

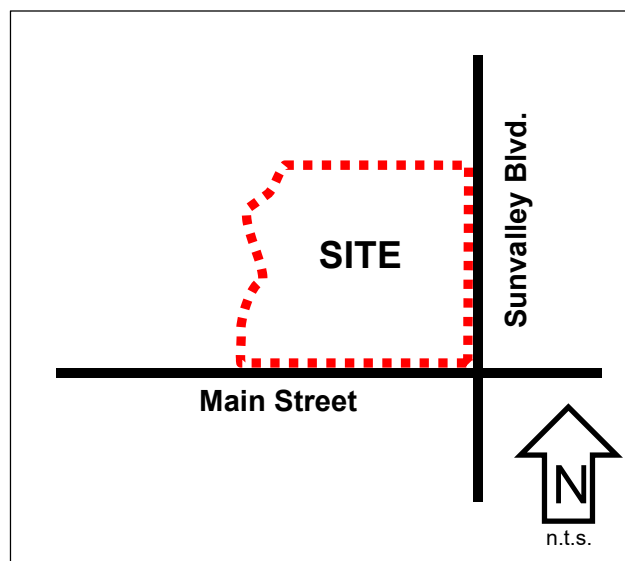
Project Narrative

for

“Sunvalley Village”

Rezoning from LC/LC BIZ to RM-4 PAD to develop a 96-lot single-family residential development on approximately 6.88 acres (net) / 7.6 acres (gross) located at the northwest corner of Main Street and Sunvalley Boulevard in Mesa

VICINITY MAP



Related to Zoning Application #: **ZON17-00519**

Submittal date:

January 8, 2018

Introduction:

This revised Narrative is being submitted as part of an overall revised submittal of a zone change request under application number **ZON17-00519**.

The application also included a request for approval of the related Site Plan and Preliminary Plat.

Previous Pre-Application Meetings were held under: **PS14-063 & PS15-020 (PLN2014-00457)**.

We are seeking a rezoning to RM-4, with a Planned Area Development (PAD) overlay, along with platting, in order to develop a 96-lot single-family residential subdivision on two parcels totaling approximately 6.88 (net) / 7.6 acres (gross) located at the northwest corner of Main Street and Sunvalley Boulevard in the City of Mesa.

Project Overview:

The site is presently vacant, undeveloped desert, with no existing structures. An outdoor advertising sign exists within the site, along the Main Street frontage. Vegetation is moderate, with little mature vegetation, and no protected species observed.

The proposed development is a 96-lot single-family residential, townhome-type development (subdivision). Homes are proposed to be attached townhome-style. Elevations and renderings have been provided indicating the proposed design of the residences.

Both parcels are presently zoned LC (Limited Commercial). The eastern-most parcel (APN 218-13-005C) also has the BIZ (Bonus Intensity Zone) overlay.

The pending/existing rezoning application is for RM-4 (with a PAD overlay) to best reflect the proposed residential development, which proposes a gross density of approximately 13.95 dwelling units per acre.

The PAD overlay is included with the rezoning as necessary to address lot size, lot coverage, setbacks, and other development standards which differ from the RM-4 “standard”.

The proposed RM-4 PAD Development Standards are as follows (variations from the “base” RM-4 zoning district standard are in **bold**):

Development Standard	RM-4 Zoning District	Proposed RM-4 PAD
Minimum Lot Area (sq ft)	6,000	1,130 s.f.
Minimum Lot Width – Attached Single-Family	25'	20'
Minimum Lot Depth – Attached Single-Family	75'	56.5'
Maximum Density	30 d.u./acre	12.6 (g) / 13.9 (n)
Minimum Lot Area / D.U.	1,452 s.f.	3,449 s.f.

Maximum Height	40'	40' (3 stories)
Minimum Yard – Front & Street-Facing Yards for local street	20'	0'
Minimum Yard – Interior Side (attached single-family)	0'*	0'*
Minimum Yard – Rear	15'	0'
Maximum Building Coverage (% of lot)	55%	100%
Minimum Open Space (s.f./unit)	150 s.f.	1,108 s.f.

* A minimum 10' interior side yard is required on the end units. For this project, landscape tracts and other open space may be included to meet this requirement

Open space comprises approximately 37% of the site area, and will include active and passive open space, as well as community amenities (such as a dog park, community pool, ramada, and others), retention, etc. This project is likely to be developed in one phase.

