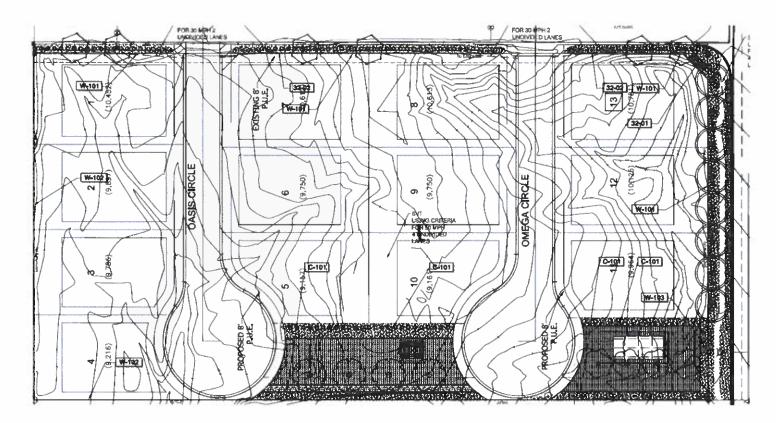
Villas at McDowell- 6432 E McDowell Rd, Mesa, AZ 85215

Residential Development- ZON21-00566

Application for Rezone & Preliminary Plat- City of Mesa Planning and Zoning



Project Narrative

4.2 Acre 13 Lot Subdivision - Rezone from OC to RS-9 PAD & Pre-Plat Approval



Submitted by: Grant Taylor- GT Investment Realty granttaylor424@gmail.com

Updated Oct 8, 2021

Contents

	Introduction	3
1.		
2.		
3.		
4.	Justification and Compliance with the General Plan	
5.	PAD Zoning	
6.		
	A. Development Standards	
	B. Modifications	
	C. Modifications Cont	
	D. Landscape Design	
7.	Conclusion	
List of	Figures and Tables	
	Figure 1- Site Aerial	3
	Figure 2- Surrounding Zoning	4
	Figure 3- Mesa General Plan	
	Figure 4- MZO 11.5.3 B.4a Garage Frontage and Location	7
	Figure 5- MZO 11.5.3 B 7ab Exterior Building Materials	7
	Figure 6- Lot 1 Width Modification	8
	Figure 7- Lots 4, 5 & 6 Setback Modifications	9
	Figure 8- Villas at McDowell Entry Monument	10
	Table 1- Existing and Surrounding Land Uses	2
	Table 2- Lot Density Summary	
	Table 2- MZO Development Standards 11 5 2 A 1	_

INTRODUCTION

GT Investment Realty on behalf of the owner, and ultimately the developer is pleased to submit this narrative and exhibits in support of this 4.2 acre parcel located at 6432 E McDowell Rd, currently zoned OC, to be rezoned to RS-9 PAD, which is surrounded by RS-9, RS-6 PAD residential. We feel this subdivision, VILLAS AT MCDOWELL (VAM) will not only enhance the value of the existing neighborhood but create a very pleasing unique project that will provide semi-custom homes for the new home buyer and satisfying for all neighbors. The developer will carry out the Citizen Participation Plan according to the City's request and provide the opportunity for surrounding neighbors to provide input for this project.

The developer would like to re-zone the parcel to RS-9 PAD, with a proposed 13 lot subdivision having residential lots ranging from 9,157 SF, Lot 5, up to 10,781 SF, Lot 13. All lots in general will have a minimum lot width of 75' and ranging from 130' to 135' in depth. As requested, this proposed subdivision will have private roads without gates and will have an established HOA. As proposed, the development has two Cul-de-sacs which fosters the intent to make this development as private as possible without the use of secured entry gates. There will be private driveway entries off of Ramada at both Oasis and Omega circle to make the distinction of private roadways.

