

Ascend at Longbow Highpoint

SWC Longbow Pkwy & Recker Road

Minor General Plan Amendment / PAD Modification / Design Review
Project Narrative

Submitted by:

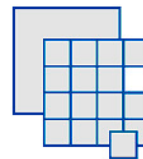
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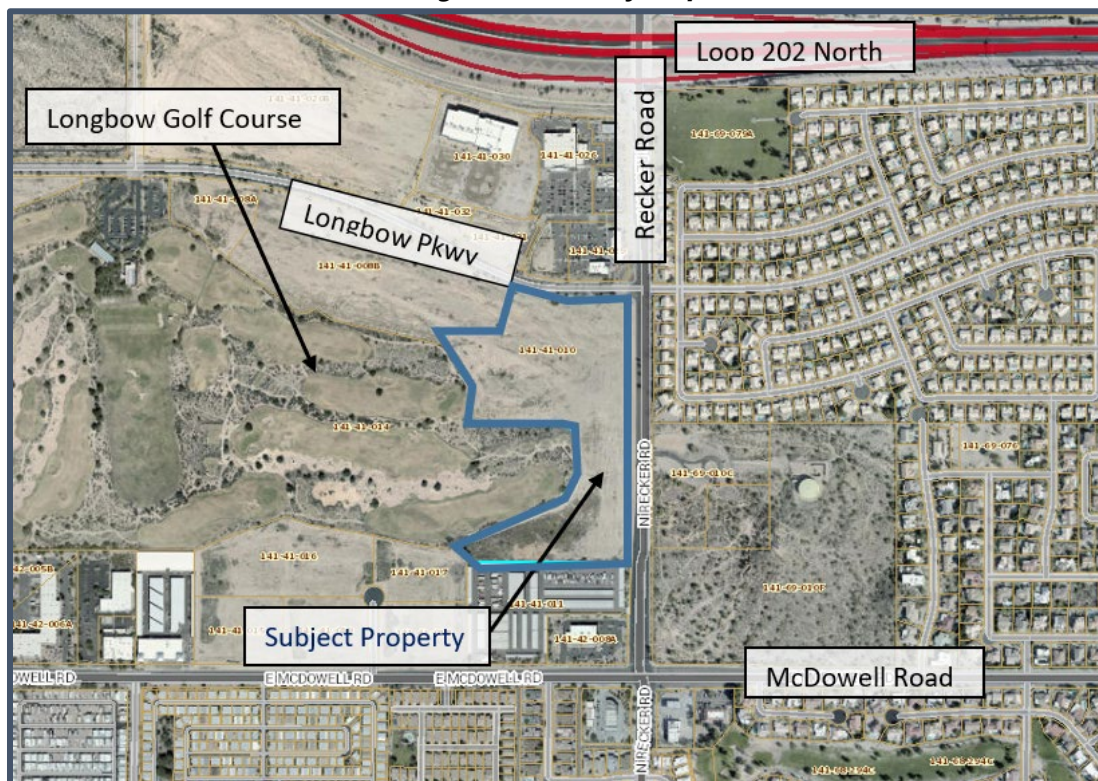
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I. Introduction

Pew & Lake PLC, ("Applicant"), on behalf of our client DHI Communities, a DR Horton Company, is pleased to submit this project narrative and the enclosed exhibits to discuss the future minor general plan amendment, rezoning and site plan approval on approximately 20 net acres located at the southwest corner of Recker Road and Longbow Parkway ("the Property"). The Property is shown below (outlined in blue) and may be identified on the Maricopa County Assessor's map as parcel 141-41-010 (the "Property"). The request would allow for the development of a mixed-use development on a uniquely situated parcel next to the Longbow Golf Club course.

This request is for a mixed-use development that includes both commercial and multi-family components that will be fully integrated and complement each other. The proposed development incorporates lifestyle amenities and an open space plan which draws on the existing Longbow Golf Club course. This type of development is suitable as a transitioning residential use on a major arterial road with a variety of residential and non-residential uses in the vicinity.

Figure 1 – Vicinity Map



II. Existing Conditions

The property is currently vacant, undeveloped land. The majority of the Property is unremarkable in its topography but slopes gently from the east to the west with the east being the higher side. The Property is irregular in its shape with a narrow middle that wraps around the Longbow golf course.

The property is located within the Longbow Park PAD established in 2002 (Case No. Z01-001) and modified in 2008 (Case No. Z08-063). A modification to the Longbow PAD is part of this application and discussed below in more detail.

As shown in the figures below, the Property is currently designated in the City of Mesa General Plan 2040 as Employment and is classified on the Zoning Map as Light Industrial (LI). Also shown below is the Falcon Field Airfield Overlay Area Map with the Property located within the Airport Overflight Area 3 (AOA 3). Notification requirements will apply but there are no restrictions on either the commercial or the residential use under the Airport Overlay at this location. Despite there being no restrictions on uses, the design team has made modifications to the site plan to recognize the proximity to the predominant flight paths associated with the airport.

