

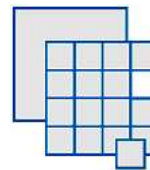
Cabana Southern

Greenlight Communities
W. of SWC of Crismon & Southern

Project Narrative



Submitted by:



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I. Introduction

Pew & Lake, PLC, on behalf of Greenlight Communities, is pleased to submit this narrative and related exhibits in support of a Rezoning and Site Plan Review request for approximately 8.03 acres located on the south side of Southern Avenue between 97th Street and 98th Street in Mesa ("Property"). The Property is further identified as parcel number 220-80-005C on the Maricopa County Assessor's Map.

Specifically, the request is to rezone the Property from PEP to RM-5 PAD and Site Plan Review, which would allow for *Cabana Southern*, a three-story home office centered/shared workspace multiple residence gated community. This request is delivered by a reputable, local development group and design team and will bring about a high-quality residential use with home office features, innovative design, and exceptional lifestyle amenities that will enhance the Southern Avenue corridor. *Cabana Southern* will be comparable to Greenlight's recently approved development located at the southwest corner of Power Road and Williams Field Road, Cabana Power (Case. No. ZON19-00304).

Figure 1 – Site Aerial



II. Overview

Greenlight Communities is a Scottsdale based company that began with the founders of Deco Communities and Starpointe Communities, prominent companies known for their for-sale and for-rent multi-family developments in urban and suburban infill settings. Building upon the depth of experience and relationships with industry-leading designers and architects, Greenlight has successfully constructed, rehabilitated, and managed a variety of distinct multi-family developments in Scottsdale and Phoenix. Currently, over 1,100 units are under construction.

As planned and designed by renowned WORKSBUREAU and RVi, *Cabana Southern* combines a fresh contemporary style with technological advancement in construction and operations. Its innovative site programming and amenities respond to the needs of today's competitive market for multi-family homes with lifestyle amenities that contribute to a sense of place and a live-work experience. Drawing upon Greenlight's successful and often-duplicated Cabana apartment homes, the proposed *Cabana Southern* has designed an iconic concept for this unique site.

The proposed design of *Cabana Southern* builds on the philosophy that a community is more than a built environment where people live in one location, but where people feel accepted, supported, and most importantly, at home. The intent is to build a true community on the property by thoughtfully considering common spaces and amenities that bring people together and enhance their residential lives. With this in mind, the designers crafted a development plan for *Cabana Southern* that centers on four interconnected open space areas. Each open space area is the heart of a four-pack of residential buildings referred to as a "quad." These pods are connected by site landscaping and a system of pedestrian pathways.

Part of *Cabana Southern's* holistic living experience includes integrated home office and co-work space in the development plan. Each unit within the community will have an integrated home office location to provide housing for the next generation of home office workings. Forbes did a study and determined that 58% percent of "Knowledge Workers" are now working remotely from home. Studies also show that the percentage of Knowledge Workers will continue to grow even post COVID. Global Workplace analytics has forecasted that an estimated 30% of the workforce will continue to work from home post COVID, with Knowledge Workers at a higher percentage.

However, instead of working from your child's bedroom or from the kitchen counter or kitchen table, in the Cabana Community, each unit will have a dedicated home office location, with the two-bedroom unit having the option of turning the 2nd bedroom into a home office. In addition to each unit having a dedicated home office space, Cabana will also provide a two-story common area amenity building and adjacent units will feature an innovative co-work office environment with conference rooms, work spaces, and sitting areas that have been programmed with some of the latest design trends. Throughout the community, residents will have the option to work from the home office or walk to the co-work environment where they can collaborate with others in the community.

Regarding project architecture, special attention has been paid to the contemporary architectural design, which provides varied and pleasing visual appeal on the exterior. The

architecture will flow from the outdoor open spaces to the interior spaces where residents will find a high-quality package of finishes, amenities, and conveniences. The project design team has prepared a cohesive and compelling development plan for this unique setting. As designed, the project is consistent with the Mesa 2040 General Plan (“General Plan”) and PAD-CUP zoning requirements and is compatible with the surrounding land use context.

III. Existing Site Conditions

The Property is located on the south side of Southern Avenue west of Crismon Road between the Post Office at 9855 E. Southern Avenue and an elementary charter school at 9701 E. Southern Avenue. It is vacant and unremarkable in its topography. Power lines that appear to be 69 Kv run along the Property’s frontage along Southern Avenue.

IV. Relationship to Surrounding Properties

The Property is located in a neighborhood that is highly suitable for a residential use. Nearly every essential neighborhood-supporting service is located within walking or close bicycling distance. Some of the diverse uses include offices, Post Office, pharmacy/grocery, 3 schools, churches, home improvement stores, a variety of restaurants, retail, and commercial services. Additionally, employment and medical uses are provided in close proximity.

Regarding the surrounding properties, Southern Avenue abuts the Property’s north boundary, followed by a manufactured home subdivision. A Post Office abuts the east property line, and the Hampton East apartments are located to the south. A charter elementary school abuts the Property’s west boundary. Table 1 below summarizes the existing and surrounding land uses and designations. The proposed multi-family residential development is consistent with the surrounding residential land uses and uses that are compatible with neighborhoods.

Table 1 – Existing and Surrounding Land Uses

Direction	Jurisdiction	General Plan Land Use	Existing Zoning	Existing Use
Project Site	Mesa	Employment	PEP	Vacant
North	Unincorporated Maricopa County	Neighborhood	R1-6 Senior Center Overlay	Mobile Home Park
East	Mesa	Employment	RS-43	Post Office
South	Mesa	Neighborhood	RM-2 PAD	Hampton East Apartments
West	Mesa	Neighborhood	RS-43	Elementary Charter School

V. General Plan Character Area and Zoning Designation

According to the City of Mesa General Plan, the Property is located on the edge of a dwindling Employment Character Area and in PEP zoning, which zoning was approved as an aside to the primary development case for the Hampton East apartments to the south (previously known as Crismon Estates, Case No. Z17-005) (See Figures 2-4: General Plan and Zoning Maps).