The developer will be working with an AZ based home builder, Newport Homes, to create a unique small community, VILLAS AT MCDOWELL and build 2600-3200 SF homes 3-4 bedroom, 3-4.5 baths, 3-4 car garage, with 4-5 varying home designs, offering varying elevations and building materials of a "Craftsman", "Coastal Cottage" and "Modern Ranch" style within this community of 13 lots. Each home will have 10' ceilings, with vaulted main living areas, semi-custom finishes inside with many options you might find in a custom home. The developer is targeting and catering to the new home customer that wants a nice size home, with little yard maintenance and the ability to "lock and go". Currently there is only one home builder in northeast Mesa that is offering a new home product with these features, and this development will offer another choice for a few fortunate new home buyers.

There are numerous "baby boomer" homeowners living in larger homes in northeast Mesa that are looking to downsize and move into a quality new home that has some common amenities, and provides enough space to meet their needs. This development will provide design features that will create a distinctive addition to the surrounding area with amenities that will be located within the retention areas, such as pickle ball court and nice ramada picnic area. The developer will keep the existing desert feel with each home having a landscape design, promoting xeriscape concept that incorporates minimal grass (maximum of 20% of front public space- encourage artificial turf instead of grass), with a majority of the landscape using plants needing minimal water, adhering to the xeriscape concept. The grass area will be provided in the retention basis within VAD where all homeowners will be able to enjoy. The developer will use its best efforts to relocate the "healthy" Saguaro cactus within the development and will use an arborist to determine the feasibility of this task.



1. EXISTING SITE CONDITIONS

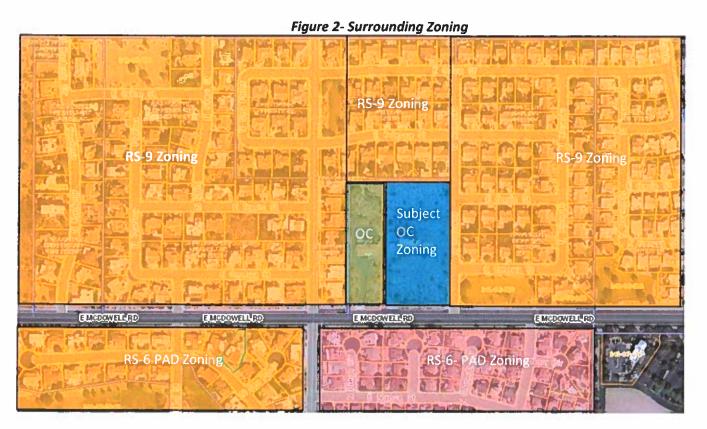
Currently there is one 2600 Sf single family in the middle of the property which was used as an office for DeMichele Family Business up until 4-5 years ago. It has remained vacant since that time, and this home will be demolished as part of the new development. The remaining property is covered with typical desert terrain with varied elevation throughout the property. Ramada on the east boundary of the property is an improved half street with single family homes zoned RS-9, with the southern boundary of the property being McDowell Rd and fully developed with curb and sidewalk, and the south side of McDowell is RS-6 zoning and fully developed neighborhood. The western boundary is an adjoining 2.1 acre parcel zoned OC in which a Montessori school is located and operating out of a single family residence. Additionally, the property immediately adjoining the Montessori parcel to the west is also RS-9 residential neighborhood. On the north boundary of the property is single family homes with zoning of RS-9.

2. RELATIONSHIP TO SURROUNDING PROPERTIES

The property is located in a neighborhood that is highly suitable for additional RS-9 zoning, with like kind zoning on the east, west and north. The southern boundary is McDowell Rd with RS-6 zoning on the southern side of McDowell Rd. (See table 1 and Figure 2 below)

Table 1 – Existing and Surrounding Land Uses

		General Plan	Existing				
Direction	Jurisdiction	Land Use	Zoining	Existing Use			
Project Site	Mesa	Neighborhood	ос	Vacant/Single Home			
North	Mesa	Neighborhood	RS-9	Single Family			
East	Mesa	Neighborhood	ос	Montessori School			
South	Mesa	Neighborhood	RS-6	Single Family			
West	Mesa	Neighborhood	RS-9	Single Family			



3. GENERAL PLAN CHARACTER AREA AND ZONING DESIGNATION

According to the City of Mesa General Plan, the property is located in the Neighborhood Character Area and is zoned OC. The proposed RS-9 PAD zoning is consistent with surrounding zoning in the area.



