENT
6628 E. BASELINE RD, SUITE 102
MESA, AZ 85206
ATTN: ROB STEPHAN

ARCHITECT: BMA ARCHITECTURE
2915 E. BASELINE RD, SUITE 120
GILBERT, AZ 85234
ATTN: BRIAN M. ANDERSEN, AIA

SITE DATA

ADDRESS: 6912 E. GUADALUPE RD.
MESA, AZ 85212

APN NUMBER: 304-05-982A

SITE AREA: APPROX GROSS 5.05 ACRES (219,864 SF)
APPROX NET 5.05 ACRES (219,864 SF)

CURRENT ZONING: LC-PAD

PROPOSED ZONING: LC-PAD-CUP

PROPOSED USE: MULTI-FAMILY APARTMENTS

BUILDING HEIGHT

CURRENT: 35'-0" MAX
PROPOSED: 38'-0" MAX

LOT COVERAGE: 174,732/219,864 = 79.5%

DENSITY

ALLOWED: 120 UNITS/5.05 ACRESS = 23.8 DU/AC
PROVIDED:

GROSS UNIT MIX				
UNIT TYPE	NO. BEDROOMS	# OF UNITS	% OF UNITS	PATIO/BALCONY [OPEN SPACE]
A1	1-BEDROOM	24 UNITS	20.0 %	90 SF
B1	2-BEDROOM	72 UNITS	60.0 %	118 SF
C1	3-BEDROOM	24 UNITS	20.0 %	220 SF
TOTAL		120 UNITS	100 %	

BUILDING TYPE:	BUILDING FOOTPRINT AREA	NET BUILDING AREA	QTY.	GROSS BUILDING AREA	USE	SPRINKLER TYPE	CONST TYPE
BUILDING 1	10,157	29,536	2	29,536	R2	NFPA 13R	VA
BUILDING 2	13,298	38,590	2	38,590	R2	NFPA 13R	VA
LEASING/CLUBHOUSE	4,053	4,053	1	4,053	B/A2	NFPA 13	VB

GROSS AREA: 5 137,652±

GROSS PARKING REQUIRED	# UNITS	SPACES REQUIRED
	120 X 2.1 =	252 P.S.

PROVIDED:	
OPEN	= 126 P.S. (INCLUDING 18 EV PARKING SPOTS)
COVERED	= 122 P.S.
ADA OPEN	= 2 P.S.
ADA COVERED	= 2 P.S.
PROVIDED TOTAL:	252 P.S. (INCLUDING 18 EV PARKING SPOTS)
BICYCLE PARKING	
REQUIRED	= 26 REQUIRED (252 TOTAL PARKING SPACES/10 = 25.2)
PROVIDED	= 40 BICYCLE PARKING SPACES (20 RACKS @ 2 BIKES/RACK)

LOT COVERAGE (BREAKDOWN):

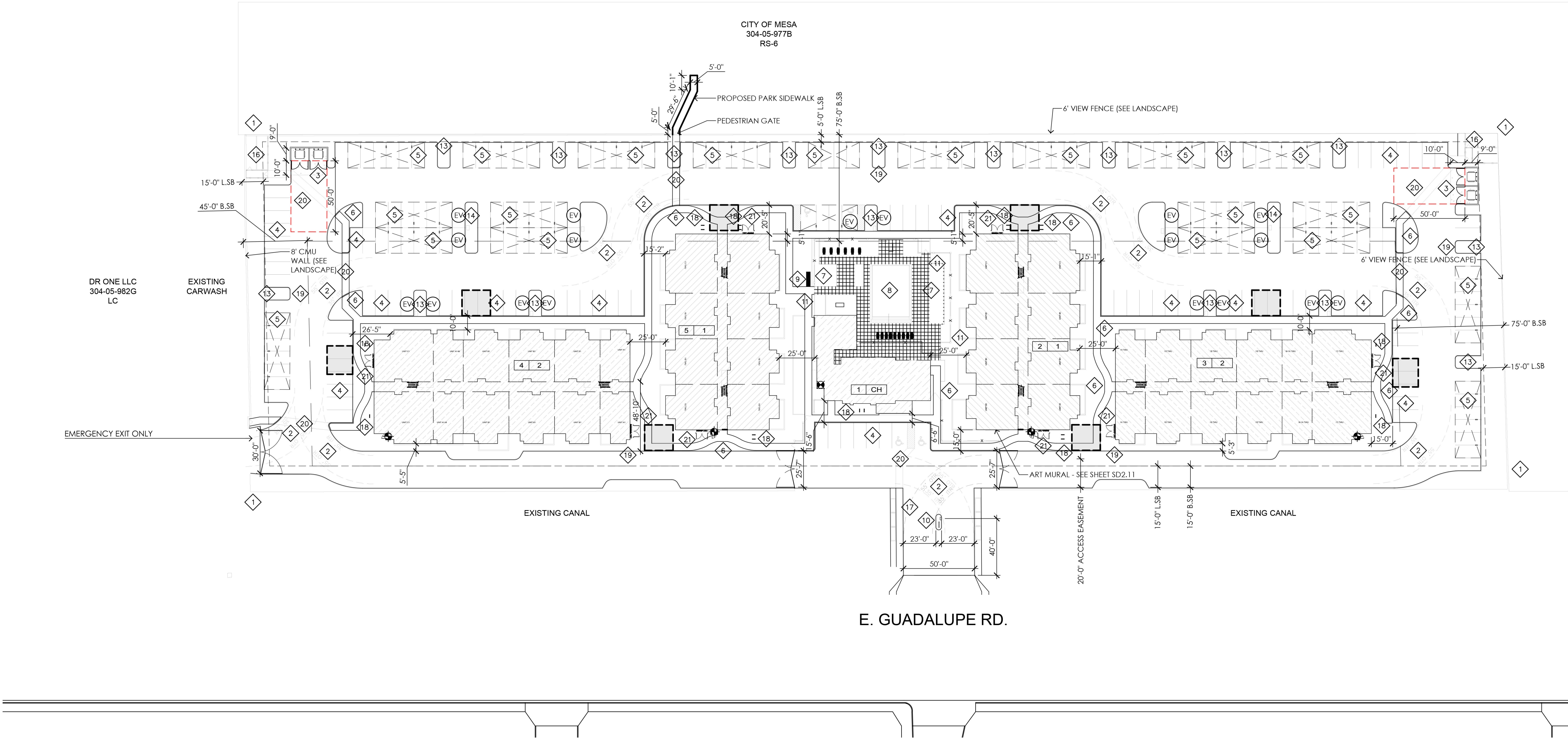
PARKING, COVERED PARKING, AND DRIVING AISLES: 106,786 SF
CLUBHOUSE: 4,053 SF
BUILDING TYPE 1: 10,157 SF x 2 = 20,314 SF
BUILDING TYPE 2: 13,298 SF x 2 = 26,596 SF
TRASH ENCLOSURES: 632 SF
SIDEWALKS: 10,001 SF
AMMENITY AREA: 5,467 SF
DOG WALKS: 1,012 SF

TOTAL: 174,861 SF / 219,864 SF = 79.5%

OUTDOOR LIVING AREA:

TOTAL COMMON OPEN SPACE = 10,532 SF/120 UNITS = 88 SF COMMON OPEN SPACE/UNIT

1-BEDROOM UNITS (UNIT A1): 90 SF PRIVATE OPEN SPACE + 88 SF COMMON OPEN SPACE = 178 SF OPEN SPACE/UNIT
2-BEDROOM UNITS (UNIT B1): 118 SF PRIVATE OPEN SPACE + 88 SF COMMON OPEN SPACE = 206 SF OPEN SPACE/UNIT
3-BEDROOM UNITS (UNIT C1): 220 SF PRIVATE OPEN SPACE + 88 SF COMMON OPEN SPACE = 308 SF OPEN SPACE/UNIT



E. GUADALUPE RD.

SITE PLAN

SCALE: 1" = 40'-0"