The proposed residential development is being somewhat modeled after the very successful urban-style development known as “San Marcos Commons”, which is located near Chandler Boulevard and Arizona Avenue in Chandler, and other successful area urban developments, although with significant architectural and site planning updates to reflect today’s sophisticated market. This project utilizes an exterior building design unique for this area and more in keeping with today’s demand for high-quality and interesting architecture.

Conceptual Master Development Plan:

As requested by staff, we have also prepared a Concept Plan (included with this submittal) of how the remaining area between Sunvalley Boulevard and Sunrise Street to the west (just east of Power Road) MAY develop. This area has commercial zoning (for over 30 years), but has seen very little development.

The concept plan provides for a possible development pattern for this area, utilizing the existing commercial zoning, and provides for internal connectivity, entry features, and other features that – if developed as indicated (or somewhat similar) – will provide for a diverse and economically-enhanced area. Of course, these parcels to the west of the subject site which are not part of our zoning application may develop under an entirely different scenario, zoning and/or land use. The City of Mesa will take the lead role in the development of the area to the west of the subject site.

General Plan Conformance:

The City of Mesa 2040 General Plan designates the site and surrounding area as a “Neighborhood Character Area”, the perfect designation for the proposed development. The subject site is located within what could be characterized as a “strip commercial area”.

Within the Neighborhood Character Area, it is deemed a goal to redevelop these strip commercial areas over time to provide more of a mix of uses and to integrate better into the surrounding neighborhood.

The proposed development serves to meet and implement this goal at this location, by introducing new residential development to provide for consumers to drive commercial development/redevelopment in this area. Proximity to the Loop 202, and the extension of light rail across the frontage of this site (when it extends towards Ellsworth Road), will further enhance the attractiveness of living at this location.

In addition, the Neighborhood Character Area notes that “Neighborhoods can contain a wide range of housing options...” and that “Density is generally between two and 12 dwelling units per acre, but higher densities may occur; higher densities are generally more appropriate on the edges of a neighborhood, at higher traffic volume locations, as a transition from non-residential areas...”.

This project meets these criteria by being located at a major intersection and being located just outside of existing neighborhoods in an historically commercial corridor (that has significant amounts of vacant commercial lands and vacant commercial buildings). The addition of new residents to this area will help to revive commercial activity in this same area.

Access & Circulation:

Access to the proposed development is via a new internal east-west roadway that intersects with Sunvalley Boulevard, which is a north-south collector roadway that generally follows a mid-section line alignment between Power Road (to the west) and Sossaman Road (to the east), both of which are arterial/section line roadways.

As indicated on the Conceptual Development Master Plan, this east-west interior roadway provides for access to properties to the west, and will include accents (such as pavers, stamped asphalt, or other) at each end.

Secondary access is proposed from Main Street, via an internal roadway (shared with the property to the west) that runs along the west property boundary and terminates in a “round-about” at the intersection with the east-west interior roadway noted above. The round-about will feature accents and landscaping.

The half-street dedication for Sunvalley Boulevard adjacent to the site is 35-feet, with an additional 20-foot “setback” (within the property). Sunvalley Boulevard is fully improved adjacent to the site, with paving, curb, gutter and attached sidewalk (similar in width to properties to the north). Streetlights exist along the east-side of Sunvalley Boulevard, but not along the Sunvalley Boulevard frontage of the site.

Main Street runs east-west along the south-side of the site, which follows an approximate mid-section line alignment. The half-street dedication for Main Street, adjacent to the site, is

approximately 75-feet. Main Street is paved with three (3) west-bound lanes along the frontage of the site. Curb, gutter and sidewalk do not exist along the Main Street frontage of the site. Street lights are located within the median. There is an existing median cut that allows for left turns into and out of the subject site. Improvements and/or dedications will be as required.

Interior streets are to be public. Due to the nature of this development and the more-intimate and social setting, sidewalk is not to be provided on either side of each street.

Each home will have its own garage which will provide for two parking spaces. Guest parking is also provided.

Adjacent Uses and Zoning:

The adjacent existing uses and zoning are as follows:

North: Las Palmas Mobile Home Park, zoned RM-4.

East (across Sunvalley Boulevard): Sun Valley Plaza (shopping center), LC; and Gethsemane Park Apostolic Church, zoned OC

South (across Main Street): Deserama Center (shopping center), zoned LC

West: Vacant/Undeveloped, zoned LC

Below is an excerpt of the City of Mesa Zoning Map:



Site Information:

APN's: 218-13-005C & 005F
Size: 7.6 acres (gross) / 6.88 acres (net)
Location: Northwest corner of Main Street and Sunvalley Boulevard, Mesa
Address: 7100 East Main Street, Mesa / 44 North Sunvalley Boulevard