

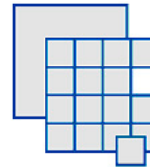
Adobe Luxury Villas

Rezoning, Site Plan, Preliminary Plat & Design Review
NWC Adobe Rd and Recker Rd

Project Narrative



Submitted by:



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On behalf of:
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III. Existing Site Conditions and Relationship to Surrounding Properties

The subject parcel is currently vacant and has been unused since at least 1993 according to historic aerial photos. The parcel received R1-7 (today RS-7) zoning when the Alta Mesa master plan was approved. The parcel has been held for many years by the City of Mesa with a fire station as a potential foreseen use. However, the City no longer needs the site and has publicly bid the parcel. Kinwell Development was the highest bidder. Homes in the Alta Mesa subdivision were primarily built between 1986-1988. Homes in the Dreamland Villa subdivision were primarily built between 1969-1974. The surrounding uses, general plan land use designation and zoning are shown in the table below. Also shown below and on the next page, as detailed in Figures 2 and 3, the project site is currently zoned RS-7 and is designated in the City of Mesa General Plan as Neighborhood.

Table 1 - Relationship to Surrounding Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Neighborhood	RS-7	Single-family residential
East	Neighborhood	R1-6 (Maricopa County)	Recker Road (arterial); Single-family residential
South	Neighborhood	R1-6 (Maricopa County)	Adobe Road (collector); Single-family residential
West	Neighborhood	RS-7	Single-family residential
Project Site	Neighborhood	RS-7	Vacant

