

**\*4-b**

**ZON22-00265 District 2.** Within the 1200 to 1300 blocks of South 48th Street (both sides), the 4700 to 4800 blocks of East Southern Avenue, and within the 4800 to 4900 blocks of East Hampton Avenue (north side). Located east of Greenfield Road and south of Southern Avenue. (9± acres). Rezone from Single Residence-43 (RS-43) and Single Residence-15 (RS-15) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development. Pew & Lake, applicant; Sunny Mesa INC, owner.

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

**Summary:**

**Boardmember Pitcher was rescued** from participation in case ZON22-00265 citing family relations to the applicant and the proximity of the development.

**Staffmember Joshua Grandlienard presented case ZON22-00265. See attached presentation.**

**Boardmember Peterson inquired** about an agreement for an 8-foot section of wall, and where it was located (far west side).

**Staffmember Joshua Grandlienard clarified** that it is located on the western portion of the property adjacent to the citrus orchard, and the single residences located on the west side.

**Chair Crockett invited the applicant to speak.**

**Applicant Sean Lake, 1744 S. Val Vista Rd. spoke** on behalf of Sparrow Development and thanked the Killian family and mentioned the citizen participation report. Mr. Lake referenced Max Killian's history, as well as the history of the property. Mr. Lake clarified that Sparrow is not a speculative developer but designs, builds, and manages their projects all in house and retains management and ownership, along with equity partnership in all of their communities. Mr. Lake presented, see attached presentation.

**Chair Crockett invited members of the public to speak .**

**Elaine Botnen, 4711 E. Flossmore Cir spoke:** Ms. Botnen mentioned the purchase of her home a year ago in Sunland Village. Ms. Botnen mentioned that a three story, 55-plus apartment building constructed on the property, across the road from citrus grove would have quite an impact on the whole area, citing that there are only one- and two-story single-family homes in the area. Ms. Botnen added that this was consistent with the current zoning, as it will spoil the landscape, the area, and stand out like a sore thumb, and requested that if it would be rezoned to reduce the height to two stories. Ms. Botnen expressed concern for traffic with the entrance planned for Southern Avenue, the requirement for more parking spaces, and the effect

on existing homes in the vicinity. She added that the area does not need another 55 Plus community.

**Janice Luke, 1350 South Greenfield spoke:** and questioned how many multi-story apartment buildings or homes are in the middle of neighborhoods in Mesa, and cited a location on the corner of Greenfield and Broadway. Ms. Luke mentioned property taxes and stated multi story apartments would push families to Gilbert, San Tan, and Queen Creek. Ms. Luke acknowledged the Killian family property and developers but added that, the homeowners surrounding the farm believed it was zoned for single family homes. Ms. Luke stated that the developers gain, and landowners gain should not supersede the rest of the homeowners, their property values, and their lifestyle. She expressed concern for the saturation of people, cars, and pollution. Ms. Luke concluded by stating that changing of the zoning would be a big disservice to the neighbors in the neighborhood.

**Colleen Olsen 4659 E Glade spoke:** and stated that her residence is across the fence and expressed support for single family homes and stable neighborhoods. Ms. Olsen referenced the previous 3 sections of land being previously developed and voice opposition for apartments.

**Carolyn Hubbard, 4635. East Florian Avenue spoke.**

**Conversation ensued** and it was clarified that there would be an exit from the development on Southern and then there's an exit on the 48.

**Carolyn Hubbard** approached the podium and continued, expressing concern for misinformation regarding traffic outlets, parking, and overflow parking at the church. Ms. Hubbard added that traffic generated from church attendance and nearby schools near 48th Street could be problematic. Ms. Hubbard stated that she would like to have it zoned for what it is now, because when the people in Sunny Mesa purchased, the expectation was not to have a high rise there. Ms. Hubbard also expressed concern regarding property values and the safety of the people coming out of Southern by the school and the church.

**Assistant Director Rachel Prelog received a petition and stated:** The petition was passed to staff and would be passed over to the Board. Staff would also like to review the document in the event that resident want to pursue legal action.

**Carolyn Hubbard spoke** from the crowd and interjected that she felt that Shelly Allen had made arrangements with someone in the Killian family, and she should recuse herself.

**Lana Dalton, 4661 East Garnet Circle spoke:** and stated that her residence is located in Sunny Mesa for the past 32 years, on the other side of the fence, on the west, and that she was born and raised in Mesa, Arizona. Ms. Dalton expressed concern for the oversaturation of apartments in the area, the project's 3 story height, and the modern architecture. Ms. Dalton added that custom homes would not require a change to zoning, a stop light at 48th Street on Southern, the traffic, and would make parking manageable. Ms. Dalton reiterated her desire for

homes owned by Mesa voters, or the proposed special Greenfield project be limited to two stories heights, with architecture was more in harmony with the surrounding area.

**David Tantalean, 4721 E. Harmony Circle spoke:** and expressed concern for a email that was sent to the Board and staff on October 12, as he stated he did not receive a response. Mr. Tantalean mentioned a conversation with Max Killian in 1990, regarding future intentions for property to become custom homes. Mr. Tantalean expressed concerns for traffic issues citing that staff did not provide a clear answer to previous questions regarding traffic studies. Mr. Tantalean added as a civil engineer, he is familiar with what it takes to study, adding that increased traffic from the apartment on Southern, the church, and the school could be problematic. Mr. Tanalean stated that research should include one-mile square mile around the proposed project, and that a more board view should be taken. Mr. Tantalean restated his opposition.

**Vice Chair Ayers read a comment card from the Tackett family, 4645 E. Gable Cir.** Who is opposed to the project and did not wish to speak. We live adjacent to the proposed project. The project does not add value to our community. We are saturated with apartments and retirement living. Please vote no to this proposal. Please hear the voice of the people who live in the community.

**Applicant Sean Lake responded** and acknowledged that he appreciated hearing from all the neighbors, and I want to compliment all of them on being very polite, cordial, and friendly. Mr. Lake spoke in regard to the construction, that he could recall in the area, citing a Burger King and existing four-story structures, and single story residential, as well as patio homes, and townhomes, a commercial shopping center, and three story apartments. Mr. Lake addressed the traffic issue by stating that there had been several discussions and meetings, and that the Transportation Department has had several opportunities to review the project. Mr. Lake referenced the Emblem project and the traffic concerns that were addressed at that time. Mr. Lake also stated the previous zoning in comparison to other properties in the area and added bigger buffers were added, and that Sparrow is willing to do it because they want to try to work with the neighbors and have a be a good neighbor.

Mr. Lake also addressed the parking concerns, as a possible misunderstanding stating that there was never a need for parking from the church, and that there was adequate parking. Mr. Lake cited that there are about 1.3 parking spaces, and the project was at 1.4, and added more parking.

**Ryan Hudson, City of Mesa Traffic Engineering spoke** and addressed traffic studies in the area adding that the department collects data on Southern Avenue on a regular basis, due to it being an arterial Street in the network. Additionally, the department continually collects average daily traffic volumes along that corridor on a biannual basis, and that data is monitored for the whole entire street network system. Mr. Hudson addressed a study for that intersection, stating that it's all been on the south side of the intersection on 48th Street; Mr. Hudson stated there is a church and it's a dead-end street network that doesn't go anywhere, until the north feeds into

Southern and nothing recent has been requested, or studied for anything applicable to a traffic signal.

**Boardmember Peterson inquired** regarding traffic information that was addressed at the previous Planning and Zoning Board meeting, to confirm that the analysis and determination that 48th Street and Southern does not warrant a traffic signal right now, was included both projects.

**Ryan Hudson, City of Mesa Traffic Engineering clarified:** Yes, he would agree with that still, that statement with what's projected to be generated from the two sites will be off a 48 Street, and given the fact that 48 Street is not connecting to Pierpont, which ultimately goes over the bridge with the US 60. Just serving these two communities, and the church, and the anticipated trips that will be generated to and from these sites, with the patterns associated with these particular sites, - a traffic signal is not anticipated to be warranted at this time.

**Boardmember Allen directed a question to the City Attorney** regarding the insinuation that there was an agreement about this project, adding that she never made any type of an agreement with anybody, but has known the Killian family for years.

**Assistant City Attorney Sarah Staudinger stated:** the statute says that, if you or a relative have an interest in a decision, that a Boardmember should refrain from participation in that decision. And also advised refraining from participating in any decision, if it gives the appearance of a conflict. However, just knowing the Killian family, based on that information, would not constitute as a conflict on this case.

**Chair Crockett confirmed with Boardmember Allen that she was comfortable moving forward. Boardmember Allen confirmed.**

**Boardmember Sarkissian stated** that there was previous discussion (regarding Emblem) and now on the northern site, seeing those drone photos was really helpful in understanding, adding that if the community changes from 55 plus, it would have to go through a bunch of other reviews. Boardmember Sarkissian stated that the developer had done a great job accommodating the buffers and setbacks, and stepping back, and that everybody seems to want the single family residential, but that there is a need for diversify and visibility. Boardmember Sarkissian added that the project added a great transition for housing as people age, and with regards to the traffic, commenting that the City is going to be under constant scrutiny with that, and looking at future studies as these developments get occupied. Boardmember Sarkissian expressed support of the project.

**Chair Crockett added** that he agreed, and that parking would need to double if the project changed from a 55 plus community, which would not fit on that site, but expressed concern about the traffic in that area during school. Chair Crockett stated that he is supportive of the project, but I do think that the traffic needs to be paid attention to moving forward.



Boardmember Peterson motioned to approve case ZON22-00265. The motion was seconded by Boardmember Allen.

**That: The Board recommends to approve case ZON22-00265 conditioned upon:**

1. Compliance with the final site plan, landscape plan, and elevations submitted.
2. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication whichever comes first.
3. Prior to issuance of any building permit, the applicant must record a lot line adjustment with Maricopa County to accommodate the proposed development.
4. Compliance with all requirements of DRB22-00440.
5. If, and at such time, the development is converted to a general market housing development and is no longer a housing development for senior citizens, a parking plan shall be submitted to the City demonstrating how parking complies with the requirements of Section 11-32-3 of the Mesa Zoning Ordinance, as amended
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standard	Approved
<u>Minimum Yards –</u> <i>MZO Section 11-5-5</i> -Front and Street-Facing Sides adjacent to a collector (east – 48 <sup>th</sup> St.)  -Interior Side: 3 or more units on lot – Multiple Stories	18 feet   6.5 feet for the west property line adjacent to parcel 14055004B  4.5 feet for the south property line
<u>Private Open Space –</u> <i>MZO Section 11-5-5.A.3</i> -Two-bedroom Unit Only	Min. 62 square feet
<u>Building Separation –</u> <i>MZO Table 11-5-5</i>	

-Detached covered parking canopy	10 feet
<u>Fences and Freestanding Wall Maximum Height –</u> <i>MZO Section 11-30-4(A)(1)(b)</i>	8 feet adjacent to single residence uses
<u>Landscape Yards –</u> <i>MZO Section 11-33-3 (B)(2)(a)</i> -Non-single residential uses adjacent to non-residential districts or uses (north)  -Non-single residential uses adjacent to non-residential districts or uses (south)	10 feet  4.5 feet
<u>Landscape Yards –</u> <i>MZO Section 11-33-3 (B)(1)(a)(ii)</i> -Non-single residential uses adjacent to single residence (for sites 2.5 acres or more in size) (west)	6.5 feet

Vote: 6-0 (Boardmember Pitcher, recuse)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Peterson, Montes

NAYS – None



# PLANNING & ZONING BOARD

October 26, 2022



**ZON22-00265**



## Request

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- Rezoning and Site Plan Review

