

January 18, 2022

Project Narrative

Burden Orchard at Pioneer Crossing

South of the SEC Thomas Road & Val Vista Drive

Property Owner

Burden Family Trust
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Contact: BB Living Residential

Developer

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Engineering, Landscape Architecture & Planning Consultant

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INTRODUCTION & PROPOSED DEVELOPMENT

EPS Group, Inc., on behalf of BB Living Residential, submits this Site Plan approval request for a proposed residential subdivision on ± 20.12 -gross acres, located south of the southeast corner of Val Vista Drive and Thomas Road in Mesa, Arizona. The site is currently used for agricultural purposes and is identified as Maricopa County Assessor Parcel Numbers (APNs) 141-18-007F, -008B, 141-23-005D, -005E, -006, -004A, & -004B and is within the Falcon Field Area of Operation 3 (AOA3). This site is also known as Parcel C 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 Orchard, a gated residential community consisting of 197 lots and a gross density of 9.8 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	RM-2 PAD (per Case No. ZON21-00797)
Gross Area	20.12 Acres
No. of Units	
Greencourt	67
Townhome	130
Total	197

Gross Density	9.8 du/ac
Open Space	
Private	1.28 Acres (55,996 SF)
Amenity	0.79 Acres (34,287 SF)
Common	6.99 Acres (304,347 SF)
Total	9.06 Acres (394,630 SF)
Open Space per Unit Required	1,250 SF
Open Space per Unit Provided	2,003 SF

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 AG & RU-43; however, a rezone is being currently being requested from AG/RU-43 to RM-2 PAD under Case No. ZON21-00797 and will accommodate the development of this proposed residential development.

This development furthers the goals of the *Pioneer Crossing PAD* to provide 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	The Estates at Pioneer Crossing	AG (to RM-2 PAD ZON21-00797)
East	Roosevelt Water Conservation District / Canal	AG
South	Val Vista Estates / Canal	PAD

West	Burden West at Pioneer Crossing / Agritainment District	RS-43 (to RM-2 PAD ZON21-00797)
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PROPOSED IMPROVEMENTS

Landscape

Landscape within Burden Orchard 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 nine (9) Open Space points based on the Open Space Plan per the *Pioneer Crossing PAD*. To achieve this, a total of 9.06 acres of open space, common and private, is provided which includes the following amenities to meet the minimum required total of 9 points.

Burden Orchard Open Space Points per Pioneer Crossing PAD		
Category	Provided Amenities	Points
A (1 Point Each)	2 Bench Seating Nodes	1
	2 BBQs	1
B (2 Point Each)	Play Structure	2
	Swingset	2
C (3 Point Each)	Ramada	3
	Shade Structure	3
D (4 Point Each)	Gym	4
	Outdoor Kitchen	4
E (5 Point Each)	Pool	5
Total Points Achieved		25

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 Theme Wall will be provided along the frontages of Val Vista Drive. A secondary theme wall will be placed along the western boundary, with full view fencing breaks and gated access to the canal and Lehi Loop Shared Use Path.

Streets, Access & Circulation

The proposed Burden Orchard community is less than 1/4 mile south of the 202 Freeway, and access to the gated community will be provided via Val Vista Drive, which runs along the west side of the property. Half-street improvements will be constructed for Val Vista Drive. Internal circulation is provided via 26' private drives with parking on one side, as well as rear-entry access via 24' private alleys.

Pedestrian circulation is provided throughout the site and connects to a 6' detached sidewalk along the western boundary of the site. Multiple gated pedestrian access points will be provided, allowing residents to safely travel throughout the site and over to the Pedestrian Hawk Crossing, which leads to the future Agritainment District of Pioneer Crossing. The existing Lehi Loop Shared Use Path for pedestrian and equestrian users runs along the entire eastern boundary of the site. Public Access points to the shared use path are located at the northwest corner and southern corner of the site. Three (3) additional pedestrian gates and accessways will also be provided.

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.