SITE KEY NOTES

- 1 PROPERTY LINE

2 FIRE TRUCK TURNING RADIUS (PER CITY OF MESA DETAIL 503.2.4) TYPICAL WHERE SHOWN

3 REFUSE ENCLOSURE

4 PARKING SPACE 9'X18', TYPICAL

5 COVERED PARKING STRUCTURE WHERE INDICATED
- 6 NEW PEDESTRIAN WALKWAY [5'-0" TYPICAL]

7 AMENITY AREA

8 POOL AREA (POOL UNDER SEPARATE PERMIT)

9 GAS BBQ AT AMENITY AREA

10 KEYPAD ACCESS CONTROLLER AND KNOX EMERGENCY ACCESS OVERRIDE PER MESA FIRE PREVENTION DIVISION REGULATIONS FOR AUTOMATIC GATES.
- 11 POOL ENCLOSURE WALL AND GATE (SEE LANDSCAPE PLANS FOR MORE INFORMATION)

12 LANDSCAPE FENCE AND GATE (SEE LANDSCAPE PLANS FOR MORE INFORMATION)

13 LANDSCAPE ISLAND (SINGLE ROW), 9'-0"W x 18'-0"L, TYPICAL

14 LANDSCAPE ISLAND (DOUBLE ROW), 9'-0"W x 36'-0"L, TYPICAL

15 5'-0" WIDE PEDESTRIAN SIDEWALK, TYPICAL
- 16 DOG WALK

17 5'-0" WIDE SIDEWALK ALONG CULVERT TO GUADALUPE ROAD

18 BICYCLE RACKS (NOTE: 2 BIKES PER RACK) - PLEASE SEE LANDSCAPE SHEET L1.51 DETAIL 5 FOR BIKE RACK DETAILS.

19 FIRE HYDRANTS

20 CROSSWALK - PLEASE SEE LANDSCAPE SHEET L1.51 DETAIL 6 FOR CROSSWALK DETAIL.
- 21 ELECTRICAL PANEL METAL SCREEN GATE

SITE PLAN LEGEND

- BUILDING NUMBER

1 CH BUILDING TYPE

BUILDING TYPE 1 - 3 STORY

BUILDING TYPE 2 - 3 STORY

CLUBHOUSE

EV CHARGING STATION (CHARGEPOINT CT4000) - SEE SHEET SD4.20 FOR DETAILS
- 20'-0 WIDE UN-OBSTRUCTED
FIRE AERIAL APPARATUS STAGING AREA

FIRE RISER NFPA 13R

FIRE RISER NFPA 13

FIRE HYDRANT

EV PARKING SPOT



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
6912 E. GUADALUPE RD
MESA, AZ

dwg name: PRELIMINARY SITE PLAN

dwg no: SD1.10

date: 01-23-2025
job no: 2024.02
log no:

Exhibit D – Preliminary Landscape Plan

PARK NORTH

6912 E. GUADALUPE RD
MESA, AZ, 85206

PROJECT TEAM

OWNER / DEVELOPER

EXCOLO DEVELOPMENT
6628 E. BASELINE RD, SUITE 102
MESA, AZ, 85206
CONTACT: ROB STEPHAN
PHONE: (602) 714-8184
EMAIL: RSTEPHAN@EXCOLOMGMT.COM

ARCHITECT

BMA ARCHITECTURE
2915 E. BASELINE RD, SUITE 120
GILBERT, AZ, 85234
CONTACT: BRIAN M. ANDERSEN, AIA
PHONE: (480) 659-1524
EMAIL: BRIAN@BMAARCHITECTURE.COM

LANDSCAPE ARCHITECT

WERK | URBAN DESIGN
7520 E. 2ND STREET, SUITE 1004
SCOTTSDALE, AZ, 85251
CONTACT: JESSE WESTAD
PHONE: (602) 429-9922
EMAIL: JESSE@WERKURBANDESIGN.COM

CIVIL ENGINEER

EPS GROUP
1130 ALMA SCHOOL ROAD, SUITE 120
MESA, AZ, 85201
CONTACT: DANIEL AUXIER, PE
PHONE: (480) 352-3431
EMAIL: DAN.AUXIER@EPSGROUPINC.COM

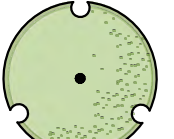
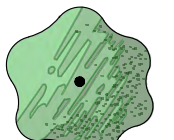
PROJECT INFORMATION

ADDRESS: 6912 E. GUADALUPE RD, MESA, AZ, 85206
A.P.N.: 304-05-982A
GROSS AREA: 219,864 SQ. FT.
NET AREA: 219,864 SQ. FT.

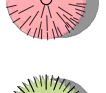
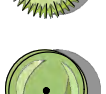
SHEET INDEX

L1.00 PRELIMINARY LANDSCAPE PLAN
L1.01 CLUBHOUSE AMENITY AREA
L1.51 LANDSCAPE DETAIL SHEET

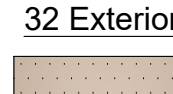
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE	VEG CREDIT
TREES								
	3	Bismarckia nobilis Bismarck Palm	36" Box	2.0"-3.0"	8.0'-10.0'	4.0'-5.0'	45' x 10'	25
	44	Eucalyptus papuana Ghost Gum	24" Box	1.0"-1.5"	8.0'-10.0'	3.0'-4.0'	40' x 25'	100
	36	Pistacia x 'Red Push' Pistache	24" Box	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'	25' x 25'	50
	46	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36" Box	1.0"-1.5"	8.0'-10.0'	5.0'-6.0'	40' x 25'	100
	129	SUBTOTAL:						

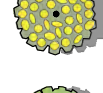
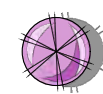
ACCENTS & GRASSES

	136	Aloe barbadensis Medicinal Aloe	5 gal	10
	48	Asclepias subulata Desert Milkweed	5 gal	5
	49	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal	5
	52	Muhlenbergia rigens Deer Grass	5 gal	5
	133	Portulacaria afra Elephant's Food	5 gal	10
	418	SUBTOTAL:		

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	32 Exterior Improvements 1/2" Screened - 2" Depth Color: Mahogany	61,060 sf
	DECOMPOSED GRANITE - STABILIZED 1/4" Minus Stabilized, 3" Depth Color: Desert Tan	1,050 sf
	Athletic and Recreational Surfing TURF - SYNTHETIC Product: SYNTIPede 343 By: Paradise Greens and Turf - (480) 586-0655	2,036 sf

GROUND COVER & SHRUBS

	86	Caesalpinia mexicana Mexican Bird of Paradise	15 gal	50
	116	Dodonaea viscosa Hop Bush	5 gal	50
	138	Encelia farinosa Brittlebush	5 gal	10
	42	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal	25
	159	Lantana montevidensis Purple Trailing Lantana	5 gal	25
	131	Lantana x 'New Gold' New Gold Lantana	5 gal	25
	152	Ruellia brittoniana Purple Ruellia	5 gal	10
	9	Sophora secundiflora Texas Mountain Laurel	15 gal	50
	40	Sphagneticola trilobata Yellow Dot	5 gal	25
	87	Tecoma x 'sparky' Tecoma Sparky	5 gal	25
	960	SUBTOTAL:		