## Purpose

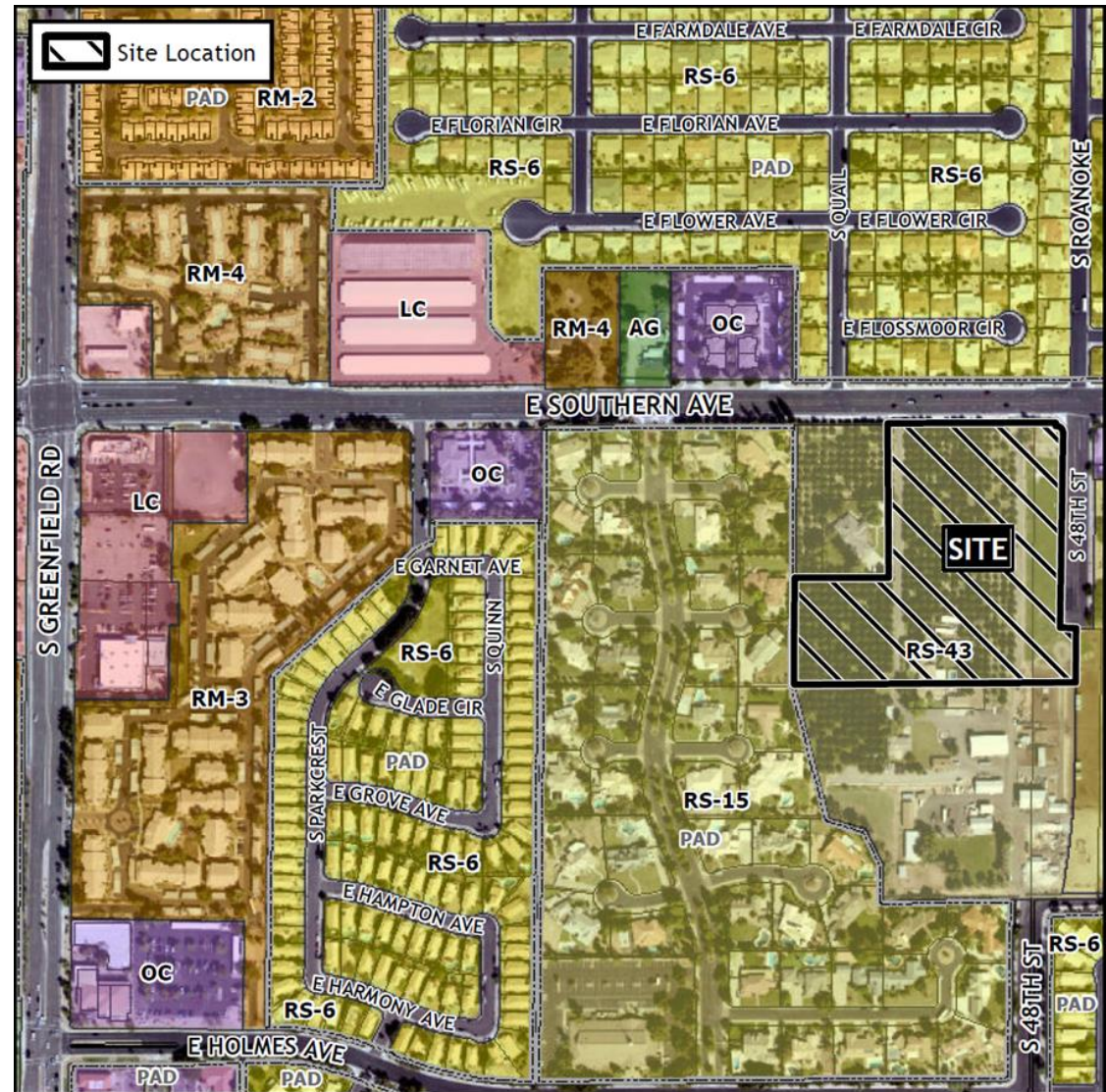
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- Allow the development of an Age-Restricted Multiple Residence Community



# Location

- East of Greenfield Road
- South of Southern Avenue







# General Plan

## Neighborhood

- Clean, safe and healthy areas
- Sense of place

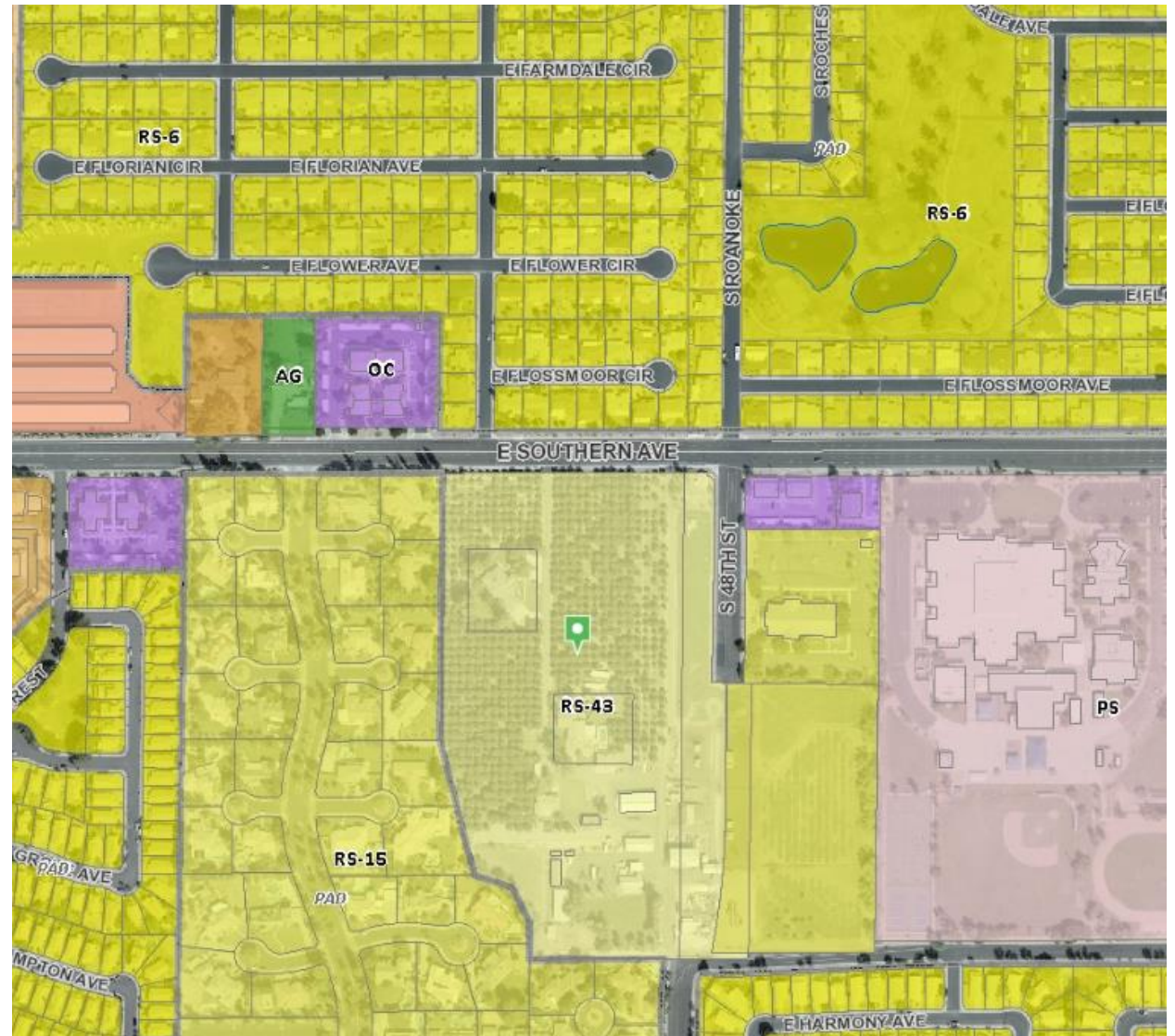


## Existing Zoning

- RS-43
- RS-15

## Proposed Zoning

- RM-4-PAD





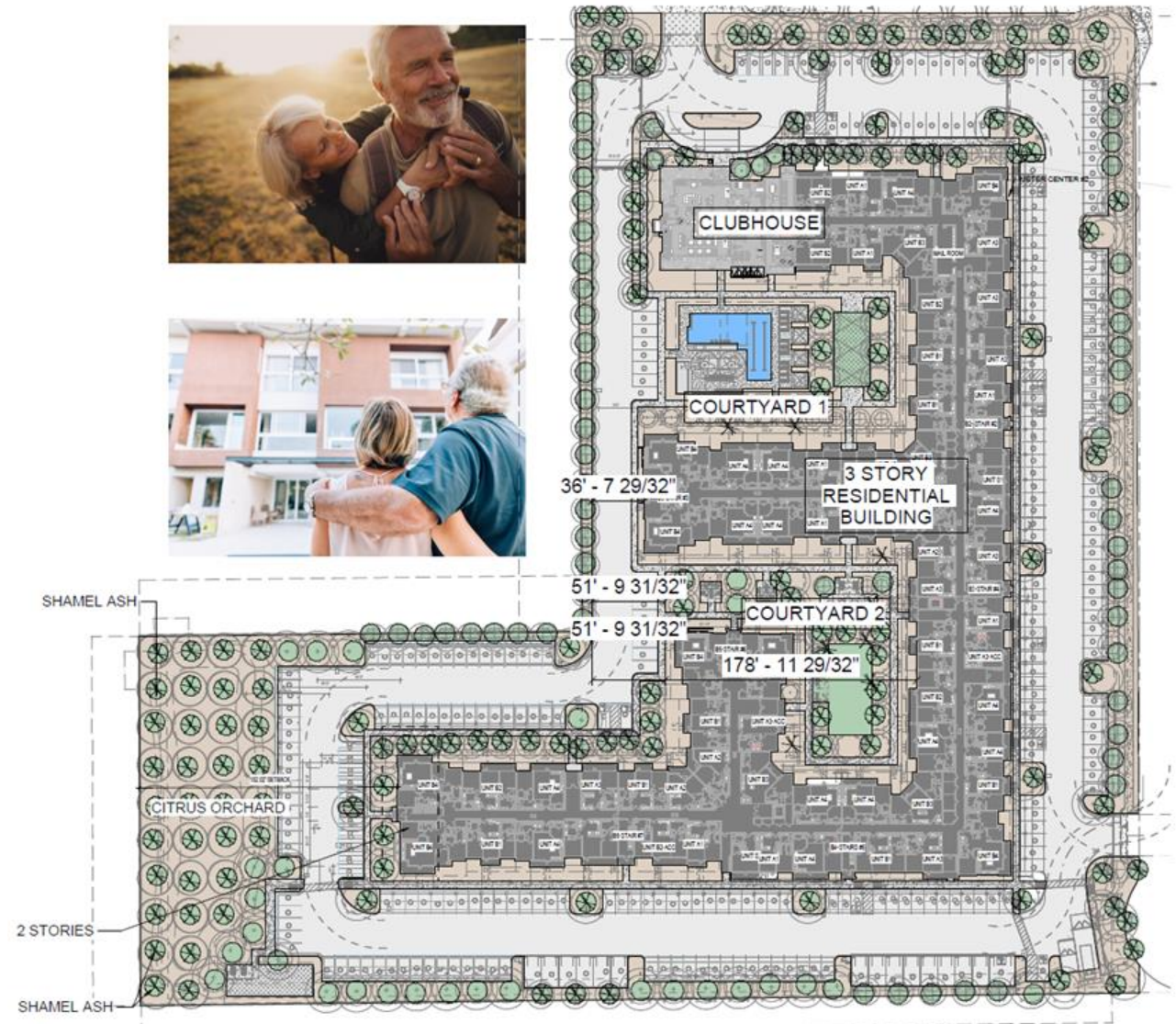
# Site Photo



Looking south towards the site from 48<sup>th</sup> Street

# Site Plan

- Main access from Southern Avenue
- Secondary access from 48<sup>th</sup> Street
- 208 units - 23.3 du/ac
- Alternative Compliance for Parking – 1.4 parking spaces per unit proposed



# PAD Modifications

PAD Standard	Required	Proposed
<u>Minimum Yards</u> <ul style="list-style-type: none"> <li>• Front and Street-Facing Sides (adjacent to a collector - 48<sup>th</sup> St.)</li> <li>• Interior Side: 3 or more units on lot - Multiple Stories</li> </ul>	25'     15' per story (45' total)	<b>18'</b>     <b>6.5' west property line</b> <b>4.5' south property line</b>
<u>Private Open Space</u> <ul style="list-style-type: none"> <li>• Two-bedroom Unit Only</li> </ul>	100 square feet	<b>Min. 62 square feet</b>
<u>Building Separation</u> <ul style="list-style-type: none"> <li>• Detached covered parking canopy</li> </ul>	20'	<b>10'</b>



# PAD Modifications

PAD Standard	Required	Proposed
<u>Fences and Freestanding Wall Maximum Height</u>	6'	<b>8' adjacent to single residence uses</b>
<u>Landscape Yards</u> <ul style="list-style-type: none"> <li>Non-single residential uses adjacent to non- residential districts or uses (north)</li> <li>(south)</li> </ul>	15' 15'	<b>10'</b> <b>4.5'</b>
<u>Landscape Yards</u> <ul style="list-style-type: none"> <li>Non-single residential uses adjacent to single residence (for sites 2.5 acres or more in size) (west)</li> </ul>	25'	<b>6.5'</b>

