



Taylor: fracasse architecture, inc.

4425 E. Agave Rd., Suite 120 Phoenix, AZ 85044

Tel: (480) 659-6745

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Attn: City of Mesa Planning Department

Re: Palm Harbor Estates, 320 E. McKellips Road, Mesa, AZ 85201

Scope of Work Narrative

Project

Palm Harbor Estates was recently acquired by 52TEN, an elite mobile home park investment and management company that has a profound model delivering 5-star quality results to the projects within its portfolio.

General Plan

The General Plan character area designation on the property is Neighborhood with a Manufactured Home sub-type. Per Chapter 7 of the General Plan, Neighborhood character areas are intended to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Areas within the Manufactured Home neighborhood sub-type are typically comprised of one of more recreational vehicles or manufactured home parks or subdivisions. Primary zoning districts within this sub-type include Multiple Residence (RM-4). The existing manufactured home park conforms to the intent of the character area and its sub-type.

Zoning

The property is zoned Multiple Residence (RM-4). Per Section 11-5-2 of the Mesa Zoning Ordinance (MZO), the existing manufactured home park use is permitted in the RM-4 District.

Board of Adjustment – Substantial Conformance Improvement Permit (SCIP):

A Board of Adjustment (BOA) & Substantial Conformance Improvement Permit (SCIP) are required and to be submitted as separate applications for approval.

The subject site is partially non-conforming, it does not meet Sections 11-34-3 and Section 11-34-4(B) of the MZO. (per Chapter 73 of the MZO). The only development requirements that may be modified in a SCIP are building setbacks, landscaping design, on-site parking, right of way dedication, and other site development provisions, contained in the MZO. In addition, Per Chapter 73 of the MZO, the entire development site must be brought into substantial conformance. Substantial conformance means physical improvements to the existing development site which constitute the greatest degree of compliance with the MZO that can be attained without causing or creating any of the following conditions.

- The demolition or reconstruction of existing buildings or other significant structures (except signs); or
- The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
- The creation of new non-conforming conditions.

A SCIP application, BOA22-01324 is submitted to address the following items, per the below table:

SCIP Table – Per 11-73-3 MZO Development Standards

Standards	RM-4	Actual / Provided
<i>Perimeter Landscaping</i> <i>MZO Section 11-33-3</i>		
<i>Landscaping – Perimeter</i> <i>(McKellips Rd – Arterial St)</i>	15' req'd (Table 11-6-3(A))	<u>Exst'g conditions and, Varies 1'-8" – 10'-0", and 23'-4" max</u>
<i>Landscaping – Perimeter</i> <i>(Bates St – Local St)</i>	20' req'd (Table 11-6-3(A))	<u>Exst'g conditions and, Varies 13'-2" – 19'-8", and 20'-8" max</u>
<i>Landscape Yard - East</i>	25' req'd (Table 11-33-3(B)(1)(a)(ii))	<u>Exst'g conditions, Landscape prov'd at exst'g areas</u>
<i>Landscape Yard - West</i>	15' req'd (Table 11-33-3(B)(2)(a))	<u>Exst'g conditions, Landscape prov'd at exst'g areas</u>
<i>Parking/Unit</i> <i>MZO Section 11-34-3</i>	1 visitor space req'd per 5 manuf. homes - 246 / 5 = 50 spaces req'd	<u>45 parking spaces prov'd (add'l visitor spaces are being prov'd to replace those being removed)</u>
<i>Masonry Screen Walls</i> <i>MZO Section 11-34-4(B)(3)</i>	6'-0" H. screen wall req'd along all park and sub-division boundaries	<u>Exst'g conditions are compliant, new infill locations will match exst'g and be in compliance with MZO standards</u>
<i>Private Streets</i> <i>MZO Section 11-34-4(B)(53)</i>	Streets shall be paved to a minimum of 32'-0" w.	<u>Exst'g conditions, Varies 25'-10", 26'-0", 26'-3", 29'-4", 29'-6"</u>

Per Section 11-73-3 of the MZO, and the outlined SCIP findings, the proposed project meets these required SCIP findings, and the below improvements will be made that will bring the site into substantial compliance with current MZO development standards.