SITE DISTANCE TRIANGLE

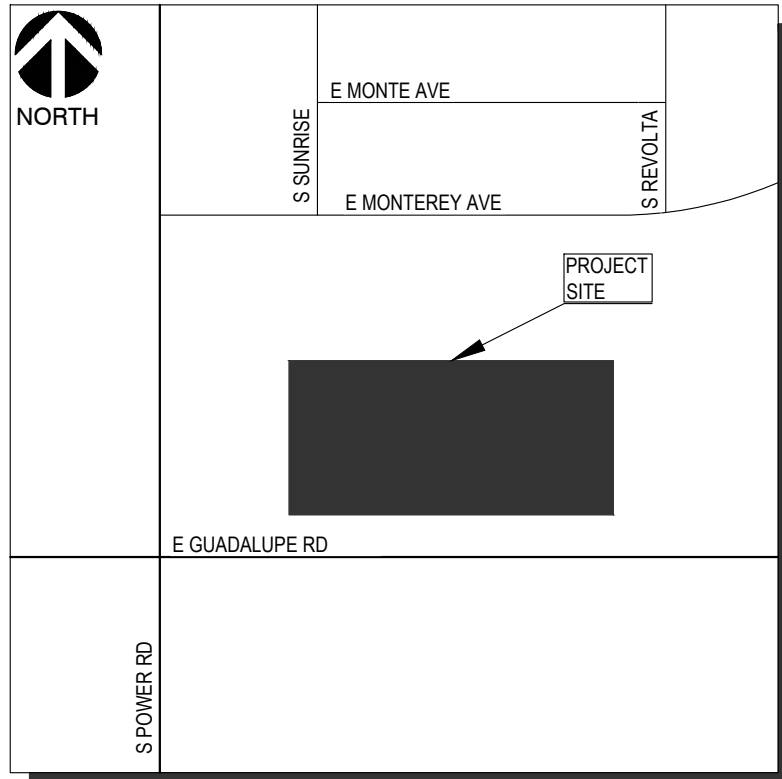
PER COM EDM SECTION 1105.3 PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.4 TREES PLANTED WITH THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8- FEET ABOVE THE SIDEWALK ELEVATION, AND 14- FEET OVER VEHICULAR TRAFFIC WAYS.

LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE: NORTH PERIMETER: 885.19 LF 4 Trees 20 Shrubs per 100 LF EAST PERIMETER: 248.34 LF 4 Trees 20 Shrubs per 100 LF WEST PERIMETER: 248.32 LF 3 Trees 20 Shrubs per 100 LF Perimeter Tree Sizes: 36" box: 25% min; 24" box: 50% min; no trees smaller than 15 gallon.	35.4	177	36 Trees, 194 Shrubs
OPEN SPACE REQUIREMENTS 50% of all open space shall contain live plant material	9.93	49.67	10 Trees, 76 Shrubs
SIGHT VISIBILITY TRIANGLE: MINIMUM SHRUB SIZE Min 50% 5-gallon or larger, all shrubs to be 5 gallon	7.45	49.66	8 Trees, 51 Shrubs
PARKING LOT LANDSCAPE Landscape islands shall be Min 8' wide and 15' in length for single row parking, 30' in length for double row 1 tree 3 shrubs per island, Min 10% trees shall be 36" box, other trees to be at least 24" box			Confirmed
OVERLAY / SPECIAL DISTRICTS: N/A ADDITIONAL NOTES: Min 50% landscape shall be vegetative material at maturity (8.5762 = 4,288 sf required)			
FOUNDATION BASE PLANTING FOUNDATION: 261.5 LF (not including play area) Min 1 tree per 50 LF, (trees in parking lot and within 30' of the building may be counted), 10% min 36" box, and remainder shall be min 24" box			

LEGAL DESCRIPTION

VACANT LOT WITH PLANNED DEVELOPMENT AND REZONING TO MULTI-FAMILY RESIDENTIAL.



VICINITY MAP

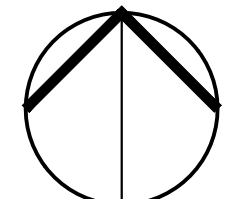
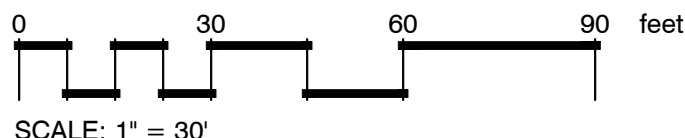
CITY OF MESA
N.T.S.

PROJECT NARRATIVE

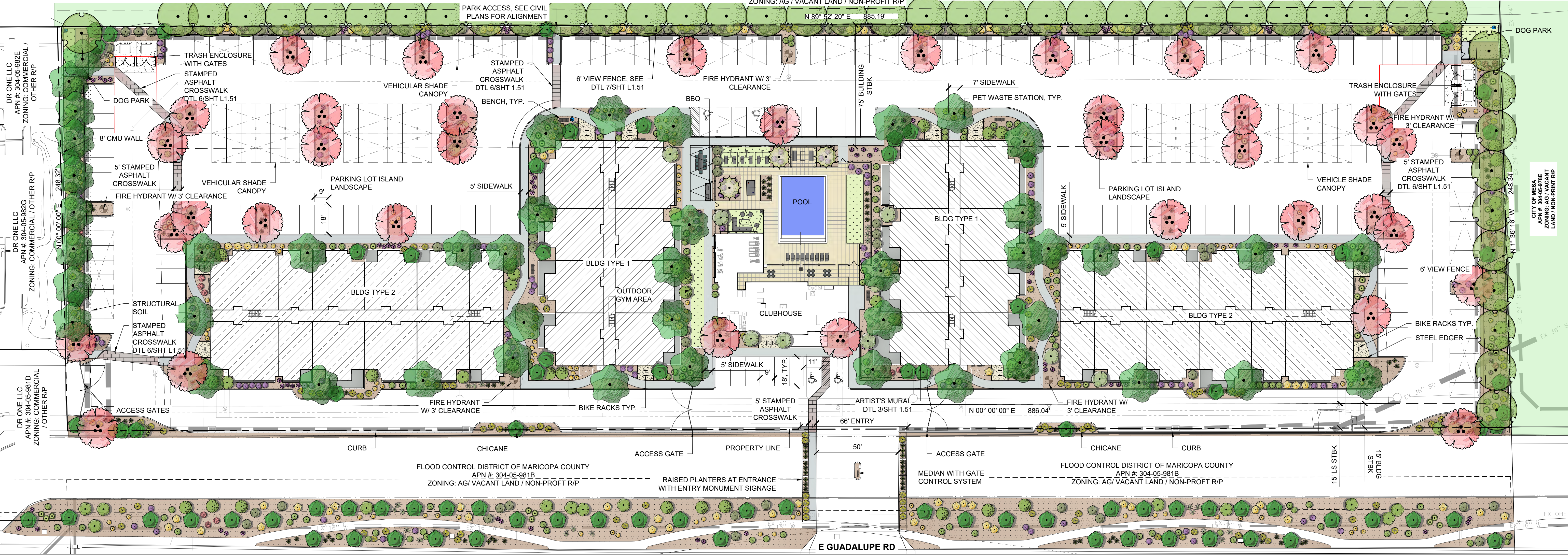
PARK NORTH IS A NEW MULTI-FAMILY DEVELOPMENT SIZED APPROXIMATELY 220,000 SQ. FT. ON 5 ACRES OF UNDEVELOPED LAND. THE OVERALL LANDSCAPE DESIGN APPROACH WILL BE TO DEVELOP AN ATTRACTIVE ENVIRONMENT WITH PLANT MATERIAL THAT IS CONTEXTUAL TO IT'S SURROUNDING ENVIRONMENT, AESTHETICALLY PLEASING, SEASONALLY COLORFUL, AND SUSTAINABLE IN A LOW DESERT ENVIRONMENT. THE MATURE SIZE AND LOCATION OF TREES WILL BE DESIGNED TO NOT ENCR OACH ON THE CIRCULATION VEHICLES.

