



taylor: fracasse architecture, inc.

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

Tel: (480) 659-6745

## RWI PROPERTIES, LLC 24-UNIT MULTI-FAMILY

455 W. HOLMES AVE  
MESA, AZ 85210

### Re-Zoning Package

May 15, 2022

#### Letter of Intent and Narrative

To whom it may concern,

The applicant, Taylor:Fracasse Architecture, Inc., requests a Re-Zoning from LC to RM-4 with PAD for the purpose of developing a 24-Unit Multi-Family Apartment Complex.

The subject property is located near the intersection of South Country Club Dr. & East Superstition Highway, Lot # 3, APN: 134-22-211A, and contains a total of .773 Acres. As legally described below.

*The West One Hundred Sixty-eight (168) feet of Lot Three (3), PORTER PLAZA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 186 of Maps, page 40.*

#### DESCRIPTION OF PROPOSAL

The parcel is proposed for rezoning to RM-4 with PAD to allow for a new multifamily residential project with superior architectural enhancements.

The development would consist of a single building. The apartment building will be 2-stories and 31'-3" in height. The overall building will be characterized with higher centralized massing with architectural reliefs consisting of stepped parapets expressing raw construction materials at the facades.





2. The request for RM-4 with PAD zoning for this parcel, is consistent with the current surrounding land development uses and more importantly the Project will assist with the redevelopment of this area.
3. The Project data for the Site and new Building Floor areas will be as follows:

OWNER:	RWI PROPERTIES, INC.	REQUIRED LANDSCAPE SETBACKS:	
PROJECT ADDRESS:	455 W. HOLMES AVE	FRONT:	10'-0"
PARCEL NUMBER:	134-22-211A	SIDES:	4'-0"
		REAR:	20'-0"
LOT #:	3	OCCUPANCY CONTENT:	R-4 (RESIDENTIAL)
ZONING:	LC (RE-ZONE TO RM-4 PAD)		
GROSS SITE AREA:	.773 ACRES (33,665 SF.)		
CONSTRUCTION TYPE:	TYPE V-B		
BUILDING SF AREA:	10,048 SF		
BUILDING FOOTPRINT AREA:	5,024 SF		
BUILDING LOT COVERAGE:	14.92% (55% ALLOWED)		
REQUIRED BUILDING SETBACKS:			
FRONT:	25'-0"		
SIDES:	28'-0"		
REAR:	23'-0"		
BUILDING HEIGHT REQUIREMENTS:			
ALLOWABLE:	30'-0"		
PROVIDED:	31'-3"		
PARKING DATA:			
PARKING REQUIRED:			
MULTI-FAMILY:			
RESIDENTIAL - 24 UNITS @ 1 SPACE/UNIT:	= 24 SPACES		
ACCESSIBLE SPACE:	1 SPACE		
PARKING PROVIDED:			
REGULAR RESIDENT SPACES (COVERED):	= 25 SPACES		
GUEST SPACES (COVERED):	= 5 SPACES		
ACCESSIBLE SPACE (COVERED):	1 SPACE		
PARKING PER SECTION 11-5-5 OF MZO:	56%		
(FRONTAGE CALCULATION)	94'-0" W. PROV'D		
BICYCLE PARKING:	= 3 SPACES		
OPEN SPACE REQUIRED:			
RESIDENTIAL - 24 UNITS @ 200 SF/UNIT:	= 4,800 SF		
OPEN SPACE PROVIDED:			
RESIDENTIAL - 24 UNITS @ 208 SF/UNIT:	= 5,000 SF		

RWI MULTI-FAMILY COMPLEX:	10,048 SF
OCCUPANCY LOAD: 16-STUDIO UNITS=	16 OCCUPANTS
8-1 BR UNITS=	8 OCCUPANTS
TOTAL:	24 OCCUPANTS
PATIOS/BALCONIES:	12 AT 50 SF/UNIT 8 AT 60 SF/UNIT 4 AT 75 SF/UNIT
EXITING REQUIRED:	AS PER UNIT

### PAD Development Approach

Under the current zoning, the lot will be unable to produce a viable development for many reasons, but with the proposed rezoning, inclusive of the PAD overlay, a high-quality development is possible.

Certain developments in this area could be classified as economically challenged. There are numerous properties nearby that are vacant or have been in growing states of decay for many years. This new development will reduce the vacant lot count in this area and be a step in a new positive direction for this area. We expect that it will act as a catalyst for positive redevelopment.



RWI Properties is seeking the following modifications to the City's development guidelines to make the proposed development a viable solution on this parcel with :

- **Building Setbacks:** RWI Properties is seeking setback reductions at the side and rear yards because of the various PUE's that exist and in coordination with the parking lot layout.
- **Landscape Setbacks:** The landscape setback along the street frontage will be reduced where 15' of landscaping will be provided. Additionally, the landscape setback will be reduced along the west boundary to 4'-0"; where 15' is required. Although we are reducing to 4'-0", we will still be providing landscape.
- **Parking Reductions:** RWI Properties is seeking a reduction in parking from the Mesa parking requirement standards. The parking requirements for this project are being proposed at 1.29 spaces per Unit, with consideration based on demographics and most of the Units being Studios, where not all Occupants will have vehicles. This model is more common in other recent multi-family developments.