4. JUSTIFICATION AND COMPLIANCE WITH THE GENERAL PLAN

This request for a rezone to RS-9 PAD from OC, and approval of a preliminary site plan is in compliance with surrounding zoning and uses. The surrounding neighborhood has very nice homes with the same sized lots as the developer is proposing, and as shown is in compliance and consistent with the Mesa General Plan and is a Neighborhood Character Area, which is designated to support "primary residential areas with supporting parks, schools and other neighborhood services."

The Villas at McDowell (VAM) will also contribute to and meet the General Plan Goals and Objectives by:

- -developing an infill property with single family residences that are complimentary to the existing neighborhood
 -providing quality new homes with a quality builder that will enhance the value of surrounding neighborhood
- -providing a safe neighborhood environment for not only families, but those that individuals that want to have an above average sized home with the ability to "lock and go".
- -providing "Great Neighborhood" Elements- 1) Connectivity & Walkability- having sidewalks throughout along with amenities within the development. 2) Build Community and Fostering Social Interaction by having two Cul-de-Sacs. 3)

 Neighborhood Character & Personality- these homes will have a look and feel and design elements of "Modern Farmhouse", "Craftsman", and "Coastal Contemporary" which is unique and different than surrounding homes. 4) Safe, Clean and Healthy Living Environment- with the landscape design and surrounding neighborhood, this will enhance the existing environment that is well established. 5) Quality Design & Development- this development will provide quality homes inside and out with an emphasis on curb appeal and livability.

5. PAD ZONING

This application request PAD zoning for the residential development will have a project with plans, documents and guidance that will enforce the proposed zoning. This request meets the criterion by offering an appropriate type of RS-9 residential housing suitable to the property and surrounding neighborhoods. The project complies with the PAD overlay's intent to implement the General Plan goals through the use of innovative design, in the look and feel of the homes, the landscape, and the common areas as a cohesive unit. The project will incorporate the following:

High quality architectural design with Craftsman, Coastal Cottage, and Modern Farmhouse, site design, and an amenity package that creates a unique look and feel.

Landscape both in common areas, entrance, along street corridors, and homeowner's property will provide the appropriate environment of plants and trees that meet the xeriscape concept for desert climate and conservation of water. VOD will also use its best efforts to incorporate the existing saguaro cactus on the property.

The HomeOwner's Association will be professionally managed overseeing the site maintenance and upkeep of the common areas.

6. PROJECT DESCRIPTION

The proposed development -VAM-consists of 13 lots on 4.2 acres, which results in a density of 3.09 du/acre. Typical lot dimensions are 75' x 130' to 135', with lots sizes ranging from 9,129 SF to 11,088 SF.

Lotting			
75' x 125' Lot Size	13		
Density			
Gross Acres	4.2		
Net Acres	4.2		
Net du/acre	3.09		

Table 2- Lot Density Summary

A. <u>Development Standards</u>

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 the projects in RS-9 zoning, except for a few minor modifications that are justified by the proposed development-VAM, site constraints, and characteristics that exceed the zoning standards. The information below in Table 3 below lists the requested modifications to development standards, in which modifications are shown as bold and underlined. The developer would also request as shown in Table 3 on page 7, the modification of building lot coverage increase up to 55% from 45% on these three lots, 4, 5 & 10, and up to 50% building lot coverage on all remaining lots 1,2,3,6,7,8,9,11,12, & 13.

