

# ALBANY VILLAGE

BY WILLIAM LYON HOMES

## **Design Review Product Approval Narrative**

**Southeast Corner | University Drive and 56<sup>th</sup> Street**

**SUBMITTED TO:  
CITY OF MESA PLANNING DEPARTMENT**



**OWNER:  
WILLIAM LYON HOMES**



**William Lyon Homes**

**APPLICANT:  
IPLAN CONSULTING**



Prepared: March 2015

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## PURPOSE OF REQUEST

This narrative accompanies a request for Design Review approval for the proposed product to be built on the 32 acre, 228 lot Albany Village project by William Lyon Homes. The existing zoning is RSL 2.5 with a Planned Area Development overlay. The Zoning and subsequent Preliminary and Final Plats were approved in 2014. The Planned Area Development overlay was proposed to assist staff in securing an acceptable site plan with the proposed development while also providing flexibility in the development standards to accomplish the garden court design. The current City of Mesa General Plan designation on the property is Medium Density Residential 6-10 (MDR 6-10) which supports the RSL zoning request and the accompanying density of 7.57 DU/acre.

### Vicinity Aerial



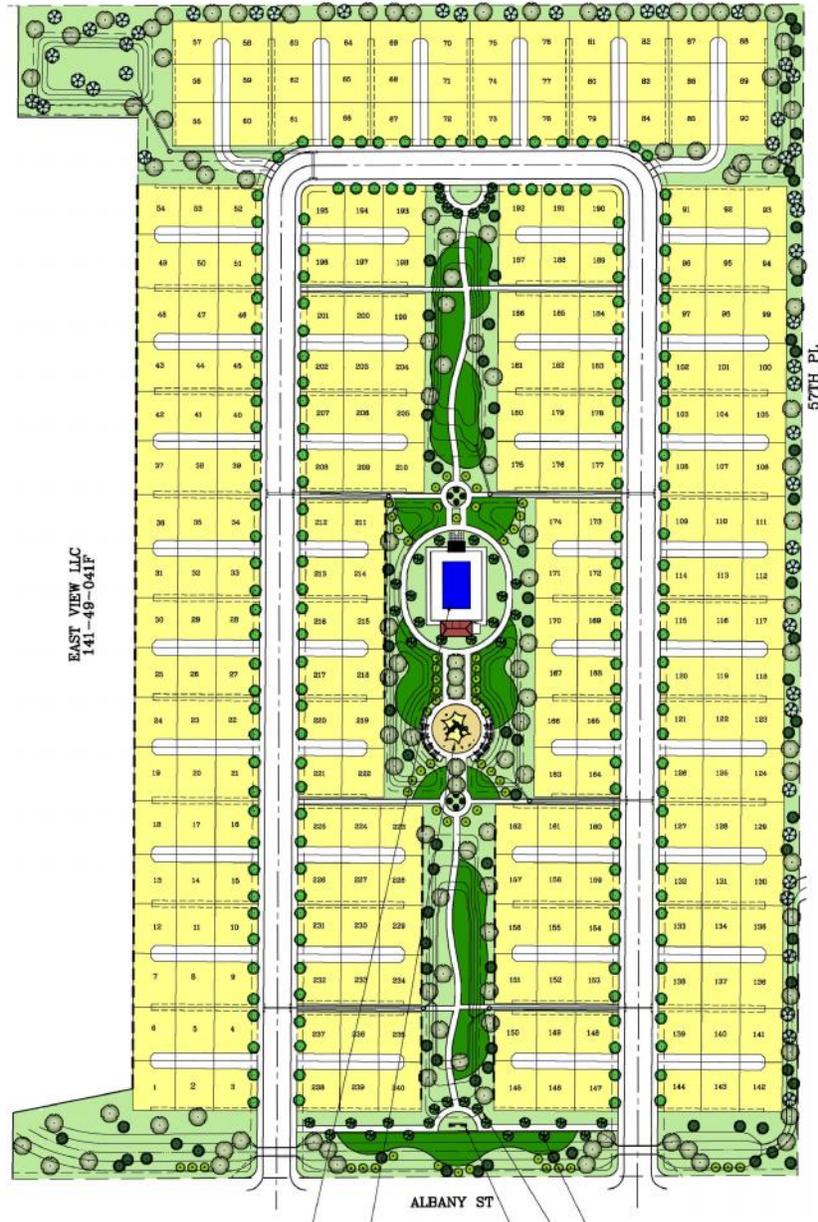
## SITE LAYOUT AND OPEN SPACE DESIGN

The approved site plan depicts the subdivision primary and secondary subdivision access to/from Albany Street. Vehicular circulation through the subdivision is logical and efficient, with a loop street network that connects the individual private drives with Albany Street. Residents have close access to 56<sup>th</sup> Street, University Drive, and Main Street. Community open space comprises 23% of the site development and is primarily located in a central corridor through the subdivision that includes the amenity areas and a meandering sidewalk. Dedicated open space tracts are

