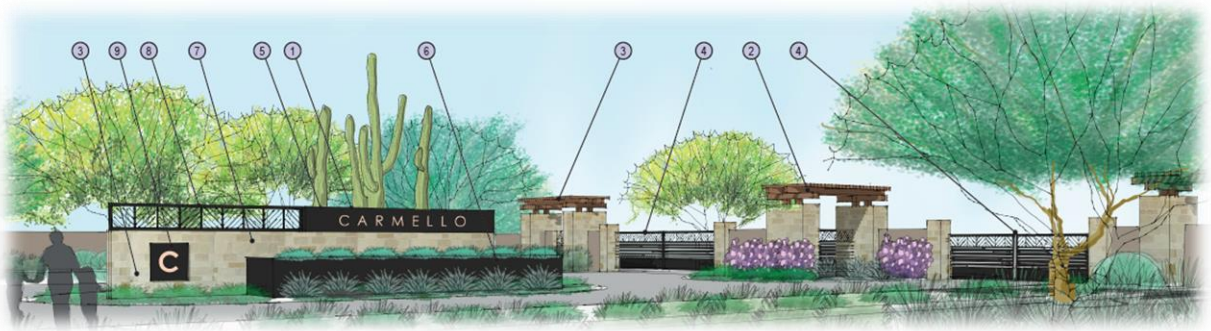


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# Carmello

SEC of Hawes and McDowell Road,  
Mesa, AZ

## Annexation, Zoning and Preliminary Plat Narrative



***Submitted by:***

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***On behalf of:***

**BLANDFORD  
HOMES**

EST. 1979

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REVISED- September 25, 2024

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## Introduction

Pew & Lake PLC is pleased to submit this narrative on behalf of Reserve 100, LLC and the property owner, the Colleen Horcher Trust. This narrative is in support of requests for an annexation, rezoning and preliminary plat for the development of 65 single-family homes on 28.59 acres located at the southeast corner of McDowell and Hawes Roads, in unincorporated Maricopa County (the "Property").

The Property is comprised of a single Maricopa County Assessor parcel number, 219-31-028F, and is shown below, outlined in red.

**Site Aerial**



The Property lies within the City of Mesa planning area and is designated as "Neighborhood" in the Mesa General Plan. It is currently zoned in Maricopa County as R1-35.

This proposal is to entitle (annexation, application of comparable zoning, re-zone, preliminary plat, improvement plans and final plat) the Property to develop 65 single family, detached homes on lots that range in size from 10,500 to 15,000 square feet.

## About Blandford Homes

Blandford Homes is an award winning, Arizona-based private homebuilder with significant ties to Mesa. The company's largest signature master planned communities are in the City of Mesa including Las Sendas, Mountain Bridge, Mulberry and Reserve at Red Rock. In addition, Blandford Homes has built or is building a number of smaller, boutique residential communities in the premium end of the housing market in north Mesa including Monteluna, The Estates at Thirty-Second Street, The Grove at Valencia, Estates on McDowell, Estates at Mandarin Grove, and Hermosa Ranch. These communities are recognized for their attractive gated entries, themed walls, lush landscaping, open space amenities and beautiful homes.

Blandford Homes is excited to work with the neighbors and the City on the Horcher Property to annex, rezone, plat and develop a quality new residential community that will be an attractive addition to the northeast Mesa area consistent with the Desert Uplands character designation.

## Existing Site Conditions and Surrounding Land Uses

The Property is currently vacant, desert land. The following chart provides a summary of the immediate adjacent land uses.