VEGETATIVE COVER CALCULATIONS

TOTAL LANDSCAPE AREA = 64,246 SF
(64,246 SF/2) = 32,123 SF REQUIRED
TOTAL TREE COVER = 10,875 SF
TOTAL SHRUB COVER = 28,360 SF
TOTAL PROVIDED = 39,235 SF



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)





WERK | Urban design
WERK, LLC.
7520 E 2nd Street, Suite 1004
Scottsdale, AZ 85251
P: 602.429.9922
www.werkurbandesign.com

EXCOLO
DEVELOPMENT

PRELIMINARY
LANDSCAPE PLAN

PARK NORTH
PREPARED FOR
6912 E. GUADALUPE RD.,
MESA, ARIZONA

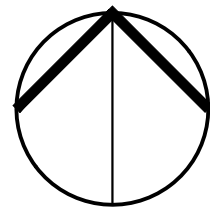
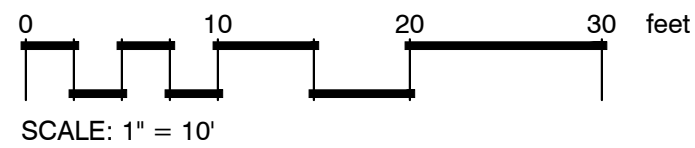
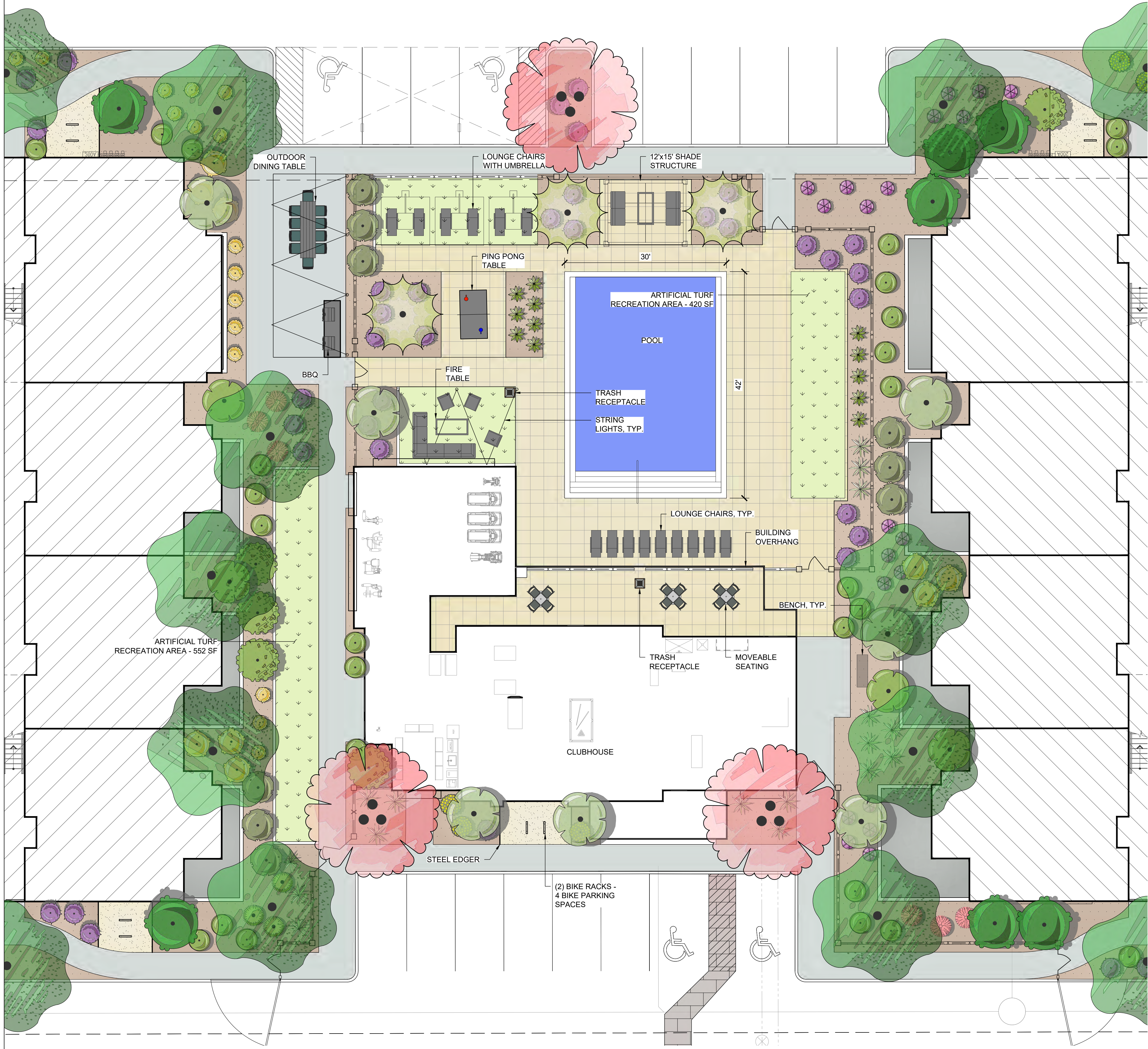
PROJECT No:
24021

SCALE (H): 1"=30'-0"
SCALE (V): NONE
DRAWN BY: CB
DESIGN BY: JAW
CHECK BY: JAW
DATE: 01/27/2025

REGISTERED LANDSCAPE ARCHITECT
JESSE WESTAD
700 N. CENTRAL AVE
SUITE 100
SCOTTSDALE, ARIZONA 85251
Expire 03/03/2026

L1.00
1 OF 3 SHEETS

Client: WERK | Urban design | 7200 E 2nd Street, Suite 1004 | Scottsdale, AZ 85251 | 1. 480.425.1622 | www.WERKurbandesign.com
PROJECT No. 24021
SCALE (H): 1"=10'-0"
SCALE (V): NONE
DRAWN BY: CB
DESIGN BY: JAW
CHECK BY: JAW
DATE: 01/27/2025
2025 L.S. day
L1.01
2 OF 3 SHEETS



EXCOLO
DEVELOPMENT

REV	DESCRIPTION	BY	DATE	APPR

CLUBHOUSE
AMENITY AREA

PARK NORTH
PREPARED FOR
6912 E. GUADALUPE RD.,
MESA, ARIZONA

PROJECT No. 24021

SCALE (H): 1"=10'-0"