# Design Review

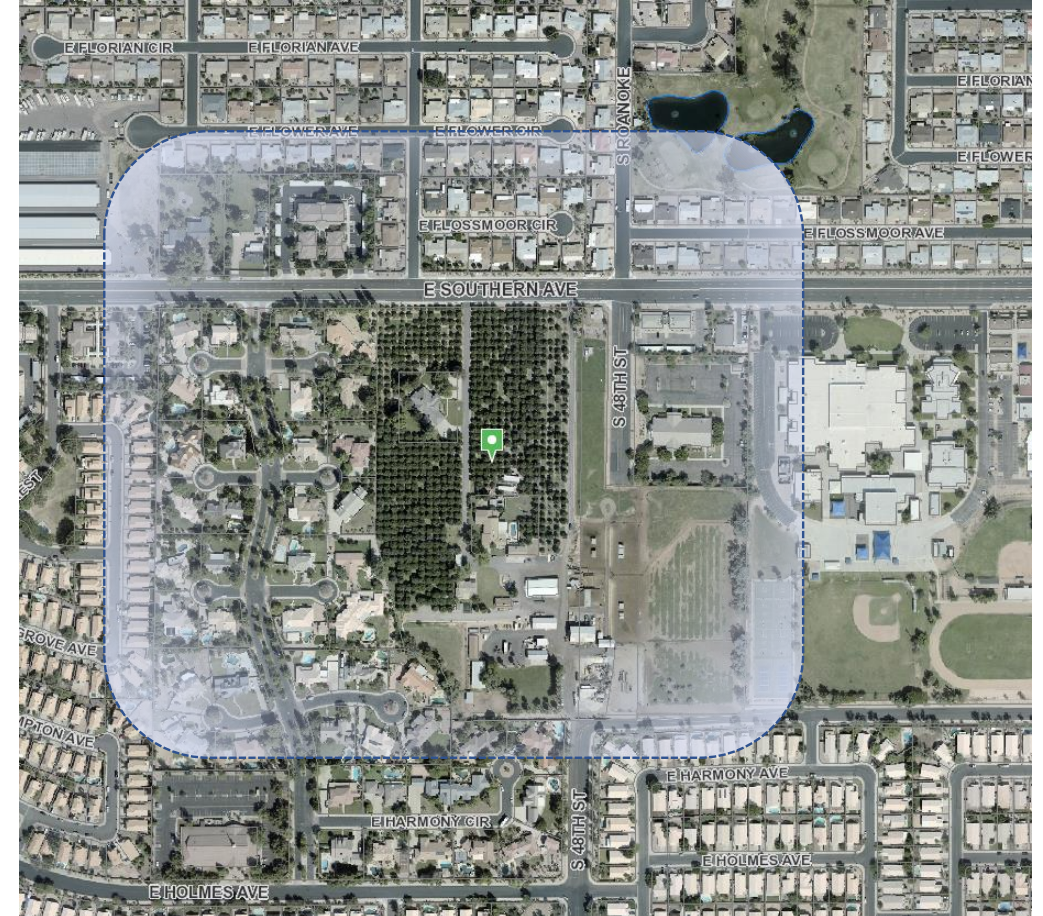
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- September 13, 2022
- Viability and longevity of the citrus grove
- General design comments



# Citizen Participation

- Property owners within 1,000 feet, HOAs & Registered Neighborhoods
- Over 20 meetings made by the applicant with concerned citizens
  - Citizen Concern with Density and Height of the proposed structure and overall use
  - Applicant originally proposed a 4-story structure, reduced to majority 3-story, with portion that reduce to 2-story adjacent to Sunny Mesa



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

## Staff Recommendation

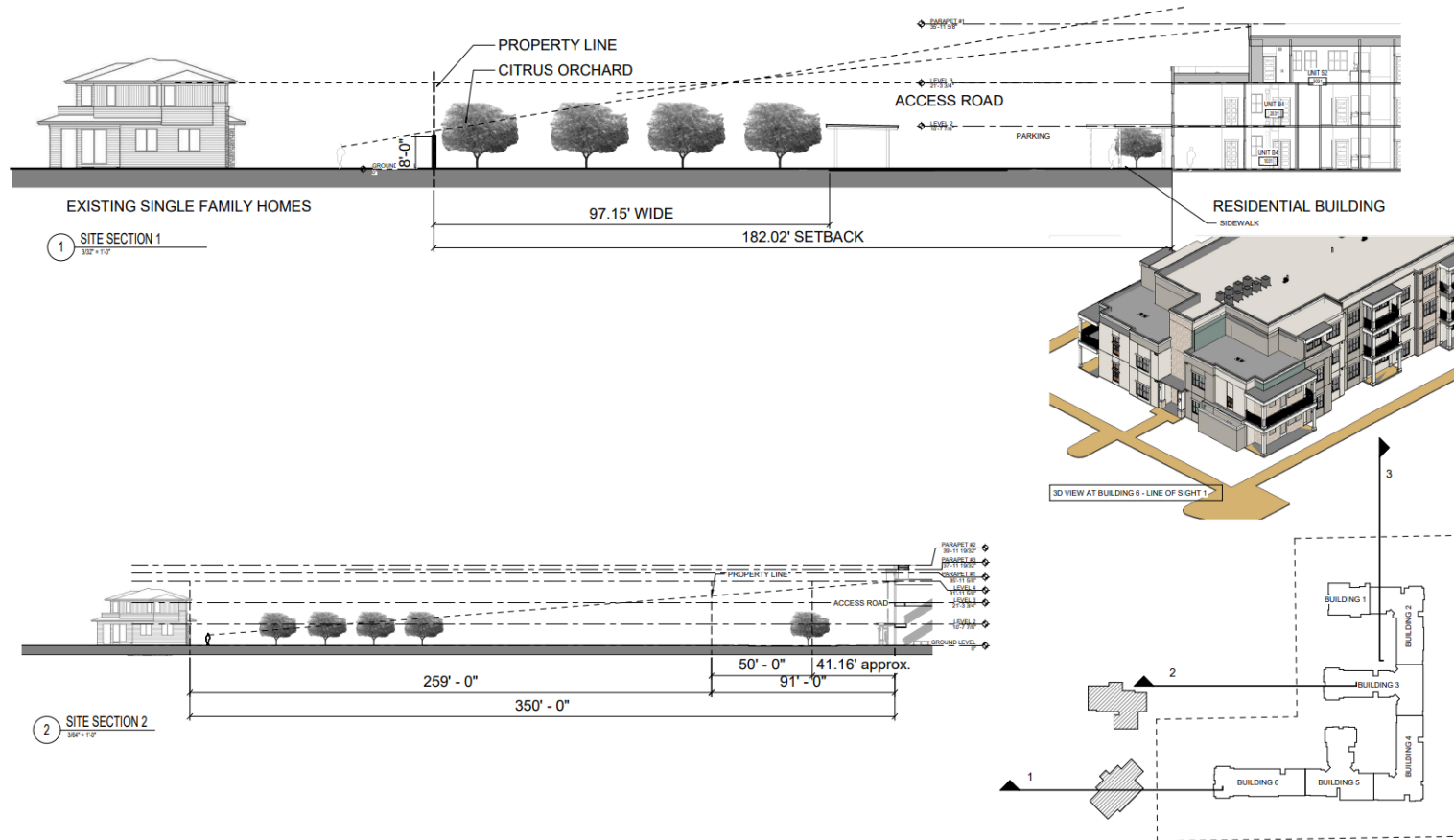
Approval with Conditions



# PLANNING & ZONING BOARD

October 26, 2022





# SITE SECTION - LINE OF SIGHT

# SPARROW GREENFIELD

DATE: 08/30/22

5801

© 2022

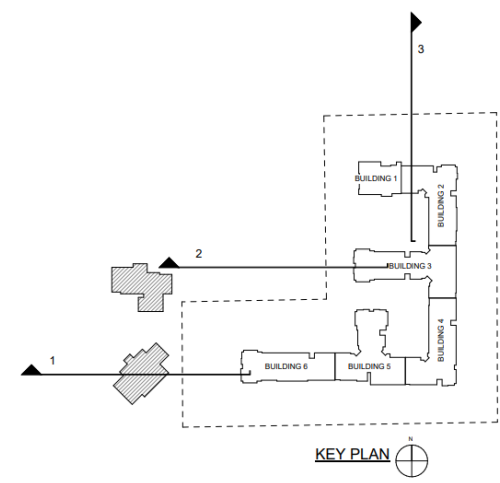
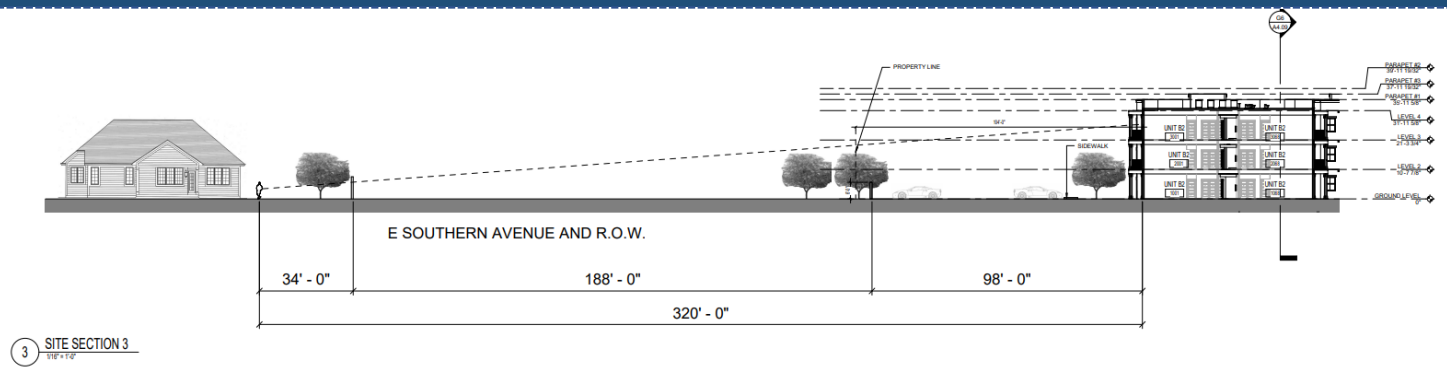
A FUGLEBERG KEOCH COMPANY

2533 TEMPLE TRAIL, WINTER PARK, FL 32789

TEL: (407) 629-0295

WWW.FKCOMPANIES.COM

FL LICENSE # 000987



KEY PLAN SITE SECTION Copy 1  
F1 188'



LINE OF SIGHT SOUTHERN | SPARROW GREENFIELD

DATE: 09/01/22 5801

© 2022 A POLYMER KITCHEN COMPANY 2022 DRAFTING TEAM, WINDY PARK, FL 32789 TEL: (407) 424-0295 www.POLYMERKITCHEN.com FL LICENSE # 0009817

# AMERA GREENFIELD AT KILLIAN FARMS

## 55+ RESORT STYLE COMMUNITY

Planning & Zoning Board  
October 26, 2022  
Item 4b ZON22-00265





# WHO ARE SPARROW PARTNERS

**Sparrow is not a Speculative Developer. They design, build and manage their projects in house. Sparrow has retained management and ownership, along with equity partners in all of its communities.**



*Where We Started:  
Thoughtful Design + Site Planning*

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SPARROW  
PARTNERS



# Killian Ranch/Adjacent

- Walking-Biking Distance:
  - 2,3,4 Story Multifamily
  - Grocery Store
  - Offices
  - Restaurants
  - Salons, personal care
  - Urgent care, medical
  - Professional offices
  - CVS, Walgreens
  - Nearby Wal-Mart