Figure 2 – City of Mesa Existing General Plan Map

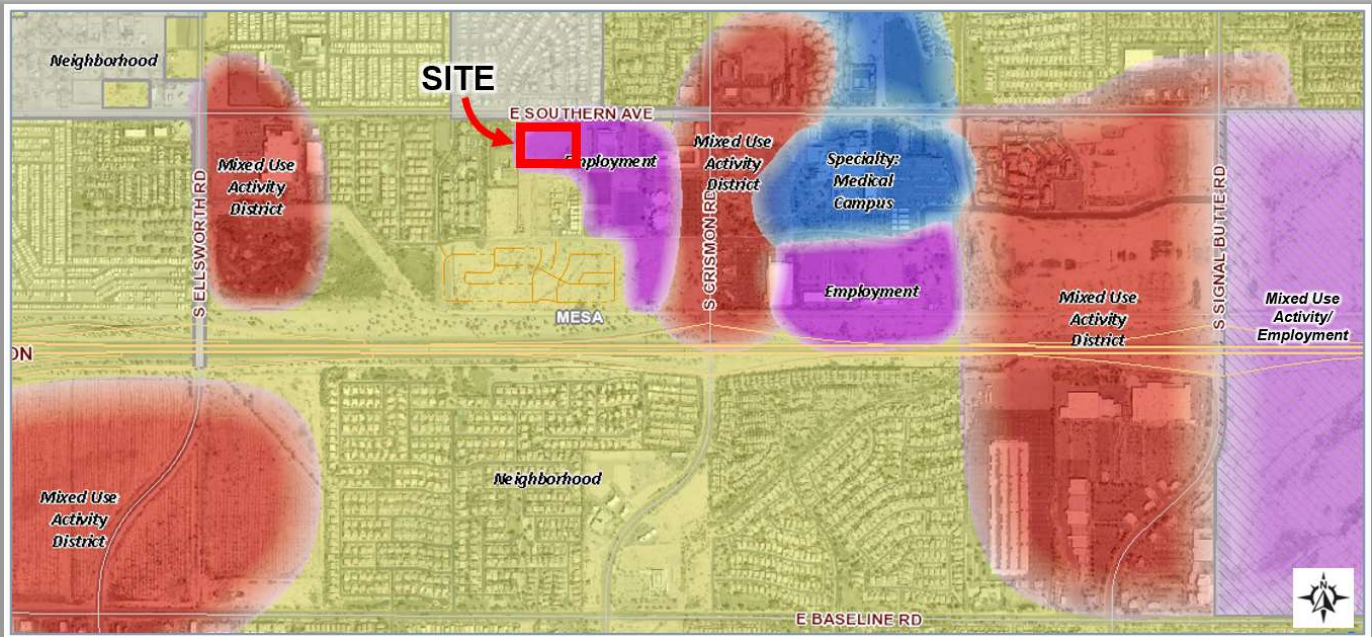


Figure 3 – Existing Zoning Map

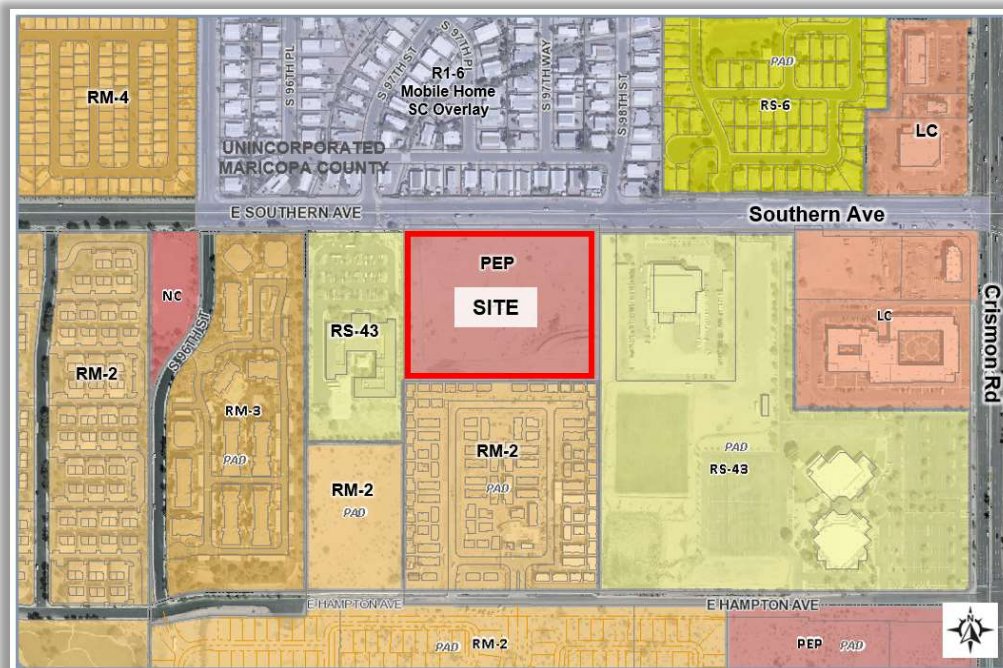
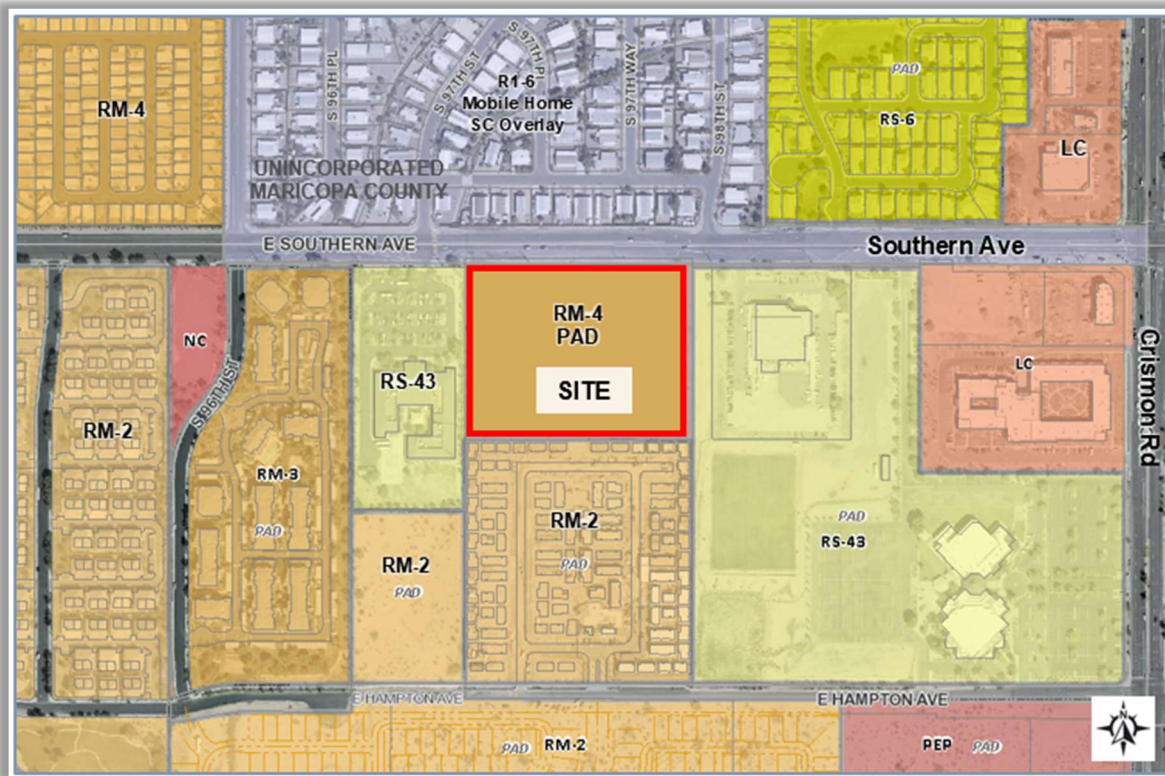


Figure 4 – Proposed Zoning Map



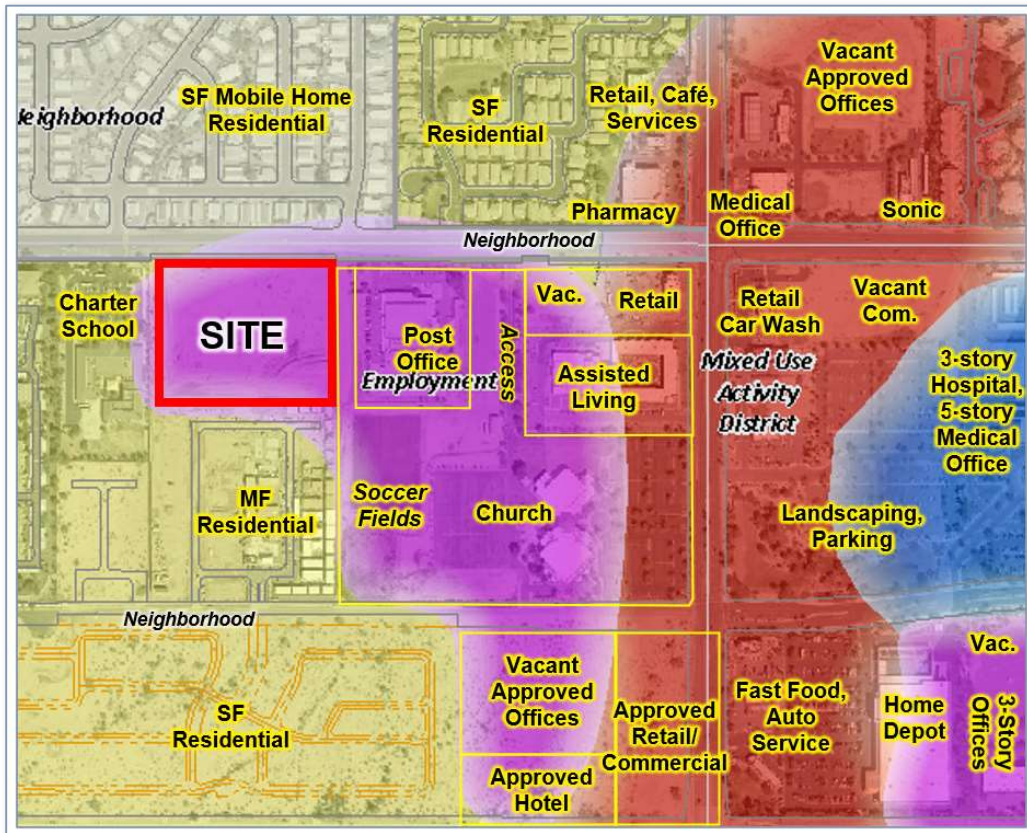
VI. Justification and Compliance with the General Plan

Determining that a residential use is appropriate and needed for the Property is a straightforward task upon a review of the facts and circumstances of this unique location. The proposed zoning flows out of the fabric of the community surrounding a Property that lies adjacent to compatible housing to the north and south, small school to the west, and Post Office with an already existing large separation and buffer to the east. The proposal is consistent with the surrounding General Plan categories and zoning.

1. Surrounding General Plan areas have a neighborhood character.

Considering the General Plan Character Area, the Neighborhood category surrounds the Property on three sides (See Figure 5 below). The proposed residential use would create a consistent land use that would transition to the non-residential uses further to the east and south.

Figure 5 – General Plan and Land Uses Compatible with this Request



Practically all that remains of undeveloped property in the Employment category other than this site has already been developed or planned for commercial and neighborhood-supporting land uses. Such supporting developments include a school, Post Office, assisted living use, small retail and office further south, and a large church site that abuts the subject Property, all of which are compatible with a multi-family residential use. Significantly, the Church property is nearly fully developed with a recently upgraded soccer field, parking, and large, well maintained church buildings.

The only vacant remnants of Employment-designated land are narrow strips along Southern, one of which includes a vacant parcel near the intersection of Southern Avenue and Crismon Road. Those narrow strips west of Crismon Road render those parts of the Employment category unsuitable for any noteworthy nonresidential use or business park. In sum, the land in the Employment category has been built-out and has created a residual spot-zoning for this Property that a residential land use would cure.

2. Surrounding zoning has a neighborhood character.

Similarly, the surrounding zoning supports the development of *Cabana Southern's* gated community with co-work space incorporated into the Plan. Acre-lot zoning surrounds the property to the north, east, and west. The allowed uses on adjacent properties include single-story residential, a school, and Post Offices, all of which support a residential land use on the

Property more than a nonresidential use like a business park or typical PEP land use.

RM-2 PAD zoning adjoins the Property's southern boundary. That PAD enforces a single-story residential development plan with 8-foot landscaped setbacks to the Property's common southern boundary. This created a potential conflicting land use buffer between PEP and a multi-family residential land use. This PAD remedies the the buffering situation by designing a multi-family land use that is less-intense than many of the possible PEP types of uses. The proposed project exceeds that 8-foot building setback by more than 800% at approximately 89 feet, and a variety of shade trees will further buffer the property to the south.

