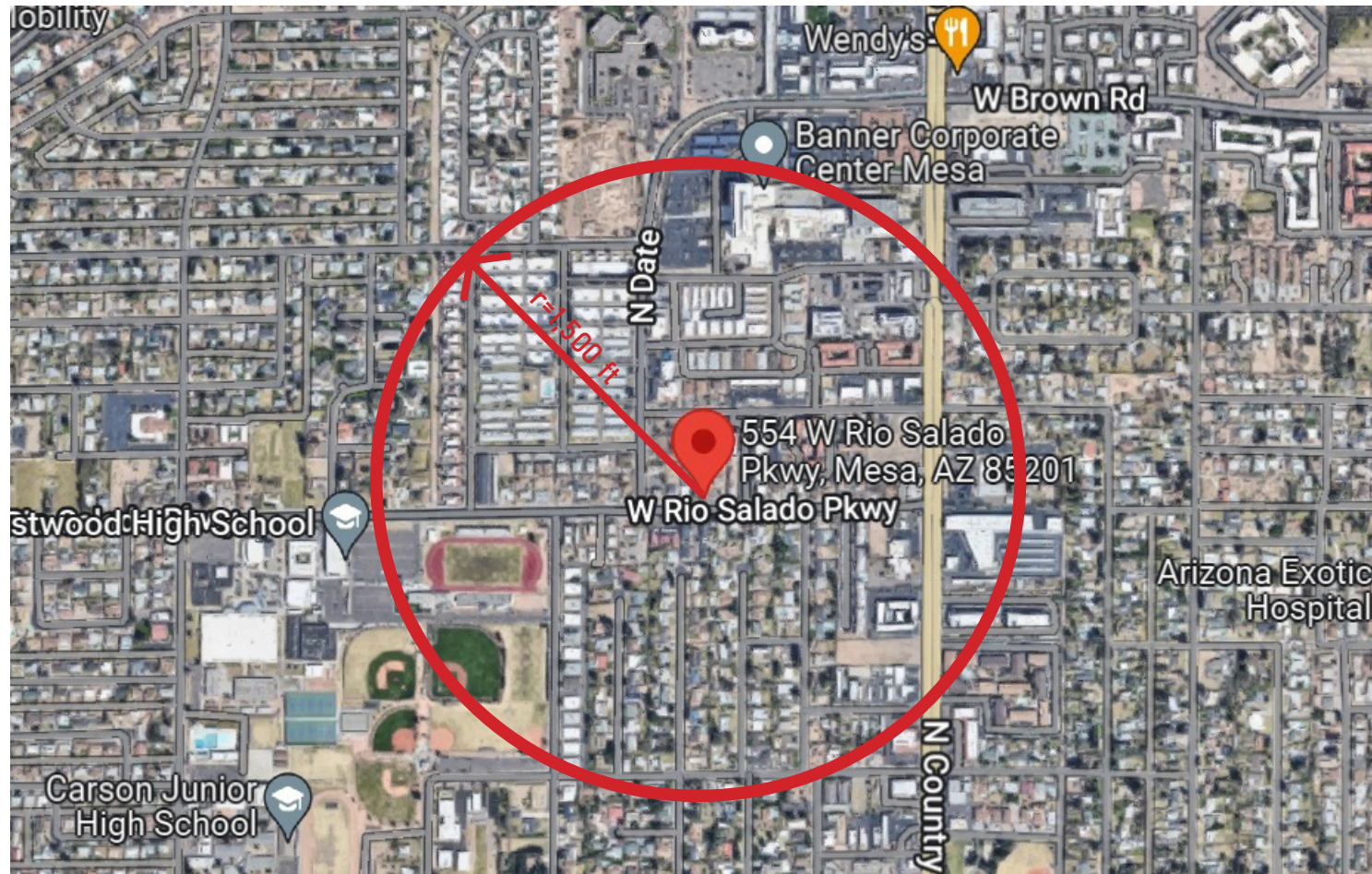


DIP STATEMENT



Project Title: Mesa Modern Living (Multi-family Residences)
 Project Address: 554 W Rio Salado Pkwy Mesa AZ 85201
 APN: 135-16-041
 Current Owner: National Consulting Group LLC
 Lot Area: 19,922 sf
 Zone: RM-2
 S/M/R: 16 1N 5E

Design guidelines:

- Mesa 2040 General Plan,
- Mesa Zoning Ordinance, and
- Quality Development Design Guidelines.

The goal of this project is to align with Mesa 2040 General Plan and provide residential units that will support the employment activity of the present and future Mesa development.

