

November 1, 2021

Project Narrative

Burden West at Pioneer Crossing

SWC Thomas Road & Val Vista Drive

Property Owner

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Tel: 480.390.3337

Contact: The New Home Company

Developer

The New Home Company
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Engineering, Landscape Architecture & Planning Consultant

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INTRODUCTION & PROPOSED DEVELOPMENT

EPS Group, Inc., on behalf of The New Home Company, submits this Site Plan Review approval request for a proposed residential subdivision on ± 9.92 -gross acres, located at the southwest corner of Val Vista Drive and Thomas Road in Mesa, Arizona. The site is currently used for agricultural purposes and is identified as a portion of Maricopa County Assessor Parcel Number (APN) 141-18-008E and is within the Falcon Field Area of Operation 3 (AOA3). This site is also known as Parcel D of the Pioneer Crossing Planned Area Development (PAD). If the requests discussed in this narrative are approved, they will allow for the development of Burden West at Pioneer Crossing, a gated residential community consisting of 90 lots and a gross density of 9.07 dwelling units per acre (du/ac).



Project Data	
Current Land Use	Vacant/Agriculture
Proposed Land Use	Residential
General Plan Land Use Designation	Neighborhood Village
Zoning District	PAD (per Case No. ZON21-00797)
Gross Area	9.92-Acres
Net Area	8.43-Acres
No. of Lots	90
Gross Density	9.07 du/ac
Net Density	10.67 du/ac
Open Space	2.17-Acres / 24 % of Gross

EXISTING CONDITIONS

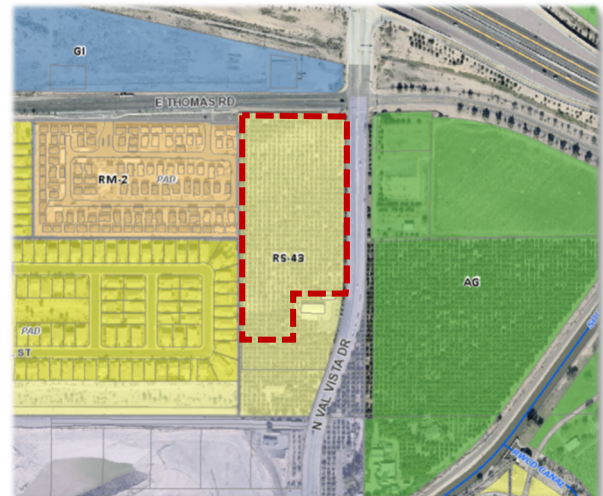
Zoning & General Plan Land Use Designation

The General Plan designation for this site is Neighborhood Village, which is compatible with the proposed residential use. The property is currently zoned RS-43; however, a rezone is being currently being requested from RU-43 to PAD under Case No. ZON21-00797 which will accommodate the development of this proposed residential development.

The *Pioneer Crossing PAD* vision is for a “cohesive Planned Area Development that provides a mix of residential house forms and densities; anchored by specialty activity focal points at both ends; linked by walkways and trails for pedestrian connectivity, cyclists and equestrians; and tied together by a coordinated “look” and feel through landscape and architectural elements.”

Surrounding Properties

This site is compatible with surrounding uses, which include other master planned communities as part of the *Pioneer Crossing PAD* including planned agritainment, commercial and residential uses.



Surrounding Existing Use and Zoning Designations

Direction	Use	Zoning
North	Thomas Val Vista LLC	GI
East	Pioneer Crossing	AG / RU-43 (to PAD ZON21-00797)
South	Pioneer Crossing Agritainment	RS-43 (to PAD ZON21-00797)
West	Lehi Crossing Subdivision / Nexmetro Lehi Crossing	RS-9 PAD / RM-2 PAD

PROPOSED IMPROVEMENTS

Landscape

Landscape within the Burden West at Pioneer Crossing common open has been designed to provide connectivity to open space amenities through the site. On-site retention areas will be landscaped to provide areas for active and passive recreation, which are located within close proximity to all lots.

Per the *Pioneer Crossing PAD*, plantings and materials shall be thoughtfully utilized to present a cohesive design in public areas. Additionally, the site must provide a minimum of six (6) Open Space points based on the project's density of 9.92 du/ac. To achieve this, a total of 2.17-acres of open space is provided and includes a community pool, restroom, and playground which meet the minimum required total of 6 points.

Monumentation, Signs, Walls & Fences

Monumentation, signs, wall and fences shall comply with the *Pioneer Crossing Design* Guidelines in order to maintain a distinct sense of place and reflect the natural surroundings. A Primary Wall and Column will be provided along the frontages of Val Vista Drive and Thomas Road and along the south boundary of the site adjacent to the agritainment area. The existing wall along the west property line will remain in place.

Streets, Access & Circulation

The proposed Burden West at Pioneer Crossing community is less than 1/4 mile south of the 202 Freeway, and access to the gated community will be provided primarily via Val Vista Drive, which runs along the east property line. Secondary, exit-only access is provided along Thomas Road. Full half-street improvements will be constructed for Val Vista Drive and Thomas Road on the north and east side of the community.

Grading & Drainage

All drainage design will be in accordance with the City of Mesa Design Standards. Retention basins are designed to pond 3 feet deep with 1 foot of freeboard unless noted otherwise with side slopes of 4:1 and will be maintained by the subdivision HOA. Retention basins have been adequately sized to retain the 100-year, 2-hour storm event per City of Mesa requirements. Drywells will be used to drain the retention basins. City standards require all retention basins to drain their volume from the 100-year, 2-hour storm event within a 36-hour period. Percolation tests will be performed during construction to determine soil percolation rates. Drywell performance will be evaluated at that time. All drywells will be registered with ADEQ.

Additional evaluation of the project site for on-site and off-site drainage is provided in the "Preliminary Drainage Report and Water and Sewer Reports submitted with this application, and in later entitlements with the improvement plans and Final Plat.

CONCLUSION

We respectfully request your favorable consideration of the submitted documents and look forward to working with the City to implement this exciting new development.