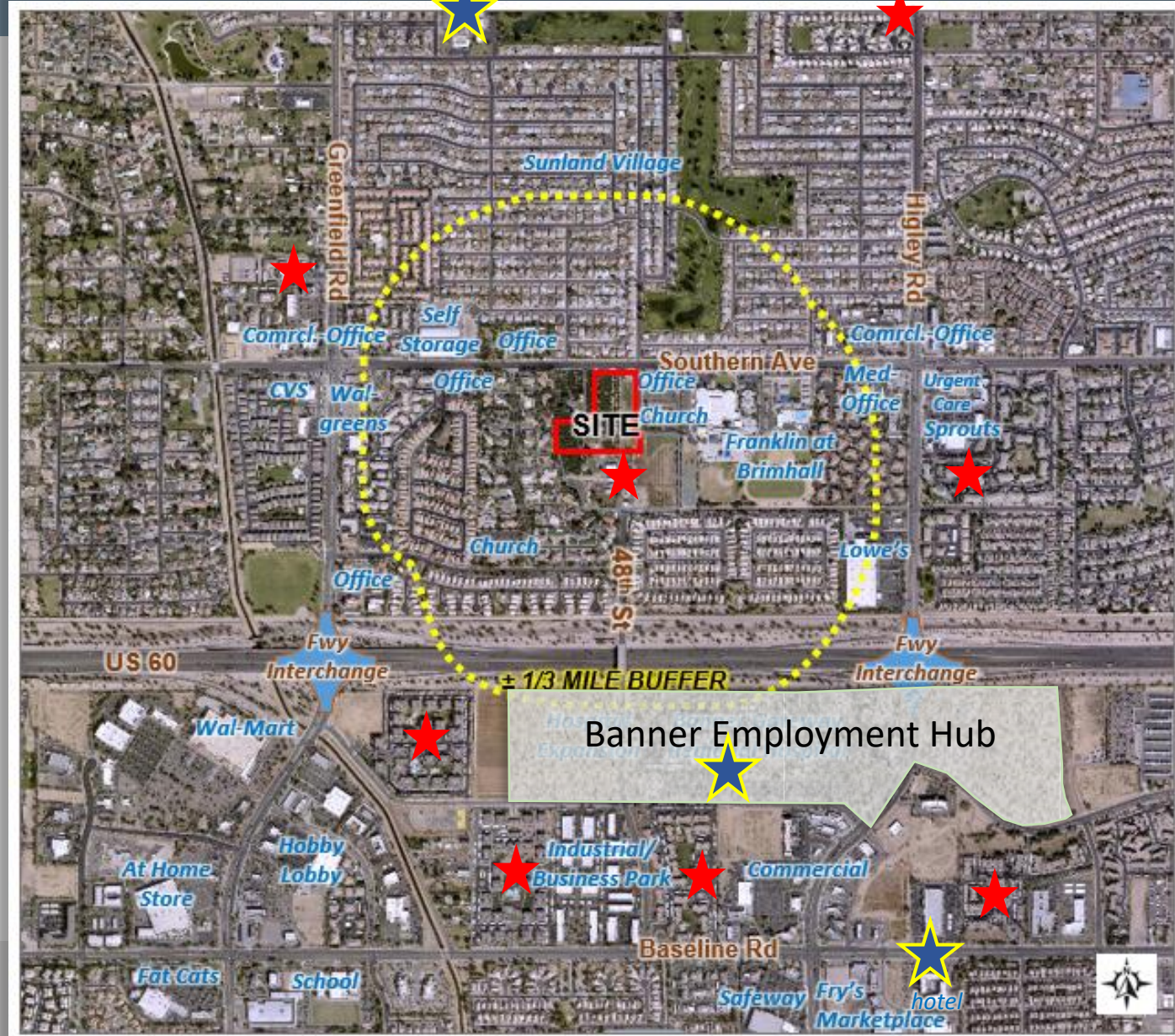
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3 Stories



4+ Stories





# DEVELOPMENT PLAN

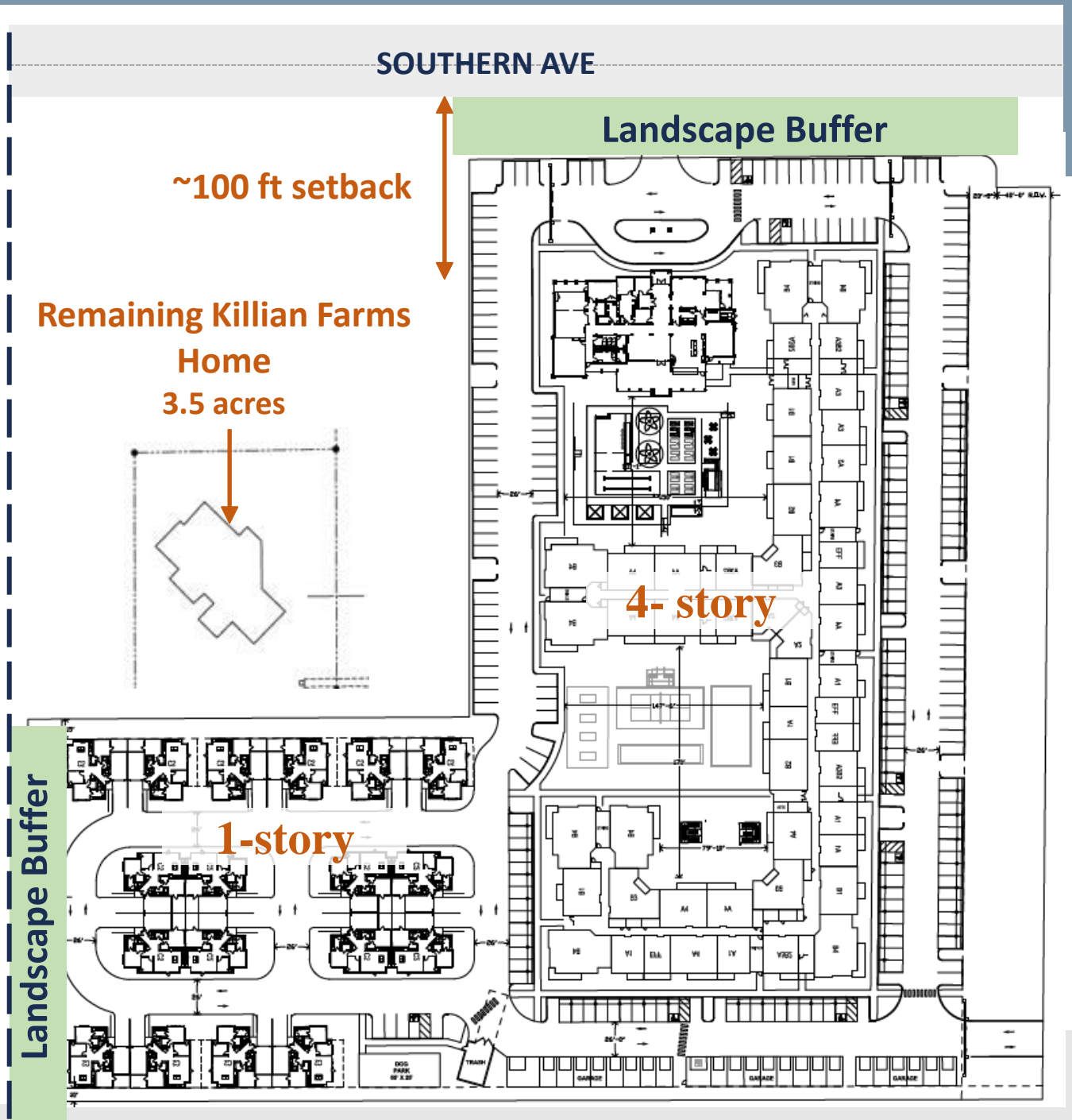


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# PREVIOUS SITE PLAN 1.0

- Sparrow's first 1-story cottage plan designed for this specific site
- Height transition
- Landscape buffer
- 2-3 rows of trees
- Parking area
- 100 ft. setback on Southern

Sunny Mesa Estates shared boundary

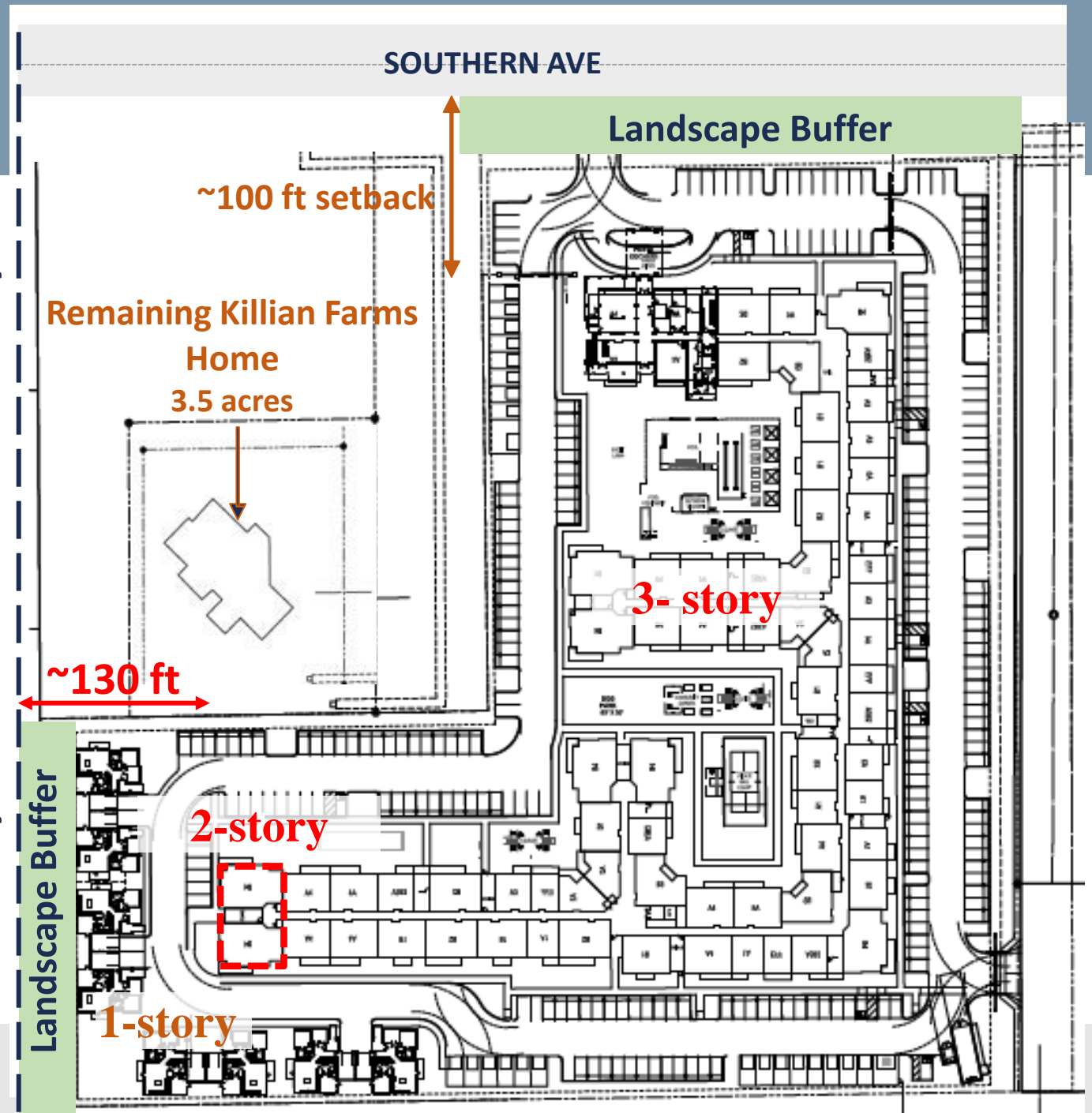




# PREVIOUS SITE PLAN 2.0

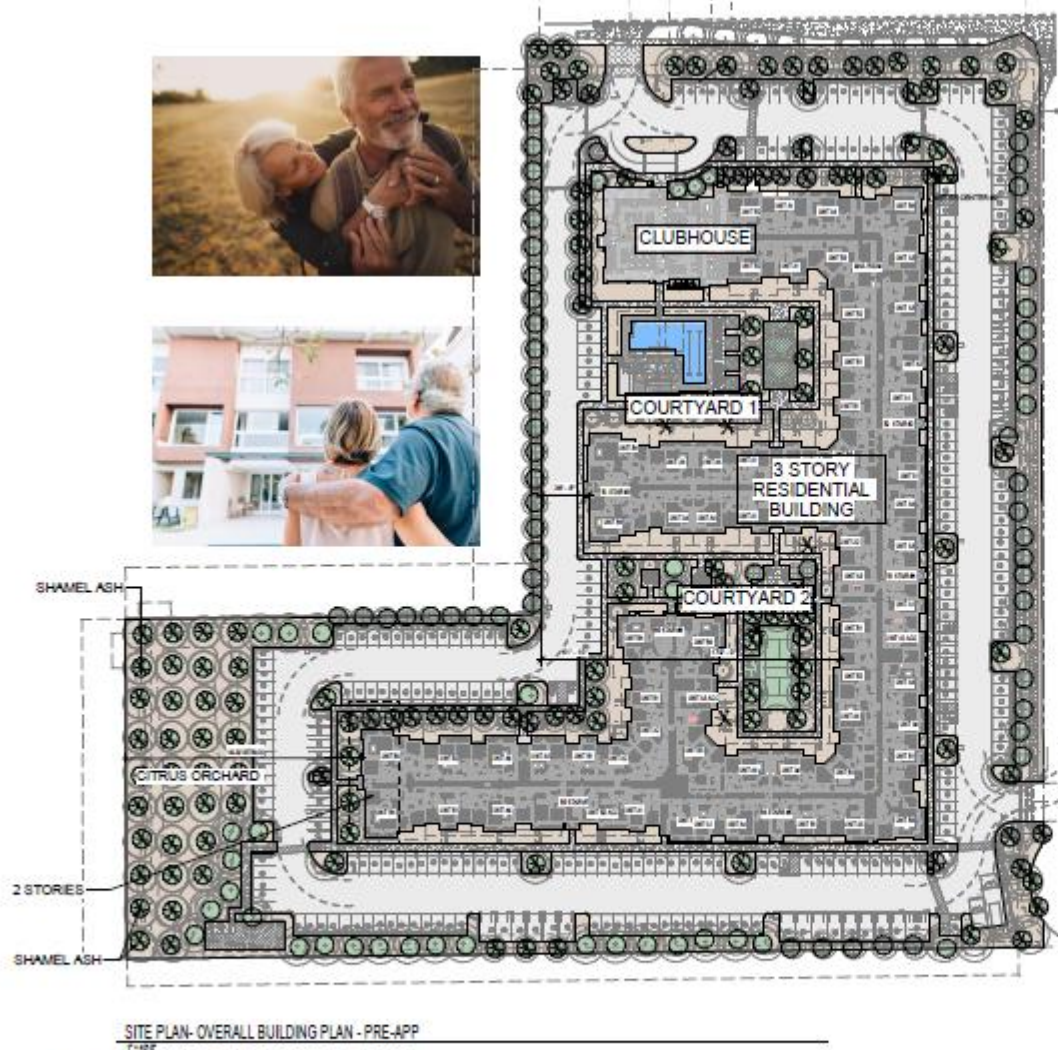
- Reduced from 4 stories to
  - 2- and 3-story building with 130 ft. setback
  - Reduced unit count
- 1-story cottages on boundary