Figure 2 - Surrounding Zoning Classification Map

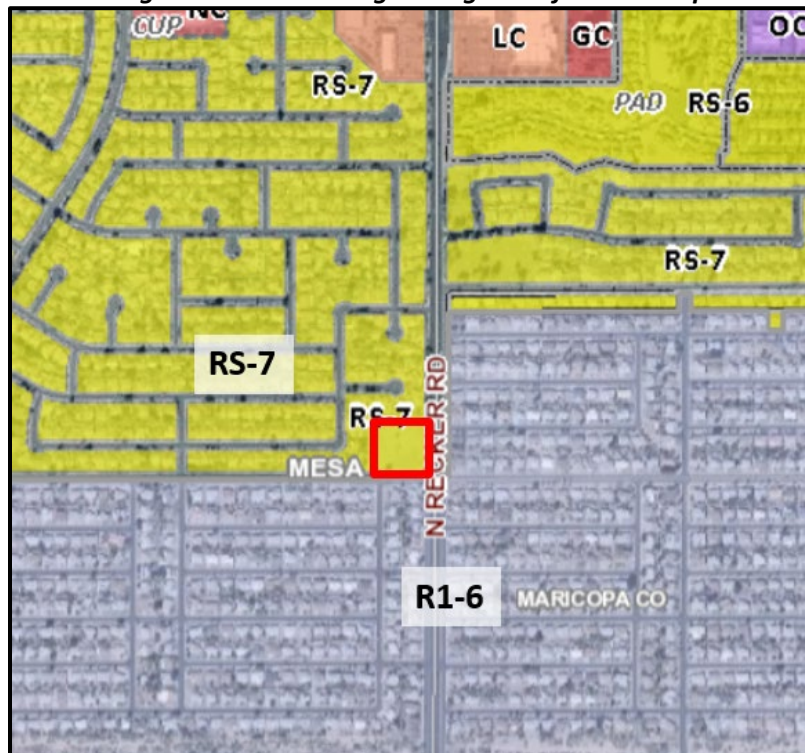


Figure 3 – Surrounding General Plan Designation Map

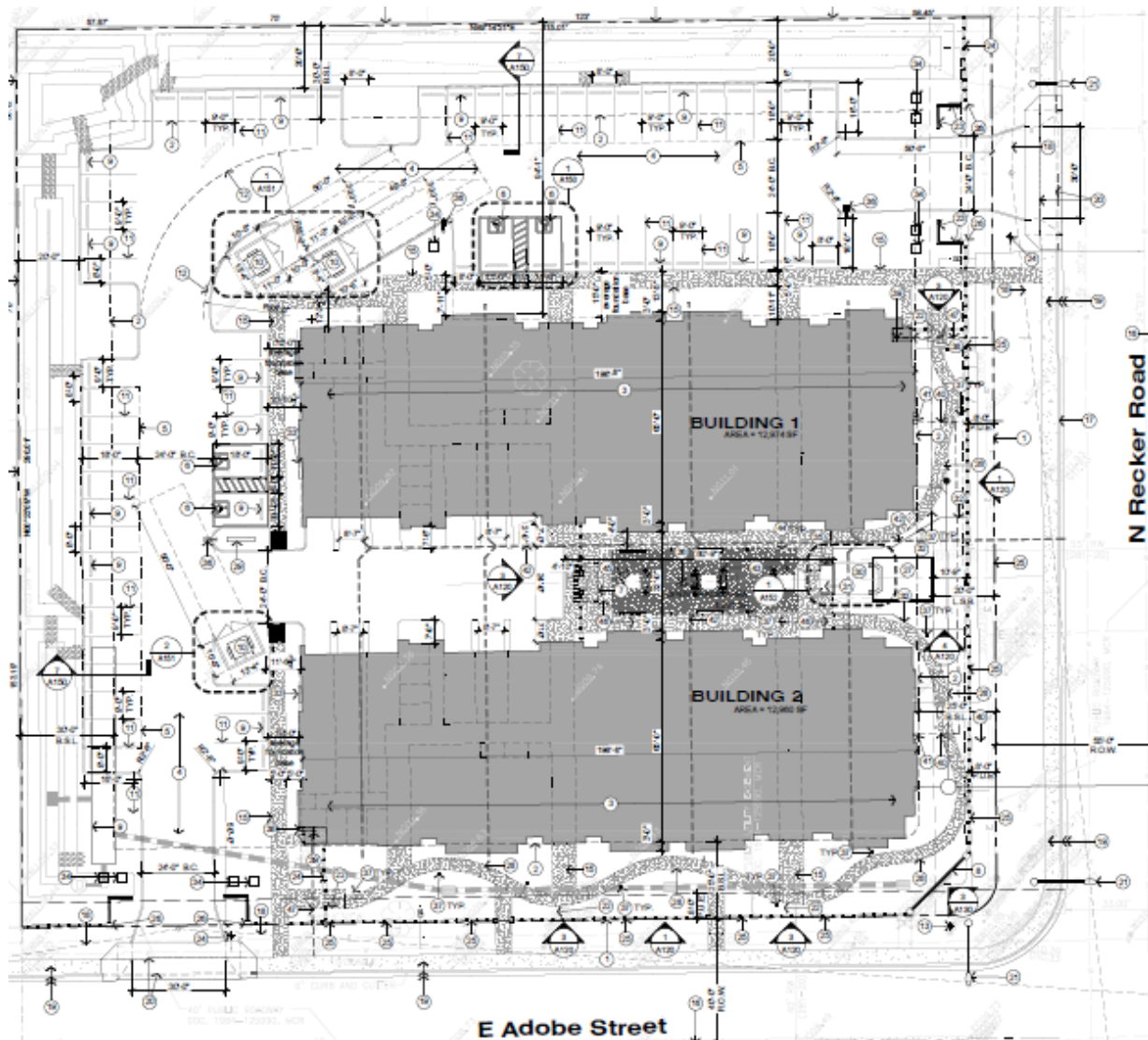


IV. Project Description

The proposed development features 38 total units in two (2) buildings located along the eastern and southern setback lines next to the streets. A central amenity area is located between the buildings. Two entrances, one along Recker Rd. and one along Adobe Rd., lead directly to the parking areas and circulate around the site. There is a substantial 90-foot minimum setback from buildings to the nearest residential property lines to the north and west, which is more than four (4) times more than required by the Zoning Code. Within the significant building setback is a 20-foot landscape setback which meets the development standards of the RM-3 zoning district.

The community has been designed with enhanced architectural interest and diversity, which matches the standard of architectural design in the area and keeps building height to two-stories. Elevations have an asymmetrical design that increases architectural interest. The proposed condominium units will range from approximately 700 to 1,500 square feet in size and contain 1-, 2- and 3-bedroom units. The proposed site plan is shown in Figure 4, on the next page.