3. Surrounding land uses create an environment for a sustainable community.

The surrounding neighborhood possesses all the features that contribute to a highly walkable, sustainable community as is proposed in *Cabana Southern*. Some of the benefits of the surrounding land uses are described below.

Adjacent Post Office – The City of Mesa has at least 9 post office sites that are located next to, or within a single-family residential community, the only known exception being the downtown Post Office. The Post Office adjacent to this Property likewise exhibits a neighborhood-friendly use and offers residents with convenient access to essential postal services. The Post Office is appropriately buffered by an separation of 222 feet to the nearest unit on the subject Property. That is created by the Post Office parcel's 120-foot setback to the Post Office building, an approximately 60-foot wide parcel extension between that parcel and the subject Property, followed by a minimum 42-foot onsite building setback. Also, no buildings are situated on the back portion of the Post Office site. These characteristics provide an enhanced buffer to Cabana's proposed residences that exceed the buffer in similar situations.

Adjacent School – As a general rule, local schools look to locate in or near residential neighborhoods. Residential proximity to schools is a key aspect of a balanced, sustainable community, and in this case, the Imagine Schools elementary and middle school is within walking distance without any major street crossing. (It is noted that various other schools are located within close proximity to the site.)

The smaller scale of the charter school will create a compatible land use and building form. It is built and designed to look like housing with its residential building massing and detailing on the façade, although it is set back several hundred feet from Southern Avenue (see photo in Figure 5 below). A site wall on the shared property boundary, perimeter landscaping, and shade trees on both sides of the property boundary will create an appropriate buffer.

Figure 6 – Residential Design of Adjacent School



In front of the school, a cross-walk, onstreet parking, and 15 MPH speed limit for the start and end of the school day are more compatible with a residential use than a PEP use, inasmuch as many employers might see a proximate school zone as a liability (see Figure 7 below).

Figure 7 – Adjacent Crosswalk



Adjacent Church & Soccer Field – Churches similarly present commonplace services that benefit surrounding neighborhoods. In this case, a church and soccer field are buffered from the Property by the Church’s parcel extension and large separation distances. Soccer fields create an opportunity for neighborhood gatherings and a place for outdoor sports and recreational programs (see Figure 8 photos of the church site). They are compatible with multi-family housing like *Cabana Southern*. In 2020, the church completed additional renovations and major expansion to its athletic fields that were approved in a 2019 Board of Adjustment case, which review ensured compatibility with surrounding properties.

Figure 8 – Adjacent Parcel with a Church and New Athletic Fields



Adjacent Residential Uses – Distinctive single-family and multi-family uses are located adjacent to the subject Property and are clearly harmonious with the proposed residential use. The building setbacks to the nearest residences provide enhanced compatibility as well, contributing to an increased appreciation of light and space. Southern Avenue and its infrastructure improvements separate the Property from the uses to the north located in Maricopa County. The nature of Southern Avenue and the unincorporated neighborhood to the north are highly compatible with a residential use. A multi-family development on the Property is appropriate given the proximity to an arterial street at a midblock of a midblock location, and the development plan incorporates adequate buffers to the the street.

The proposed residential use is more compatible with the surrounding uses, as opposed the core uses in PEP zoning, which would permit more traffic, more intensity, and closer proximity to the single family homes to the south. Specifically, Cabana’s primary residential buildings are located further into the site – more than 80 feet, whereas a PEP land use, if developed onsite, could locate within 20 feet of that same residential site wall.

Nearby Commercial and Employment Uses – *Cabana Southern* is appropriately located within close walking or bicycling distances to a variety of nonresidential uses in the nearby Employment, Special District, and Mixed Use Activity District Character Areas. The fabric of the neighborhood creates a wide variety of live-work-play opportunities that favor a residential use on the Property. These characterists, and the proposed onsite amenities, will create a simbiotic relationship to the surrounding area and a healthy lifestyle for future residents.

Nearby uses that benefit a residential project are numerous: a pharmacy, urgent care, retail, restaurants, orthodontist and professional offices, employment center, bank, salon, ice cream parlor, bix box retail centers, restaurants, auto service, gym, home improvement store, hospital, and various schools. These uses are not adjacent to the site, but appropriately separated and distanced, making it suitable for a residential use that is within convenient walking, bicyling, or a short driving distance. Other developmentsand landscaping serve as buffers to the site.

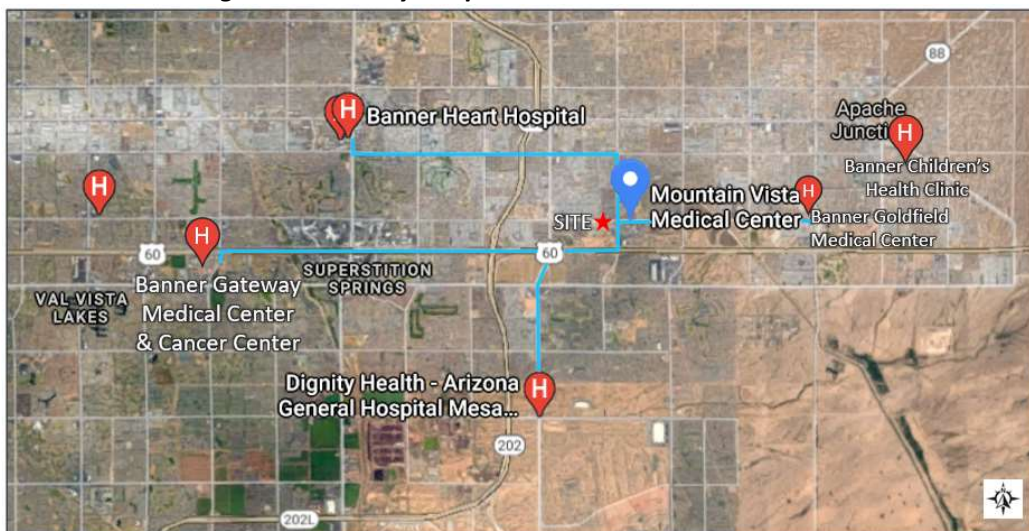
4. Cabana contributes to the 4 nearby General Plan Mixed-Use Districts.

Several Mixed-Use Activity Districts are located near this bypassed Property. This creates a healthy setting for a development like *Cabana Southern*'s unique housing product that would not compete for their business. Four mixed-use districts are located within a one-mile radius at: (i) Crismon Road, (ii) west of Signal Butte Road, (iii) Ellsworth Road and Southern, and (iv) Ellsworth Road south of the US-60. A fifth mixed use category is 1.5 miles away on Southern Avenue east of Signal Butte Road. Furthermore, a Medical campus Specialty Category is located nearby the Property on Crismon Road. In total, these non-residential areas are far from build-out. Moreover, a residential use will not compete with these areas' economic development and increase the likelihood of development of Class A-B uses.

Notwithstanding its smaller scale, it is acknowledged that the nearby Mountain Vista Hospital can create opportunities for further medical offices in the area. However, it has a smaller draw because of its smaller size and because it specializes in cancer treatment (e.g., the Ironwood Cancer and Research Centers). It is located very close to other hospitals that anchor the medical sector in that region, some of which are larger and provide broader services (see Figure 9):

- **Banner Gateway** Medical Center at US-60 and Higley, 7 miles
- **Banner Baywood** at Broadway & Power, 6 miles
- **Dignity Health General Hospital** at Ellsworth & Elliot, 4 miles
- **Banner Goldfield** Medical Center at Southern and Ironwood, 4.2 miles

Figure 9 – Nearby Hospitals within a 7-9 minute drive



5. PEP Zoning is better suited for different properties with greater intensity.

A residential zoning district suits the Property much more than a PEP, because PEP-style projects require different circumstances to attract a Class A or B development. For one, they are usually surrounded by, or located immediately adjacent to, Regional Commercial, Office, Medical, and Commercial Activity Centers. They are also attracted to land with the highest traffic counts and more visible locations (not mid-block of mid-block).

Mesa's Zoning Ordinance states that PEP zoning district's specific purpose is to develop office and employment uses in a cohesive "campus setting" with retail ancillary uses (Zoning Ordinance Section 11-7-1.B). None of these uses have developed out in a cohesive, business park setting in a master development plan. The surrounding post office, charter school, and single-story residential uses do not represent the main uses in PEP developments. This Property remains as the last remnant of a larger PEP property that did not come to fruition. The subject Property owner has worked diligently to attract business users, but the synergy created by a PEP campus or commercial anchor never occurred because of the Post Office, church, charter school and assisted living projects that developed on the bulk of the PEP property.

Urban Land Institute literature alludes to much larger projects for PEP developments, larger than the 8.6-acre Property in this case. According to a foundational report by Levitt and Schanke, the general concept behind a PEP project is to create a zoning category to adjust for a multi-acre employment center, such as a research park, corporate center, perhaps a hospital or multi-building medical complex. The authors cited numerous examples, including multi-faceted developments that all exceeded 100 acres, some more than 1,500 acres. (Levitt, Rachelle L., and Dean Schwanke. *Business Park and Development Handbook*, Washington, D.C.: Urban Land Institute, 2003, p. 4 and 6, Citing Kenneth M. Boyce, "A Winning Combination," Urban Land, April 2001, p. 34). This study highlights various examples of business and employment parks, which were 80 acres, 210 acres, 260 acres, 530 acres, 1,800 acres, and 2,000 acres. The intent behind employment park zoning is to create a zoning category that addresses the relationship between the various components of a major site plan, site architecture, infrastructure needs, buffers to surrounding uses, among other things. The property and surrounding area does not approach such a large acreage, nor the main principles addressed by the Urban Land Institute.