We are seeking to apply similar parking provisions to those that are found within other Municipalities throughout the valley. These solutions are similarly provided in the City of Phoenix and Scottsdale, for multi-family apartment design, where calculations are based on the number of bedrooms and/or actual unit sizes. The current site plan provides 1.29 spaces per unit, we are asking for 1.29 spaces per dwelling unit to provide a solution that is more suited towards this low-income housing development.

There is public transportation in proximity (300 feet to the bus route at Country Club). We believe that having a public-transit opportunity near this site will prove very attractive to renters, thereby reducing the number of cars needed per unit.

Each Unit will still receive one dedicated covered parking space assigned by its proximity to the unit with any accessibility needs.

- **Private Open Space:** RWI Properties is requesting a deviation from the private open space requirements (patio/balcony space). With only 24 units in the development, RWI Properties is providing increased open space square footage creating a large and usable rear and side (east) yard. To maintain a quality, clutter free front façade, the private patio spaces are designed to be large enough for intimate seating arrangements.
- **Solid Waste & Recycling:** In order to provide an aesthetically appealing entry and coordinate with the existing utility easements, RWI Properties is providing one trash enclosure on the
- northeast side of the property near the ingress/egress for ease of collection access. RWI intends to provide a concierge service as a supplemental plan for the recycling component.



## PAD Development Standards

Lot Standards	RM-4	PAD
<b><i>Building Setbacks - MZO Section 11-5-5</i></b>		
Side (east property line)	15' per story (30')	<u>16'-0"</u>
Rear Lot Line	15' per story (30')	<u>20'</u>
<b><i>Perimeter Landscaping – MZO Section 11-33-3</i></b>		
Street Frontage Yard Width	25'	<u>10'</u>
Side Yard Width (west)	15'	<u>4'-0'</u>
<b><i>Parking/Unit – MZO Section 11-32-3</i></b>	2.1 spaces per unit	1.29 spaces per unit
<b><i>Minimum Lot Area per Dwelling Unit (sq. ft.)</i></b>	1,452 SF/Unit	1,400 SF/Unit
<b><i>Private Open Space</i></b>	24 private balconies or patios	12 private balconies or patios
<b><i>Private Open Space – Minimum Dimension for Ground-Floor</i></b>	8-feet-wide; 6-feet-deep	8-feet-wide; 5-feet-deep
<b><i>Location of Parking Areas – MZO Section 11-5-5</i></b>	Total frontage of parking areas visible from the street shall not exceed 30% of the lot frontage	Total frontage of parking areas visible from the street shall not exceed 70% of the total lot frontage – 56% prov'd

## BUILDING DESIGN

1. The new building design will be of modern style with a combination of metal panels, and painted Stucco. The fenestrations will all be bronzed aluminum with low-e glazing complimenting the canopy shade structural components. Metal paneling will be implemented to incorporate exciting architectural relief.
2. Systems and Utilities: A new fire line will be installed from W. Holmes Ave with a FDC Siamese connection and new riser room. The existing water meter will be upgraded to accommodate the new plumbing fixture counts. A new Electrical SES will be provided.

Sanitary sewer and water services will connect to the existing City of Mesa public utilities located within the W. Holmes Ave proximity.

Power, telephone, and television cable are located above ground in the right-of-way of the subject property.



Electrically, we are estimating the calculations will require a 1,600A SES at 120/208V, 3-Phase, 4-wire.

An existing water main is located on the north side of W. Holmes. Assessments will be made to provide fire protection flow. Mechanical engineers for the project, have stated that a 6-inch water main is required to meet the fire protection (sprinklered system) needs for the buildings. One 6-inch ductile iron water service will connect to the 8" PVC water main with an 8"x 6"x 8" tee fitting and a 6" gate valve installed prior to the line entering the buildings. Asphalt pavement removal and replacement will be required for installation of the new water 6-inch water main. It is assumed that there will be adequate water flow and pressure with a 6" water line but this may have to be confirmed during the design development phase of the project. All water system components will follow current City of Mesa Standard Specifications and Details.

On-site retention will be provided at the east and south sections of the parcel. No storm drain structures, or underground storm drainpipe are in-place. Storm water surface runoff will sheet flow away from the building into the retention areas.

All storm drain structures and pipes will follow current City of Mesa Standard Specifications and Details. Roof drains would be routed to the ground surface and routed away from the building foundation walls. Foundation drains would be routed to storm drain catch basins/manholes if elevations were adequate. The parking lots on the north and west would drain by surface sheet flow to the retention areas.

#### **CONCLUSION:**

This proposal will not only bring a quality residential development to this underutilized, site, but it will also have a beneficial impact on the existing surrounding land uses, including nearby dining, retail, and service businesses. It will also serve as a good transition from the existing single family residential to the commercial uses.

The intent of the proposed development is to provide a high quality low-income residential development that compliments the area while adhering to and exceeding the development standards as set forth by the City of Mesa. The objective is to provide an aesthetically pleasing and high-quality residential development that will enhance the area.

If you have any questions of need any further information, please do not hesitate to contact our office.

Sincerely,

Brian Fracasse, NCARB, AIA

05-15-22

Date