Sunny Mesa Estates shared boundary



# CURRENT DEVELOPMENT PLAN

- Multi-family active adult 55+ gated community
- Resort lifestyle
- Height: 2-3 stories
- Building pushed into the site
- Exceeds open space and recreational requirements
- Outdoor open space  
32,700 SF required  
60,000 SF provided  
+12,000 SF clubhouse



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SITE PLAN

DATE: 08/30/22

SPARROW GREENFIELD

5801

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300 TRINITY TOWER, SUITE 200, AUSTIN, TX 78701

TEL: 512.477.0000

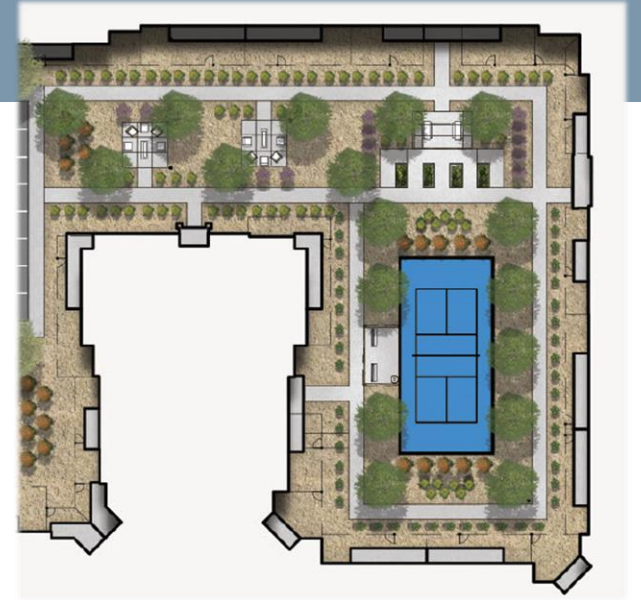
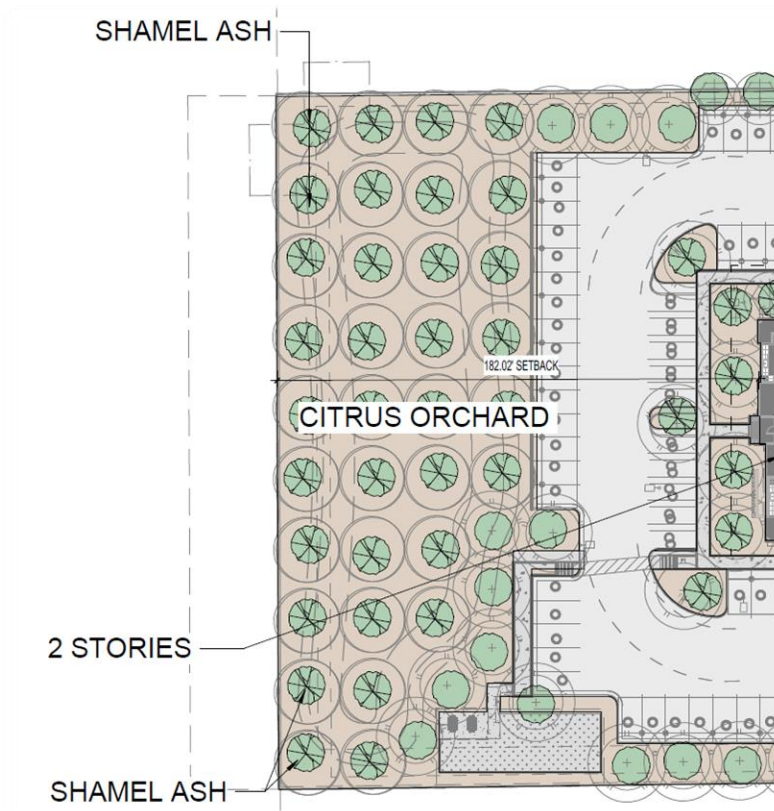
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# OPEN SPACE AND RECREATIONAL FEATURES

- Resort-style pool and open space with barbeque grills
- Large clubhouse
- Interior lounges, sitting areas, library
- Outdoor kitchen
- Outdoor lounge
- Fitness center
- Pet friendly spaces
- Shaded outdoor space
- Outdoor games
- Fire pit
- Community Garden
- Citrus orchard
- Pickle ball



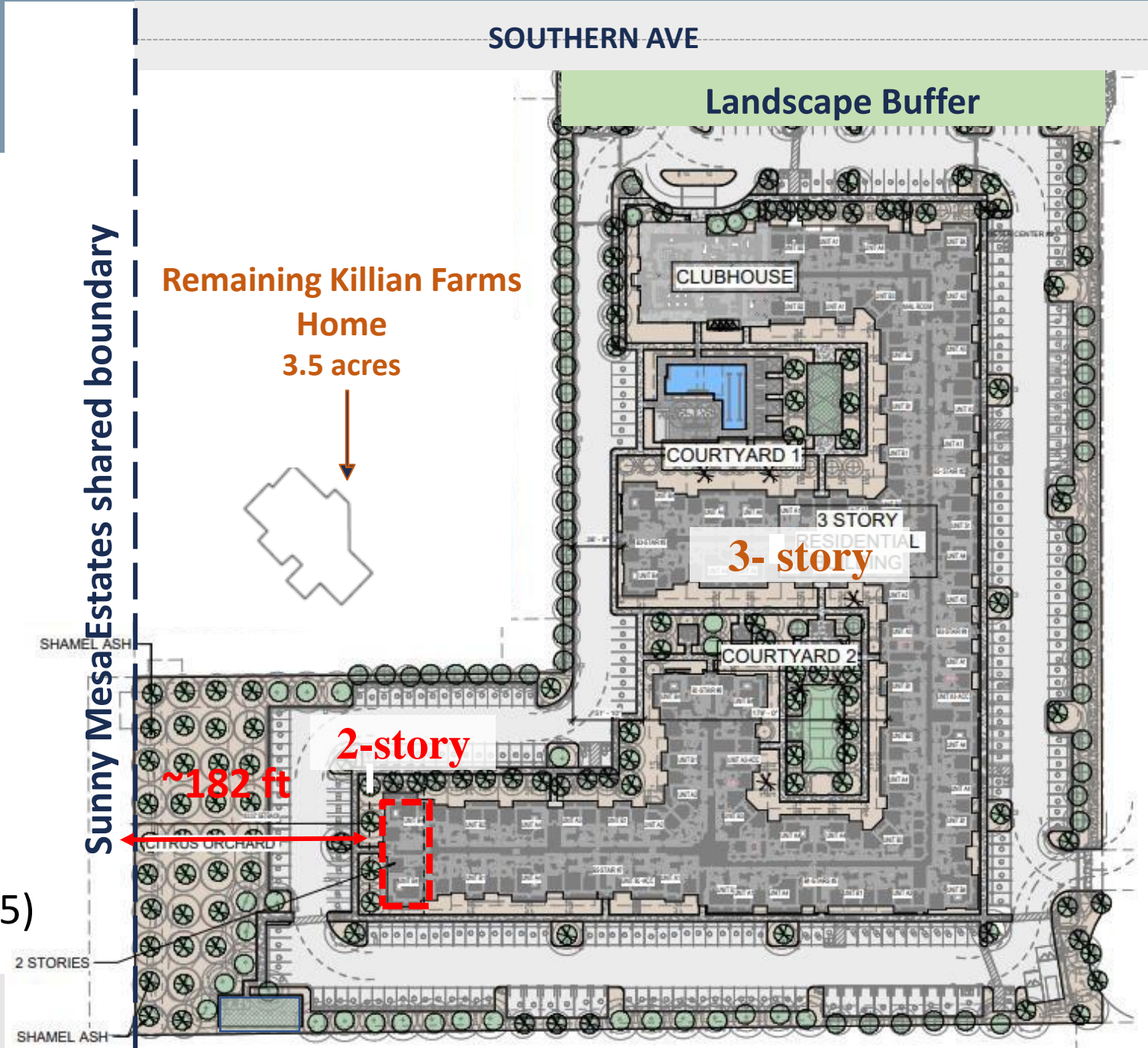
# CITIZEN OUTREACH

- 1/20 – Publicly noticed Neighborhood Meeting**
- 5/9 – Publicly noticed Neighborhood Meeting**
- 7/22 – Sean Lake meeting with neighbors at Mark Killian's home**
- 7/25 – Sparrow meeting with Jesse and Jeff Pitcher at Pew & Lake's office to share the unprecedented changes to the plan, including having a 185 setback with a ~100-foot citrus orchard**
- 7/25 – Sean Lake meeting with the Pitchers at their home.**
- 7/27 – Sparrow makes neighborhood presentation in Robert Johnson's home to share all of the changes made to mitigate impacts. Sparrow does extensive Q&A and leaves its contact info for neighbors. Jeff Pitcher in attendance.**
- 8/4 – Sparrow representative held phone call with Robert Johnson regarding wall height and age restricted covenant.**
- 8/31 – Sparrow representative held conference call with Robert Johnson to discuss the project and lines of site.**
- 9/6 – Sean meetings with Jessie Pitcher and Robert Johnson at Sean's office.**
- 9/13 – Sparrow attends Design Review Board, addresses neighbor concerns, shares design initiatives to mitigate neighbor impacts.**
- 9/29 – Mr. Killian met with neighbors, including Pitchers**
- 9/27 – Sparrow meeting with neighbors, Council representatives, and planning staff at City offices.**
- 10/7 – Mr. Lake met with Daltons regarding preserving trees and landscape buffer suggestions.**
- 10/18 – Publicly noticed Neighborhood Meeting for Sunland Village neighbors to the north**



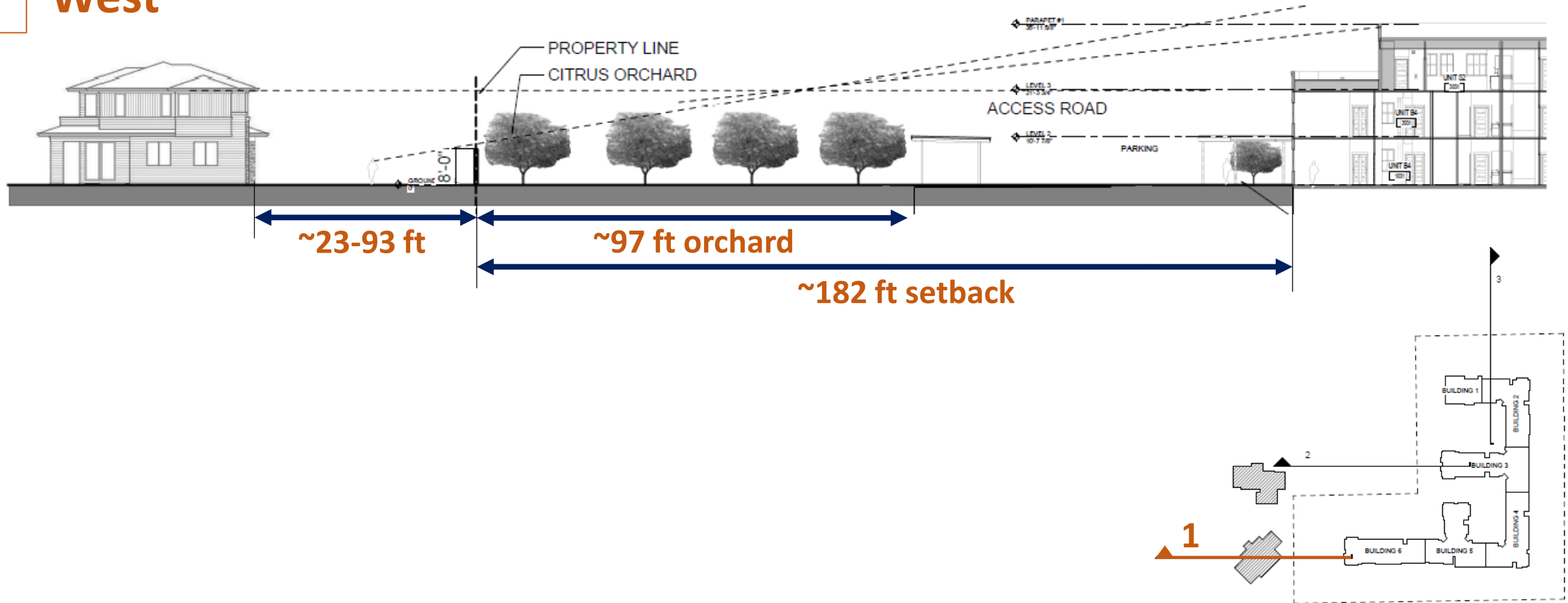
# BUFFER TO NEIGHBORS

- Created 100 ft. citrus orchard
  - Irrigated
- Eliminated cottages
- Huge 182' setback
- 3-story setback of 220'
- No west facing balconies (screened) at the SWC of Building
- Existing Mature Trees on West Side
- Remove and replace shared site wall with 6-8 ft. per approval from owners
- Increased Parking 1.4 (ITE standard .85)