Table 3- MZO Development Standards 11-5-3 A.1

Lot and Density Standards- + Lot 1 *@ Lots 4, 5 & 10 # all other lots	RS-9 MZO Required	PAD Proposed
Min. Lot Area (sq. ft.)	9000	9000
Min. Lot Width-Interior Lot (ft)	75	<u>73 +</u>
Min. Lot Depth (ft)	100	125
Min. Lot Depth abutting Arterial St	110	130
Max Density	4.84	3.09
Max Height (ft)	30	30

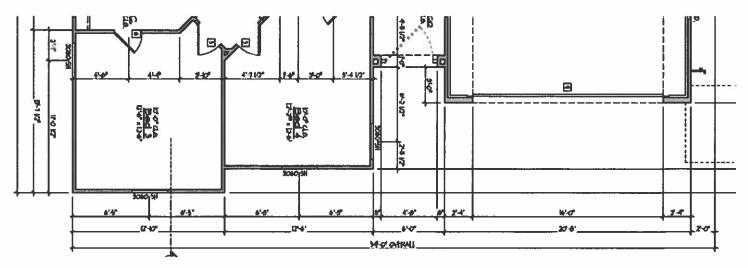
Setbacks (Jt)		
front, livable area (ft)	15	<u>10 *</u>
front, garage (ft)	25	<u>20 *</u>
side, interior min (ft)	7	<u>5</u> *
side, interior aggregate (ft)	17	<u>15 *</u>
side, street (ft)	10	10
rear (ft)	25	20 *
rear yard abutting arterial st	30	30
Max Building Coverage (% of Lot) @ 4,5,& 10 # all other lots	45	<u>55@</u> <u>50#</u>

A. <u>Development Standards Cont.</u>

MZO 11-5-3.B.4a Development Standard- <u>Garage Frontage and Location</u> Figure 4 below shows- will be adhered to, to prevent the development streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of the home to be dominate, and we will apply the following:

a. Front Loaded Garages that face the front property line of the lot, the aggregate width of the garage doors shall not exceed fifty percent (50%) of the aggregate width of the front building elevation, forward facing garages shall be located at least three (3) feet behind the primary wall facing the street. A covered front porch, patio, side loaded carport, or porte-cochere with sufficient size and substantial massing will be incorporated into those designs.

Figure 4- House plan 3000 with 16' garage door, 54' overall width = 30% of aggregate width. Also with this plan the garage is 5 feet behind primary wall facing street

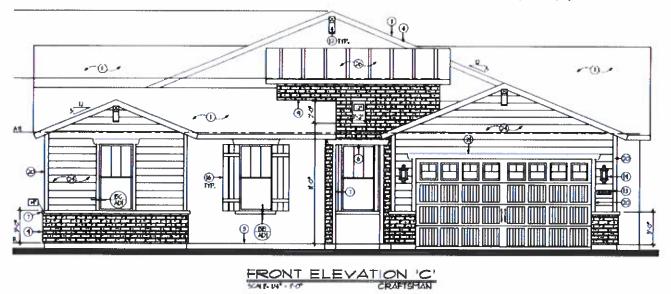


MZO 11-5-3.B.6b Development Standard-<u>Windows</u> Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least ten percent (10%) of the façade's area.

MZO 11-5-3.B.7ab Development Standard-<u>Materials</u>. Figure 5 below shows- Dwellings will contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco and synthetic stucco.

- a. Any one (1) material will be used on at least 15 percent (15%) of the front façade.
- b. Where brick or stone veneer is used as a wainscoting, it shall be wrapped a minimum of two (2) fee around side walls.

Figure 5- House plan 3000 with at least three (3) exterior materials used. Stucco, brick/stone, synthetic wood.



B. Modifications:

The modifications listed above and discussed below are applicable to several of the lots within VAM and need to be applied as the strict application of the zoning provisions would not enable the proposed development to offer a cohesive design and creativity needed to provide a suitable and desirable community.

The developer has made every effort when designing the lots to provide a consistency of lot sizing throughout the 13 lots, however there are a few lots that require modifications to setbacks and width thus requiring the PAD.