This project will comprise of 1-building with 4-units (2-units per floor) with 2-bedrooms, 2-bathrooms and a dedicated parking spot, all situated within a gated and landscaped community.

The initial plans were submitted for review in the second quarter of 2022. Recommendations on proceeding with a Development Incentive Permit (DIP) was received on July 2022 with the memorandum outlining the design guidelines for the project to comply.

This DIP report aims to show that the project meets the conditions set forth in MZO Section 11-72-3 as follows:

- The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified.
- The incentives do not allow development that is more intense than the surrounding neighborhood, commensurate with existing development within a 1200 foot radius of the by-passed property
- The architectural elements, construction, and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.

- And also highlight request for deviation from the standard through this DIP submission.

A. Consistency with the General Plan

The General Plan designation on the property is Neighborhood. The primary focus of the Neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The key factors addressed with this development includes:

1. This development addresses social interaction and walkability within the neighborhood allowing for connectivity with adjacent neighbors and establishments,
2. This development addresses the site plan arrangement and architectural character that helps define the overall neighborhood development. This is achieved by appropriate building orientation, color palette and articulation of the facade, and
3. This development enhances the density requirements of the city as it addresses future employment activities of Mesa 2040.

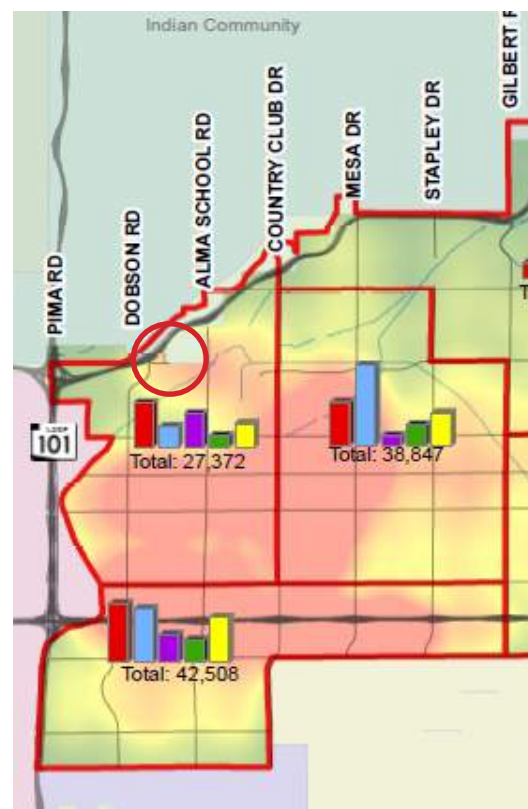
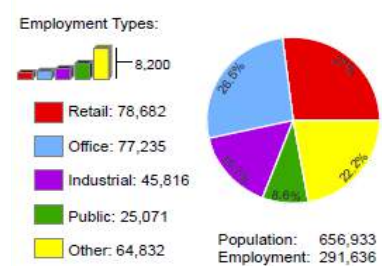
B. Development within the 1200-ft radius

Based on the Mesa 2040 General Plan, the project is located within one of the four major employment areas called the West Mesa. This development will be located such that various residential and commercial establishments will be within a walking distance of the project. This includes the Westwood Highschool in the west, various commercial and residential apartments. This residential project aims to address the potential need to more residential units as the projected employment plan of the city increases.

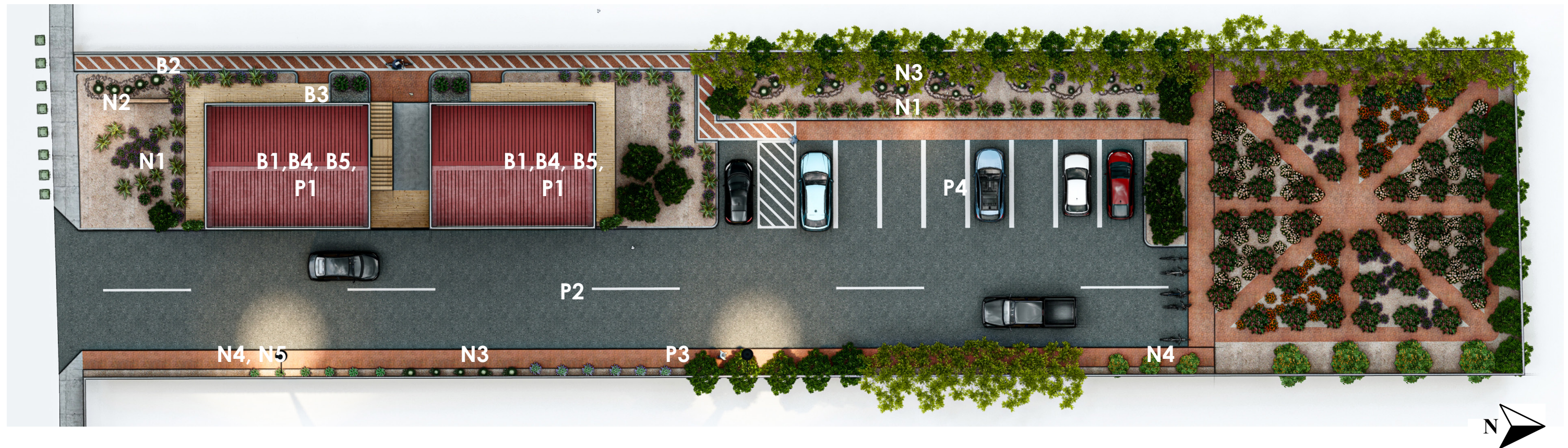
C. Architectural Development to meet the MZO Design Standards