SCALE (V): NONE

DRAWN BY: CB

DESIGN BY: JAW

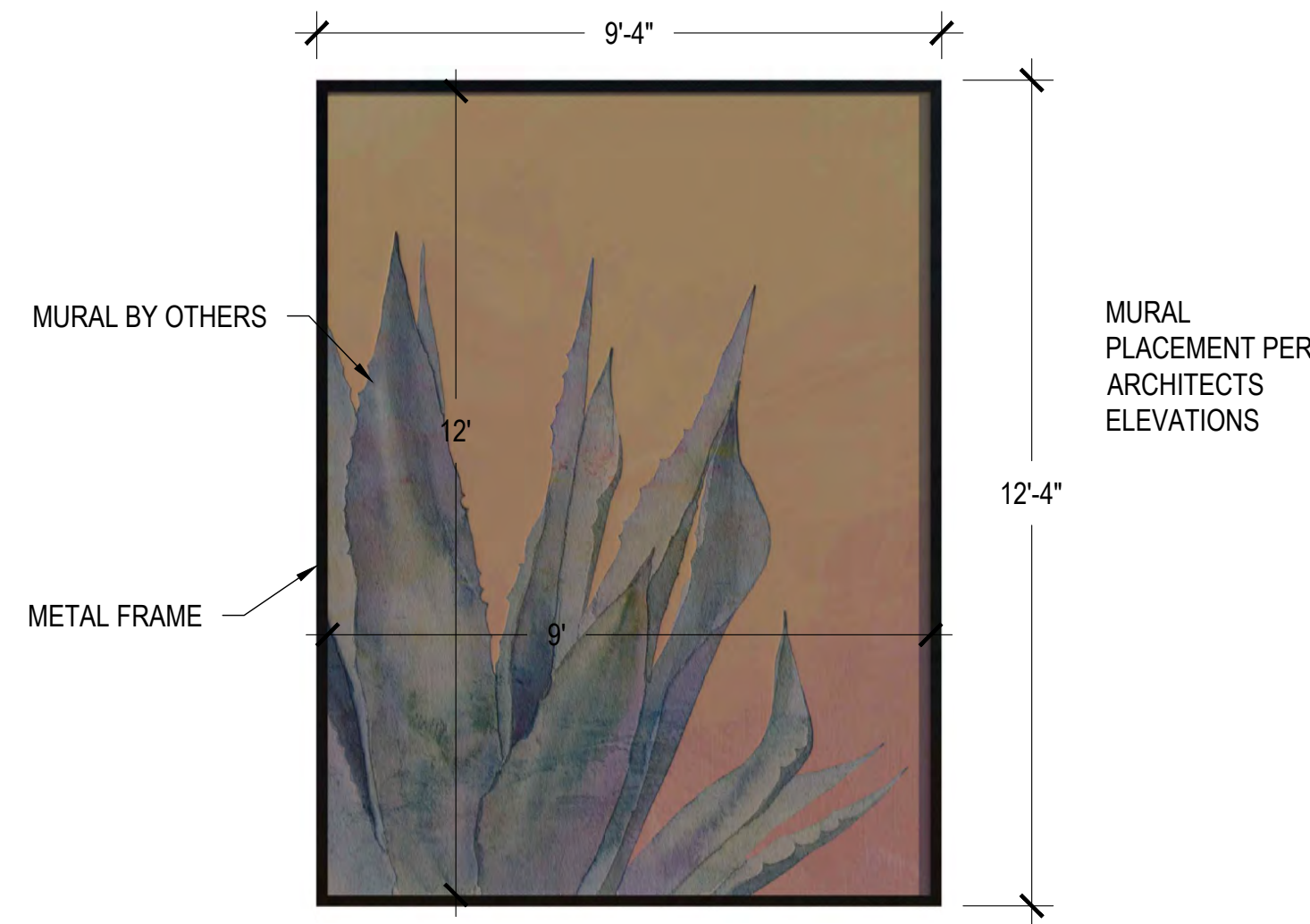
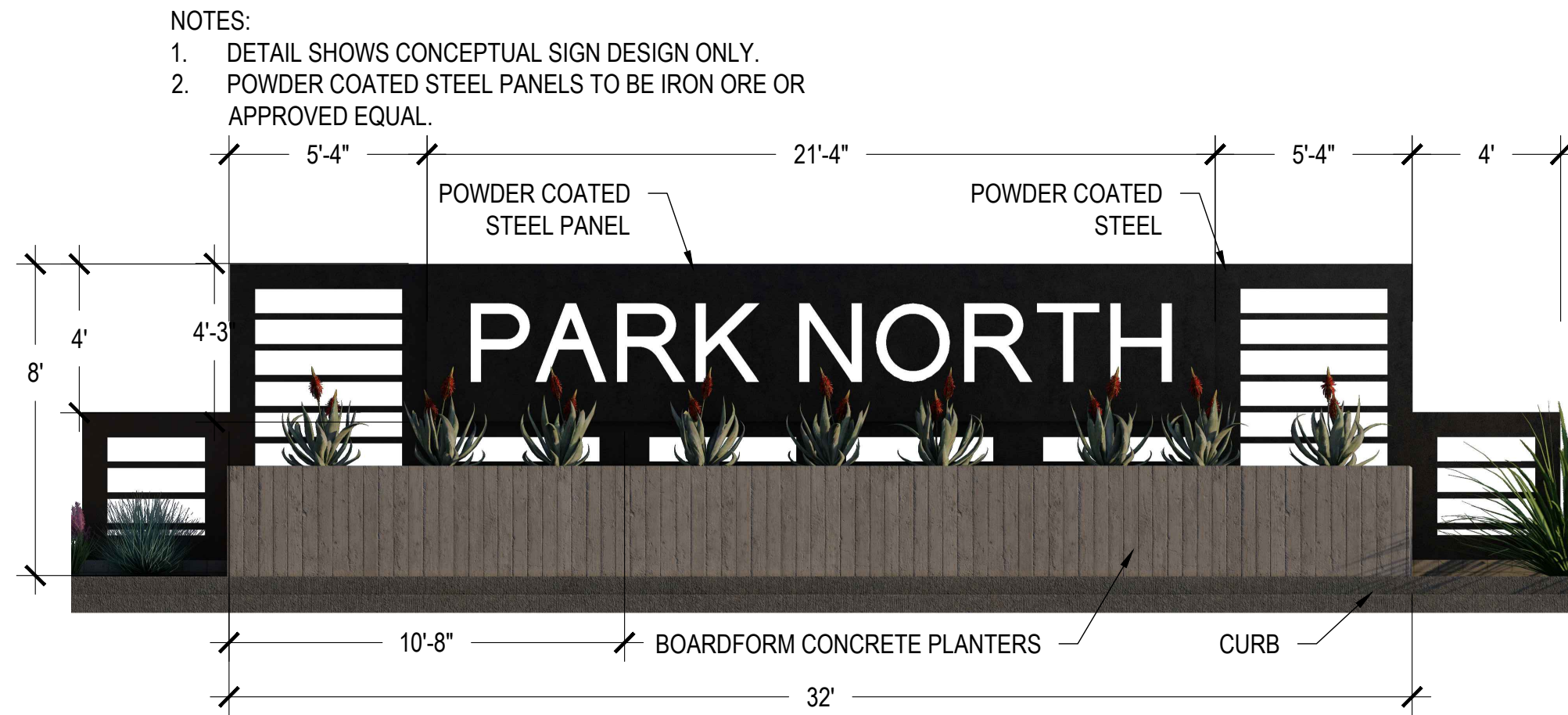
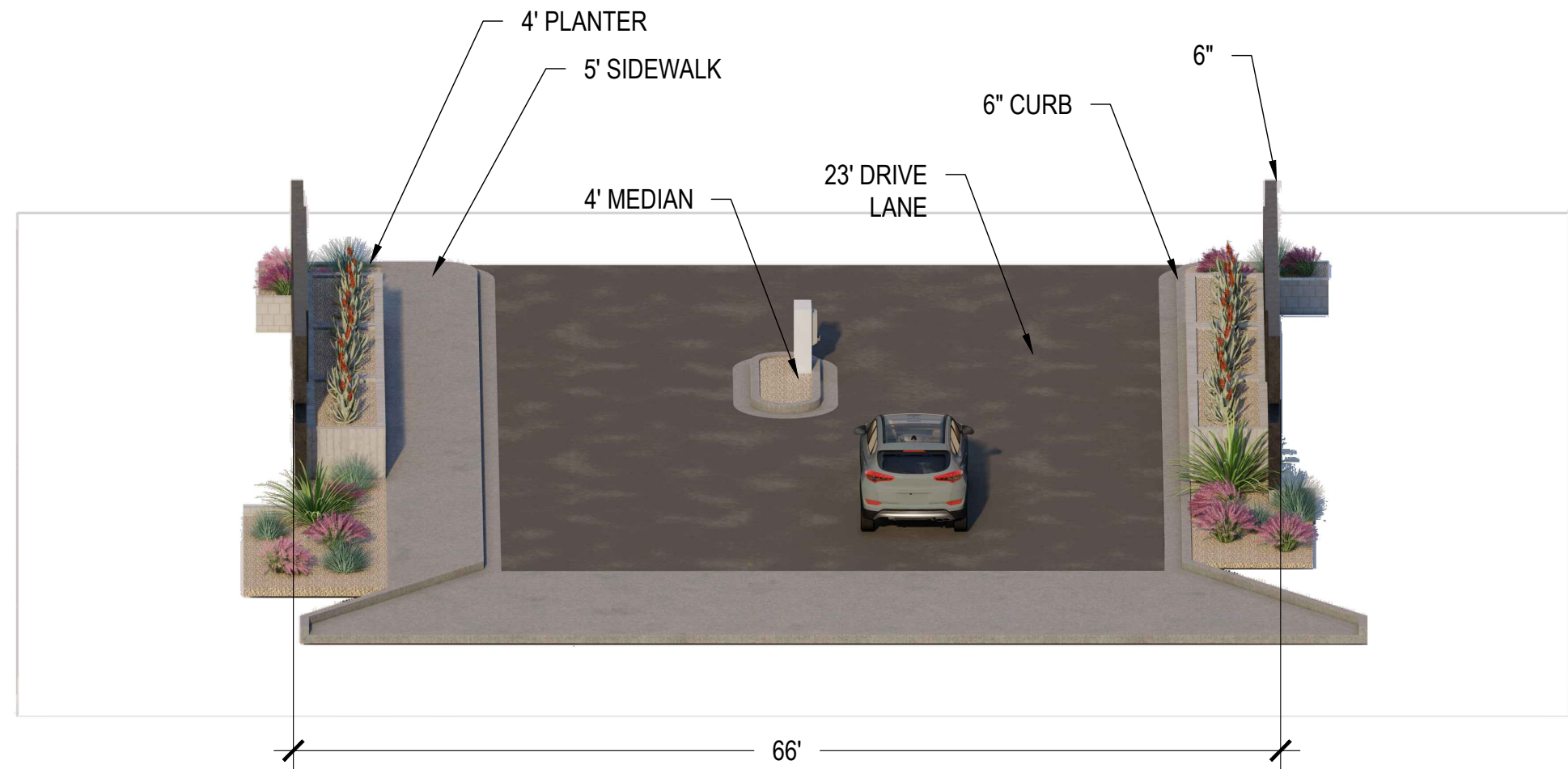
CHECK BY: JAW