Figure 2 – Existing Mesa General Plan

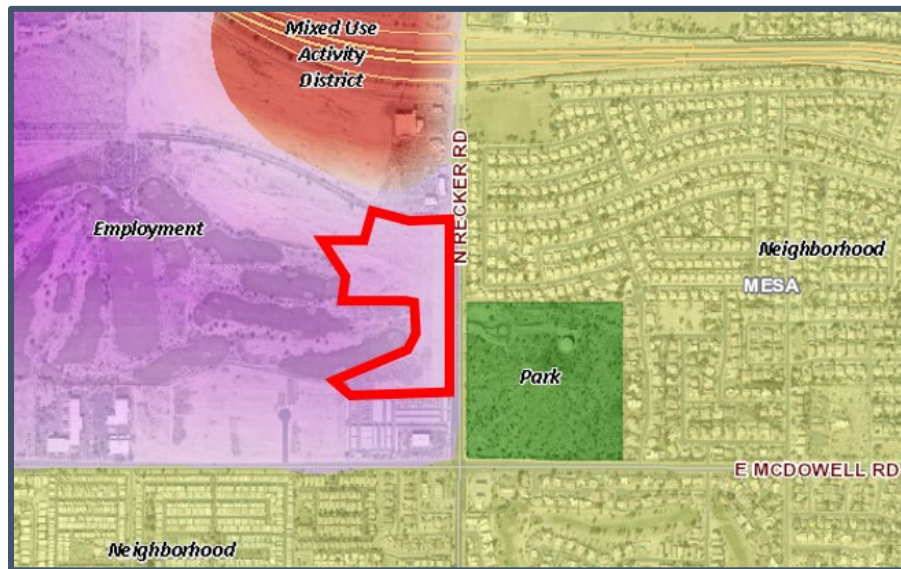


Figure 3 – Proposed Mesa General Plan

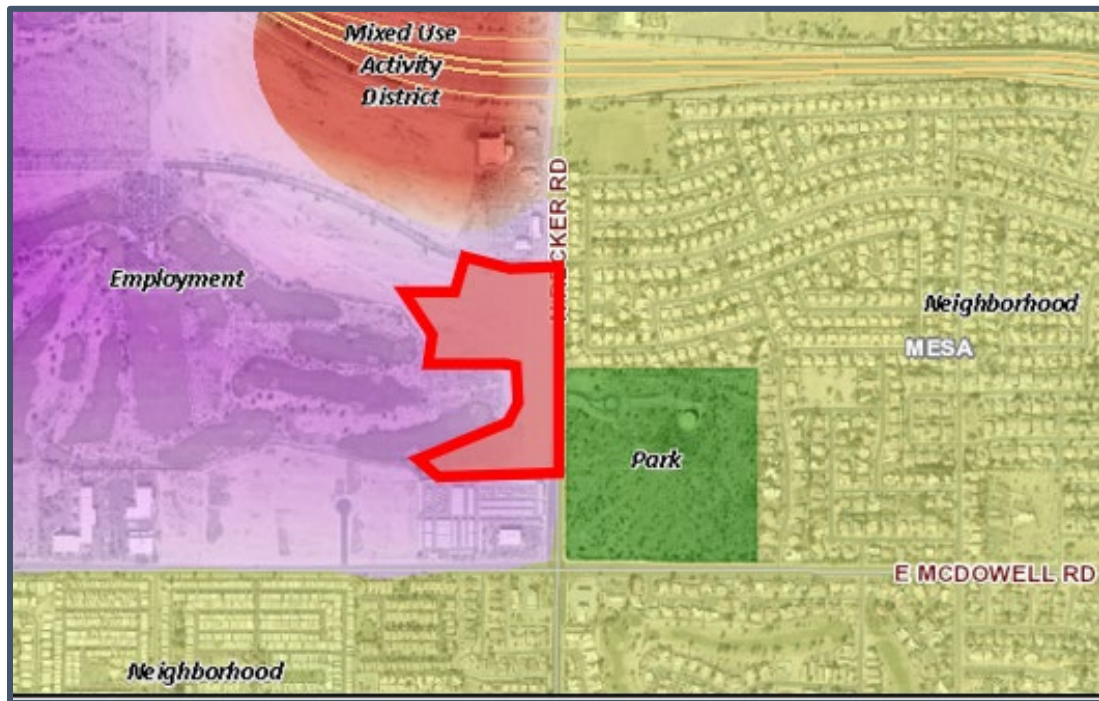


Figure 4 – Existing Zoning Map

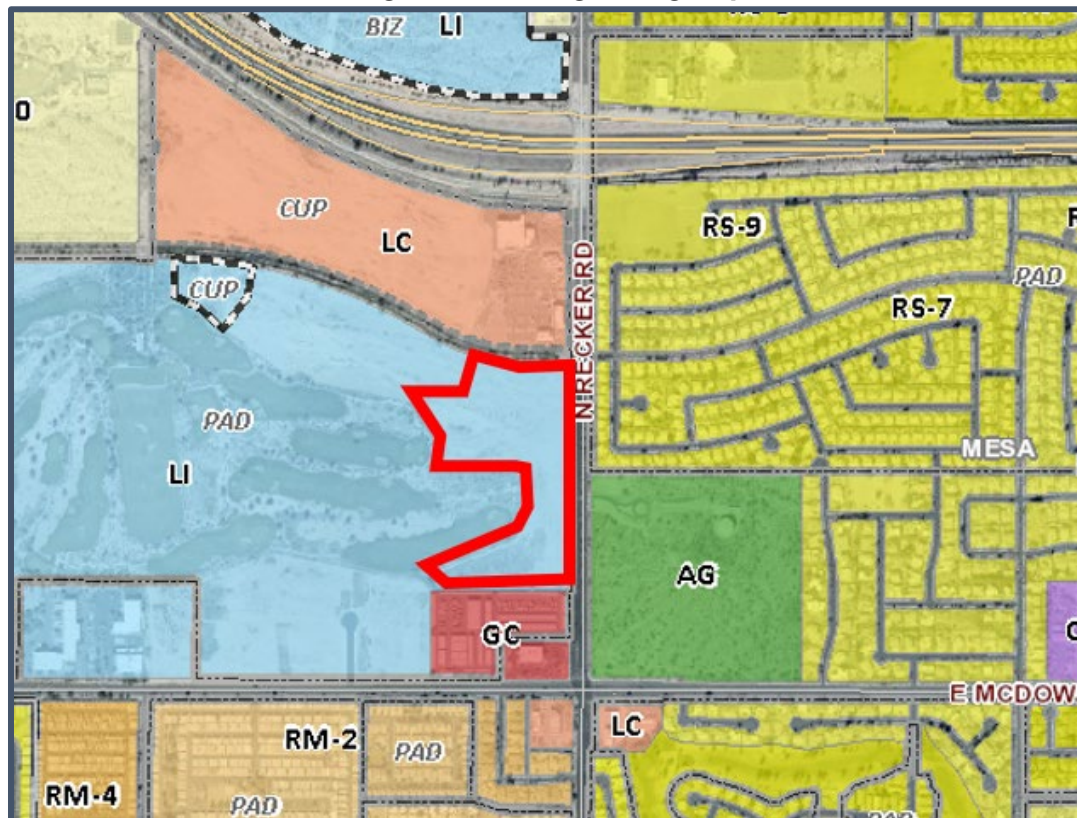


Figure 5 – Proposed Zoning Map

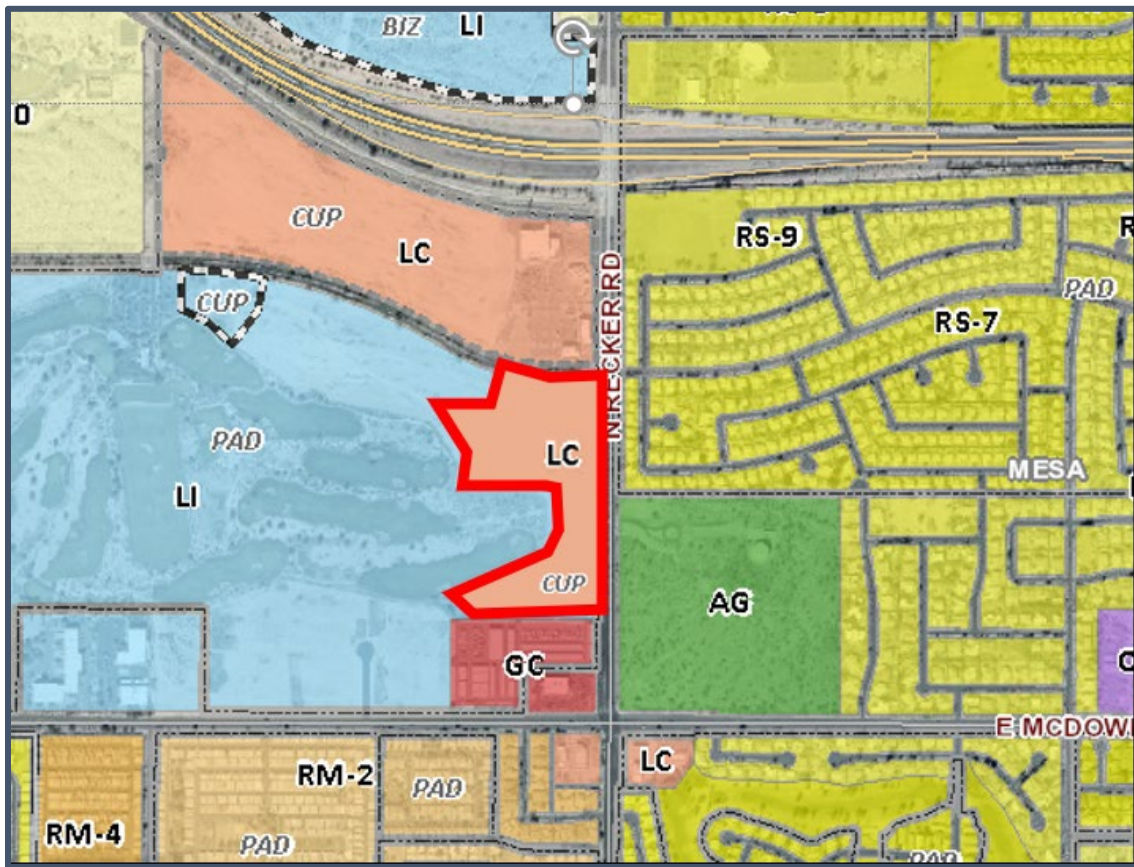


Figure 6 – Falcon Field Airport Overflight Area



III. Relationship to Surrounding Properties

The Property is bound on the north by Longbow Parkway and then a variety of retail uses. To the east is Recker Road and then the Ridgeview Single-Family Subdivision. To the south there is an existing storage facility and then a CVS Pharmacy. To the west is future commercial uses with 12 West Brewery, which is a full-service restaurant and taproom and the Longbow Golf Club course. These uses and their corresponding General Plan and Zoning designations are set forth in the table on the next page.

Table 1 – Existing Conditions and Surrounding Properties

| Direction | General Plan Character Area | Existing Zoning | Existing Use |
|------------------|-----------------------------|-----------------|---|
| Subject Property | Employment | LI | Vacant |
| North | Mixed Use Activity | LC | Longbow Business Park; Sprouts; Various Retail |
| East | Neighborhood; Park | RS-7; AG | Single-family subdivision; City of Mesa Desert Trails Bike Park |
| South | Employment | GC | Public Storage; CVS |
| West | Employment | LI | Future Commercial and Golf Course |

IV. Specific Requests

Our formal requests to the City of Mesa are as follows:

1. Minor General Plan Amendment from Employment to Mixed-Use Activity District;
2. Rezoning approximately 20 acres from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Limited Commercial (LC) with a PAD and Council Use Permit (CUP);
3. Amend the Longbow Park Business Park & Golf Club Amended Development Master Plan PAD;
4. Site Plan Review;
5. Processing of a Lot Split (at the appropriate time); and
6. Design Review Approval.

These requests, if approved, will facilitate the development of a mixed-use community featuring varying components of commercial and multifamily uses.

