



M e m o r a n d u m

Date: 10/25/21

Project: Fiesta Rose Garden
3905 D. University Dr., Mesa, AZ 85205

To: Sean Pesek
City of Mesa

From: Young Kim
Esquire Architecture & Planning

Re: Project Narrative / DIP request

Comments:

Project Narrative:

This project consists of developing the existing vacant lot, approximately 44,649 s.f., for a new (12) 2-bed rm rentable units. There will be (3) 2-story buildings with (4) units each, (2) upper and (2) ground floor. Each unit is approximately 1200 s.f. with 100 s.f. or more of private open space. The ground floor units have (1) attached 1-car garage and the upper units have spacious deck which utilizes the space over the ground floor unit's garage. Each unit is designed to allow view out to the landscape area from the living/entertaining rooms but provide necessary privacy for the bedroom areas via usage of landscape and fenestrations. The project's goal is to provide inviting and comfortable living units to the community residents at affordable pricing.

DIP Request:

We are requesting for your approval on the following items under the DIP program based on the following objectives as prescribed under Mesa Zoning Ordinance chapter 72:

1. The project total area is 1.025 acres and does not exceed 2.5 net acres.
2. The project has been in its current configuration for more than 10 years. See exhibit A.
3. Total area does not exceed 5 net acres and the site is assembled of 2 contiguous parcels.
4. The parcel is served by and has direct access to existing utility distribution facilities.
5. The parcel is located within a 1200 foot radius in which the total developable land area is not more than 25% vacant. See Exhibit B, C.
6. The parcel is located within a 1200 foot radius in which greater than 50% of the total numbers of lots or parcels have been developed 15 or more years ago. See Exhibit B, D.

	Condition	Section	Required	Request
1	Parking spaces along drive aisles connecting to street	MZO 11-32-4	50' setback	30' setback
2	Covered parking required 1/unit	EDSM	12	6
3	Building setback Front setback Side setback Rear setback	MZO 11-5-5	20' 30' each side 30'	9'-6" 9'-6", 20' 9'-6"
4	Landscape setback	MZO 11-33-3(B)(2) MZO 11-33-3(A)	15' 20'	9'-6" 9'-6"
5	Common open space within required front setback	MZO 11-5-5(A)(3)(f)	No	Yes
6	Min. separation between building	MZO 11-5-5	30'	19'-6"
7	Required number of plants by street type	MZO 11-3-3	7 trees and 40 shrubs within the front landscape setback	3 trees and 21 shrubs within the front landscape setback
8	Landscaping for Non-Single Residence Uses adjacent to Single Residence (east property line)	MZO 11-33-3(B)(2)(c)	9 trees and 60 shrubs	0 trees and 49 shrubs
9	Landscaping for Non-Single Residence Uses adjacent to Single Residence (west property line)	MZO 11-33-3(B)(2)(c)	60 shrubs	37 shrubs
10	Landscaping for Non-Single Residence Uses adjacent to Single Residence (south property line)	MZO 11-33-3 (B)(2)(c)	40 shrubs	4 trees and 20 shrubs

7.A This proposed project is consistent with the City of Mesa General Plan. The Mesa 2040 General Plan strives to create a better Mesa by creating neighborhoods which are foundation of the communities where people want to live, work and play. These neighborhoods are in integral component to maintaining healthy, safe, and vibrant communities. And of the important backbone function of creating these neighborhoods is the necessity of providing housing for the people of this community.

Our project goal is to be a part of that endeavor by creating a healthy, safe and vibrant living environment and our proposed design delivers that goal by:

- Creating a large open space where residents can enjoy, relax separate and jointly gather as a group to enrich their lifestyle.
- Providing each unit that has been articulated in architectural elements in personable scale welcoming residents each day to a place they can call home.
- Providing parking layout which provides easy access for the residents and guests.
- Providing an easy access of in and out from the complex.

7.B The proposed development is not any more intense than the surrounding neighborhood but is commensurated with existing development.

As it is shown on the aerial below, our proposed project is very much comparable to the existing development located on 3716 E. University Dr.



- 7.C Our proposed development meets the intent of the Design Standards of the Zoning Ordinance. We are intentionally using architectural elements of a residential architecture to bring down the commercial size massing to a personable scale by:
- intruding hip roof elements to maintain familiarity of housing environment.
 - interrupting a long vertical façade with a physical break in the building to create visual interest.
 - Introducing window treatments such as planter shelf and projections over the window and door to enhance the building fenestration.
 - Utilizing patios and decks as accent elements to break down the large masses.
 - And using the front entrance piece as a focal point of the building architectural statement.

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EXHIBIT A



2021 Aerial photo



2010 Aerial photo

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EXHIBIT B



2021 Aerial @ 1200 ft buffer

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EXHIBIT C



 2021 Vacant Parcel

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EXHIBIT D



2006 Aerial @ 1200 ft. buffer