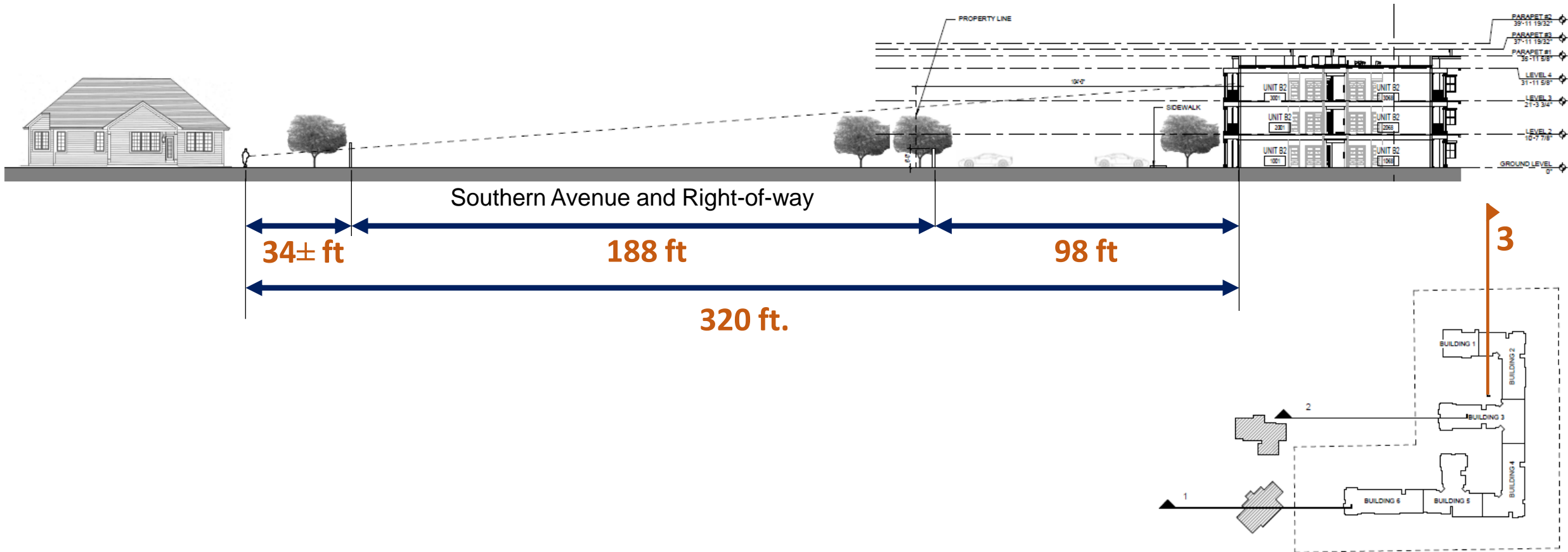
# LINE OF SITES – CURRENT SITE PLAN 3.0

West



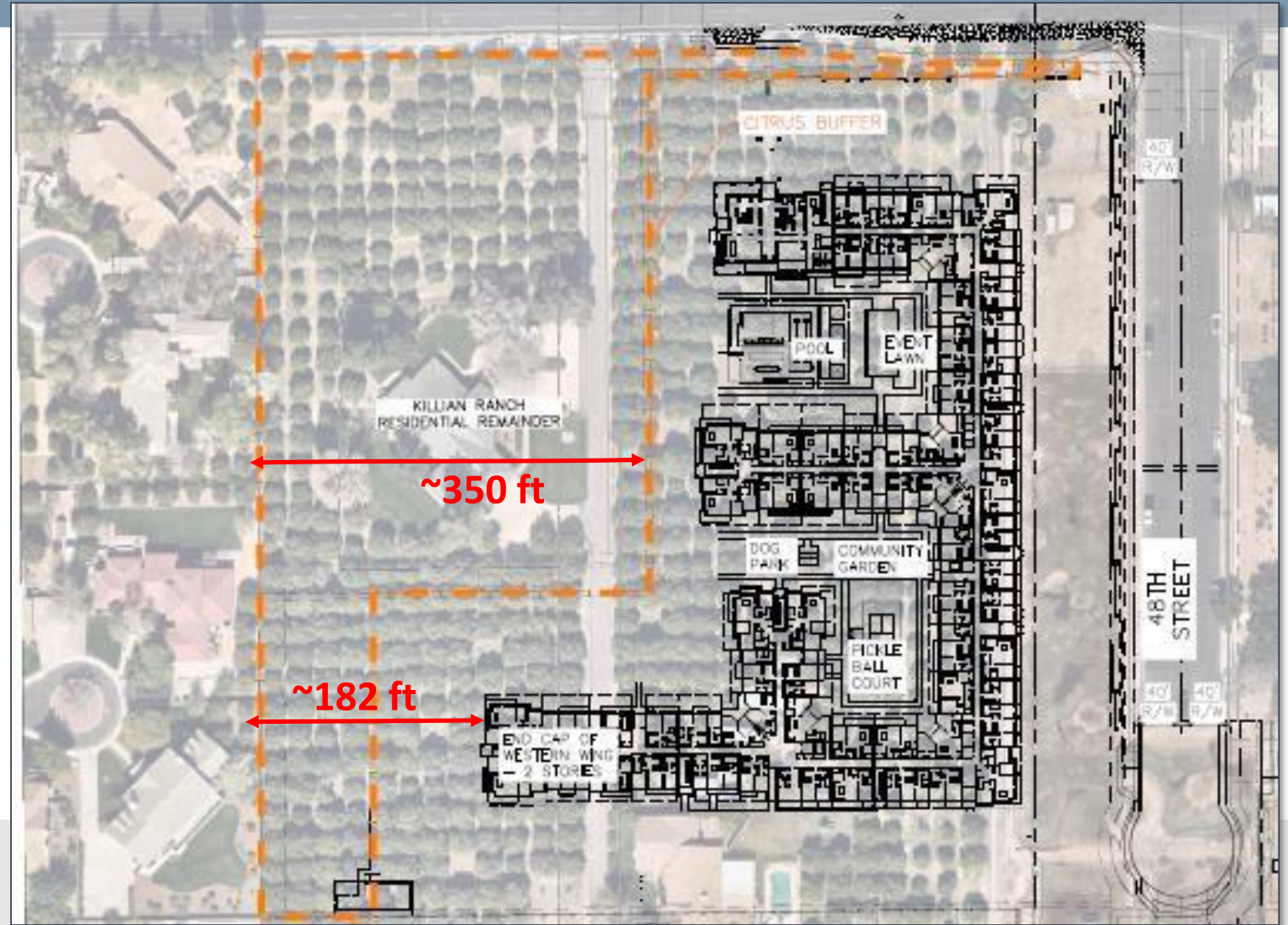
# LINE OF SITES – CURRENT SITE PLAN 3.0

## North – Southern Ave.





# ~3.75-ACRE ORCHARD PROPERTY BUFFER



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# BENEFITS COMPARED TO EMBLEM – NEIGHBORHOOD COMMENTS

## Sparrow

- 208 units

## Landscape Buffer

- ~100 ft orchard
- 4-6 rows of trees

## Setback to nearest 2-story

- 182 ft

## Setback to nearest 3-story

- 230 ft
- 6-8 ft. fence

## Street Access

- Southern & 48<sup>th</sup>

## Both Projects

- 48<sup>th</sup> Street Will Not Connect to Hampton

## LMC

248 units

25-100 ft landscaping

2-5 rows of trees

100 Ft

214 ft

6-8 ft. fence

48<sup>th</sup> Street



# *Visibility Study*

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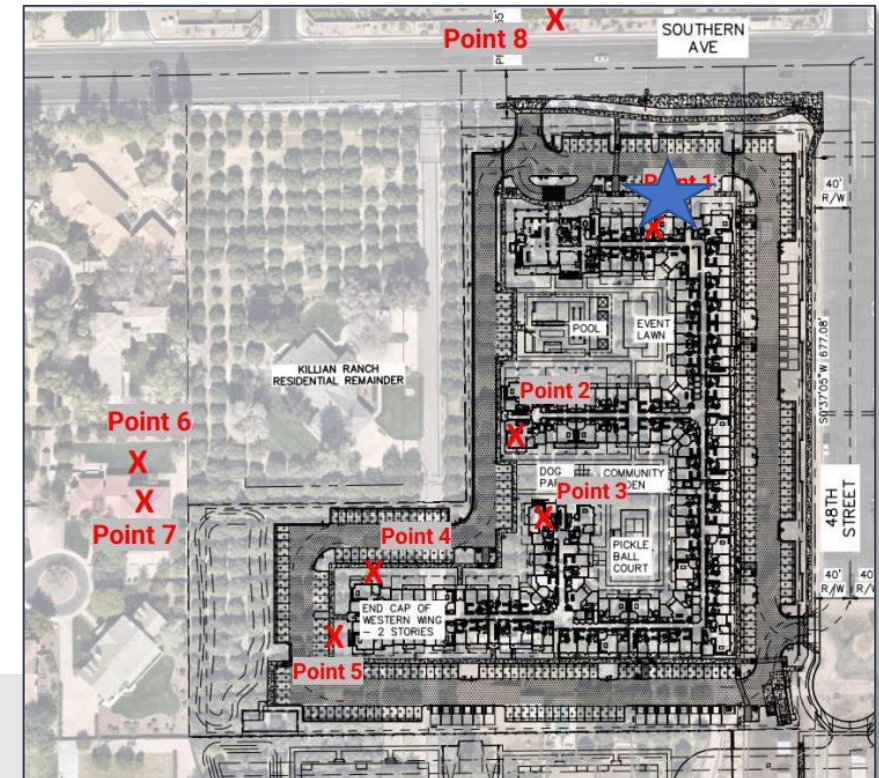
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PARTNERS