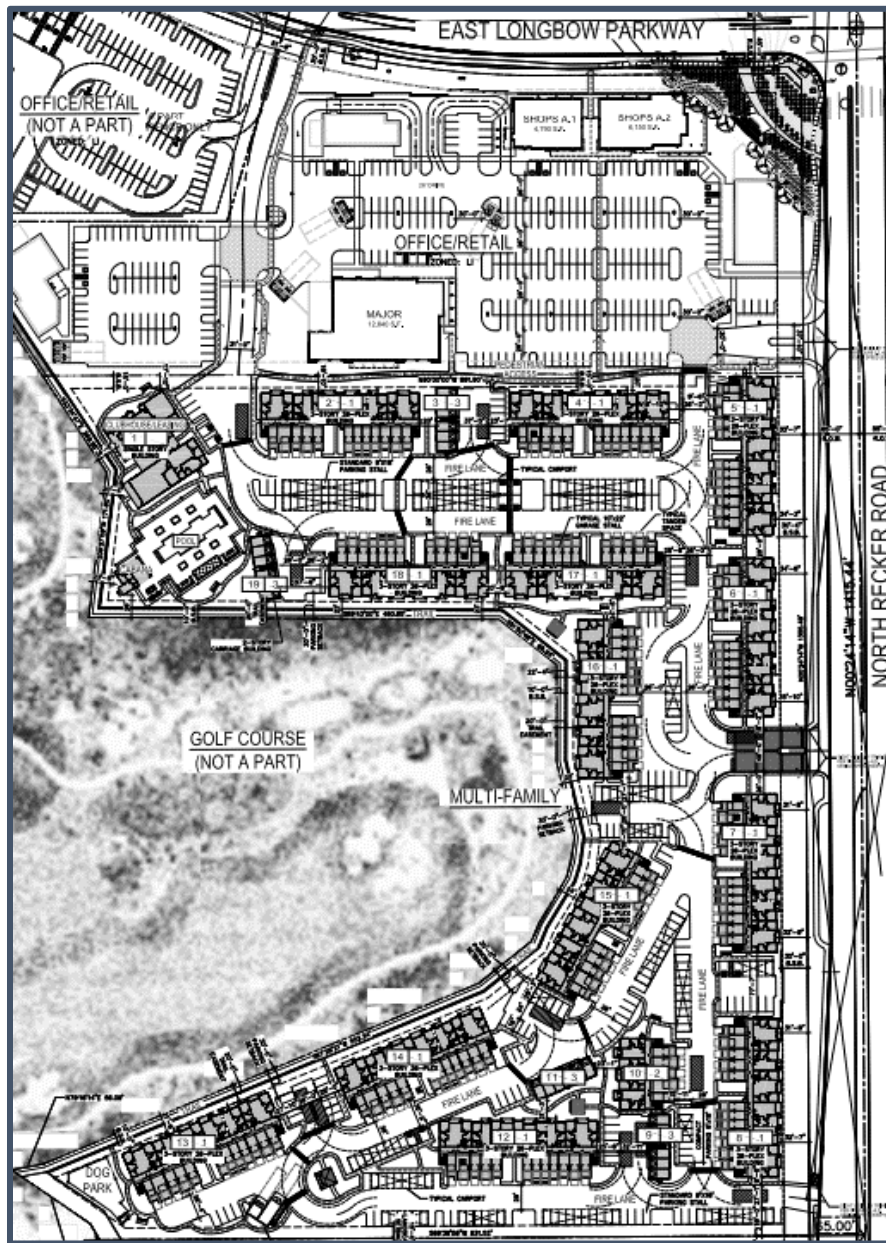
V. Description of Proposal

Ascend at Longbow Highpoint is a +/- 20-acre mixed-use development on the southwest corner of Longbow Parkway and Recker Road. It benefits from being directly adjacent to existing commercial and industrial development along with the directly adjacent Longbow Golf Club. The project envisions commercial and multi-family housing uses arranged to engage the golf course, the other commercial offerings, and the adjacent roads.

The commercial development includes approximately 38,080 square feet of retail, restaurant and office uses with direct vehicular and pedestrian access to the proposed residential portion of the site. There are five (5) direct pedestrian access points between the commercial and residential areas with two ungated drive aisles.

Retail buildings will engage the Recker Road and Longbow Parkway intersection with approximately 6.6 acres of developable land. The development features landscape that coordinates with the existing landscape design at the northwest corner of the adjacent intersection, providing for a cohesive entry and design. These buildings will provide for general and specialty retail establishments including restaurant, entertainment, fitness/wellness, and community merchandise uses. Office, commercial and other non-residential uses will occur west of the parcel. Coordination of access and uses is planned with the neighboring western parcel through the Longbow PAD regulations and requirements from the Seller. Cross pedestrian and vehicular access will also be emphasized between the residential and commercial portions of the development.

Please see the conceptual site plan in Figure 7 on the next page.

Figure 7 – Preliminary Site Plan

1. Circulation and Parking

The two (2) primary entrances are located on Recker Road and allow easy access to the commercial portion and the residential units. A third entrance is located on the south end of the residential portion to help alleviate congestion and a fourth entrance is provided on Longbow Parkway to allow access without having to use Recker Road. A system of internal looped drive aisles connects the northern and southern portions of the project. Parking is dispersed evenly throughout the development with an emphasis on providing

proximity to the adjacent uses and a variety of covered parking for residents. Parking fields are primarily shielded from public view as the commercial and residential buildings are located along the parcel's exterior boundaries.

Commercial parking is offered at a ratio of 7.35 spaces per 1,000 square feet of building which yields 280 total spaces which satisfies the parking requirements. Parking for the commercial area provided also equates to 1 space per 107 square feet of building area.

Private, restricted parking will be available for each residential unit, and guests will be able to park near the units and with convenient access to the community's amenities. The proposed residential parking ratio is 1.85 parking spaces per dwelling unit for the 359-units. Therefore, while 754 spaces would be required under the City of Mesa 2.1 spaces per unit standard, a reduction to 664 parking spaces is proposed. The parking reduction is justified as detailed on the attached parking analysis performed for the site. Namely, developments with similar bed count and total load have been shown to necessitate a lower parking count as described in the parking analysis.

The 664 parking spaces are provided with a mixture of private garage (185 spaces), tandem (161 spaces), carport (174 spaces) and uncovered spaces (144 spaces). This diverse blend of parking options enhances the aesthetics of the project as well as the marketability. This site is in an urban setting where vehicle demand is lessened given the sites proximity to outdoor recreational uses such as Longbow Golf Club, Desert Trails Bike Park, the community Fitness Trail, indoor recreation such as Fat Cats, and various restaurant and retail options in the immediate walkable area.

2. Open Space, Landscaping, and Recreation System

The primary feature of the residential development has to be its location on the Longbow Golf Course which is a nationally renowned private course. The western-most residential buildings are oriented to benefit from the 14th and 15th holes of the golf course and the adjacent open space as the buildings will wrap around 14th green and the 15th tee box, as well as portions of both fairways. Additionally, a 20-foot trail easement open to residents circulates the golf course providing for ground level enjoyment of the open space and an amenity for each resident and patron to use.