***Existing and Surrounding Designations and Land Uses***

Direction	General Plan Character Area	Existing Zoning	Existing Use
North	Neighborhood	R1-35 (Maricopa County)	Thunder Mountain Residential Subdivision
East	Neighborhood	RS-35 RUPD (City of Mesa)	"Madrid"; 139 lot residential subdivision; City of Mesa well site and water facility
South	Neighborhood	R1-35 and R1-18 (Maricopa County)	Maricopa County Flood Control District property and large lot residences
West	Neighborhood	R1-35 (Maricopa County)	Valley View residential subdivision
<b>Project Site</b>	<b>Neighborhood</b>	<b>R1-35 (Maricopa County)</b>	<b>Vacant</b>

## Requests

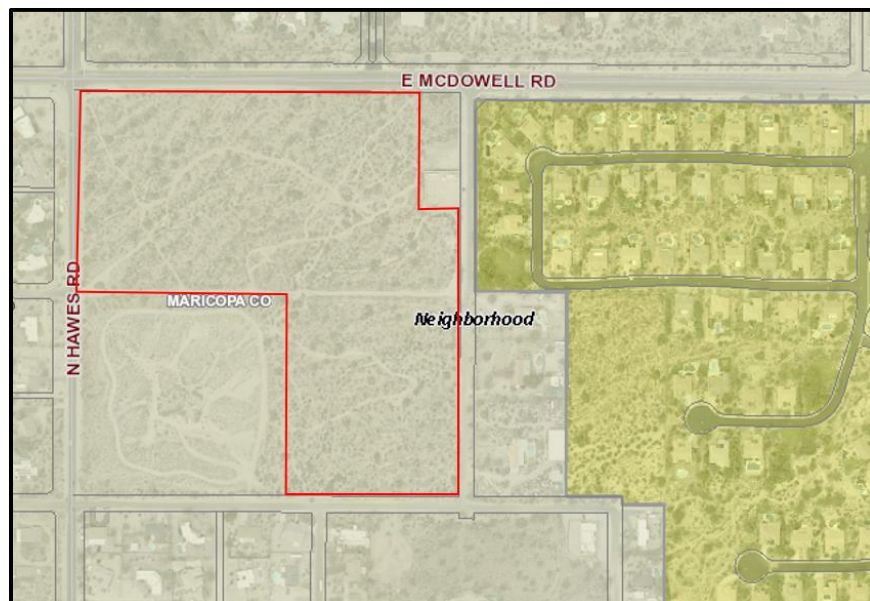
As previously noted, our requests to the City of Mesa are for the approval of:

1. Annexation of the Property into the City's jurisdictional boundaries.
2. Application of comparable zoning from Maricopa County R1-35 to City of Mesa Agriculture (AG).
3. Rezone the property from AG to RS-15 with a Planned Area Development (PAD) overlay for development standard deviations.
4. Preliminary Plat approval.

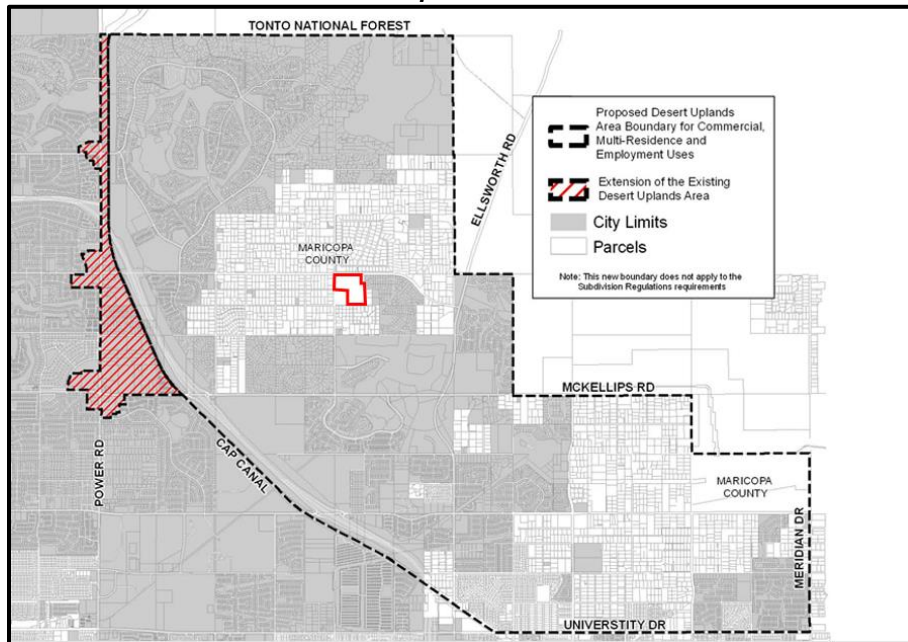
## Compatibility with the General Plan Character and Sub-Area