Refer to the following pages exhibiting the compliance with the MZO Quality Design Guidelines and request for deviation through this DIP.

2040 Employment
Figure 5-3



DIP STATEMENT



Neighborhood Character

N1. Common open space is provided in front and on the side of building. These areas will be landscaped and will be provided with seating areas for variety of use for the residents.

N2. Monument signs located at the entrance of the development provides for place identification and landmark.

N3. Landscaped perimeter wall enhances the primary drive aisle which also serves as focal point for resident's viewing windows.

N4. Pedestrian walkway at the perimeter of the development encourages continuous pedestrian circulation system and access to street and to individual units.

N5. Sidewalks are designed to encourage accessibility between adjacent neighbors by using straight-line access paths with minimal changes in the walking elevations.

Building Placement and Orientation

The building is placed in front of the parcel for easy access and to provide an area for the required site retention basin at the rear of the property.

B1. The primary facade faces the South of the lot fronting the street. Equal care and architectural treatment is provided on all sides of the building.

B2. Setbacks are maintained as per the MZO requirement of 20-ft at the perimeter of this development except the West side.

B3. Approval is requested for setback adjustment at the West side. This is due to the 24-ft drive aisle to comply with MZO 1111.4.3

B4. West, North and South side of the building are designed to incorporate canopies and panelling to articulate the building facade and provide shade and solar heat reduction

B5. Buildings are oriented to maximize the site arrangement and provide site retention and driveway aisle. While the building is West side orientated, canopies are provided to reduce solar exposure.

Parking Garage and Placement

P1. The building is situated such that it has a primary presence from the street. Each unit is provided with a directly accessible parking for the convenience of the resident.

P2. Pedestrian walkways are paved and the driveway are asphalt or concrete finish.

P3. The driveway aisle will have perimeter landscape that adds visual interests to the overall development.

P4. Guests and accessible parking are conveniently right beside the building for better access for all residents.

Landscape and Shading

See Landscape plans



DIP STATEMENT



PERSPECTIVE



WEST ELEVATION

Architectural Design

The proposed development consists of:

- a 2-story with a total living space of 3,534 sf
- Individual units shall be 884sf of liveable area
- 4-units (2-units per floor) each with 2-bedrooms, 2-bathrooms and a dedicated parking spot
- Individual unit access
- Dedicated patios
- Paved walkway
- Gated and landscaped community
- Asphalt driveway

Each residential unit has dedicated entrances situated at the West side of the property and secondary entrance at the North and South side of each unit. The entrances are provided with canopy to reduce solar exposure.

The units are accessible by paved walkways from to the ground floor units and stairs for upper units.