DATE: 01/27/2025

2025 L.S. day

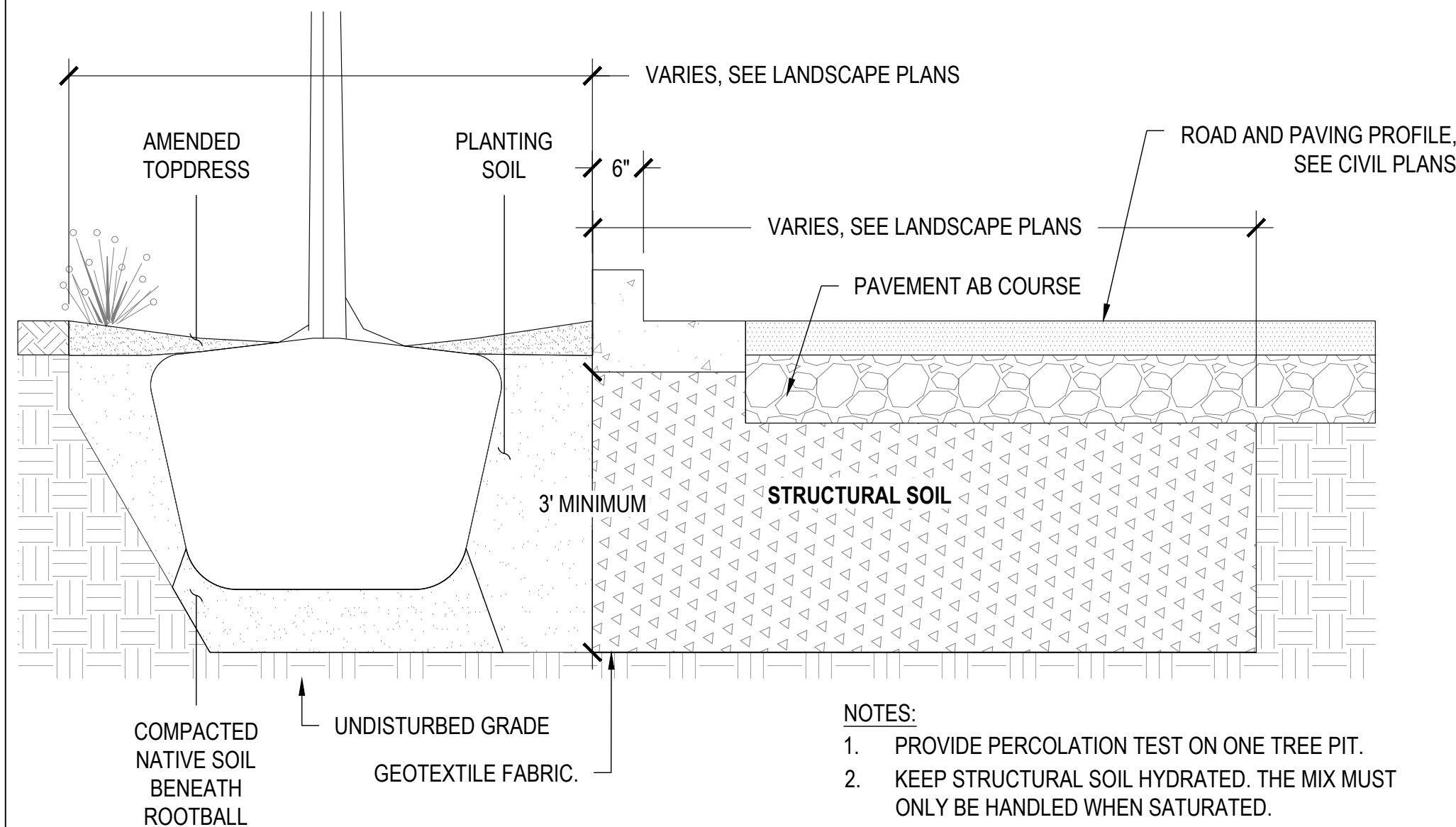
L1.01

2 OF 3 SHEETS



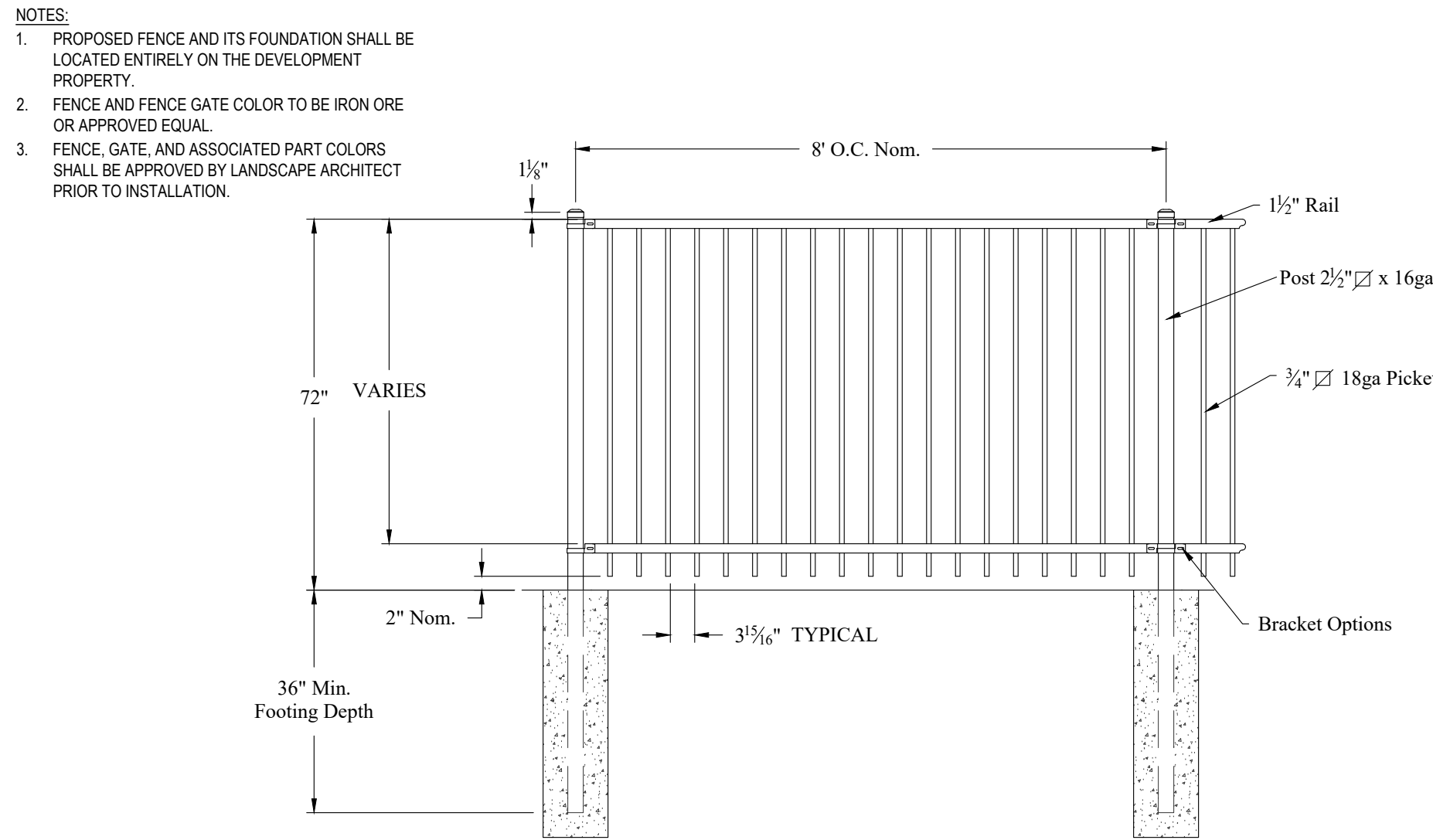
1 BRIDGE

SCALE: 1 1/2" = 1'-0"