Figure 4 - Preliminary Site Plan



1. Site Layout

The site is 2.1 net acres which is relatively small for a multi-family development, but not big enough for a justifiable RS-7 zoned single-family, detached development which would also have to accommodate parking, internal roads, setback, and retention requirements. To mitigate any impact on the existing residents, the two buildings are located along the eastern and southern boundary lines, close to the adjacent streets. A central amenity area lies in between the buildings which will help mitigate any noise emanating from this area. Two entrances, one along Recker Rd. and one along Adobe Rd., lead directly to the parking areas and circle around the site. Covered parking structures are located on the northern and western-most parking spaces with garage parking provided on the interior of the site away from public view for some of the entrances.

2. Access/Circulation/Parking

As noted above, there are two (2) vehicular access points, one from the four-lane arterial, Recker Road, and the other from Adobe Road, which is an established collector road. The Recker Road entrance to the site will closely align with Ellis Street, which is not a critical because Ellis is located behind the frontage road barrier on Recker. The Adobe entrance will be slightly offset from the 59th Place alignment, which has been acceptable to the Transportation Department. These two (2) entry points are connected through an internal driveway loop which provides residents easy access to parking, amenities and their condominium units.

In addition to the perimeter parking, there a small courtyard accessed garage parking area provided to meet the City of Mesa standards for parking, which requires 80 parking spaces where 81 are provided. Four tandem parking spaces are provided in this area. No parking reduction is requested.

Sidewalk connections lead from the units to the street with gates along a perimeter view fence serving to distinguish the development from the ROW. A meandering sidewalk runs inside the gate to provide internal pedestrian connections from the units to the amenity area and the public street system.

Recker Road is classified as a 4-lane arterial and is fully improved with 55 feet of existing right-of-way. The applicant is requesting that no additional ROW dedication be administrated and has submitted a waiver request letter prior to this re-submittal. Where necessary, an 8-foot PUFE will be dedicated.

3. Retention/Open Space

The proposed development will meet or exceed the City of Mesa retention and open space requirements. The principal retention and common open space area are in the center of the site with complimentary open space areas located at the north and west boundaries of the site. Special attention will be provided on the grading and drainage plans to ensure that adequate on-site retention is provided. Both public and private open space requirements are also met. Whereas 175 SF of common open space is required to be attributed to each unit, 255 SF is provided. Private open space requirements are also met, which are detailed on the site plan.

4. Architecture/Design Guidelines

The proposed development will offer an architectural design which complements the surrounding community while providing market driven enhancements and updates. Assymetrical design provides articulation and breaks up building massing. Use of multiple materials is proposed for the site including stone, board & batten, and multiple types of stucco. Below is a conceptual elevation for the building with the proposed north elevation of the northern building shown.

Figure 5 - Conceptual Elevations



a. Alternative Compliance

The proposed elevations largely comply with the site planning and design standards of the City of Mesa. However, the north and south elevations on the buildings maintain between 18-21% of a second primary material (siding), and between 3-4% of a third primary material (stone) which is below the 25% threshold. Stucco is the other primary material comprising 50% of the elevation façade (well below the 75% maximum standard). However, this elevation design is superior to the required standard because an additional primary material (stone) is provided on the elevations. The addition of a third material is not required under the Mesa guidelines and is a strong justification for alternative compliance. Additionally, secondary materials (metal and glazing) are provided in abundance on the elevations (comprising between 21-27% of the material calculation respectively).

We also note that the use of stucco on the housing product does not exceed 48% on any one elevation side which illustrates a unique architectural offering for the area and carries out the intent to provide an innovative design. The sites overall compliance with the materials standard, plus the addition of a third primary material throughout, justifies alternative compliance.

We respectfully submit that the proposed alternatives are aesthetically more complementary to the site, better fit into the context of the area, improve the overall architectural appeal of the area and meet the design objectives as described in the City's General Plan.

5. Landscaping

The landscape plan includes thoughtful placement of shade trees and smaller shrubs and plants and will comply with the applicable landscaping standards. All landscaping will consist of native and naturalized plants that complement the proposed development and the surrounding developments.

6. Utilities

The onsite water and sewer services and other utilities will be supplied via the connections to the surrounding systems and an on-site loop of services. This is an in-fill site where all utilities and services are in place and capable of incorporating this development into the system.

7. Property Owner Association

The new development is not a part of Alta Mesa. Thus, it will maintain its own homeowner's association and will not share amenities with the Alta Mesa Association.