Mesa has examples of PEP-style developments, whether in PEP or similar zoning, and they tend to represent larger scale regional sites on more visible locations with heavier traffic (e.g., Stapley Drive between US-60 and Baseline Road). In contrast, this Property faces a single-family use on a more neighborhood style of a public street with soft shoulders and a drainage channel. It is noted that Mesa's Zoning Ordinance for PEP zoning clearly allows sub-uses that may be permitted by right in certain situations such as a professional office, but small-scale offices are not the core objective in a PEP type project, and a variety of other uses are located on nearby, more visible properties. Even if such a use were sustainable on the Property, lacking a planned employment park surrounding the Property makes it more compatible for a residential land use.

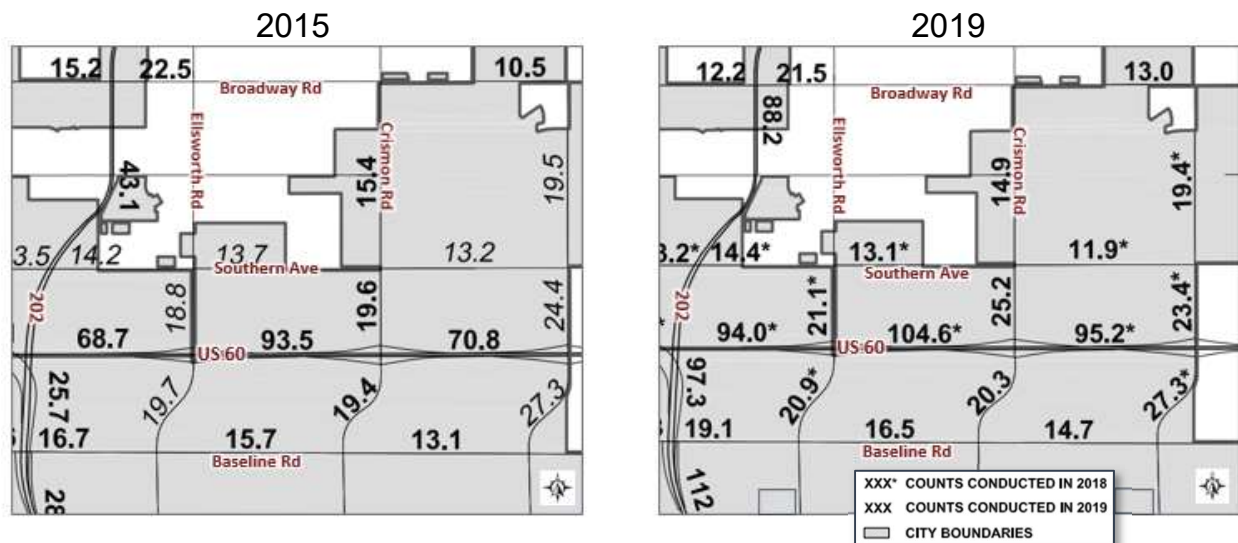
A residential land use would more effectively support office and medical employment growth on the larger, more visible sites near the US-60, corner properties, or adjacent or onsite at the nearby hospital. In today's sensitive economy, the nearby employment properties will more likely succeed with additional stimulus in housing and population growth that will feed these Mixed Use Activity Districts.

The Property's adjacency to a single-story apartment community, Post Office, etc., poses significant impediments to developing a prominent PEP use. It is noted that the adjacent properties to the east and south combine to create a larger area closer to the intent for PEP. Nonetheless, the church was relatively recently constructed in 2 phases in 2004-2008. The church is part of a Valley-wide entity with several locations, and this one serves a large area in the East Valley. This past year, it completed additional renovations and expansion to its athletic facilities, more than doubling its athletic fields, which indicates a healthy, neighborhood-friendly organization.

6. Traffic counts are much lower on this part of Southern Avenue.

It will take many years before the population and demand will allow for build-out of the medical, office, retail, employment, and commercial services in the area. For example, on the east-west Southern Avenue corridor, traffic counts are nearly one-half the traffic counts on the north-south streets of Crismon Road and Signal Butte Road. It is well below the capacity of arterial streets at build-out. The 95,000 to 105,000 counts on the US-60 freeway illustrate the greater visibility for the nearby properties with freeway frontage, many of which await development. In the last five years, traffic has remained the same or declined on Southern Avenue near Crismon Road and Signal Butte Road, while counts increased on Ellsworth and Crismon Roads. Thus, Crismon and Hampton are more prime for future non-residential development (See Figure 10 below).

Figure 10 – Traffic Counts, 2015 and 2019



Source: Mesa Transportation Department, updated January 2020 (Average Daily Trips)

7. National land use trends support the proposed request.

National trends have affected land use patterns in Mesa in a manner that *Cabana Southern* will help stimulate local businesses. It will do so by providing quality housing with co-work facilities that are becoming part of the shifting patterns in the new work environment. An Urban Land Institute study discussed factors that help sustain mixed-use centers. Michael Beyard and his colleagues noted how additional residential at strategic locations can stimulate activity and viability of mixed use districts. (*Ten Principles for Rebuilding Neighborhood Retail*, Washington, D.C.: ULI—the Urban Land Institute, 2003).

The trend toward remote work had begun before COVID – Numerous analysts have tracked the reduced growth in brick-and-mortar commercial, office, and medical land uses since companies began offering remote work opportunities. Many companies have reduced their physical footprint in response to the increase in digital commerce, new technology, environmental objectives, and increasing costs to develop and maintain physical structures.

“The pandemic has accelerated a trend that arguably has been in place for years” (Dr. Richard Barkham, CBRE, www.cbre.com, accessed November 6, 2020). Julie Whelan from National Real Estate Investor noted that empty desks at work will continue to reduce the demand for office land uses. She concluded: “Ultimately, COVID-19 is likely to be viewed in hindsight as an accelerator, rather than an originator, of changes in offices and other commercial real estate. Offices made up of gray walls, cubicle farms and antiquated technology are obsolete.” (Sept. 2020, <https://www.nreionline.com/>, accessed November 12, 2020).

More companies will allow work from home – In Summer of 2020, Whelan (see above) assisted with a survey of 126 national businesses, many of which are Fortune 500 companies. Before the pandemic, 37% had previously stated they would allow work-from-home opportunities in the future, and that percentage grew to 70% in 2020. It will take time for companies to learn the how the pandemic and technology advancements will affect growth in office land uses. Smaller office depend and hybrid work environments will continue to play a role as companies offer an increased level of remote opportunities and restructured configurations at their offices (Whelan, Sept. 2020). Proximate housing with co-work opportunities like *Cabana Southern* will become a meaningful alternative in the changing environment.

8. The Phoenix-Metropolitan Area is part of the national trend.

According to data published by the Maricopa Association of Governments in 2020, Arizona has experienced a decline in its job rates and economy. It has fared better than other states, but has not yet recovered from the effects of the pandemic and shift in the configuration of land uses.

Don Rodie, national researcher and founding member of Cushman and Wakefield Phoenix, recently explained in a local study that the market will continue to be unpredictable. Many companies in Maricopa County are selling their office investments and slowly subleasing them over time. Any increases are expected to be slow during recovery (www.cushmanwakefield.com, August 4, 2020). He further stated:

... commercial real estate, like most facets of the economy, has weakened considerably. Some tenants are struggling, rents are being renegotiated, developers are bringing fewer new projects to market and tenants are rethinking their space needs amid business shutdowns, social distancing, a surge in online retail orders and substantial increases in work-from-home arrangements.

Many brick-and-mortar retailers had suffered even before the coronavirus hit, due to inroads made by online commerce and other pressures. Now their prospects are even more up in the air.

According to 2020 3rd quarter data, both the Office and Medical Office sectors are experiencing higher vacancy rates, and Arizona is not among the nation's highest markets in those sectors, which are trending toward Texas and other states. In Arizona, rent growth is still catching up to pre-pandemic levels and also to the office inventory already approved. As office demand and configurations adjust during recovery, Class A buildings will be harder to find and will trend toward the limited established locations. (CXRE.com, CBRE.com, see also "Reimagining the Urban Office," Peter Bacevice et al, *Harvard Business Review*, <https://hbr.org>, August 14, 2020).

9. Local land use data support a residential use.

The following recent local data justify a residential use on the Property.

- **Multi-family, lower vacancy.** In Mesa, Multi-family is among the highest occupancy and highest demand of the various categories in that area, showing some of the lowest vacancy rates of approximately 5% (Cushman & Wakefield, 2020; Costar, 2020). Demand for housing with high quality amenities is causing new residential units to fill up quickly as single-family zoning availability declines.
- **Retail/Services/Commercial.** In the broader market, the Retail-Commercial category is lagging behind residential, with vacancies increasing from last year to around 9% in the area (Colliers, 3Q 2020). Generally, Class A retail is trending toward specific areas such as main arterial corners, proven commercial centers, and freeway frontages. In this case, the Property is approximately a quarter mile from the Crismon & Southern arterial corner, making it a mid-block of a mid-block location. The single-family residential community to the north without perimeter landscaping or pedestrian pathways make the Property a less visible and less effective location than some of the better situated properties on the Crismon Road connector to the US-60.

Three vacant properties are located on Southern Avenue on both sides of Crismon Road, which have closer proximity to that intersection and still have not developed, which is an indicator about the challenges to developing additional office or commercial uses along this unique segment of Southern Avenue.