Lot number 1- Figure 6- Currently this lot is 80.6' in total width but is a corner lot and needed to be 10% wider or 82.5' to meet the MZO 11.5.3 A.1 development standards of lot width in RS-9 (75' width). Through the PAD and modification of this lot to 73' plus 10% makes the lot 80.6' in width.

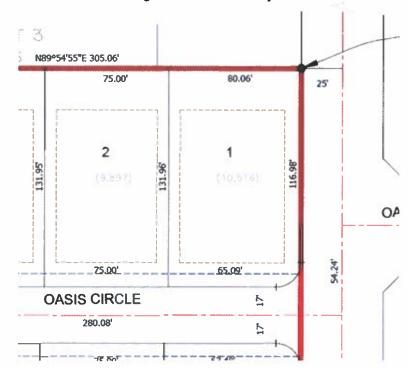


Figure 6-Lot 1 Width- Refer to Table 3 Above

C. Modifications Cont:

MZO 11.5.3 A.1 development standards of lot setbacks in RS-9, Figure 7 below- Lots number 4, 5 & 10 are lots that are odd shaped because of the 50' radius of the Cul-de-Sac, and are 5-600 SF smaller than the other 10 Lots and provide an obstacle of having to modify the front set back (to 10' from 15'), side set back (to 5' instead of 7' min with an aggregate of 15' instead of 17'), and the back yard set back (to 20' instead of 25') to have a house plan that will still meet the neighborhood plans and meet the design elements of the community. The developer would also request as show in Table 3 on page 7, the modification of building lot coverage increase up to 55% from 45% on these three lots, 4, 5 & 10, and up to 50% building lot coverage on all remaining lots 1,2,3,6,7,8,9,11,12, & 13.

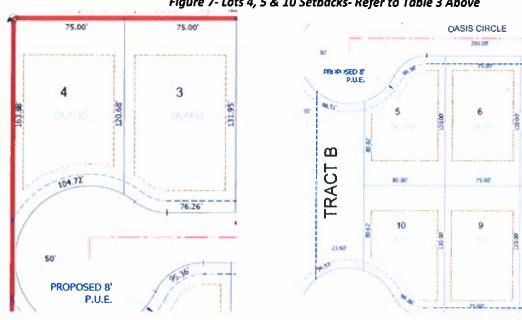
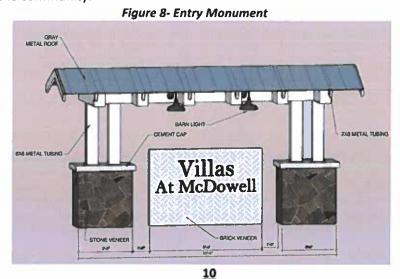


Figure 7- Lots 4, 5 & 10 Setbacks- Refer to Table 3 Above

Landscape Design

The Villas at McDowell is a 13-lot community on just over 4 acres near the intersection of McDowell and Power. The landscape is along the lines of a clean, classic style.

Amenities include a pickle ball court in the south retention basin. Across the cul de sac from the pickle ball court is a 20' by 20' ramada that accommodates 4 picnic table and a barbecue. Both retention basins feature a sizable grass area for active recreation. The north basin also includes a stabilized decomposed granite path to encourage pedestrian connectivity throughout the community.



7. CONCLUSION

The developer feels this proposed 13 lot development is the highest and best use of this 4.2 acre property and is excited to continue forward in developing and building high quality homes that are in high demand and will enhance the surrounding neighborhood and community. Although this development is rather small with only 13 lots, given the property location and proximity to outdoor recreation to the Salt River, Tonto National Forest, neighborhood shopping, dining and restaurants, and easy access to the 202 Red Mountain freeway system, we anticipate these homes will be very desirable and sale in a short time period, or as fast as we can build them. This development will be every aspect of a complete high quality and safe neighborhood development. We know this small community will be in high demand and provide a pleasing Oasis for a few Mesa residents.