A total of approximately two (2) acres of common open space has been proposed on site, which is well above the minimum open space required. Amenities are spread throughout the site include the 8,167 square foot clubhouse building, a pool cabana, ramada, tot lot, and a dog park. The clubhouse maintains a community room and fitness room as well as a swimming pool. The clubhouse and common open space area signal an important community gathering place at the north end of the development and welcome those

entering from Longbow Parkway. All amenities are accessible via a pedestrian path which also connects directly to Longbow Parkway and Recker Road.

Proposed in the landscape plan is generous vegetation with varieties carefully selected and arranged in natural clusters to create a desert-pastoral theme consistent with the surrounding vicinity and the Longbow PAD. The plant selection will incorporate indigenous, low-water use, ADWR approved plant material to give it a true landscape feel. Vegetation is provided to highlight the project's primary entry and focal points in the open space plan. Accent trees and will provide shade and additional color and interest in the amenity areas and throughout the development, which will provide a tasteful variety and an appealing natural visual appeal.

The preliminary site plan includes a network of pedestrian sidewalks and pathways that provide convenient access for all residents. The pathways will connect to all site amenities, the Longbow Fitness Trail, the adjacent commercial development and the public sidewalks on Recker Road and Longbow Parkway.

3. Community Design

The project strives to utilize an irregularly shaped, long vacant, parcel by providing a mixture of uses and building forms within the cohesive residential village and the connected commercial area. There are multiple building forms proposed for the residential portion of the project, including 2-story carriage lofts and 3-story apartments with tuck under parking. The carriage loft buildings with enclosed parking are located throughout the development, diversifying the aesthetics as well as the housing options within the development.

The proposed development will incorporate design themes that reflect the Longbow Park PAD development standards and design guidelines.

The development will exhibit four-sided architecture and contain multiple exterior accent materials. All sides will exhibit design continuity, fit in with the existing context and follow the existing Longbow Business Park and Golf Club Design Guidelines including the recently adopted Mesa quality development design guidelines.

The proposed uses, building height, size and location of each use has been thoughtfully considered to provide an attractive, functional and sustainable development. Landscaping will also follow the Longbow Business Park and Golf Club Design Guidelines and complement the building character. The addition of high-quality residential in the area will further support the existing retail and other nearby commercial uses.

Throughout the development, walls, lighting, and structures will be designed cohesively in accordance with City standards and the project's design themes. They will be consistent with both safety requirements and the nature of this development. The overall design will provide for enhanced visual interest and sensitivity to nearby uses. Building materials and colors have been coordinated to create a unified development between commercial to residential uses.

VI. Alternative Compliance

Certain alternative compliance to the Mesa quality development design principles is being requested as detailed below.

Multiple Garages Adjacent in One Building

The standard in MZO Section 11-5-5.B.4.f.iii requires that the maximum number of adjacent garage doors be limited to three (3) unless there is a major architectural break in the building façade. In this case, the 26-plex buildings have instances where seven (7) units are adjacent and the 13-plex buildings have five (5) adjacent garages. Please note that tandem parking is being provided with these garage door areas. We believe that the extra recessing provided on these undulating garage doors (ranging from 6 feet to 13 feet) meets the intent of the code by not creating a long row of visible garage doors.

Commercial Building (Shops A1/A2) Entrances

Buildings Major, P1, and Shops A1/A2 are designed with superior architecture which meet the high standards established on other Longbow Business Park commercial projects. Inasmuch as the Shops A1/A2 does not orient primary entries to the street under MZO Section 11-6-3(B)(3)(b), we are requesting alternative compliance because the proposed architecture mimics the architecture on the Longbow Business Park buildings which have been constructed north of Longbow Parkway. Shops A1/A2 architecture allows for a "back of house" approach for the tenants to utilize for operations which would not be possible if additional glass was utilized on this side of the building. Additionally, the proposed architecture facilitates the placement of signage on the rear of buildings which enhances the overall quality of the project. Last, we propose that the primary entries be located on the south side of the building, which are oriented toward the interior of the site and engage the primary pedestrian areas with the pedestrian connections.

Commercial Building Distinct Material Use

The P1 building utilizes EIFS, glass, wood, and CMU on all facades. However, minimal use of glass and wood is proposed on the south elevation. Alternative compliance on this elevation proposes a balanced arrangement of EIFS and CMU which is utilized in a manner

which does not overly emphasize any one material. The steel and metal roofing elements on this building also enhance the overall architecture in a superior manner.

Commercial Building Maximum 50% Material Percentage (Major)

The overall quality of the Major, P1, and Shops A1/A2 buildings justifies alternative compliance. The Major building has one side (west elevation) which maintains 89% EIFS. This is also the loading area and “back of house” where such design enhancements are unnecessary. The design of this west elevation is marked by a significant façade break which is used in tandem with a secondary material (CMU) to provide architectural interest and variation.

Commercial Building Base and Top Treatments (P1 and Shops A1/A2)

Inasmuch as the P1 and Shops A1/A2 buildings do not maintain sufficient base and top treatments under Section 11-6-3(B)(5)(g), we propose an alternative architectural offering which provides a superior design than what could be achieved by adding to these areas. On the Shops A1/A2 building attractive pedestrian level glass is provided on the front elevation with wall articulation on the rear. The roof is emphasized using the cantilevered overhang on the west side of the building. The P1 building also utilizes this attractive cantilevered element which would otherwise be distracted from with additional roof treatment. The overall quality of the material, articulation, and architectural features justifies the alternative compliance.

VII. Development Standards

Tables 3 and 4, below describe the proposed development standards for the site for both the commercial and residential portions. Bold red items denote where **deviations** are proposed.