The Property is designated in the Mesa General Plan in the "Neighborhood" Character Area. It also falls within the "Desert Uplands" sub-type area. As shown in the graphics below and on the next page, the Desert Uplands sub-area type is comprised of properties east of Power Road and the CAP canal, north of University Avenue. The proposed development is consistent with the General Plan Neighborhood designation and the RS-15 zoning district is one of the secondary zoning districts allowed in the Desert Uplands sub-area.

**General Plan Map**



### Desert Uplands Sub-Area



Blandford Homes has been developing within the Desert Uplands area for nearly two decades, including the Mountain Bridge master-planned community. Mountain Bridge spans 717 acres with 1,475 residential units showcasing a mix of housing types. Mountain Bridge features a beautiful clubhouse, pool facilities, sports courts, open space, walkways, a trail network and more than 20 gated neighborhoods. Neighborhoods developed by Blandford Homes within Mountain Bridge have demonstrated an unparalleled level of quality and attention to detail that has allowed Mountain Bridge to become one of the premier residential communities in the Desert Uplands of Mesa. The homes within Carmello will similarly feature the high level of quality that Blandford Homes is known for—beautiful, four-sided architecture, variety of quality exterior building materials, generous square footages and high-end interior finishes.

## Proposed Development

### The Development Plan

As shown on the Conceptual Land Plan provided with the application materials, Carmello is proposed as a 65-lot, gated subdivision with primary access from McDowell Road, and an emergency-only access point on Hawes Road. The primary access point will feature a keypad entry at a dramatic gated entry, and an inviting landscape area. The land plan is carefully arranged so that over 90% of the lots do not back onto another lot. There are a variety of lot sizes including 75' x 140', 95' x 140', and 100' x 150'. The largest lots in the community, at 100' x 150', are placed on the outer edges of the subdivision, to provide additional lot depth and buffer to the existing arterial roadways. These lots will also have

larger side-yard setbacks than the rest of the subdivision to create a more expansive feel to the community when viewed from adjacent communities.

There will be single and two-story homes within the community that range, preliminarily, from 2,279 square feet to 5,200 square feet, on floorplans that have previously been approved by the City of Mesa. Importantly, Blandford Homes is restricting the homes on the lots that back up to Waterbury Road (lots 8 – 14) to single-story.

The 35-foot wide streets within Carmello will be private and maintained by the HOA that will be formed for the maintenance and upkeep of the community.

Finally, the frontage along McDowell Road will be improved to match the Madrid subdivision, immediately to the east of the property. As shown on the land plan, there is a 65-foot right-of-way, within which lies the half-street of pavement, curb, gutter and sidewalk, a flood control district easement and a public utilities easement. The proposed half-street section for McDowell will continue the pattern of development that is already established along the arterial roadway. Hawes Road is proposed to be widened by one lane within an additional 40-foot, 1/2 street right-of-way with curb, gutter, detached 6-foot sidewalk and landscaping.

Carmello is intended to be similar in character to the *Monteluna* community located on the south side of McKellips Road, just west of Hawes Road, also in the Desert Uplands character area. Shown in the vignette on the next page, the *Monteluna* subdivision was built by Blandford Homes and sets the tone for the style and character of what will be proposed within this proposed development.



### Landscape and Open Space

The main entry into Carmello features a “modern desert” theme that will blend natural stone and steel and native desert plants into a contemporary look that will provide a fresh and dramatic interpretation of the Desert Uplands Character Area Guidelines. Beyond the main entry lies an open space tract and a long linear open space that proceeds through the center of the community. Areas are also set aside for stormwater retention that will also provide usable open space for passive recreation. Within the open space areas, plantings include trees and shrubs chosen from both the *Preferred* and *Acceptable* Desert Uplands plant lists.