4 STRUCTURAL SOIL

SCALE: 3/4" = 1'-0"

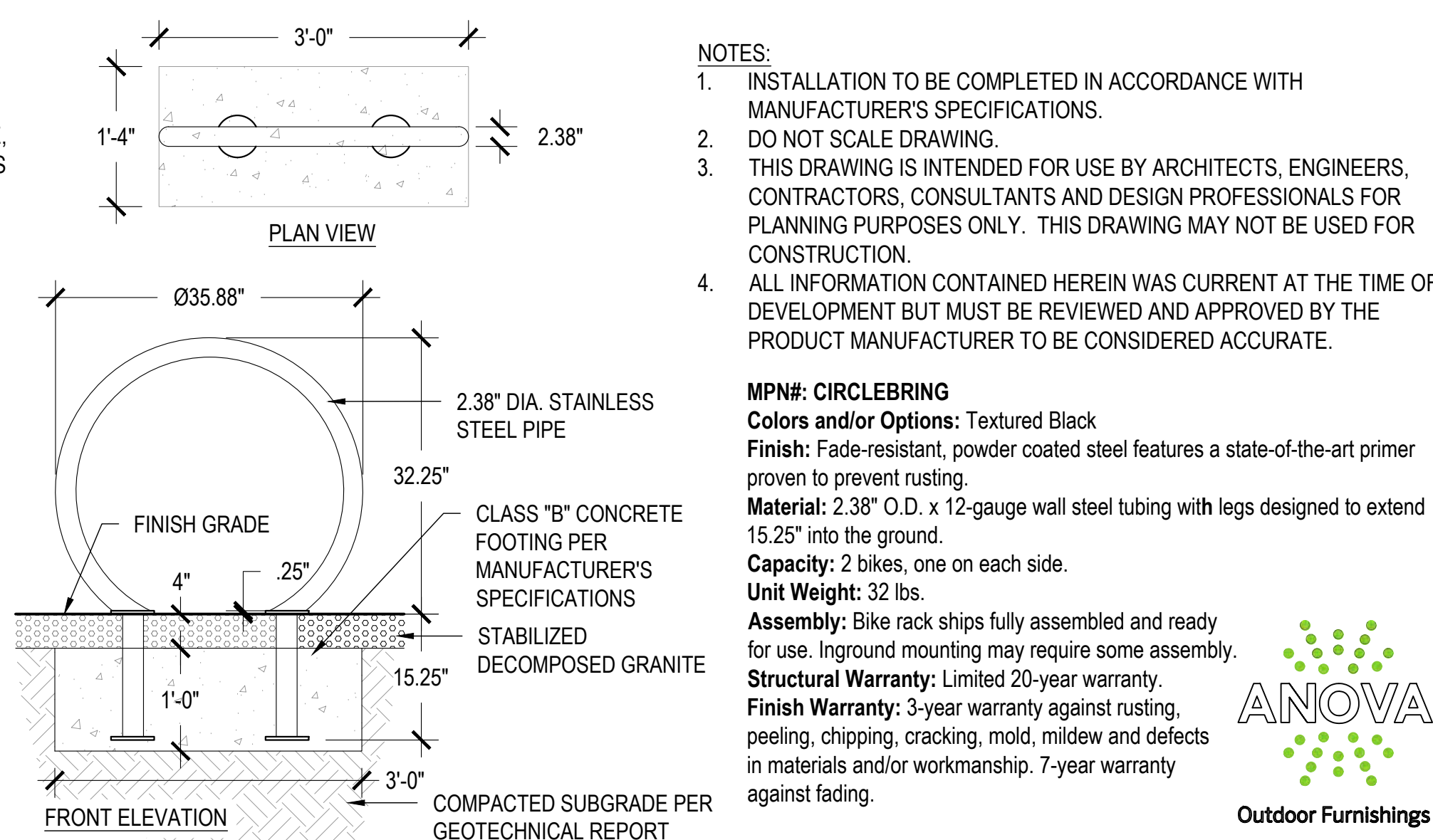


7 VIEW FENCE

SCALE: 1/2" = 1'-0"