Table 2 – LC Development Standards for Commercial Development

| Standard | LC Requirement | Requested PAD Standard |
|---------------------------------|---|------------------------|
| Minimum Lot Area (sq. ft.) | 10,000 | 288,878 |
| Maximum Lot Coverage (% of lot) | 80 | 71.4% |
| Maximum Height (ft.) | 30 (90 ft. allowed conceptually on a portion of Lot 4 per the Longbow PAD BIZ Overlay) | 30 |

Table 3 – LC Development Standards for Residential Development

| Standard | LC Requirement | Requested PAD Standard |
|--|---|------------------------|
| Maximum Residential Density (dwelling units/net acre) | 25 | 26.87* |
| Maximum Height (ft.) | 30 (Note: 40 ft. is currently allowed on Lot 4 and 90 ft. is allowed conceptually on a portion of Lot 4 per the Longbow PAD BIZ Overlay) | 38 |
| Minimum Separation Between Buildings on Same Lot | 25'-35' | 20' |
| Minimum Outdoor Living Area (sq.ft./unit) | 100 | 44-87 |
| Proportion of Private and Common Open Space (S.F.) | | |
| One Bedroom Unit (Ground Level) | 60 | 81 |
| One Bedroom Unit (Upper Level) | 60 | 44 |
| Two Bedroom Unit (Ground Level) | 100 | 87 |
| Two Bedroom Unit (Upper Level) | 100 | 67 |
| Three Bedroom Unit (Upper Level) | 120 | 79 |
| Private Open Space Located at the Ground Level Minimum Dimension (S.F.) | | |
| One Bedroom Unit (Ground Level) | 10' | 8'-8" x 8'-6" |
| One Bedroom Unit (Upper Level) | 8' x 6' | 4'-8" x 8'-6" |
| Two Bedroom Unit (Ground Level) | 10' | 11'-4" x 6' |
| Two Bedroom Unit (Upper Level) | 8' x 6' | 14'-8" x 4'-4" |
| Three Bedroom Unit (Upper Level) | 8' x 6' | 15'-10" x 4'-4" |
| Parking Ratio (Per Unit) | 2.1 | 1.85 |
| *Increased density permitted contingent on granting of Council Use Permit (CUP). Also, please note that this density of 26.87 du/ac is calculated using the 13.36 residential portion only. When calculated using the +/- 20 acres of the whole site, the density is 17.95 du/ac | | |

Justification to Development Standard Deviations

Residential Building Height

The proposed building height for the multi-family residential is 38 feet. The proposed multi-family development is three (3) stories in height which is common for a suburban multi-family development. For reference, the RM-4 development standard allows a 40-foot building height, as does the existing Longbow PAD, with conceptual heights allowed up to 90 ft on Lot 4. The adjacent uses are commercial and industrial with the site located adjacent to a major arterial street. Therefore, the proposed building height is appropriate for the scale of this development and the site context. Additionally, the proposed architecture features significant architectural variation including changes in massing and quality material usage that ensures the building height is not imposing.

Minimum Separation Between Buildings on Same Lot

A few of the buildings are located closer than 20 feet from each other but have been reviewed by the Mesa Fire reviewers and it has been determined that the site design is safe as designed. It should be noted that where these conditions occur, the buildings are angled with the narrowest distance being 20 feet. Fulfilling fire code safety intent, angling buildings to minimize visual impact, and providing excellent architecture on all building types, justifies this request.

Minimum Outdoor Living Area, Proportion of Private and Common Open Space, & Private Open Space Dimensions

When considering the community's open space characteristics, we note that this development draws on the Longbow Golf Club (in addition to the Desert Trails Bike Park east of the site) as it provides attractive viewpoints and significant visual buffering. The intent of the Longbow PAD was for surrounding developments to rely on the golf course open space and aesthetic features. Thus, the private residences are benefited from the surrounding common open space and the trail that wraps the golf course. Even with these significant "offsite" surrounding open space areas, the subject parcel has gone above the open space requirement by providing approximately 343 SF of common open space per unit (whereas 150 SF is required).

As a part of a mixed-use development, with restaurant, shopping, entertainment, and outdoor recreational opportunities within walking distance, it is proposed that resident demand for expansive private open space will be low.

Additionally, the architectural design provides for significant material variation with appropriate pop-outs and massing which creates a building design which does not

provide for any one single material or façade feature to predominate. As such, the private open space areas integrate well into the building architecture and ensure an aesthetically pleasing architectural product is provided.

These moderate deviations to the private open space requirements are mitigated when considered in light of the overall mixed-use development, surrounding open space amenities, and the architectural features of the buildings.

Residential Parking Ratio

Private, restricted parking will be available at each unit, and guests will be able to park near the units and with convenient access to the community's amenities. The proposed residential parking is 1.85 parking spaces per dwelling unit for the 359-unit development. Therefore, while 754 spaces would be required under the City of Mesa 2.1 spaces per unit standard, a reduction to 664 parking spaces is proposed. The parking reduction is justified as detailed on the attached parking analysis performed for the site. Namely, developments with similar bed count and total load have been shown to necessitate a lower parking count as described in the analysis.

The 664 parking spaces are provided with a mixture of private garage (185 spaces), tandem (161 spaces), carport (174 spaces) and uncovered spaces (144 spaces). This diverse blend of parking options enhances the aesthetics of the project as well as the marketability. This site is in an urban setting where vehicle demand is lessened given the sites proximity to outdoor recreational uses such as Longbow Golf Club, the community Fitness Trail, Desert Trails Bike Park, indoor recreation such as Fat Cats, and various restaurant and retail options in the immediate walkable area.

VIII. Mesa General Plan Analysis

We propose that the Mixed-Use Activity District general plan designation, which currently exists north of Longbow Parkway, should be expanded to include this proposed mixed-use development. Notably, the proposed 6.6 acres of commercial development is consistent with the existing Employment general plan designation as a secondary use. The transition of the subject site to a Mixed-Use Activity District is appropriate given the development patterns in the area and the goals and policies of the Mesa General Plan.

1. Minor Amendment Approval Criteria

The proposed amendment meets the factors which the City Council should consider for a minor general plan amendment change. Per Criteria 1, it seeks to develop long vacant land on a parcel which is irregularly shaped. It also furthers the ability to develop

appropriately placed multi-family housing in an area of the city which is lacking with its offering of this housing type. This is a desirable addition to the area's housing stock and creates a strong complement to spur desirable commercial development that has long been requested by nearby residents.