## Native Plant Salvage

Blandford intends to salvage native plants on the property, move them to a nursery for safe-keeping and maintenance during land development, and then re-plant them to create new natural area open space (NAOS) corridors. Native plants will be placed in the main open space corridor that traverses the central part of the community. This area is approximately 865' long by 41' wide (35,782 s.f.). The salvaged plants will also be placed in the landscaping of other open space areas including: a second corridor in the southern portion of the property; the main park amenity area; at retention basins; the main entry; and in the right-of-way landscaping on McDowell Road and Hawes Road. In total, over six-acres of open space is proposed, representing 21% of the project area. A comprehensive Native Plant Inventory and Preservation Plan will be provided to the City during the entitlement process.

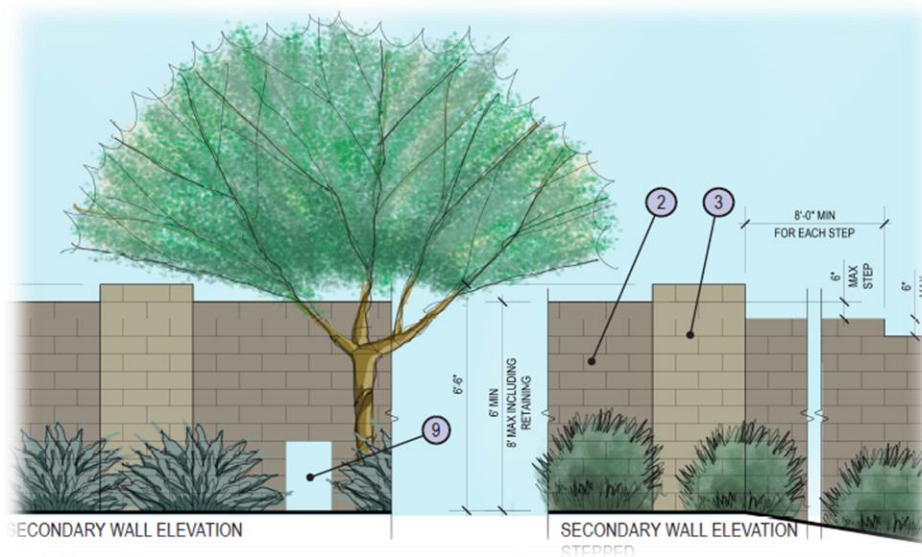
## Amenities

The main amenity area is located centrally within the community. It features a fenced and lighted pickleball court, a tot lot, ramada and bean bag toss court. Placed strategically on a corner within the community, visitors to the amenity area will experience expansive views of Usery Mountain while enjoying the community gathering spaces.



## Walls

Carmello will be gated and enclosed by a combination of primary and secondary theme walls. The primary theme walls feature a combination of stone veneer and painted CMU. The perimeter walls along both McDowell Road and Waterbury Street include 3-foot horizontal staggers at required intervals in accordance with the City of Mesa Zoning Ordinance. Where the community wraps around the Maricopa County Flood Control District property on the southwest corner of the property, view fencing will be provided so that views to the southwest are provided. View fencing will also be provided where homes back onto open space areas, to views and an open feel to the community. Openings are provided at various locations of the walls to allow for the passage of desert wildlife.



## Parking and Solid Waste Program

Each of the homes in Carmello will have, at a minimum, a two-car garage, typically with a third-car tandem garage space and a driveway that is at least 20 feet in length. The 35-foot-wide private roadways will allow for parking on both sides of the streets to serve visitors when necessary. A Solid Waste plan has been provided in the application materials demonstrating that the development is in compliance with the City of Mesa requirements for safe maneuvering of solid waste vehicles and depicting the trash bin locations for each home in the community.

## Compliance with Chapter 22: Planned Area Development Overlay District

Section 11-22-1 of The City of Mesa Zoning Ordinance specifies that the use of a Planned Area Development (PAD) Overlay District is to allow for innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit. The intent of the district is to provide for creative, high-quality development incorporating:

- 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;
- B. Options for the design and use of private or public streets;
- C. Preservation of significant aspects of the natural character of the land;
- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;
- E. Sustainable property owners' associations;
- F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and
- 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 proposed development is appropriate for a Planned Area Development (PAD) Overlay District.

