
Enclave at Mountain Bridge
(Parcel 16)
SWC of Ellsworth and McKellips Road, Mesa

Narrative

For Re-Zoning Application

REVISED 2nd Submittal
11.16.22

Submitted by:

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On behalf of:

**BLANDFORD
HOMES**

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2nd Submittal November 16, 2022

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Pew & Lake PLC is pleased to submit this revised 2nd submittal project narrative on behalf of Reserve 100, LLC and the property owner, Phoenix Land Division, LLC (both entities controlled by Blandford Homes). This narrative is in support of applications for re-zoning and preliminary development plan for the last parcel of undeveloped property in the Mountain Bridge master planned community in north-east Mesa.

The Property consists of two contiguous parcels shown in figure 1 below.

- APN 219-31-048D
- APN 219-31-047Q

The Property is designated as Neighborhood in the Mesa General Plan and is within the Desert Uplands sub-type. The property is currently zoned Neighborhood Commercial (NC).

The Property is part of a larger corner that was originally intended for neighborhood commercial development. With the build-out of Mountain Bridge, and the build-out of other residential properties in the area, and due to several factors, that include relatively low traffic counts, somewhat remote location, lack of market interest by commercial developers, small parcel size and developable area, compatibility with adjacent residential neighborhoods, the property is believed to be better suited to single family residential development consistent with the adjacent parcels in Mountain Bridge.

The proposal is to entitle (re-zone, pre-plat, improvement plans and final plat) and to develop the property for single family detached residential units on seven (7) lots with minimum 50' wide lots and a minimum lot size of 6,300 SF, in a gated enclave as an extension of E. Jaeger Street, as part of the Mountain Bridge master planned community. It is proposed to be developed with the name: ***Enclave at Mountain Bridge***.

The Mountain Bridge master plan was developed by Blandford Homes between 2005 and 2021. It is a premier resort lifestyle residential master planned community on 717 acres with 1,475 residential units in a mix of housing types. It features a beautiful clubhouse, pool facilities, sports courts, open space, walkways, and trail network and more than 20 gated neighborhoods. It is a show piece residential community in north-east Mesa.

II. Requests

Reserve 100, LLC is submitting applications for:

- (a) Rezoning from NC to RS-9 (R1-9) BIZ with deviations under the Bonus Intensity Zone (BIZ) Overlay District. The property is less than the minimum 5 acres required for a PAD overlay zoning district, so the BIZ overlay is proposed.
- (b) Preliminary Development Plan

III. Project Overview

The proposal is to develop the property for seven (7) residential lots that measure a minimum of 50'x115' (even though the minimum dimensions of 50' x 115' is 5,750 SF, due to the irregularly shaped lots the minimum lot area is requested be 6,300 SF). Due to the irregular shape of the parcel and site constraints, the proposed lots vary in shape to fit the property and site, while maintaining the minimum lot dimensions. The lots are proposed on a cul-de-sac extension of the existing E. Jaeger Street (a private street Tract in the Seville at Mountain Bridge plat) as a gated enclave with a gated secondary emergency access to Ellsworth Road, intended for emergency vehicle access only. The cul-de-sac dimensions and geometry are designed to provide minimum lot frontage on the cul-de-sac. Notwithstanding that intentionality, it is noted that the lots are proposed to have less than 50' of frontage at the front edge of the private street tract (actual frontage dimensions provided on the conceptual site plan) but have 50' of lot width with at least 115' of lot depth at the point of 50' width. Two lots (Lots 3 and 4) have a minimum of 22' and 21' respectively at the front edge of the private street tract (typical of a "flag lot" configuration), and then quickly widen out to 50' with at least 115' of lot depth from the point of 50' of lot width. All of

the lots are oversized. This is a creative solution to the site constraints and will provide visual interest, an exclusive “enclave” feel and premium potential on the lots.

The proposal is to use the existing 29’ private street tract of E. Jaeger Street with 24’ from face of curb to face of curb “outside the gates”), with a large entry island area and enlarged turning radius, with an extension of E. Jaeger Street “inside the gates” using a 25’ private street tract with the same 24’ from face of curb to face of curb, transitioning to an oversized cul-de-sac with a landscape island. A 20’ wide gated emergency access drive is proposed to extend from Ellsworth Road to the internal cul-de-sac. The proposal is to use the same thematic elements as Mountain Bridge for paved entry, walls, entry gates, entry signage, view fences and landscaping.