- **Offices, higher vacancy.** Growth in Office uses is lagging in Mesa east of Alma School and along the US-60 corridor (Dobson Road to Apache Junction) compared to other locations in the Metro-Phoenix Area (Colliers, 2020 3Q, Cushman Wakefield 3Q 2020, Costar November 2020). Along the US-60 corridor, spaces are becoming available faster than they are being filled up by tenants. There is additional pent-up supply of undeveloped office site plans that have not come to fruition, some of them approved years ago.

In the last year, available space increased to 218,340 square feet in existing office uses without the development of new projects. The negative absorption in this area, compared to the growth in the West Valley, North Valley, isolated office-employment cores in Gilbert and Chandler, and near the Loop 101 evidence a need for additional housing to support Mesa's commercial centers.

Table 2 – Vacancy Rates in Existing Medical and Office Uses

Area	Office/Medical	Vacancy Rate
US-60 Corridor	Medical	19.5%*
US-60 Corridor	Office	13%-18%*
1 Mile Radius of Property	Medical & Office	17.5%

* Colliers 3Q, 2020. Actual vacancy rates could be higher. Unlike previous years, Colliers did not count a vacancy in situations when a business moved out of the space and continued payments on the lease.

10. A survey of permitted uses near the property supports a residential use.

A residential use such as *Cabana Southern* will sustain economic vitality of the areas within a one-to two-mile radius. The substantial property in that radius offers long-term opportunities for future economic growth depending on the dynamic development trends. *Cabana Southern* fulfills the development potential for the Property by cleaning up an infill site with a quality residential use, as opposed to leaving it undeveloped. As discussed above, the site is better situated for the proposed RM-5 PAD zoning, and the surrounding neighborhood has a considerable supply of PEP uses (for example 30 dental/medical offices and urgent care) and additional approved site plans of vacant non-residential properties to serve the surrounding neighborhoods and their projected growth for many years.

According to a recent survey of the area, non-residential uses are listed in the tables below and are grouped into four general categories for ease of illustration in a land use graphic that follows in Figure 11. These exhibits indicate that as of November 2020, 241 total PEP-allowed uses are located within a mile proximity of the Property, including the nearest intersections, thus satisfying the demand for PEP uses.

Table 3 – PEP Uses within 1 Mile to Nearest Intersections

Grand Total: 241

Medical Uses	Qty
Medical Offices & Clinics, Physical Therapy	15
Hospital	1
Medical Office/Admin. Developments, 1-5 story	2
Research & Development	1
Laboratory	1
Urgent Care	2
Pharmacy	6
Medical Dental, Orthodontist	12
Total	40

Retail, Commercial, Entertainment	Qty
Retail, Swap Meet	35
Entertainment: Movie Theater	1
Restaurant	38
Restaurant Drive-thru	15
Swap Meet, Commercial/Employment	1
Café, Ice Cream, Soda Shop, Bakery	17
Grocery	4
Nursery/Garden Center	2
Total	113

Offices: Business/Employment Services, Financial	Qty
Professional Service, Tax, Financial, Insurance, Business Services	9
Office Buildings, 3-story	2
Government	1
Bank	7
Total	19

Services, Recreation	Qty
Salon, Personal Care, Massage	28
Services, Cleaners, Shoe repair, etc.	3
Fitness Center, Yoga, Dance	7
Day Care/Preschool	1
Animal Clinic	2
Clubs and Lodges	2
Church	7
School	1
Mini Storage Warehouse	2
Recycling	1
Auto Service, Car Wash	10
Recreation: Parks, Sports, Pools	5
Total	69

[See Figure 11 on next page.]

Legend:

- Retail Center
- Vacant Safeway Anchor
- Albertson's Center
- Med./Office
- Power Center

Map Labels:

- Broadway Rd
- Pharmacy
- Fry's Center
- Med./Office
- Ellsworth Rd
- Retail
- Lowe's Center
- Southern Ave
- SITE**
- Post Off.
- Vac. Assisted Liv'g
- Church
- Crismom Rd
- Med./Office
- Medical (corner properties)
- Retail Com.
- Vac. Approved Office
- Hospital Medical Off.
- Vac.
- Home Vac. Depot Center
- Hotel
- Vac. Approved Office
- Med. Office/Industrial & Vacant Land
- Approved Hotel/Retail
- Vacant Approved Med. Office 2012
- Baseline Rd
- Bashas Center
- Med./Office
- Signal Butte Rd
- Med./Office Hobby Lobby Dollar Tree
- Sprouts Center
- Vac. Approved Hotel-Commercial
- Vac. Approved Medical/Offices
- Power Center: Wal-Mart Kohls Ross
- Swap Meet Com/Emp
- Med./Office
- Power Center: AMC LA Fitness
- Retail Service
- US 60
- DMP (M-1, C-2)
- Albertson's Center
- Med./Office

Unincorporated Maricopa County

CABANA SOUTHERN

There are 4 grocery stores and 4 regional big box retail stores within 1 mile, which uses require a larger number of consumers from a broader area. Although some PEP uses could serve a larger area, the narrower radius serves to show that the area is saturated with PEP-allowed uses. An explanation for the large counts in the survey is that the Property may be located between the service area ranges of several regional commercial uses. Therefore, the proposed use and PAD addresses the need to provide additional inputs into the existing commercial centers.

11. Abundant non-residential vacant land creates a vast supply for the future.

The above Figure 11 depicts some of the vacant land within one mile of the site to the nearest intersections, which are designated for commercial, office, or employment uses. On many those vacant sites, the following Table 4 lists several known approved site plans of non-residential developments.

Table 4 – List of Approved, but Undeveloped Medical and Professional Office Uses

#	Area	Approved Site Plan Type
1	NEC Crismon Rd & Southern Ave	Professional/Medical Offices
2	Hampton Rd east of Crismon Rd	Hospital
3	Hampton Rd east of Crismon Rd	Medical Clinics and Offices
4	NWC Crismon Rd & US-60	Professional/Medical Offices
5	NEC Crismon Rd & Baseline Rd	Medical Clinics and Offices

These properties above are located closer to Crismon, the US-60, and the hospital than the project, and they have more commercial character to their surrounding uses and infrastructure. The above list only counts approved site plans, not the additional acres of nearby vacant land zoned for non-residential uses. Some of the above approved projects may have been abandoned by the original applicants given the duration of time since approval. It is unlikely these site plans and the remaining vacant land will develop into non-residential uses until the surrounding area can support it. There is too much competition further out to expect that this area can create a greater pull from a broader population because the hospital is smaller and specialized, the property circumstances less favorable, and the surrounding housing insufficient.

VII. PAD Zoning

This application requests RM-5 PAD zoning and supplies the plans, documents, and guidance that will enforce the objectives of the General Plan. The City of Mesa Zoning Ordinance’s (“Zoning Ordinance”) purpose for RM-5 Multiple Residence Zoning District is to “provide for a variety of housing types,” including, among others, “multiple residence housing.” *Cabana Southern* meets this criterion by offering a unique form of multi residential housing suitable to the unique context of the surrounding area. The recent field study and analysis of surrounding land use patterns demonstrates the over-abundant availability of commercial and offices uses that have grown faster than residential growth in the vicinity.

The project also complies with the PAD overlay's intent to implement the General Plan goals through the use of "innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit." *Cabana Southern* complies with the city policies and objectives by incorporating the following:

- High quality architectural design, site design, and an amenity package that creates a unique and more sustainable alternative to conventional development and comparable projects;
- Enhanced pedestrian pathways and linkages between the onsite structures and amenities, also connecting the site to the surrounding community;
- Well designed and integrated open space and/or recreational facilities held in common ownership under the property management and of a scale that is proportionate to the Property size;
- Co-work space to achieve the elements a live-work experience;
- Consistency with the surrounding open space and residential uses; and
- Sustainable property owner's professional management to oversee site maintenance.