# VANTAGE POINT #1 – NORTH TO SOUTHERN AT PROPOSED BALCONY

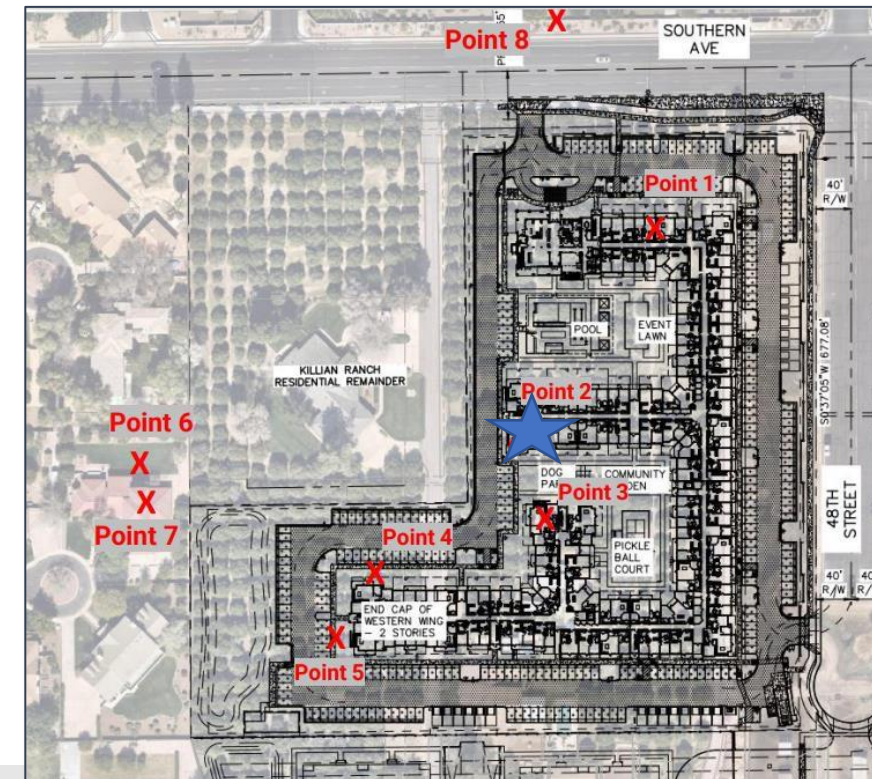


- No backyards visible





# VANTAGE POINT #2 – WEST TO REMAINING KILLIAN FARMS HOME

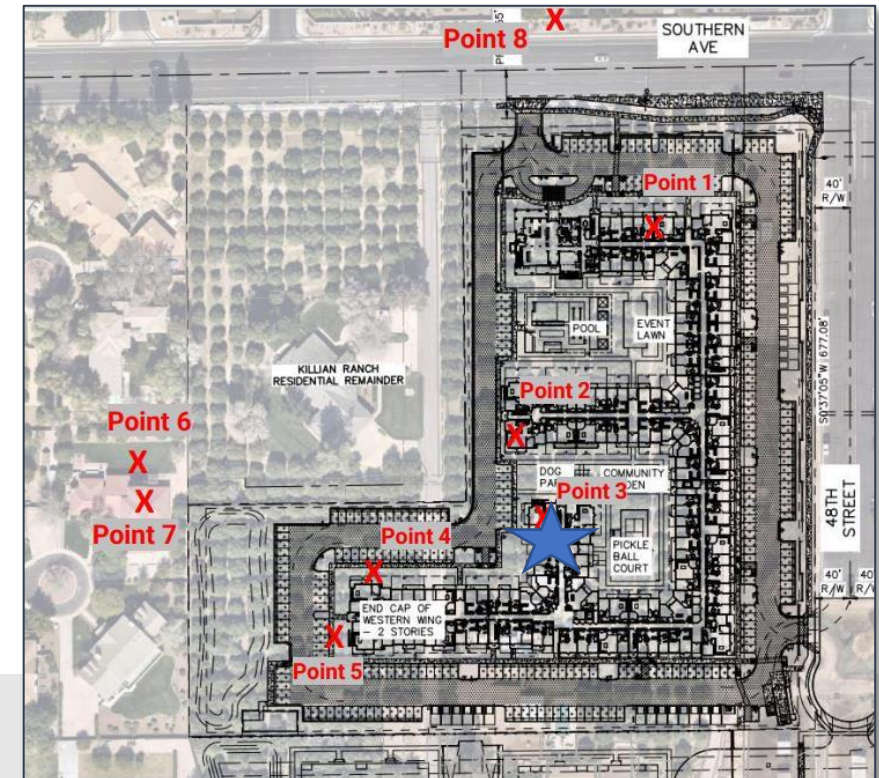




# VANTAGE POINT #3 – WEST TO SUNNY MESA ESTATES



- From proposed 3<sup>rd</sup> Story balcony interior to site

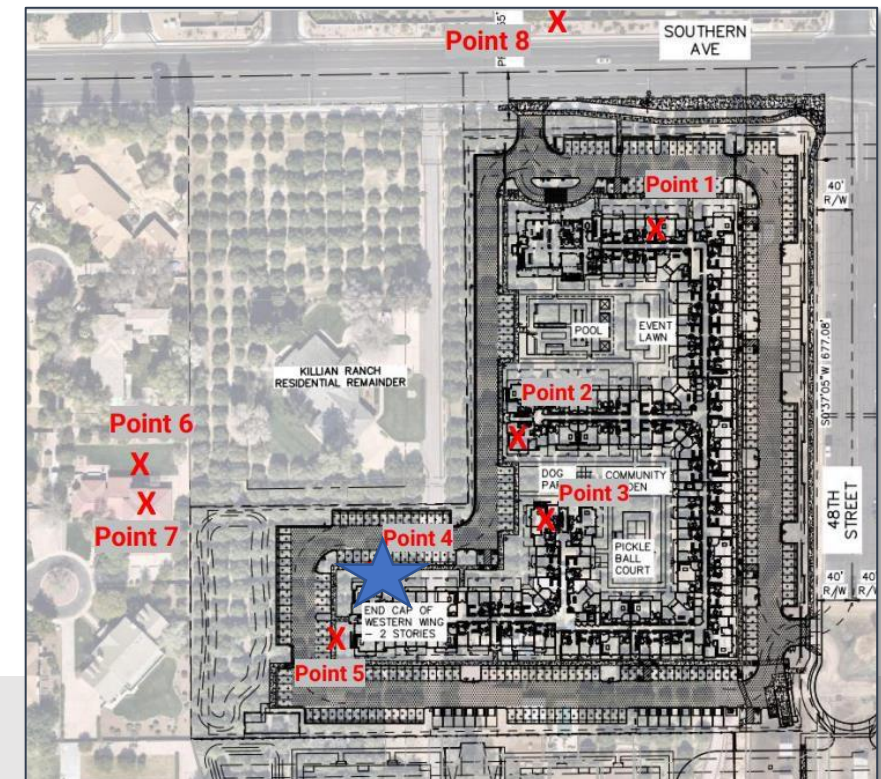




# VANTAGE POINT #4 – NORTH TO REMAINING KILLIAN FARMS HOME



- From proposed 3<sup>rd</sup> Story balcony interior to site (no view to west)

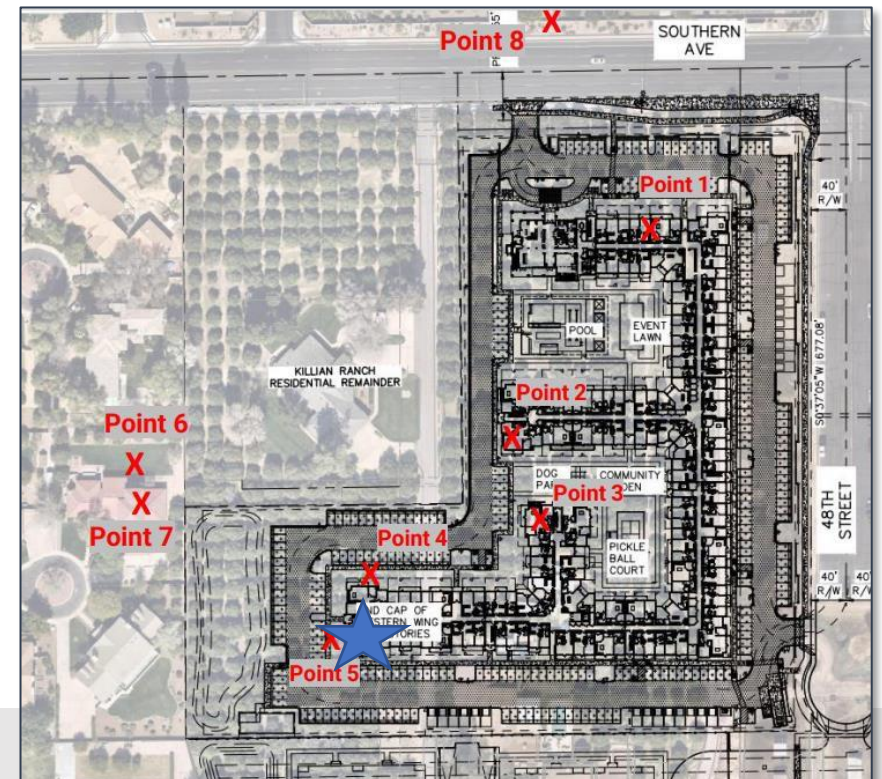




# VANTAGE POINT #6 – WEST TO NEAREST SUNNY MESA ESTATE



- Backyards not visible
- From proposed 2<sup>nd</sup> story balcony
- This is the closest point.

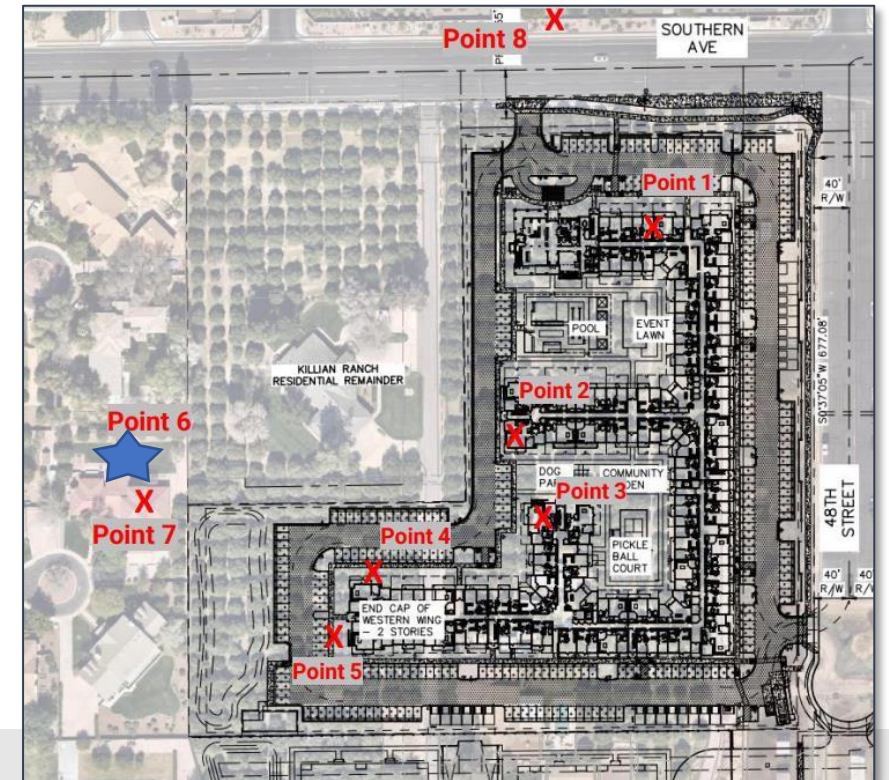




# POINT #6 – EAST TO SPARROW SITE FROM ADJACENT HOMESITE



- 6 ft. wall
- Balloons **not** visible behind trees and buffer

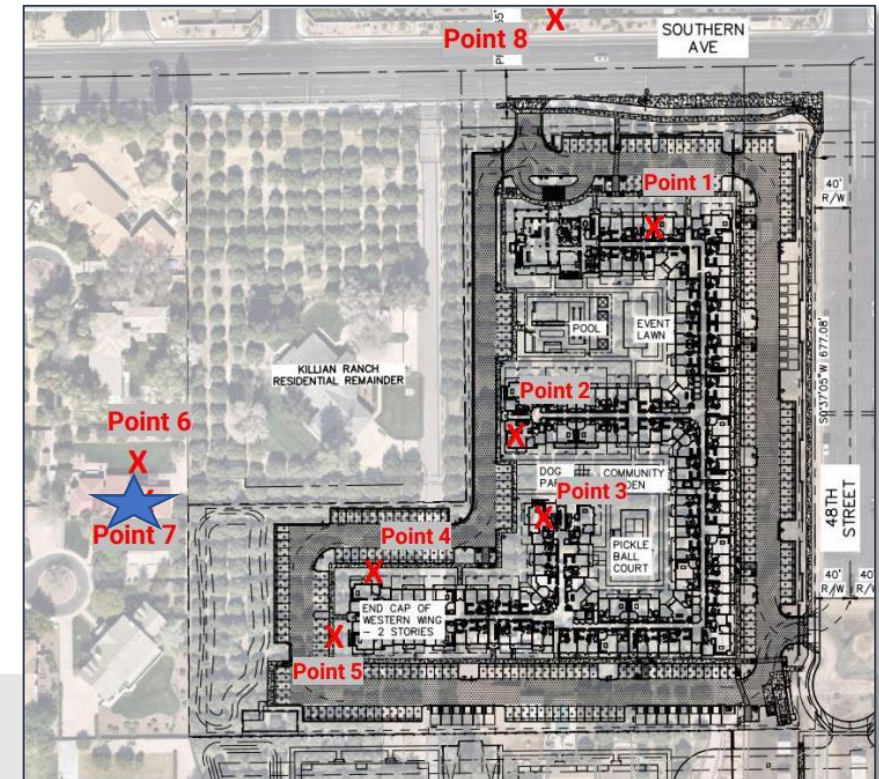




# POINT #7 – EAST TO SPARROW SITE FROM ADJACENT 2-STORY WINDOW



- From 2<sup>nd</sup> story backyard window
- Closest Points #4-5 are **not** visible.
- Point #2 balloon is barely visible.