8. Development Standards

The development's conformance and deviation(s), if any, from the RM-3 standards is detailed in the figure below. Please note that all RM-3 standards are anticipated to be met as shown in Table 2 below.

Table 2 - Development Standards		
Standard	RM-3 Required	Proposed
Minimum Lot Area (sf)	6,000	91,322
Minimum Lot Area per Dwelling Unit (sf)	2,183	2,403
Maximum Height (ft)	40	28
Maximum Number of Stories	4	2
Maximum Density (du/ac)	20	18.13
Maximum Building Coverage (%)	50	35.08
Maximum Lot Coverage (%)	70	66.18
Minimum Landscape Yard (ft)		
Front/Street Side (Recker) (ft)	20*	25
Front/Street Side (Adobe) (ft)	25	25
Interior Side (North) (ft)	20	20
Rear (West) (ft)	20	20
Minimum Building Setback (ft)		
Front/Street Side (Recker) (ft)	20*	20
Front/Street Side (Adobe) (ft)	25	25
Interior Side (North) (ft)	30	94
Rear (West) (ft)	30	91
Minimum Separation Between Buildings	30	32
Minimum Useable Open Space (sf/unit)	175	255
Parking Spaces (per unit)	2.1	2.13

*Recker Road is classified as a 55-foot wide 4-lane arterial per Mesa Transportation Department

V. General Plan Conformance

The proposed development concepts are consistent with the intent of the City of Mesa General Plan. Under the Neighborhood General Plan designation this infill location is encouraged to develop a variety of housing types. The Residential Multiple (RM) designation fits squarely within the long-term vision of the City's General Plan.

The proposed development offers an opportunity for quality housing that contributes to long-term stability and quality of the overall area. The proposed development adheres to the General Plan by accomplishing the following roles that relate to the General Plan Goals, Objective and Policies:

- RM-3 zoned property is an encouraged use in Neighborhood areas with a condominium product allowed in the RM-3 zoning district (see Mesa 2040 General Plan page 7-11).
- Density for Adobe Villas is proposed at 18.13 du/ac which is appropriate in the Neighborhood designated area and justified because the development is on the edge of two neighborhoods and adjacent to higher traffic volume roads (see Mesa 2040 General Plan page 7-10)
- Accessible, usable community space is spread throughout the community and is the focus of the development (see Mesa 2040 General Plan page 7-10)
- The development ensures compatibility and consistency with the surrounding communities' boundaries by providing landscape and building setbacks in excess of the code requirement for multi-family development (Mesa 2040 General Plan Chapter 7: Character Areas Land Use Policy 1)
- Providing opportunities for a variety of housing in this area of east Mesa by adding condominium options for residents (see Mesa 2040 General Plan page 4-6)
- Providing appropriate infill development on a parcel which meets the MZO definition of a by-passed parcel (see Mesa 2040 General Plan page 15-1)

VI. Rezoning Analysis

Development of the parcel has proven fruitless over the years and especially under the RS-7 zoning designation given the small size of the parcel and its infill location. Higher density residential is necessary and appropriate in order to develop this small, remnant, by-passed parcel. Commercial uses are not desirable for this site based on the small size of the site and lack of nearby synergistic uses.

RM-3 is a permitted zoning category under the General Plan designation. This project is expected to cap the density at 38 units (18.13 du/ac) which is slightly below the allowed density within the RM-3 zoning district. No PAD deviations are being sought.

Special consideration should be given to develop by-passed parcels which have unique size and are needing to be developed later in time than the surrounding development. The property meets the definition of a by-passed parcel under the MZO because it is less than 2.5 acres (it is actually 2.1 net acres), has been in its current configuration for more than 10 years (created 35

years ago with the Alta Mesa plat), has direct access to existing utility distribution facilities, and is surrounded by properties within a 1,200-foot radius which have no undevelopable land and all surrounding properties were developed more than 15 years ago.

VII. Conclusion

The proposal for this project will provide a multi-family, condominium project within the City of Mesa, which will establish a new community among the larger residential area. This subdivision will create an opportunity for additional housing choices in this area that do not readily exist.

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and the standards established in the Zoning Ordinance for the RM-3 zone. Adobe Villas will prove to be an excellent development at this by-passed street corner. The applicant and property owner look forward to working with the City of Mesa to create this quality project, and respectfully request approval of this application.