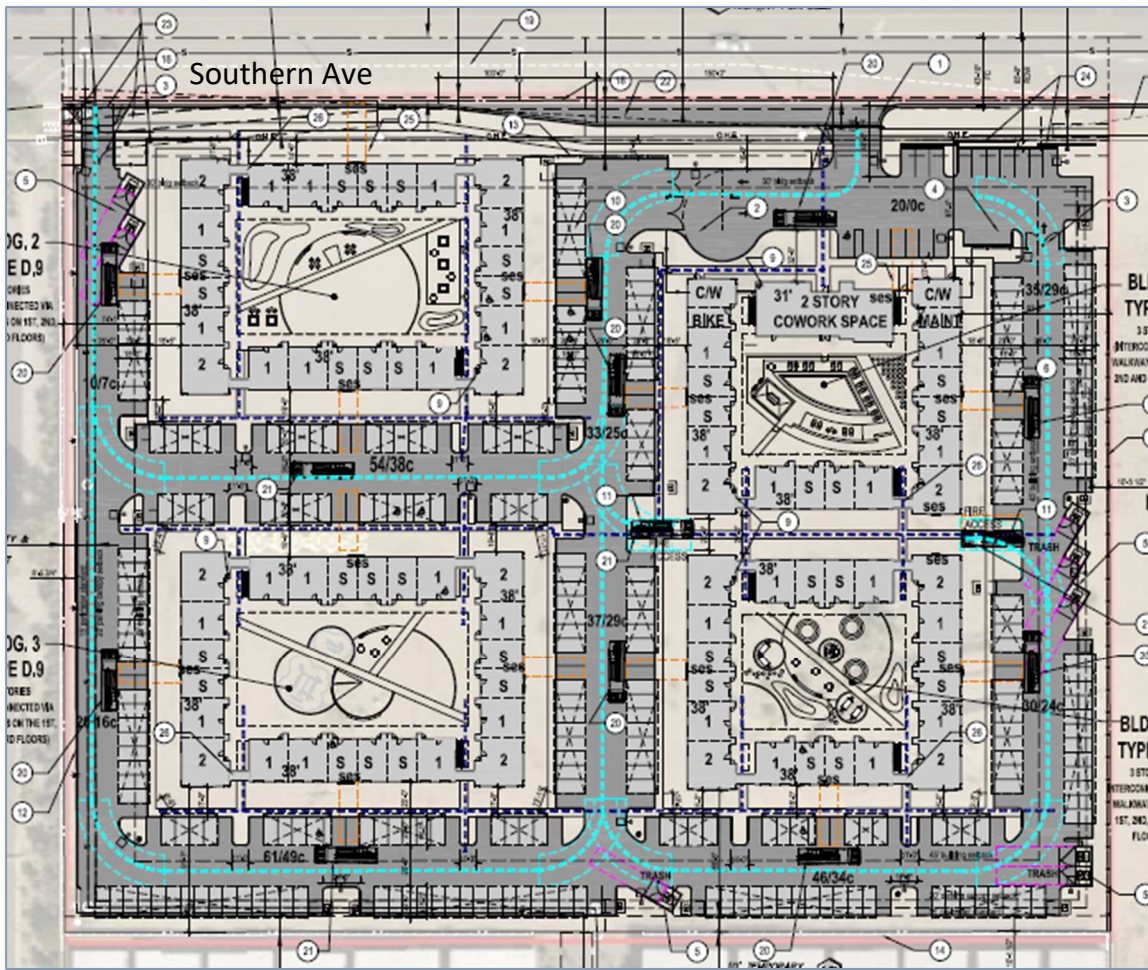
Included with this request is a corresponding PAD exhibits that demonstrate how the request could be implemented and how the requested zoning designation is appropriate. The submitted plans should not, however, be construed as a concrete final site design, but as representative to the design character and quality development features envisioned for the project.

VIII. Project Description

The proposed *Cabana Southern* development consists of 250 units (studio to 2-bedroom) on 8.03 net acres. This results in a density of 31.1 du/acre with 25% building coverage. The residential buildings are located well within the minimum required setbacks, except for the street frontage, where it is desirable for buildings and main entry parking to have closer interaction with the public street. These characteristics of the preliminary plans exceed standards in terms of building coverage, open space, side/rear building setbacks and recreational amenities, which will enhance the project's compatibility with surrounding properties.

The units are laid out in 4 sets of "quads," each of which is composed of 3-story building blocks that are united by shaded entry corridors and a central outdoor amenity area. Proposed building massing does not double the rows of units and arranges windows so as to permit natural lighting to enter each unit from both sides. This enhances privacy, security, and quality of the interior spaces. Shaded, connecting walkways lead to an enclosed open space amenity area, and these courtyards serve as the heart of the community. Figure 12 on the next page is a depiction of the proposed site plan submitted with this application.

Figure 12 – Proposed Site Plan



Each courtyard is carefully designed with 4 specific active open space themes that play to interests of Cabana’s targeted households, including a: (a) pool amenity area, (b) hammock garden, (c) fitness stations, and (d) an enhanced backyard theme. Prospective residents can select their desired unit based on its proximity to one of the courtyard themes. After residents move in, they can enjoy the amenities in their selected courtyard or use the amenities in one of the other quads, which are available to all onsite residents and guests. This open space theming will create a unique culture in *Cabana Southern* that will encourage social interaction across the project and an enhanced sense of pride in the community.

Integrated Co-work Amenities: *Cabana Southern* is a new concept development that integrates co-work amenities into the development plan. Fronting the project’s main entry stands a uniquely designed community amenity/clubhouse building. The submitted conceptual elevations, floorplans, and the architectural design section of this PAD Narrative illustrate this building’s two-story concept, centered on a multi-level co-work space with tables, chairs, desks, and sitting areas. This building also incorporates an upper-level portico with outdoor sitting area, restrooms, mailroom, leasing office, and fitness center.

Internal to the development behind the gate, units will be marketed for their work-from-home features, including the extra bedroom-home office in the 2-bed units and integrated work spaces/desks in the floorplans of the studio and 1-bed units. All units will include Wi-Fi connections. In this manner, all the units will be designed with work-from-home options.

Furthermore, in the project's internal open space areas, interspersed throughout the detailed landscaping and open space plan are outdoor patios and seating, which create additional alternatives for outdoor workspace in a natural setting. Together, the co-work office space, open space plan, and design of the units create an integrated home office and co-work environment that is becoming increasingly common as companies offer new options for their employees.

1. Landscaping and Open Space

Cabana Southern's preliminary development plan incorporates an exceptional landscape and open space plan with key features: (a) diverse common active and passive open space amenities, (b) connectivity throughout the site, and (c) private open space integral to the open community pods. The below Figure 13 illustrates the submitted landscape and open space plan.

Figure 13 – Proposed Preliminary Landscape Plan



a. Open Space Amenities

An attractive element of *Cabana Southern* are its four unique amenity areas featuring the pool amenity, hammock garden, outdoor fitness, and backyard themes. Ancillary amenities are also provided both in the courtyards and throughout the site, such as landscaped trails, shaded seating areas and nodes, bicycle storage, and grass play areas. Additional indoor community gathering spaces are included in the amenity package for *Cabana Southern*. Near the main entrance, an approximately 4,600 sq. ft. two-story amenity building consists of dedicated co-work space that complements the active amenities in the courtyard, which encourages a live-work-play lifestyle in a mixed-use environment. Also included are a fitness center, mailboxes and Amazon parcel lockers, community restrooms, and residential leasing accommodations.

Approximately 65,000 SF of common open space is provided, which exceeds the minimum requirement by more than 250%. According to the preliminary landscape plan, as much as 46% of the total open space is planned to be dedicated as active open space, which quantity and range of amenities are above par for residential developments. Passive open space areas with landscaped trails and pathways surround the exterior of the building quads and pedestrian walkways, which create a natural buffer between the buildings and parking spaces.

Regarding private open space, included in these outdoor courtyards in front of each housing unit are dedicated private open space areas on the walkway corridors, which spaces are created by the undulating quad elevations. While not typical porches or balconies, given the continuous shaded walkways, these private open space areas are located next to each entrance and front window. They are large enough for the respective resident to set-out patio seating, a café table, and other items for private use. These individual spaces will be partially enclosed by the undulating walls and will encourage a high-quality environment where residents can appreciate the outdoors and overlook onto the community's open space areas. This arrangement offers a unique environment for each unit that efficiently transitions from the interior space to the outdoor shaded pedestrian pathways that border the courtyard amenities.

Additional passive common open space areas consist of the landscaping and pathways exterior to the buildings, perimeter landscaping, and parking landscaping. Pedestrian pathways connect the building pods and parking areas and create a natural buffer between the buildings and parking spaces.

b. Onsite Connectivity

Consistent with the General Plan's vision, the proposed development includes a network of landscaped pathways that promote pedestrian travel, safe and efficient linkages to site amenities, and harmony between the uses. Buildings 1 and 4 are located on a continuation of pedestrian-friendly areas, and it is linked to the buildings on the west side of the Property with ADA accessible pathways. The pedestrian system further connects the parking areas to the shaded walkways that lead to the open space areas and each unit. Onsite pathways lead to an external sidewalk. This connection allows for multiple modes of travel to the various amenities in the area.

c. Buffers and Transitions

The proposed *Cabana Southern* development will provide lush landscaping and comply with all applicable requirements for landscape counts and plant material. Shade trees and shrubs selected from local recommended plant lists will be established along Southern Avenue to screen views to and from the site from Southern Avenue and surrounding properties. The plant selection and layout are intended to contribute to the subject site's prominence and sense of place. Additional plantings will be included in the foundation base landscaping and along the primary and secondary pathways to create buffers between buildings and structures and provide for environmental comfort.

2. Circulation

Three access points are proposed to *Cabana Southern* from Southern Avenue. The primary entrance is located on Southern Avenue near the center of the Property, and it will include distinct landscape features and monumentation that will create a prominent entry and evoke a quality sense of place. This main access leads to building that will house the leasing office and amenities, such as a co-work space, fitness center, and pool area. Gates are positioned along code-compliant drive aisles to the east and west of the amenity building. Secondary, limited access points are positioned to allow safe access in line with the drive aisles parallel with the east and west boundaries.

As submitted, the proposed circulation and parking plan will comply with the applicable requirements for infrastructure improvements in the right-of-way and fire access, except as modified and approved in this PAD and the accompanying plans for onsite improvements. Internal driveways will efficiently loop throughout the development and be designed with parking and landscaping that integrates into the cohesive site layout. To minimize the impact of the waste disposal containers, enclosures will be designed per the City Standards and appropriately located to promote site safety and functionality for the collection vehicles.

3. Architectural Design

Cabana Southern will comply with all applicable City standards and design guidelines, except as provided in this PAD. The elevations and architecture will be reviewed in the concurrently submitted Design Review application. For convenience and indication of the project's quality design under this PAD, the following architectural description is provided. It is noted that the project's architecture under this zoning case is conceptual in nature and subject to modifications during Design Review and permitting consistent with the level of design and guidance provided in this PAD.

Cabana Southern is be designed with upscale contemporary architectural features with sophisticated building form. The buildings will be punctuated with various design materials, details, and colors consistent with recent trends, but not heavy or overstated. The overall architectural design will provide for visual interest, environmental comfort, and design creativity (see conceptual imagery in Figure 14 below).