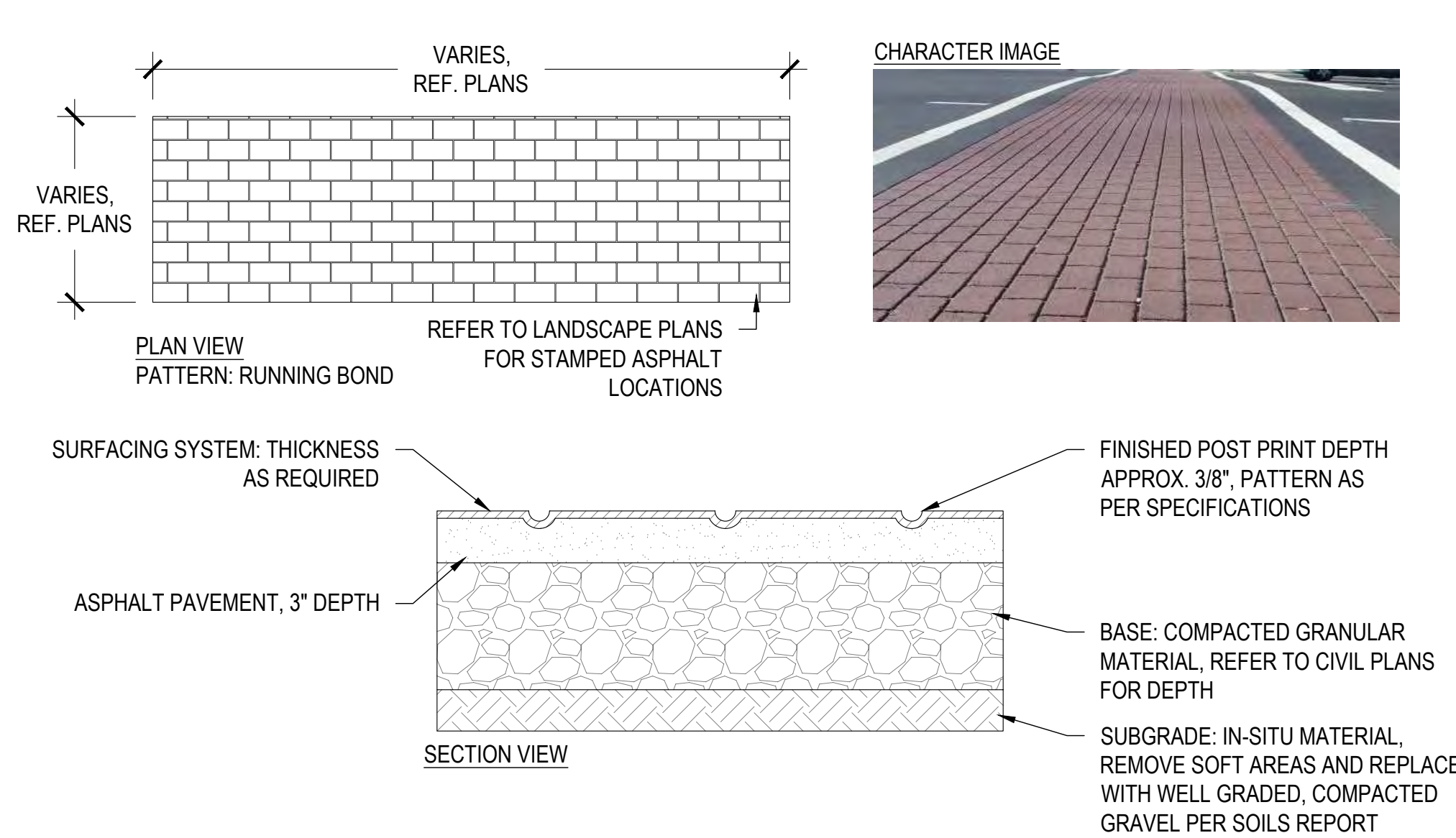
2 ENTRY MONUMENT ENLARGEMENT

SCALE: 1 1/2" = 1'-0"



3 MURAL

SCALE: 1 1/2" = 1'-0"



5 ANOVA TANDEM POWDER COATED BIKE RACK - INGROUND MOUNT

SCALE: 1/2" = 1'-0"

6 STAMPED ASPHALT ACCENT PAVING

SCALE: NTS

WERK

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WERK, LLC.
17200 E 2nd Street, Suite 1004
Scottsdale, AZ 85251
P: 480.425.1622
www.werkurbandesign.com

EXCOLO
DEVELOPMENT

LANDSCAPE DETAILS

PARK NORTH
PREPARED FOR
6912 E. GUADALUPE RD.,
MESA, ARIZONA

PROJECT No.
24021

SCALE (H): 1"=30'-0"
SCALE (V): NONE
DRAWN BY: CB
DESIGN BY: JAW
CHECK BY: JAW
DATE: 01/27/2025

REGISTERED LANDSCAPE ARCHITECT
JAW
7001 N. CENTRAL AVE.
SUITE 100
MESA, ARIZONA 85205
Expires 03/31/2026

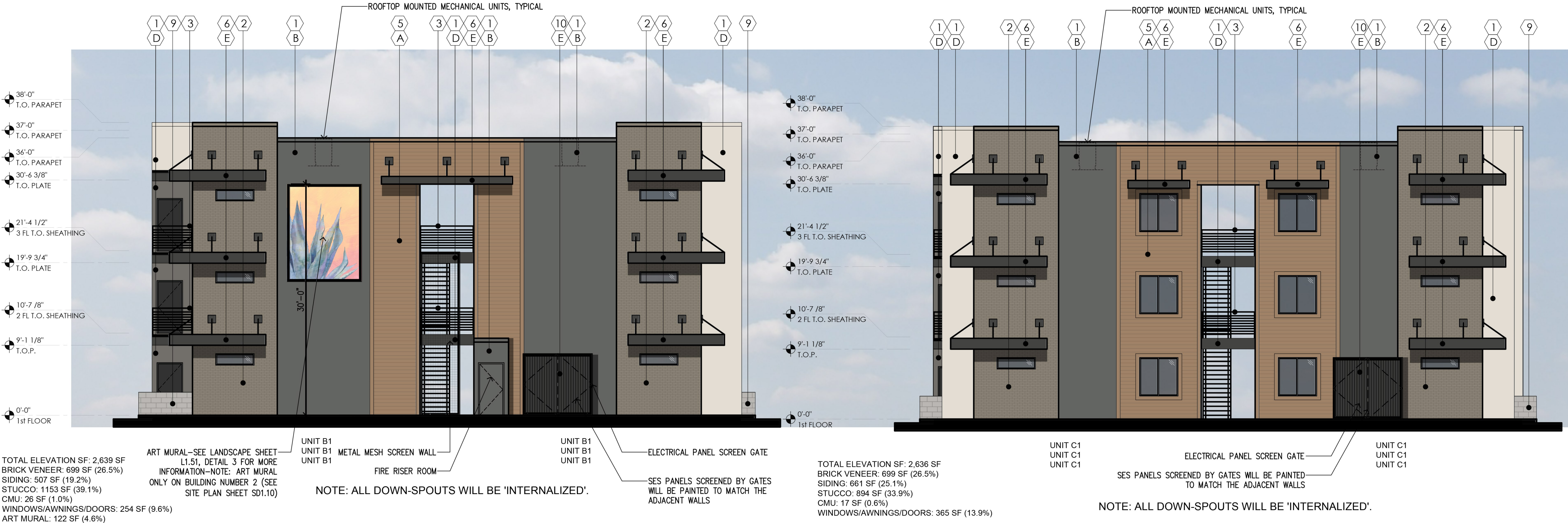
LS-DET (Reg)
L 1.51
3 OF 3 SHEETS

Exhibit E – Conceptual Building Elevations



BLD TYPE 1 - FRONT/REAR ELEVATION

SCALE: 1/8" = 1'-0"



BLD TYPE 1 - LEFT ELEVATION

SCALE: 1/8" = 1'-0"



BLD TYPE 1 - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE			
TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS, METAL SCREEN GATE

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDORADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688"-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDARMILL)	6.250" WIDTH, 1.44" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
(7)	METAL SIDING	TBD	TBD	METAL SIDING PRIMED FOR PAINT
(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			16"x8"x8"
(10)	METAL SCREEN GATE			FOR SCREENING SES ELECTRICAL PANELS



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
6912 E. GUADALUPE RD
MESA, AZ

dwg name: BUILDING TYPE 1
COLORED ELEVATIONS

dwg no: SD2.11

date: 01-29-2025
job no: 2024.02
log no:



BLD TYPE 2 - FRONT/REAR ELEVATION

SCALE: 1/8" = 1'-0"



BLD TYPE 2 - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

BLD TYPE 2 - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE				
TAG	MANUFACTURER	COLOR	NOTES	
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING	
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT	
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT	
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT	
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS, METAL SCREEN GATE	
EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDORADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688"-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDARMILL)	6.250" WIDTH, 144" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
(7)	METAL SIDING	TBD	TBD	METAL SIDING PRIMED FOR PAINT
(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			16"x8"x8"
(10)	METAL SCREEN GATE			FOR SCREENING SES ELECTRICAL PANELS



TOTAL ELEVATION SF: 1,628 SF
CMU: 259 SF (15.9%)
SIDING: 160 SF (9.8%)
STUCCO: 756 SF (46.4%)
METAL SIDING: 142 SF (8.8%)

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



TOTAL ELEVATION SF: 1,322 SF
CMU: 400 SF (30.3%)
SIDING: 351 SF (26.6%)
STUCCO: 272 SF (20.6%)
METAL SIDING: 114 SF (8.6%)

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



TOTAL ELEVATION SF: 1,618 SF
CMU: 325 SF (20.1%)
SIDING: 376 SF (23.2%)
STUCCO: 336 SF (20.8%)
METAL SIDING: 243 SF (15.0%)
WINDOWS/AWNINGS/DOORS: 338 SF (20.9%)

DOG WASH STATION

REAR ELEVATION

SCALE: 1/8" = 1'-0"



TOTAL ELEVATION SF: 1,319 SF
CMU: N/A
SIDING: 403 SF (30.6%)
STUCCO: 646 SF (48.9%)
METAL SIDING: 47 SF (3.6%)
WINDOWS/AWNINGS/DOORS: 223 SF (16.9%)

LEFT ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE				
TAG	MANUFACTURER	COLOR	NOTES	
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING	
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT	
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT	
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT	
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS	
EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDORADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688"-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDARMILL)	6.250" WIDTH, 144" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
(7)	METAL SIDING	TBD	TBD	METAL SIDING PRIMED FOR PAINT
(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			16"x8"x8"