It is anticipated that the project will be developed in a single phase.

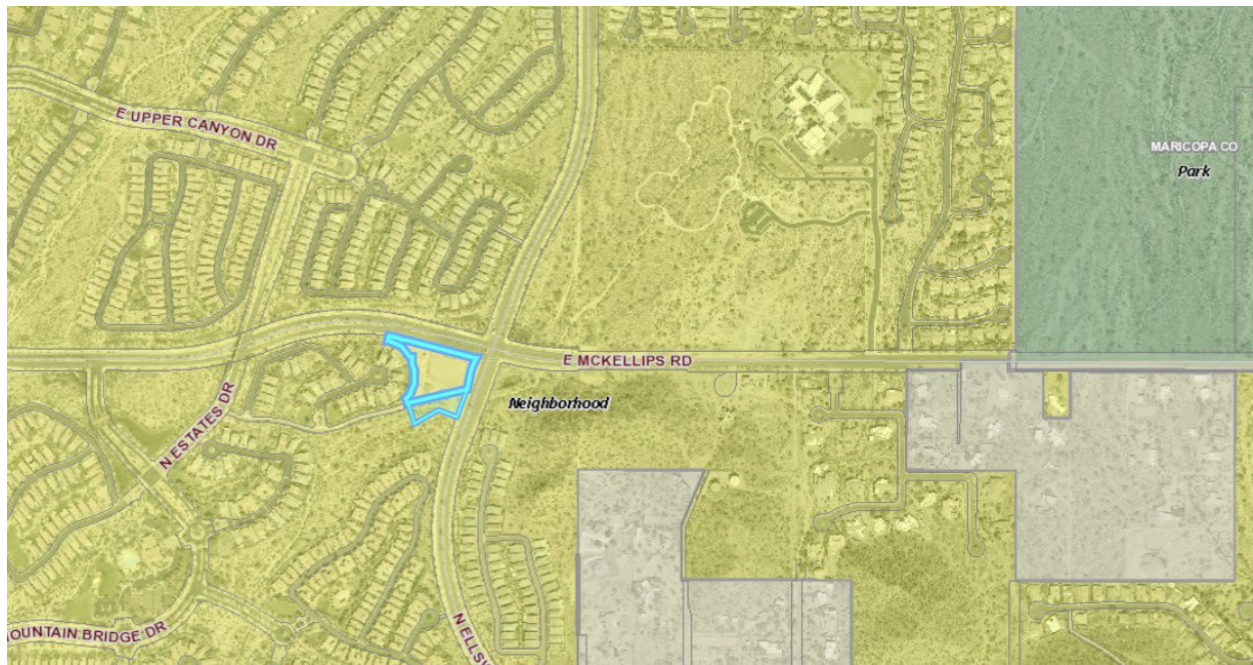
It is proposed that the seven (7) lots will be annexed into the Mountain Bridge Community Association, with access to the community facilities and open space areas as an integral part of the master plan. The applicant has had preliminary discussions with the Mountain Bridge Community Association, which are favorable, and will further those discussions with the HOA and community residents during the application process.

IV. Compatibility with the General Plan and Surrounding Area

The Mesa General Plan shows the property as Neighborhood Character Area, and within the Desert Uplands sub-type area east of Power Road and the CAP, north of University Avenue. The proposed development is consistent with the General Plan designation. As part of Mountain Bridge, it proposes to achieve the General Plan goals of providing neighborhood residential development while preserving the natural desert landscape (adjacent desert wash) through the use of smaller lots on the already disturbed and developable portion of the property. The proposed development will be compatible with the residential uses in Mountain Bridge.

With regards to conformity with the Desert Uplands area, note that the Development Plan does not show building envelopes on individual lots. It is proposed that the lots will be mass graded. This is consistent with the approach of providing smaller lots that are mass graded, and in return setting aside areas for native desert preservation and/or restoration, as open space. In conformity with the Desert Uplands area design standards, approximately 9% of the site will be preserved as undisturbed native desert open space (natural wash) and another 31% of the site will be revegetated with native plants as open space or highly restored open space for a combined total of 1.35 acres (40.8%) of the site to be in natural area open space. This parcel was previously disturbed and graded flat during the development of the Mountain Bridge master planned community. Parcel 16 is included in the overall calculations for the Mountain Bridge master planned community conformity with the Desert Uplands area design standards with the assumption that this parcel would be fully developed except for the native desert remaining in the natural wash area.