Figure 14 – Conceptual Architectural Imagery



A unique component of the project includes the distinctive two-story amenity building reserved for the *Cabana* co-work space and fitness center. Located fronting Southern Avenue, the exterior facade is centered between the two vertically composed side elevations of the adjacent buildings. The two-story office is comprised of uniquely composed yet harmonious building masses that repeat the colors and materials of the units, with added emphasis on glazing, shaded entries, textured stucco, and painted block material; all of which help the aesthetic lean more toward a commercial feel. The entry is recessed and combined with a decorative shade feature to provide protection from the elements. The design integrates these spaces into a holistically designed residential/co-work building.

On the primary building elevations, the massing is broken by connecting buildings that orient toward the interior open space zones. Each building will be five to ten units wide and will be linked by shaded walkways. The massing and arrangement of buildings breakup the building

form into smaller elements, which promotes a pedestrian scale development and increases the sense connectedness with the surrounding environment.

On the exterior, a horizontal and vertical façade articulation is provided across the main massings. More detailed planar articulation and strategic use of accent colors at corner masses help anchor each elevation further, creating a feeling of stability, symmetry, and punctuation along the outer façade. To add further interest, undulation in the façade depth is consistent with variations in the roof line, creating layers of variation that are matched by changes in the exterior material textures. In the submitted preliminary elevations, colors and materials create a contrasting, yet cohesive composition. The four main colors proposed are complementary to one another and add a tasteful level of contrast. For additional depth, accent material textures with complimentary colors have been incorporated into the overall color/ material palette.

The primary exterior materials comprise of horizontal raked stucco or similar quality, with secondary colors on a sand/stippled stucco finish. In line with the vertical window elements, colored and patterned horizontal lap siding, or approved equivalent finish provide enhanced accent colors and textures that complement the overall elevation. Together, these materials contribute to a timeless combination of vertical and horizontal differentiation on the exterior planes.

It is noted that the landscape plan coordinates with the architectural elevation, where trees and shrubs are planned at appropriate intervals to add to the varied exterior elevation. This variety of tasteful colors and textures exceeds the standard 2-3 main colors seen in comparable developments of this type in the area.

Interior elevations will be similar to the exterior elevations, except they will have shaded walkways around the courtyards. As noted above, the elevations facing the internal walkways will have jogs at each unit, providing mini private spaces with sufficient space for residents to place tables and chairs to enjoy the views into the active open space areas.

4. Entry Monumentation and Site Walls/Fence Plan

Cabana Southern's entry monументation and site wall and fencing design will be comprised of materials that complement the colors, materials, and the architectural character of the development. At the site entry, landscaping, entry monументation and the perspective to the office/co-work/amenity building will create a prominent sense of arrival. The arrangement of trees, shrubs, and ground cover, entry signage, and building/parking orientation at the property line and near the site entry will make a statement as to the project's quality design themes and mixed-use character.

The overall residential portion of the development will be gated with an ornamental theme wall designed with solid and view fencing elements and pilasters fronting Southern Avenue. A six-foot theme wall designed with solid and view fencing elements fronting Southern Avenue. Along the southern and western Property boundaries, existing solid masonry block walls constructed by the adjacent developments will be preserved and maintained in place, and a new solid wall will be constructed on the eastern property line.

5. Development Standards

The PAD zoning overlay is designed to enable the City to enforce the project's quality and proposed development that fulfills the General Plan objectives and zoning criteria. This PAD applies the development standards established in the Zoning Ordinance sections for projects in RM-5 zoning, except for a few minor modifications that are justified by the proposed development, site constraints, and characteristics that exceed zoning standards. The table below lists the requested modifications to development standards, in which modifications are shown as **bold**, with a letter corresponding to the subsequent sections that follow. CUP-related standards are detailed in the CUP section of this narrative.

Table 5 – List of Modified Development Standards

Development Standards § 11-5-5, et seq.	MZO Required	Cabana Southern Provided
Min. Building Setbacks: <ul style="list-style-type: none"> North: Street, Min-Max. North: Adjacent to SFR 	Street: 0-10 ft. SFR: 25 ft.	North: Min. <u>11 - 87 ft.</u>
<ul style="list-style-type: none"> Interior Side & Rear to RM: Table 11-5-5, Table 11-6-3.B, NC-U 	1 story: 15 ft. 3 story: 35 ft.	South: 89 ft. to units 8 ft. to parking canopies
<ul style="list-style-type: none"> Interior Side & Rear to RS, Table 11-5-5, § 11-5-5.A.1.a 	1 story: 25 ft. 3 story: 25 ft.	West: 74 ft. to units (3-story) 34 ft. to parking canopies East: 93 ft. to units 8 ft. to parking canopies
Min. Perimeter Landscaping, § 11-33-3, B.1.a, B2.a	North: 25 ft. East/West: 15 ft. to non-residential uses South: 15 ft. to multi-residential use	North: min. 5-10 ft. West, East, & South: 15-20 ft. between units & parking and 8 ft. perimeter (Combined Total 23-28 ft. min.)
Min. Building Separation: <ul style="list-style-type: none"> Canopies to canopies Building to Building 	10 ft. 10 ft.	8.5 ft. Between Parking Canopies 10 ft.
Private Open Space, § 11-5-5.C: <ul style="list-style-type: none"> Studio, 1 bed 2 bed Min. Dimensions Access 	60 SF/unit 100 SF/unit 8 ft. x 6 ft./60 SF Access to 1 unit	60 sq. ft. ave. 60 sq. ft. ave. 3.5 ft. x 12.0 ft. min. dimensions Modified
Parking Requirements, § 11-32-3	2.1 standard 1.2 spaces/unit near transit	1.38 spaces/unit Co-work office space, walking distance to Mixed-Use Districts

Covered Spaces per Unit	1 / unit	1 / unit is provided with parking covering some of the easements near the southern boundary. Only if these canopies are not allowed during permitting, then an alternative standard is provided in this PAD allowing only these spaces along the southern boundary to be open parking and accordingly reduce the covered parking requirement.
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Modifications:

The modifications listed in the above table and discussed below are respectfully requested because given the distinct location, site constraints, and the proposed design of the property, strict application of the zoning provisions would not enable the proposed development to offer the cohesive design, open space plan, and creativity needed to promote the intended vibrant and sustainable development.

a. Building and Landscape Setbacks

Proposed are building and landscape setbacks consistent with the residential elements of this development. To achieve a prominent presence at the street and a quality design theme, the residential units and parking area are located as close as possible to the Southern Avenue public sidewalk and behind a 5- to 11-foot minimum landscape buffer and easement. The amenity building is located with a parking area that offers appropriate and effective access and a quality perspective and an open feel from the pedestrian view like similar developments. It is tantamount to successful residential uses to have a visible access and parking area proximate to the main entry, and this design creates unique elements of perspective, light, and space. Proposed setbacks are appropriate for this site with respect to the existing residential uses to the north and their large setbacks to buildings in the adjacent developments to the east and west. The proposed design creates a distinct presence on the Southern Avenue frontage, and it provides multiple pedestrian connections that provide for efficient access to and from the site.

An 8-foot structure and landscape setback are proposed to parking canopies along the east, west, and south property lines, which is consistent with, and in some instances, exceeding the proposed buffer to the south. To the west, the buffer on the adjacent school, the perimeter wall, and two layers of landscaping and shade trees on both sides of the property boundary create a compatible buffer in that direction. In addition, the school only fronts onto a small portion of the west property line, given the large parking area in front, which also promotes compatibility with that property.

In further support of the building and landscape setbacks, the proposed residential buildings will exceed the side/rear building setback standards and reduce the development footprint in those areas. Foundation base landscaping will add to the layers of onsite landscaping (total 23-28 feet minimum proposed). This design provides adequate buffers and transitions to the adjoining

properties and contributes to the project's sense of place. In totality, proposed plan offers a compelling landscape open space plan and transitions for the Property.

b. *Parking Canopy Separation*

To the extent necessary, the proposed deviations for canopy separation is proposed for effective design of the circulation areas and fire access requirements. The proposed standards are supported by the overall site design, broken-up building massing, building locations, and narrower building widths (one unit deep) that contribute to a lower intensity feel. *Cabana Southern* exceeds the required minimum setbacks to every property boundary. Additionally, the proposed building coverage is 25% of the site area, which is less than the allowed 65% for a multi-family development.

c. *Private Open Space*

To implement the concepts unique to *Cabana Southern*, the private open space requirements are requested to be modified to provide a total of 15,000 sq. ft. of private open space. This averages 60 sq. ft. average for each unit, which generally complies the minimum 60 sq. ft. standard for upper-level units. The typical square footage of the private open space areas per unit are approximately 3.5 ft. x 12.0 ft., which dimensions establish the proposed minimum dimensions for this PAD.

Also, to the extent necessary, the applicant requests that the definition of the private open space areas incorporate the proposed development plan, which includes, as described above, private pocket patios that are nestled into the jogged exterior elevations near the front entries of each unit facing the internal courtyards.

In the Zoning Ordinance, Chapter 87 defines Private Open Space as "open space intended for the exclusive use of the occupants of a dwelling unit." Further, Section 11-5-5-C-5 limits access to "one living unit by a doorway to a habitable room or hallway." The proposed private patios comply with the definition of Private Open Space because they are "intended for the exclusive use of the occupants." Also, under Section 11-5-5-C-5, each patio is accessible to "one living unit by a hallway," in this case an outdoor hallway. However, another interpretation of this subsection C-5 requires the hallway to be indoors or with accessibility more limited to the occupant. Therefore, to the extent necessary to address this latter interpretation, a modification is requested under this PAD to consider the proposed patios shown on the development plan as Private Open Space.