Massing, Scale and Articulation

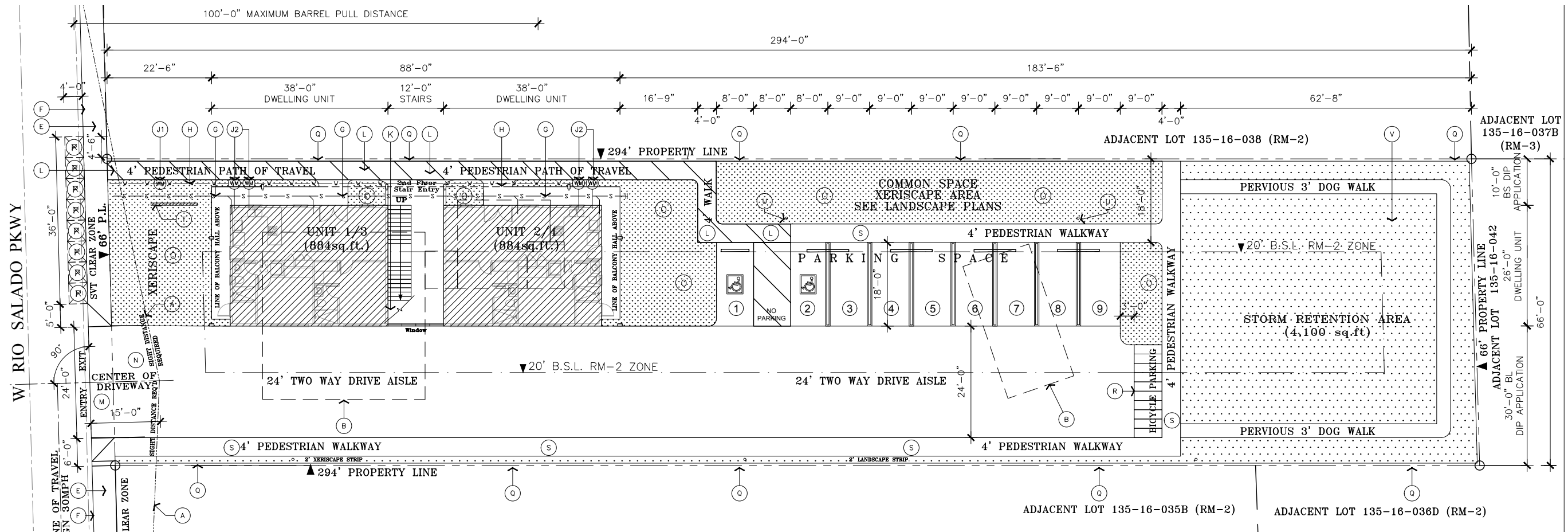
The building height and massing is kept simple and within the height limitations of 30-ft. The major articulation is on the window and door openings providing architectural character to the buildings. The second floor terrace has horizontal louvers to provide shade and reduce solar heat.

Materials

The primary materials for this project are:

- For walls - stucco and wall panelling, and
- For roof - metal standing seam.

The color palette of this project will be based on the existing surrounding neighborhood ranging from earth tones (beige) with articulations of black at roof eaves and columns, and wood panels at the window openings.



Challenges on Solid Waste Guidelines

Per M-602.07 and M-602.08, this development is required to provide minimum 2-barrels per unit arranged in a linear fashion. With the 8-barrel as shown in the site plan and the required driveway width, the 8-barrels with its metal marker and permanent curb marking will encroach the neighboring plot. We sent an inquiry to the assigned planner if at all possible to provide 4 barrels at a time since there is a waste collection schedule. We were advised that the project still needs to adhere with the guidelines. This being the case, we seek exemption for M-602.07 for the number of barrels reduced from 8 to 6 barrels. As much as we aim to conform with the standard, this narrow plot is already encountering hardships complying with setback requirements. And now complying with the barrel count proves to be another hardship, thus an application for exemption is being submitted for approval.

Challenges on Setback

Development standard for this project requires:

- a 20-ft (single-story) to 35-ft (two-story) setback requirement for RM-2 zoned lots. Using 20-ft setbacks, that gives a 254-ft x 26-ft development space for this project,
- a 24-ft 2-way drive aisle, and
- a retention volume of 3,481.94 cf.

All these factors are planning challenges for such narrow lot. Various planning options have been proposed but due to the planning requirements, one or the other required standard may not comply. The priority is thereby given to building arrangement, access, parking, and site retention. For this DIP, this project requests the City Council to deviate from the setback requirements specifically on the Westside of the plot. The proposed building can allow for the required 24-ft driveway and a 6-ft pedestrian walkway with landscape at the East-side of the lot which leaves a 6-ft setback from the West property line. This arrangement allows for a 30-ft deep building enough for a 2-bedroom liveable area.

Challenges on Landscape

This DIP includes a conceptual landscape plan showing the intended plant location and species. The fully detailed landscape plan including irrigation plan, planting schedule and details will be submitted once DIP approval is obtained. This is so the planting arrangement is confirmed with the overall site before proceeding further.

Based on these planning challenges, this project requests approval for:

- revise setback requirements,
- reduced solid waste collection requirement from 8-barrels to 6-barrels, and
- fully detailed landscape requirement to be submitted upon DIP approval.