## Proposed Development Standards and Justification

A Planned Area Development overlay is requested with this application to allow for enhanced residential community design elements in return for modifications to the base standards in the underlying RS-15 zoning district. The conventional RS-15 development standards are shown on the next page, and the manner in which this proposed development meets them is also shown. Where a deviation is requested, it is shown in red text.

<b>Development Standard</b>	<b>RS-15 Required</b>	<b>Carmello Proposed PAD</b>
Minimum lot area MZO Section 11-5-3(A)(1)	15,000 s.f.	10,476 s.f. 12,033 s.f. (average)
Minimum Lot Width MZO 11-5-3(A)(1)	110'	75' (internal to the project)
Minimum Lot Depth MZO 11-5-3(A)(1)	120'	140'
Maximum Density MZO 11-5-3(A)(1)	2.9 du/ac	2.27 du/ac
Maximum Height	30'	30'
Minimum Yards:		
Front (Enclosed Livable Areas, Porches and Porte Cocheres) MZO Section 11-5-3(A)(1)	22'	12'
Front- Garages MZO Section 11-5-3(A)(1)	30'	20' (front-facing; 12' side facing)
Minimum Interior Side	7'	7'
Minimum aggregate of 2 sides MZO Section 11-5-3(A)(1)	20'	15'
Street Side MZO Section 11-5-3(A)(1)	10'	7' (when next to an adjacent landscape tract)
Minimum Interior Side, (on all perimeter lots)		15' each/30' combined
Rear Yard MZO Section 11-5-3(A)(1)	30'	20'
Rear Year (porches and patios)	30'	15'
Maximum Lot Coverage (% of Lot) MZO Section 11-5-3(A)(1)	40%	55%
Materials MZO11-5-5(B)(5)(b)	Buildings must have at least 2 primary materials covering >25%	Second primary material may be reduced to 0% for Spanish elevations, and reduced to 15% for other elevations where appropriate for architectural style (i.e., Prairie, Cottage, Bungalow, Craftsman, Farmhouse)

Maximum Wall Height MZO 11-30-4(A)(1)(b)	6'	8' (Adjacent to McDowell Road or Hawes Road, and at grade breaks between lots where walls step down) 10' (Where a 6' wall is on top of a retaining wall)
Minimum Garage Dimensions (MZO 11-32-4(2))	20' w x 22'd	20' x 19' (Plans 2342, 2568 and 3177 only)

Justification

As shown in the preceding table, the deviations for this proposed development are as follows:

1. A reduction in the minimum lot area (the lots vary from 10,476 – 22,169 SF)
2. a reduction in lot width (the lots are 75', 95', and 100' in width)
3. a reduction in the front setbacks
4. a reduction in the aggregate side yard setbacks (consistent with 7' SYSB's + 1')
5. a reduction in the street-side yard setbacks when next to adjacent landscape tract
6. a reduction in the rear-yard setback
7. an increase in the maximum lot coverage for two of the floorplans that will be offered in the community (provides the opportunity for large single-story plans)
8. a reduction in the amount of the 2<sup>nd</sup> primary building material to zero (0%) for Spanish elevations and to 15% (from min. 25%) for certain elevations where appropriate for the architectural style
9. an increase in the amount of allowable wall height backing to the arterial roadways, at grade break step downs and where a 6' wall is located on a retaining wall
10. deviations from the code requirements for the dimensions of garages for 3 of the floorplans only.

The requested deviations related to minimum lot area, lot dimensions and setbacks are consistent with the deviations requested in other RS-15 PAD developments in north Mesa where certain modifications were requested in return for high-quality community design elements. The high-quality elements provided in Carmello include a dramatic gated entry, a community park with amenities, areas set aside for stormwater retention and passive recreation including interconnected walkways, landscape tracts at the end of each street/block, and extensive perimeter landscaping. In addition to these community benefits, each of the lots within the center of the community are 20-feet deeper than required by the ordinance. Additionally, as noted in the Development Standards chart

above, the minimum side yard setbacks on the 100-foot-wide lots backing to McDowell and Waterbury Roads, will be increased to 15-feet, providing a 30-foot separation between homes. This separation matches the building separations found at the Madrid subdivision to the east and provides a more spacious look from outside the community.