Under Criteria 2, the Property has long remained undeveloped while the City has grown around it. The commercial developments north of Longbow Parkway in conjunction with the open space, fitness trail, and golf course amenities, has made for an ideal placement of synchronized commercial and multi-family residential development. Multi-family development has occurred in various parts of the City, but an appropriate proposal has not been developed in this part of North Mesa until this offering.

Per Criteria 3, the proposed uses will not unduly burden the existing right-of-way and utility infrastructure already in place in this area. Recker Road, and the associated utilities has been developed with sufficient capacity to support the proposal.

Please see the General Plan Goals & Policies discussion provided below for an answer to Criteria 4.

We propose that Criteria 5 and 6 are met in light of the discussion in this narrative and the provided exhibits, Ascend at Longbow Highpoint will prove to be an overall improvement to the City of Mesa.

2. Mixed-Use Activity District Analysis

When considering the proposed Mixed-Use Activity District south of Longbow Parkway, the proposed land uses and existing development is within the range of appropriate primary and secondary land use percentages promoted under the General Plan. The General Plan refers to underlying zoning as being the primary means to determine the primary and secondary land uses. Please see Table 4 below, which provides an analysis of the primary and secondary land uses within the Mixed-Use Activity District. As detailed below, once an approval of this proposal is achieved, 78% of the Loop 202 & Recker Road Mixed-Use District will be devoted to primary zoning districts (LI and LC) which is above the 70% threshold outlined in the General Plan.

We note that this broader area as a whole is better understood as a commercial trade area in Mesa with the Longbow Business Park & Golf Club encouraging even more primary uses despite not being located within the specific Mixed-Use Activity District boundary. For instance, APN 141-41-008B (5800 Block of E. Longbow Parkway) is the location for the new 12 West Brewery and Restaurant, which will be a full-service restaurant and taproom. This parcels proximity to the Mixed-Use Activity District boundary, including a shared

driveway with the subject parcel, merits consideration for being included within the Mixed-Use Activity District analysis. However, this parcel has been excluded from the analysis because it is not designated for inclusion within the Mixed-Use Activity District. Also excluded from the analysis are the properties north of the Loop 202, which we believe are part of the greater Mixed-Use Activity District identified under the General Plan.

**Table 4 – Primary and Secondary Land Use Analysis
Loop 202 & Recker Road Mixed-Use Activity District**

| APN | Use Descriptor | Zoning | Primary or Secondary? | Acreage | % District |
|-------------|---|--------|---------------------------------|---------|------------|
| 141-41-010 | Subject Parcel (Commercial) | LC* | Primary | 6.6 | 11% |
| 141-41-010 | Subject Parcel (Residential) | LC* | Secondary | 13.36 | 22% |
| 141-41-002N | Private Vacant Land NWC Loop 202 & Recker | LI | Primary | 24.88 | 47% |
| 141-41-024 | In-N-Out Burger | LC | Primary | 1.06 | 2% |
| 141-41-026 | Sprouts | LC | Primary | 4.22 | 7% |
| 141-41-027 | Longbow Dental Office | LC | Primary | 0.87 | 1% |
| 141-41-028 | Some Burros | LC | Primary | 1.23 | 2% |
| 141-41-029 | Various Retail & Restaurant | LC | Primary | 2.17 | 4% |
| 141-41-031 | Private Vacant Land North of Longbow Pkwy | LC | Primary | 1.90 | 3% |
| 141-41-032 | Private Vacant Land North of Longbow Pkwy | LC | Primary | 1.23 | 2% |
| | | | Total Primary Land Use | 48.39 | 78% |
| | | | Total Secondary Land Use | 13.36 | 22% |
| | | | Total | 61.75 | 100% |

*Assumption made regarding approval of minor general plan amendment and rezoning request.

Note: Properties in this table are either wholly or partially located within the Mixed-Use Activity District according to City of Mesa General Plan Map.

3. General Plan Goals & Policies

In this case, the proposed General Plan map amendment upholds the values in the General Plan's vision in the following ways:

Chapter 4 Neighborhoods Goal: Create and maintain a variety of great neighborhoods.

- In accordance with Neighborhood Policy 1, the proposed development encourages an appropriate mix of uses that will bring life and energy to the Ascend residential development while at the same time appropriately placing multiple story apartment development across the Recker Road major arterial away from single-family development.
- In furtherance of Housing Policy 1, the proposed multifamily development contributes to providing a range of housing options which allows persons in this area of Mesa to stay in Mesa as their housing needs change. The proposed development, near the Loop 202 and Recker Road interchange, provides a needed multi-family development where no other apartment options are available within 1 mile of the subject site.

Chapter 5 Economic Development Goal: Grow and maintain diverse and stable jobs.

- From an economic development perspective, this proposal allows for completion of workforce housing to complement industrial and commercial uses in the area. The proposal also accomplishes the synchronization of residential and commercial development by integrating office and retail uses. This is accomplished with the direct proximity of uses, common access drives and pedestrian access points. By locating residential adjacent to commercial uses in this manner, patrons and employees are afforded the ability to live within walking distance of places to eat, work, and play.

Chapter 7 Character Areas Goal: Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy, and develops rich public spaces.

- The proposed Mixed Use Activity District accomplished Character Areas Policy 4 by providing the right mix of uses to meet community and regional needs.

IX. Compliance with PAD Criteria

The PAD overlay district is to be used in conjunction with one or more underlying zoning districts, thereby permitting the same uses and activities as the underlying base zoning district(s). In this instance, the PAD overlay is not being used to limit any uses on the Property. Rather, the PAD overlay is being requested to permit minor flexibility in the application of a few of the zoning standards and requirements.

As set forth in this narrative and the associated plans for the project, we have demonstrated that the proposed development provides equivalent or superior standards

in a creative way to meet the intent of the underlying zoning district and the General Plan.

The proposed development is well over the minimum size limit and will be used here to help establish a development as a cohesive unit even though it will be developed in phases.

The proposed project incorporates innovative design with integrated open space that will be managed by a property owners association and/or property management company with recorded covenants, conditions, and restrictions. The proposed building designs create a unique and more sustainable alternative to conventional development. The residential and commercial land use activities are consistent with the underlying zoning and organized in a comprehensive manner. As discussed above, they are designed to work together in a common, synergistic manner to the benefit of both the project and the neighboring area.