Figure 2 – General Plan Map



The following chart provides a summary of the immediately adjacent land uses.

Table 1 – Existing and Surrounding General Plan, Zoning, and Land Uses

| rection | General Plan Character Area | Existing Zoning | Existing Use |
|----------|-----------------------------|-----------------|---|
| Property | Neighborhood | NC | Vacant |
| North | Neighborhood McKellips Road | RS-9 PAD | Single Family Residential Sanctuary at Mountain Bridge - typical lots 50'x115' |
| East | Neighborhood Ellsworth Road | RS-15 PAD | Single Family Residential Canyon Preserve at Mountain Bridge – typical lots 50'x112' |
| South | Neighborhood | RS-9 PAD | Single Family Residential Entrada at Mountain Bridge lot sizes vary – typical lots 40'x115' |
| West | Neighborhood | RS-15 PAD | Single Family Residential Seville at Mountain Bridge - typical lots 55'x130' |

V. Proposed Zoning

As shown on the chart above, adjacent parcels in Mountain Bridge with similar lots sizes are zoned RS-9 PAD and RS-15 PAD. To be consistent with these other parcels in Mountain Bridge on the same or similar lot sizes and with similar deviations, the current application is for an RS-9 BIZ zoning. The Property is proposed to be re-zoned to RS-9 BIZ. Typically, this request would be for a PAD, but because the property is less than the minimum 5 acres required for a PAD overlay district under the Mesa ZO, the request is for a Bonus Intensity Zone (BIZ) Overlay District to allow specific variations to some of the development standards. The requested BIZ Overlay will allow the property to be developed with distinctiveness and a superior quality of design consistent with the criteria for BIZ Overlay Districts per MZO Chapter 21 11-21-1, consistent with the General Plan and Zoning Ordinance, and compatibly with the adjacent residential development in Mountain Bridge. The proposed development is proposed using the base RS-9 zone, except for the modifications noted in **bold** in Table 2 below. The proposed modified standards are justified by site constraints, compatibility and consistency with the surrounding land uses, and the quality design features proposed. The modifications are also consistent with the modifications approved in the Mountain Bridge PAD. The modifications are presented in the chart on the next page.

Table 2 – Modified Development Standards (Deviations Bolded)

| Development Standards | Base RS-9 Zone | Proposed RS- 9 BIZ |
|---|--|---|
| Minimum Lot Area | 9,000 SF | 6,000 SF |
| Minimum Lot Width | 75' | 50' |
| Minimum Lot Depth | 100' interior/110' arterial | 115' |
| Maximum Density | 4.84 du/ac | 2.5 du/ac |
| Maximum Height | 30' | 25' *single story only |
| Minimum Yards <ul style="list-style-type: none"> • Front Facing Garages • Porches, livable & side turn garages • Interior side yard • Aggregate of two side yards • Street side yard | 25' 15' 7' 17' 10' | 18' 10' 5' 10' 5' * * Only when adjacent to min. 8' wide landscape tract 15' ** 15'*** **only when adjacent to min. 10' wide landscape tract |
| Maximum Lot Coverage (% of lot) | 60% | 65% |
| Maximum Building Coverage (% of lot) | 45% | 60% |
| 3-Car Garages allowed 11-5-3-B.4 | No | OK with tandem 3-car or side-loaded 3rd stall |
| Minimum Garage Dimensions 11-32-4-F.2 | Single 10'x22' Double 20'x22' | 10'x22' 20'x22' |
| Minimum Garage Setback from house, porch 11-5-3-B.4 | 3' | 2' |
| Minimum Front Porch Dimension 11-5-3-B.3.a | Min depth 6' from façade to posts, min' width 8' | Min. depth 3' from facade to posts or column, min. width 6' |
| Elevation Material Calculations 11-5-3-B.7 | At least 2 primary materials, each with a minimum of 15% | Spanish elevations can have one primary material. All others 2 materials. 2nd material can be reduced to 5% if provide a minimum of 3 additional architectural elements |

VI. Compliance with Chapter 21: Bonus Intensity Overlay District

Section 11-21-1 of The Mesa Zoning Ordinance specifies that the use of the Bonus Intensity Zone (BIZ) Overlay District is to provide for variation from the application of residential densities and other development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality.