A limited number of deviations are requested for specific floor plans and elevation styles that will not detract from providing a variety of high-quality floor plans and elevations in this community. The deviations requested have already been approved in the City of Mesa for other Blandford communities and are therefore requested for the homes proposed in this community. Approximately 9–12 different floor plans are proposed with 5–7 elevation styles per floor plan, providing more than 45 different floor plans and elevation choices on the 77 lots. This array of choices ensures a diverse, high quality and attractive residential streetscape without monotony or duplication found in other communities. The requested deviations pertain to only three of the floor plans (lot coverage and interior garage dimensions) and some of the elevation styles, such the Spanish elevation which does not meet the percentage of a second material requirement due to the nature of the clean and uncomplicated architectural style.

Finally, modifications are requested in the allowable wall height along the arterial roadways of McDowell and Hawes, to provide additional buffer and privacy for the lots adjacent to the roadways and also to address grade differences along the wall where there are walls that are by necessity placed on top of a retaining wall.

## Utilities and Infrastructure

The proposed development will comply with all the applicable City of Mesa standards and regulations regarding right-of-way and infrastructure improvements. Utilities and services are currently available in the immediate vicinity of the project including the following:

<b>Service</b>	<b>Provider</b>
Water	City of Mesa
Storm Water	City of Mesa
Sewer	City of Mesa
Natural Gas	City of Mesa
Police	Maricopa County Sheriff's Office
Fire	Mesa Fire & Medical Station 216
Solid Waste	City of Mesa
Electrical	Salt River Project

## Phasing

It is anticipated that the proposed development will be completed in a single building phase, after the completion and subsequent certificates of occupancy on the model homes. As is typical in residential communities, the initial model home complex will showcase the proposed quality and elevation finishes of the homes in Carmello. With the amount of interest in this part of Mesa and demand for homes in this area, it is likely that some of the homes and community amenities and improvements will be completed at the same time.

## Ownership and Maintenance

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

## Citizen Participation

The applicant held two neighborhood meetings for this project; on January 30, 2024 and April 4, 2024. The notification list for both meetings included all property owners within 1000' of the property. Additionally, registered neighborhood contacts and HOA's within 1-mile of the property were also notified using a list of registered neighborhoods and HOA's obtained from the City of Mesa. An e-mail distribution list was collected at the first neighborhood meeting and used to supplement the City-provided mailing list for the second meeting.

As a result of the input received at the neighborhood meetings, and from Mesa planning staff and other stakeholders, numerous changes have been made to the proposed development. They include:

- A reduction in the overall lot count from 81 to 65. This results in a decrease of the density that was initially proposed, 2.83 to 2.27 DU/AC.
- Relocation of the main entrance from Hawes Road to McDowell Road.
- Increasing the width of the lots that back onto McDowell and Waterbury Roads. These lots also have a greater side-yard setback (15'/30').
- The homes that back onto Waterbury Road have been restricted to a single-story.

A complete Citizen Participation Report will be provided to City staff prior to the Planning & Zoning Board hearing for this application.

## Conclusion

Carmello will provide a high-quality, single-family residential community to northeast Mesa and will continue a proven track record of successful developments by Blandford Homes in the Desert Uplands character area.

The applicant looks forward to working with City staff to make the vision for this parcel become a reality.



## Development Team

### Applicant / Land Use Counsel

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480.577.5818  
Andrea Pederson, PLA  
asp@studiopa.com

## List of Exhibits

- A. Conceptual Site Plan
- B. Community Amenity Exhibit
- C. Conceptual Landscape Plan
- D. Entry Monuments and Gates
- E. Entry and Streetscape Plans
- F. Pedestrian Circulation Plan
- G. Solid Waste Plan
- H. Wall and Fence Elevations
- I. Wall Plan