For these reasons, we believe that a few minor deviations from base zoning district development standards are of equal or superior quality and are consistent with the intent and purposes of the Zoning Code and the General Plan. We propose to use the PAD overlay to also establish design themes and character for the landscaping and architecture of the project while continuing to conform with the Longbow Park PAD.

X. Council Use Permit

Under MZO 11-31-31(E), the Mesa City Council may (1) Approve multi-family residential uses which exceed the 25 du/acre maximum in the LC zoning district, and (2) Remove the commercial floor area requirements, upon determination that the criteria for a Council Use Permit are met. Table 5 below summarizes the modifications to LC development standards which are being sought under the CUP.

Table 5 – Modifications to Development Standards under Council Use Permit

| Ordinance Reference | Standard | Requested Standard |
|--------------------------------------|--|---|
| Maximum Density (MZO 11-31-31(A)(2)) | Maximum residential density shall be no more than 25 dwelling units per acre in the LC district. | Maximum residential density shall be no more than 26.87* dwelling units per acre in the LC district. |

| Ordinance Reference | Standard | Requested Standard |
|--|---|---|
| Commercial Floor Area Requirements (MZO 11-31-31(A)(1)(B)(I)) | Projects with multiple-story buildings or a mixture of single-story (1-story) and multiple-story buildings. A project that contains multiple-story buildings or a mixture of single-story and multiple-story buildings may include residential if a minimum of 60 percent of the gross floor area (GFA) of all the buildings for the project is reserved for commercial uses. | Percent of the gross floor area (GFA) of all buildings for the project reserved for commercial use: 9% |
| Commercial Floor Area Requirements (MZO 11-31-31(A)(1)(B)(II)) | Projects with multiple-story buildings or a mixture of single-story (1-story) and multiple-story buildings. A project that contains multiple-story buildings or a mixture of single-story and multiple-story buildings may include residential if a minimum of 65 percent of the ground floor of each multi-story building is reserved for commercial uses. | Percent of the ground floor of each multi-story building reserved for commercial use: 0% |
| <p>* This density of 26.87 is based solely on the residential portion of +/- 13.36 acres. When calculated using the +/- 20 acres of the whole site, the density is 17.95 du/ac.</p> <p>Note: Calculations are based on 46,247 square feet of commercial uses which includes the 8,167 square foot clubhouse building. Total residential square footage is 484,139.</p> | | |

Below is an explanation of the required findings for a CUP as it applies to this project.

Findings for Review Criteria under MZO 11-70-6(D)

1. The proposed Mixed-Use development will conform with the goals and policies of the Mesa General Plan as specifically discussed above in this narrative.
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the Mixed-Use Activity District and the existing and proposed uses in the area. The proposal is for a multi-family residential project with 26.87 du/ac (net)¹ density integrated into a commercial development which could feature restaurants, retail and office uses. According to the Mesa General Plan, the Mixed-Use Activity District is an area of activity, generally larger than 25 acres that serve the larger community; primarily retail areas and entertainment centers, but often also include offices, multi-residential, and other supporting uses.
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City. The multi-family residential

¹ When calculated using the +/- 20 acres of the whole site, the density is 17.95 du/ac.

portion of the project is located adjacent to commercial, industrial and golf course uses which are not detrimentally affected by the apartment design.

4. Improvements to local infrastructure are in place and adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Findings for Review Criteria under MZO 11-31-31(F)

1. This commercial and residential project complies with the General Plan and the Longbow PAD as discussed previously in this narrative.
2. The plan of operation for the residential development is detailed in the project description section of this narrative. Future residential and commercial development will need to comply with zoning, building and fire safety regulations.
3. The project "Good Neighbor Policy" will be developed with the citizen outreach conducted for the site. The project's underlying zoning and CUP will ensure that commercial activity will remain viable at the SWC of Recker Road and Longbow Parkway.
4. This zoning narrative describes the proposed PAD deviations and the submitted plans demonstrate conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.
5. The intent of this LC-PAD zoning district is described in this narrative including the delivery of a mixture of uses integrated with vehicular and pedestrian access and with keen attention to the site layout and building design including meeting the objective to minimize impacts on adjacent sites.

XI. Amendments to the Longbow Business Park & Golf Club PAD

Certain modifications are being made to the Longbow Business Park and Golf Club PAD (LBPGC), but only applicable as to Lot 4. For the avoidance of doubt, the requested modifications to the LBPGC PAD do not apply to any other parcels. Below are the requested modifications:

1. Remove any prohibition to residential uses on the southern 13.36 acres of Lot 4 as shown on the site plan. Meaning, as shown on the approved site plan, 13.36 acres of Lot 4 will now be allowed to have residential uses while 6.6 acres of Lot 4 will still be prohibited from residential uses.
2. Building Heights on Lot 4 are conceptually allowed up to 90 ft. per the existing PAD and BIZ overlays, but only on a portion of Lot 4. The allowed building

height on the non-BIZ portion of Lot 4 is not specified, but is 40 ft. for all other parcels. The proposed project is below 40 ft. Nevertheless, this item is listed out of an abundance of caution.

The applicant has received all necessary approvals from the Longbow Business Park and Golf Club Declarant / Seller of this property.

XII. Conclusion

The proposed development will provide the City of Mesa with a unique and attractive mixed-use community. Significant connections are envisioned between the commercial and residential portions of the site encouraging a mixed-use environment between commercial services, offices and residential uses. This development will also provide compatibility with the existing surrounding developments. For the benefit of future residents and the surrounding community, the well-planned neighborhood design and architecture will contribute to valuable placemaking and will create a viable and sustainable place to live.

The development of Ascend at Longbow Highpoint will be implemented in conformance with the regulations and guidelines contained within the Longbow Business Park and Golf Club CC&Rs, Design Guidelines, Comprehensive Signage Plan, other private governing documents and City of Mesa Zoning Ordinance and Building Codes. We look forward to working with City staff during all aspects of development.