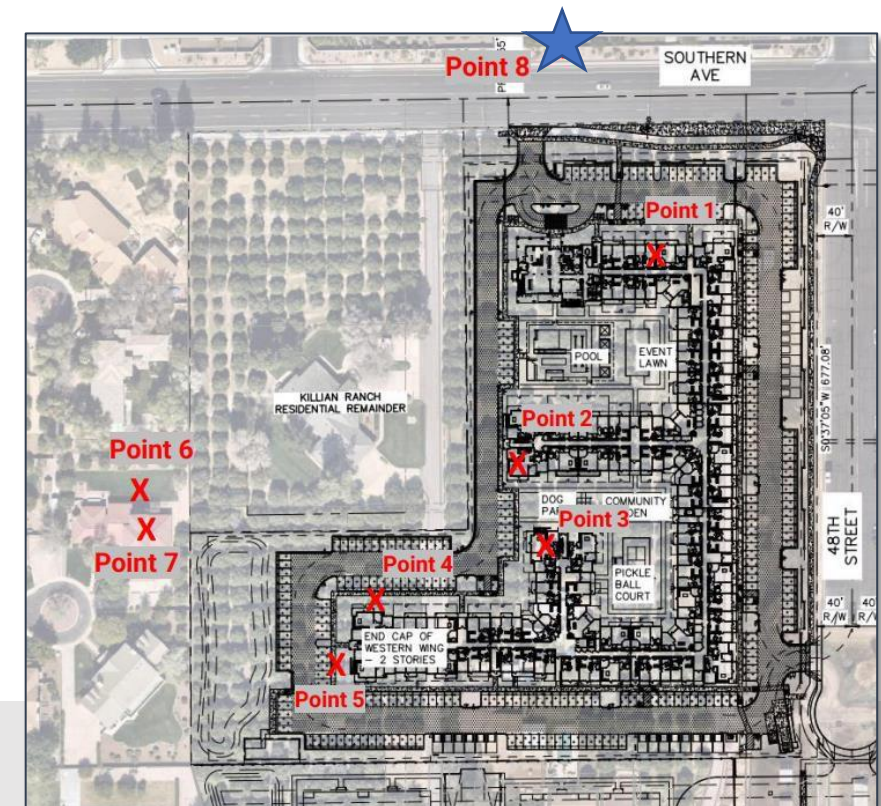




# POINT #8 – SOUTH TO SPARROW SITE ACROSS FROM SOUTHERN AVE.

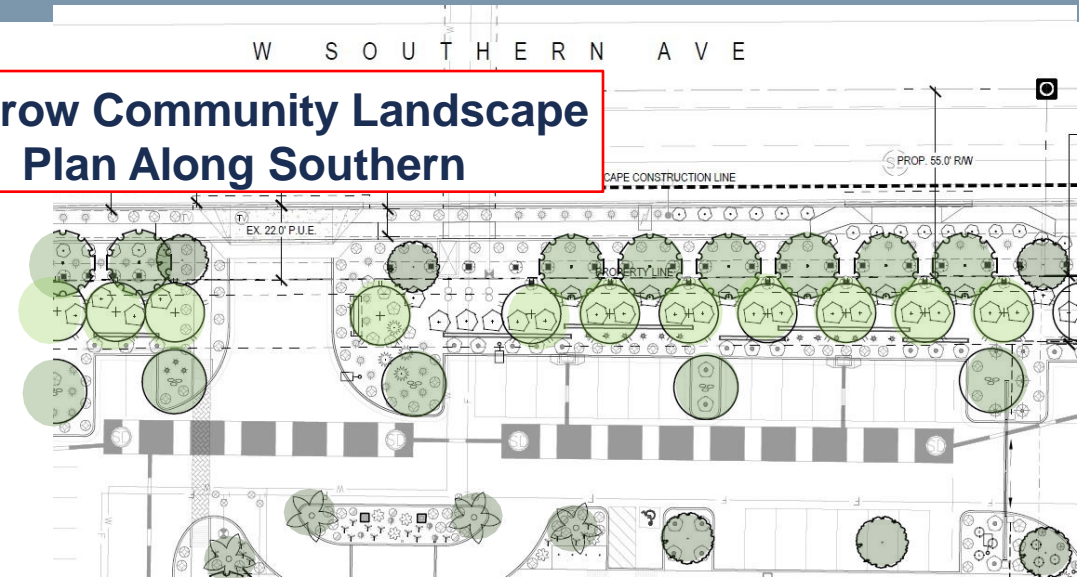










- Taken from 6 ft. height
- Point #1 balloon is marginally visible behind trees and buffer



# MOST TREE LINED DEVELOPMENT ON SOUTHERN AVENUE

Sparrow Community Landscape Plan Along Southern



	<i>Olea europaea 'Wilson'</i> Wilson Olive	24" BOX, 7'x4' MULTI-TRUNK	15
	<i>Parkinsonia 'Desert Museum'</i> Desert Museum Palo Verde	36" BOX, 8'x5' MULTI-TRUNK	3
	<i>Phoenix dactylifera</i> Date Palm	14" CLEAR TRUNK	6
	<i>Pistacia x 'Red Push'</i> Pistache	36" BOX 11" X 4" / 1.5" CAL	29
	<i>Prosopis x 'Rio Salado'</i> Rio Salado Mesquite	24" BOX / 5' X 6' MULTI-TRUNK	10
	<i>Quercus virginiana</i> Southern Live Oak	36" BOX 12" X 5" / 1.5" CAL	35
	<i>Ulmus parvifolia</i> Chinese Elm	36" BOX 10" X 6" / 2" CAL	61
	<i>Vlex angus-cactus 'Montrose Purple'</i> Chaste Tree	24" BOX / 7' X 4' MULTI-TRUNK	11

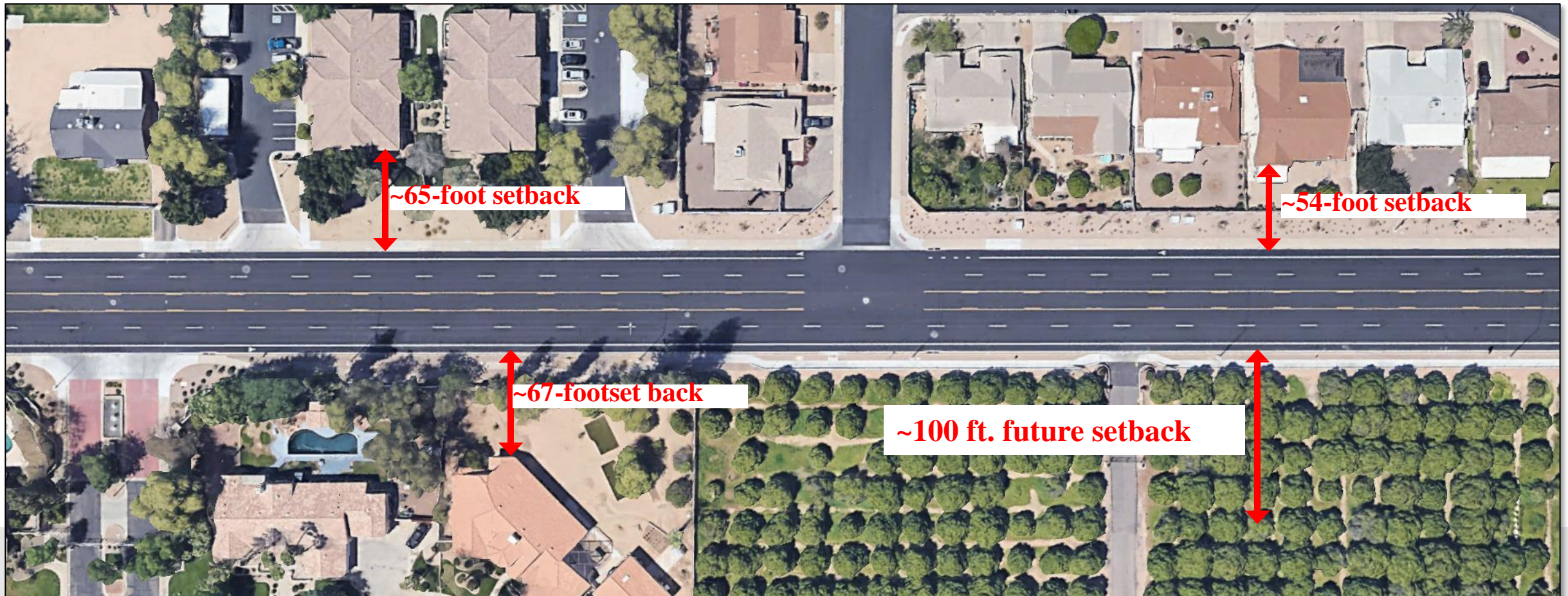
Typical Landscape Condition for Other Developments along Southern





# BUILDING SETBACKS ABOVE AND BEYOND

- Sparrow Mera Greenfield at Killian Farms will have the largest setback oof any community along Southern in the vicinity.





# COMMITTED TO EXCELLENCE – INSIDE AND OUT



SPARROW  
PARTNERS

Representative inspirational imagery from other projects.

# Questions?



SPARROW  
PARTNERS

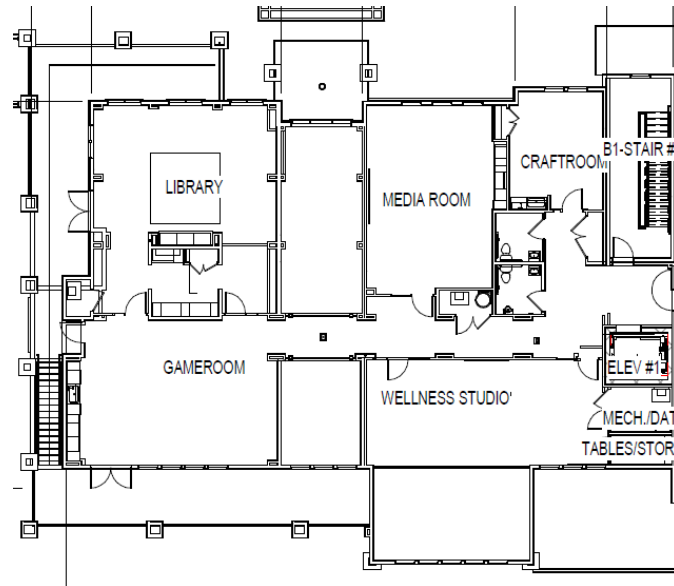
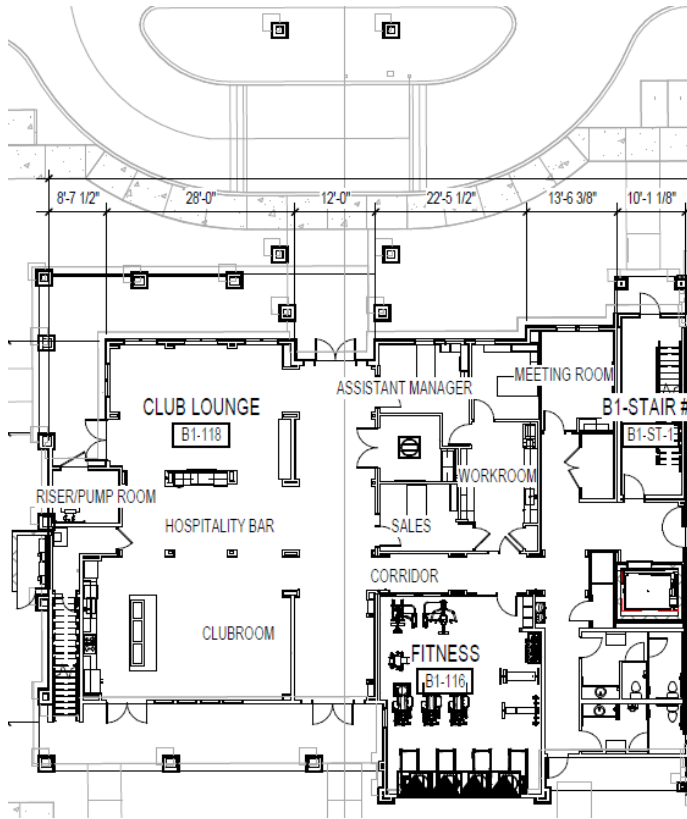


# SPARROW DESIGN INITIATIVES FOR ALL COMMUNITIES

With a commitment to **design excellence** and **positively impacting the surrounding community**, Sparrow Partners sets out to create a community that not only our **tenants are excited to call home** but one that only benefits and **adds to the surrounding neighborhoods**. Mera Greenfield at Killian Farms is no exception to this commitment and in fact will **rise to the top** among all our existing communities in the Phoenix area as the **most thoughtfully designed and neighbor conscious to date**.



# REPRESENTATIVE IMAGERY – INTERIOR AMENITIES





# CONCEPTUAL ELEVATIONS





# LINE OF SITES – CURRENT SITE PLAN 3.0

## 2 West across adjacent large lot residential