In detail, the purposes of this district and the ways Enclave at Mountain Bridge complies are:

- A. Encourage unique, innovative development of superior quality that utilizes sustainable development practices and promotes pedestrian activity.
 - ✓ *Enclave at Mountain Bridge provides a high-quality design that is cohesive with the surrounding development. The unique shape of the lot creates an enclave feel to the development which has enhanced the character and may allow for future access to the Mountain Bridge Community Association facilities.*
- B. Allow for the establishment of unique land use regulations and development standards that achieve the goals of the General Plan for the area.
 - ✓ *The proposed development is within the Neighborhood Character area and the Desert Uplands sub-area. Enclave at Mountain Bridge is designed to preserve the natural desert landscape and will provide a residential community keeping the development consistent with the General Plan.*
- C. Promote development patterns that encourage conservation of natural resources and provide opportunities for renewable energy production.
 - ✓ *Mountain Bridge proposes compliance by offering smaller lots on the already disturbed and developable portion of the property.*

VII. Preliminary Development Plan

The preliminary development plan is intentionally designed to fit the site and the context. A seven (7) lot gated residential enclave is laid out to fit the location bounded on two sides by the arterial roadways of McKellips Road and Ellsworth Road with an additional 20' wide water line easement and landscape setback from the two arterial roadways. A 20' wide gated emergency access is proposed between Ellsworth Road and the internal cul-de-sac, to provide emergency vehicle ingress/egress. As a revision to the development plan for the 2nd submittal, a sidewalk has been added along the south side of E. Jaeger Street from outside the gated entry, to the emergency access driveway, to provide pedestrian connectivity to Ellsworth Road. The development plan provides separation and buffers on from the arterial roadways and will provide an excellent buffer and transition residential land use to the existing Seville at Mountain Bridge neighborhood to the west. The way the lots are laid out is such that only three (3) lots back up to the existing lots on the east side of the Seville neighborhood, with an existing 30' tract as separation and buffer, with extra lot depth, and with single-story only homes. This will provide a compatible and superior and much preferred adjacent use compared to development under the existing commercial zoning. With the access proposed from E. Jaeger Street, there will not be general access to the McKellips Road or Ellsworth Road close to that intersection (a gated emergency vehicle access is proposed at the existing curb cut on Ellsworth). The lot sizes and house plans and elevations proposed are the same as recently built by Blandford Homes in the Canyon Preserve at Mountain Bridge

neighborhood directly east of this site across Ellsworth Road, providing a high level of compatibility and consistency. The gates, walls, landscaping, and house architecture will implement the Mountain Bridge theme and palette.

As requested by City of Mesa review staff during the 1st review, the Development Plan revised for the 2nd submittal shows the removal of the two (2) existing driveway aprons on McKellips Road, the removal of two (2) existing turn lanes on McKellips Road, and the completion of those islands.

VIII. Architectural Design Intent - Floor Plans and Elevations

The proposal is to offer the same floor plans and elevations, as Blandford Homes built directly across Ellsworth Road in Canyon Preserve at Mountain Bridge on 50' x 115' lots, and as are currently approved for use and being constructed in north Mesa at Reserve at Red Rock (NWC of Recker and Thomas Road). The all-single story floor plan series ranges in square footage from 1700 – 2035 SF and includes five (5) elevations per floor plan. The elevation styles include Spanish, Italian Farmhouse, Craftsman, Andalusian, and Country French. There may be some relatively modest adjustments and updating to the floor plans and elevations in keeping with the theme, character and quality of the house product. A deviation is requested on the 2nd material requirement for the Spanish elevations due to the architectural character of the Spanish architectural style. A deviation is requested on other elevations to allow the 2nd material to be less than 15% of the elevation as long as at least three (3) other architectural elements are provided. This provides the opportunity to provide more architectural variety, detail, and visual interest on elevations than the strict interpretation of the ordinance requirement and has been consistently approved on Blandford Homes house product in Mesa.