- New landscaping is being provided at the scope of work at E. McKellips Rd., E. Bates St., and east and west existing property borders.
- New landscaping is being provided at the existing and modified retention areas.
- An entire makeover is being provided at the existing 2,500 SF Clubhouse and Recreation area (pool, BBQ, and shower areas).
- 11,471 SF of new Community Areas are planned providing for new Turf, Barbecues, Sport Court, and Dog Park – all areas are to be provided under separate permit, as per sheet SP.1. A total of 25,331 SF of new and improved Open Space area is being provided.

The proposed scope will commence in two parts; and the design and provisions for this project are to be of superior quality and the intent is to create a sense of welcome and prominence for the community. The project will require civil engineering to assess and modify the existing topography ensuring that the design calculations are acceptable and provide for the necessary and required modifications to the on-site retention.

The first part of the scope of the work consists of providing a new ingress/egress at the existing 246-unit mobile home estate development in Mesa, Arizona. The development is on E. McKellips Road just west of N. Mesa Drive. The new secure and gated ingress/egress is necessary as there currently is no dedicated or prominent main entrance in existence. The design will consist of a 22'-0" overwide single lane in and out drive aisle with an intermediate turnaround with half cul-de-sac. There is a keypad access combo optical controlled gate at the entrance with pad sensor gate for exiting; knox box / fire department access will be included for emergency entrance. There are (2) existing, noncompliant points of access from McKellips; the eastern most entrance, near the Clubhouse will be abandoned and infilled with CMU fence wall to match existing design and the western most point of access will remain in-place as it serves as an access for an exst'g dedicated easement. The existing ADA sidewalk at E. McKellips will

be maintained and updated as necessary to connect both the east and west sides of the property for continued access at McKellips as well as onto the property at the new centrally located ingress and egress.

The materials used will be heavy duty brick pavers for an upgraded appeal with contrasting pavers at the ADA crossover walkway on-site. New "Palm Harbor Estates" signage will be provided at a new monument wall placed just outside the ROW at a new landscape median directly off E. McKellips. A secondary landscape median will be provided just north of the new drive aisle opposite of the turnaround and half cul-de-sac. Xeriscape landscaping and decomposed granite will be provided at both landscape borders. (15) existing visitor parking spaces are being removed to provide the new ingress/ egress location, (35) new visitor parking spaces are being provided to achieve (45) visitor parking spaces total.

The second part of the scope of work consists of the demo of all the existing concrete pads and trash enclosures and to mill and overlay the existing asphalt, (7) new trash enclosures are being provided at a concealed and secluded area on the property, the owner will be providing a concierge service for resident assistance.

The scope of work here is as follows:

Demo: Existing Trash Enclosure: CMU Walls & Concrete pads: (includes site clean-up)

- 5 - Dumpster Walls – 217' lf
- Concrete Pads – 2,381' sf
- Ribbon Curb – 55' lf
- Single Curb – 55' lf

Install New Concrete Trash Enclosure Pad & Wall (Per City of Mesa Trash Enclosure Guidelines – M-62):

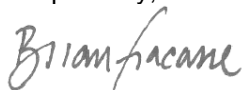
- Concrete Pad: 130' x 30' x 6" depth (3,900' sf)
- CMU Block (8" x 8" x 16") Wall – 170' lf x 6' h
- CMU Block (8" x 8" x 16") Wall – 24" lf x 6' h
- Bollards (4 at each dumpster) – 21 total
- New Ribbon Curb, per plan
- New Single Curb, per plan

Mill & Overlay:

- Mill existing asphalt to approximate 3" depth, use millings as ABC in any areas that require build-up and haul off any remaining millings
- Patch back asphalt at concrete pad removal sites & new radii on curbs at trash enclosure area
- Fine grade approximately 200,000' sf
- Apply approximately 3" of ½" hot asphalt parking lot mix
- Roll to smooth surface
- Install 16 speed bumps
- 3 - Manhole adjustments
- 17 – water/gas adjustments
- Repaint pavement markings per existing

Please feel free to contact our office if you should have any additional questions or concerns.

Respectfully,



Brian Fracasse, NCARB, AIA, IIDA