The purpose for this design is to replace the private enclosure requirement from inert balconies that would face less attractive parking lots and Southern Avenue with usable front door private spaces that face the internal courtyards. As proposed, these private patios will promote greater connection with neighbors, and they create a private transition from the interior space to the walkways, and ultimately the courtyards.

Individual patios may be adorned with a café table, chairs, and other facilities unique to each unit, which areas will have an inherently private nature. They are setback from the walkway in

view of the unit's front window, which communicates that the space is in the control of the individual owner, not any passerby. Principles of design are characteristic of this feature, in which design, proximity, visibility, and definition of space cause people to react to the statement that the area is for private access only.

As further justification for these modified standards, the proposed amenity building and common co-work space is much greater amount of interior amenity space than available in a typical development. Regarding outdoor space, the proposed open space area is 250%+ higher than the required open space (260 SF/unit proposed, 100 SF/unit required). Of this space, approximately 46% is planned to be dedicated as active open space, which is a much greater percentage than is typically provided in any residential development. This demonstrates how Cabana Southern exceeds standards for open space and provides enhanced alternatives that contribute to the development's livability and sense of place.

d. *Parking Plan*

The proposed development will comply with parking standards for surface materials, parking dimensions, and landscaping except as modified in this PAD. *Cabana Southern PAD* proposes a minimum of 346 spaces (1.38 spaces/unit). This exceeds the 300 parking spaces required if the parking requirement were 1.2 spaces/unit as is usual for developments of this type. The proposed ratio is also consistent with, and in excess of, the parking demands based on Greenlight Communities' other comparable multi-residence projects in Scottsdale, Goodyear, and Phoenix and in consideration of the Property's unique location. Parking accommodates the lower "bedroom count" designed into the plan.

Various factors reduce the demand for parking than a typical residential use, as follows:

1. Co-work space, and work-from-home style of units are programmed into the development plan, decreasing the typical work-related travel demand.
2. Approximately 80% of Cabana are studio and 1-bedroom units that are geared toward single occupancy, which has a lower parking demand. Demand is lower than other types of apartments with more bedrooms designed for larger households.
3. Various existing and planned employment, medical, retail, commercial, office, and neighborhood services are located within walking or biking distance to the site:
 - Adjacent post office, school, and soccer field with sports programs
 - At the corner of Crismon and Southern are the following services:
Urgent Care, pediatric medical office, dentist, 3 restaurants
Walgreens drug store, 3 cafes, salon
 - The nearby hospital, offices, high school, and big-box retail provide walking, bicycling, and other alternative access to employment and education.
4. The proposed development plan promotes bicycle usage for nonresidential uses in the vicinity. It is noted the Property is a little more than a one-half mile radius from three mixed-use activity districts and three specialty and employment areas. The vastness of the available land and the high number of households needed to support each new

business indicates how these areas lack sufficient nearby households to support their build-out.

5. The project is designed to accommodate ride sharing and will attract households amenable to this transportation option.

For this project, the developer will provide a pedestrian connection to Southern Avenue, which will help facilitate non-vehicular travel from the project site to the nearby commercial, medical, and employment areas, which will be supported by the additional households and consumers proposed in *Cabana Southern*.

6. Compliance with the General Plan Vision and Policies

Cabana Southern is consistent with the General Plan vision for land uses on properties like those of the smaller scale of the subject Property. The intent is for them to be designed in “a manner that supports the continued development of employment uses (General Plan, p. 7-22).” The project will also stimulate growth and activity in the nearby Mixed-Use Employment Districts. The General Plan appropriately plans for “associated living facilities,” such as multi-family residential uses to support the regional facilities, and the guidelines provide for typical building heights between 2-4 stories high (pp. 7-22, 7-26).

Consistent with these policies and guidelines, the proposed development is a suitably sized multi-story residential development with integrated co-work space and resort lifestyle amenities. The proposed height is in the range contemplated in the General Plan. In addition, the project complies with the goals, objectives, and policies of outlined in the General Plan as follows:

Neighborhood Focus

- Implements a unique form of housing that supports the city’s desired “wide range of housing types.” (Neighborhood Focus, p. 7-5)
- Supports the notion of mixed-use housing by developing a compact residential housing with direct access to commercial zoning and by creating pedestrian and multi-modal connections public pathway. (Neighborhood Focus, p. 7-5)
- The proposed uses, site amenities, and cohesive pedestrian network instill a sense of place, allowing residents and visitors to feel connected to the larger community. (Neighborhood Focus, p. 7-5).

“Great Neighborhoods” Element

The General Plan states: “*Neighborhoods are the foundation of communities and cities. To be a great city where people want to live, work and play, we need a variety of great neighborhoods.*” Furthermore, the following five characteristics and qualities of great neighborhoods, as described in the General Plan for strong neighborhoods, are utilized in *Cabana Southern’s* development proposal:

- *Connectivity & Walkability*

- *Block lengths developed consistent with the character area standards*
- *Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with night time lighting of the street, sidewalk, and paths*
- *Providing shade and comfortable places to stop along a street or trail*

The size and stand-alone project creates a small block of cohesively arranged structures that provide ease of access to all site amenities and the nearby land uses. The project offers landscaped corridors with trees, shade, shade structures, and active open pace amenities along the pedestrian paths.

- *Build Community and Fostering Social Interaction*

- *Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together*

The combined system of pedestrian linkages enclosed open space areas, and site amenities, and architectural design will facilitate the creation of the community gathering places and a sense of place. The uniquely themed courtyards and the units fronting the central open space area are part of this concept. Further, the co-work space and fitness center contribute to social interaction and sustainable living.

- *Neighborhood Character & Personality*

- *Reviewing new/reuse developments for the elements needed to add to the surrounding community and create a unique sense of place*
- *Creating neighborhood boundaries and limiting through traffic into the neighborhoods*
- *Street planting programs, signage treatments, or other such visual elements that can bring identity and recognition to a neighborhood.*

***Cabana Southern* consists of a distinctively themed branding in the architectural design, landscaping, and open space plan. Greenlight Communities applies a more defined branding. All of the units share a common open space/courtyard with enhanced hardscape and amenities, a more lush and green landscape palette, entries and wall plan with distinguishing features, and an upscale contemporary design in the architecture.**

- *Safe, Clean and Healthy Living Environment*

- *Encouraging the creation and maintenance of neighborhood associations (formal or informal)*
- *Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed*

- *Locate and design public spaces so that there is a high degree of natural surveillance*
- *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*
- *Maintain attractive, well-kept public spaces in neighborhoods*
- *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*

The proposed development's rental community with single ownership will establish efficient operations and management to oversee site maintenance. Site management will maintain community open space amenities and shared landscaped areas. Natural surveillance of the community parks and amenities are accomplished by the sizing and orientation of the buildings and units, most of which are either facing or adjacent to the open space amenities.

Active outdoor open space is provided, as well as the pedestrian pathways. Lighting throughout the development will meet City of Mesa requirements. In addition, the driveway and parking improvements will meet City standards, which enables the City to provide consistent and predictable street maintenance.

- *Quality Design & Development*
 - *Unique public or community spaces that provide a focal point to draw people together*
 - *Maintaining a pedestrian scale and attractiveness along streets*
 - *Unique public or community spaces that provide a focal point to draw people together*
 - *Maintaining a pedestrian scale and attractiveness along streets*

As previously stated, the design of the pathways, connections between buildings, the transitions from the interior to exterior spaces, the pedestrian-trailed network, and overall design will offer a beautiful community identity, in conjunction with the various community courtyards spaces. Each courtyard will provide focal points to draw people together.

7. Utilities and Infrastructure

The proposed development will comply with all applicable City of Mesa and MCDOT regulations and standards regarding right-of-way and infrastructure improvements. Given that southbound Southern Avenue. Utilities in the subject property's vicinity include City of Mesa for water, sewer, police, fire, gas, and waste disposal. The subject site is in SRP's electric supply service area.

Water – The proposed water services for the site will include a looped connection to the 12-inch water lines in Southern Avenue.

Sewer – There is adequate sewer capacity. The applicant proposes to install a new sewer line consistent with City Standards and Details and will tie into the 27” HDPE sewer main in Southern Avenue.

Based on the property ownership’s experience with the proposed housing product, it anticipates negligible effect on the surrounding public schools, which include a combination of public and alternative educational opportunities. If this request is approved, development of *Cabana Southern* will increase the value of the property, which can indirectly increase the values of surrounding properties in Mesa. Added tax revenues will ultimately benefit funding of local schools in the long run.

8. Project Phasing

The proposed development is anticipated to be constructed in one phase. Typically, the proposed driveways, any right-of-way improvements, drainage facilities, and utility services will be installed initially. Thereafter, site work will be developed in conjunction with perimeter and other site landscaping, followed by vertical construction.

IX. Conclusion

Cabana Southern presents a unique opportunity to develop a vibrant project that offers a high-quality lifestyle for its residents. It establishes the essential elements of a quality, sustainable development with co-work space and work-at-home arrangements to support the robust supply of existing and planned retail, office, and medical employment uses in the area. The project’s cohesive design is exhibited in the distinct architectural design, generous landscape plan, recreational amenities, and pedestrian linkages that celebrate the outdoor environment and facilitate a quality standard of living. The proposed plans exceed standards and will be supported by the mix of neighborhood friendly uses and transitions in the surrounding community. *Cabana’s* design and its land use context possess the essential components of a viable and sustainable place in which to live.