IX. Landscape and Theme Elements

The landscaping, walls, fences, gates, entry monument sign, street signs and other theme elements will implement the Mountain Bridge theme and palette. These are preliminarily and conceptually illustrated in the exhibits included in this narrative.

The landscaping is proposed to include primarily desert plant material, with one area of grass in a retention basin. An oversized island is proposed in the cul-de-sac to be landscaped with desert trees and plants. The walls, gates, entry monument sign and street signs are all proposed to implement the Mountain Bridge design theme and materials, and with pavers in the main entry area.

X. Access

The primary point of access is proposed from E. Jaeger Street which is a private street Tract A on the recorded Final Plat for Seville at Mountain Bridge. E. Jaeger Street connects to N. Estates Drive to the west which is a primary interior collector street within the Mountain Bridge community with a 107' ROW, including dual carriage way and center median. Tract A for E. Jaeger Street is 29' wide, 24' to face of curbs with a 4' sidewalk attached to the curb on the north side only of E. Jaeger Street. As shown on the Development Plan for the revised 2nd submittal, the existing sidewalk on the north side of E. Jaeger Street is proposed to be terminated on the north side at the entry for the Enclave, and then continued on the south side of E. Jaeger, extending past the vehicular gates for the Enclave, to the 20' wide emergency access drive, with provision for pedestrian access to Ellsworth Road, that is not restricted by a locked or gate code pedestrian

gate (i.e., that is open to pedestrian access). E. Jaeger Street currently dead ends just east of E. June Street in Seville with a temporary fence across the paved roadway to limit traffic and access. It is proposed to extend E. Jaeger Street to a new gated entry, then narrow the private street tract to 25' but with the same 24' to face of curbs, terminating in an oversized cul-de-sac with a landscape island.

A 20' wide secondary, gated, emergency vehicle only access is proposed between the cul-de-sac and existing curb cuts and ramp on Ellsworth Road to make provision for emergency ingress/egress, in the event of an emergency, or for required maintenance vehicle access. A manually operated access gate is also proposed over the 20' wide waterline easement, for maintenance access.

XI. Utilities

Water and sewer service will be provided by the City of Mesa and connection to existing sewer and water stubs is proposed. Sewer shall be extended in E. Jaeger Street to service the development. Water is proposed to be extended in a 20' waterline easement to connect to an existing waterline stub on the south side of McKellips Road to E. Jaeger Street, to provide a looped water system to meet site and fire flow requirements.

Water and sewer basis of design reports and improvement plans will be prepared in accordance with City of Mesa requirements and will be submitted for review and approval.

The property is within a Mesa Gas service area. Gas service is proposed to be provided to individual lots.

XII. Drainage

The Property falls within FEMA Zone "X" Shaded per the Maricopa County, Arizona, and Unincorporated Areas Flood Insurance Rate Map (FIRM) Panel Number 04013C2285L, dated 10-13-2013.

Zone "X" Shaded is defined by FEMA as follows:

Areas of 0.2% annual chance flood: areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Off-site storm runoff flows along the southern portion of the site within an existing wash downstream of an existing box culvert beneath Ellsworth Road discharging flow originating from offsite areas north and east of the parcel. The proposal is not to disturb that drainage or the wash, and to provide on-site retention. McKellips and Ellsworth Roads collect and convey storm runoff within those streets and is retained within existing basins.

A drainage report will be prepared in conformance with City of Mesa requirements to identify peak discharges entering and exiting the site, onsite drainage design, and storm water storage.

XIII. Conclusion

The proposed seven (7) lot residential development will provide a high-quality residential build-out of this last parcel of vacant land in the Mountain Bridge master planned community.

The applicant looks forward to receiving input on this pre-submittal and working with the City of Mesa to obtain the approvals required to develop this remaining property.

XIV. List of Exhibits

The following exhibits are attached and included as part of this document:

- A. Preliminary Development Plan
- B. Conceptual Landscape Plan
- C. Preliminary Wall Plan
- D. Preliminary Wall Details, Gates, Entry Sign Monument
- E. Other Landscape Theme Details