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provided at eight locations in addition to the park openings to the street, facilitating safe and efficient circulation for pedestrians. Because of this connectivity, the centralized open space and amenity areas provide recreational opportunities in near proximity to all lots. Amenities include a community pool, bathroom/changing building, playground structure, large turf field, and many seating opportunities.

## Site Plan



## GARDEN COURT CONFIGURATION

William Lyon Homes, is proposing a "Garden Court" housing product that features six lots with homes that front onto a shared landscape courtyard which provides pedestrian access to the homes. The courtyard landscaping in this area is all open and maintained by the HOA providing a lush and uniform look. Vehicular access to a private two car garage at the rear of the home is via a shared private drive. In addition to eliminating the presence of garage doors on the street, each courtyard is designed to create an intimate enclave of homes where only two homes front the street creating a lower density appearance within the community. Street side sidewalks allow

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direct access to the two front homes and private sidewalks to the homes in the courtyard, all without any crossing of a driveway. This separation of cars and pedestrians is a great benefit of this product type and harkens back to the early post-war developments where pedestrians had the priority over cars. Private yards are also provided for every home in addition to the shared open spaces. The exhibit below demonstrates how the private (dark green) and public (light green) areas work in the courtyard.

**Courtyard Exhibit**



This housing type is accomplished through thoughtful design that meets building code standards for building separation and the strategic planning of “Use and Benefit” easements to provide meaningful yard spaces for each home while meeting the requirements of the RSL 2.5 zoning district standards as modified by the approved PAD overlay as shown below.

Standard	PAD RSL-2.5 (approved)
<b>Min. Average Lot Area</b>	3,318 SF
<b>Min. Individual Lot Area</b>	3,087 SF
<b>Min. Lot Width</b>	49'
<b>Maximum Number of Stories</b>	2
<b><u>Minimum Yards*</u></b>	
<b>Front – Bldg Wall w/front door</b>	8'
<b>Front – Porch</b>	8'
<b>Interior Side: Minimum</b>	5'
<b>Interior Side: Total</b>	10'
<b>Rear (private drive garage)</b>	2' (4' to garage door)

\* Front is defined as the side of the home where the front entry door is located. Rear is defined as the side with the garage face.

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## ARCHITECTURE

Although this project was modeled after their highly successful Lyon's Gate "Pride" series of homes, William Lyon Homes decided that a new series of home plans was warranted for Albany Village. A total of seven (7) home plans are proposed that range from 1,165 square feet to 2,515 square feet and offer both single and two story configurations. Four distinct architectural styles are proposed: Cottage, Ranch Hacienda, Western Ranch, and Rancho Adobe, each incorporating unique details specific to the theme. All architectural themes feature William Lyon Homes enhanced window surround treatment which incorporates a significant recess and sharp 90 degree corners. Each elevation theme though, includes a unique application style for the stucco texture of the home. These include "Vertical Spanish Lace", "Horizontal Spanish Lace", "Monterey", and "Every Which Way". Together these details combined with four unique architectural themes will create a diverse and attractive neighborhood.

The Garden Court lot configuration results in three different lot sizes and building areas thus limiting the placement of some of the plans. The lot types are: STREET which is the first lot of the three and offers public street frontage; MIDDLE is the second lot in and is the smallest of the courtyard lots; END which is the back lot of the courtyard and is the largest. The STREET lot is on the public street frontage and is the most visible whereas the MIDDLE and END lots are visible only in limited situations.

### Lot Types



The Seven proposed plans offer a variety of room configurations to meet the diverse family types expected to be drawn to this neighborhood. All plans feature island kitchens and great rooms to offer flexible family living. All plans also feature two car garages enlarged to accommodate areas for bicycle, work bench, hobby, and general personal storage. Below is a table summarizing the details of each plan as well as identifying which lot types the home will be offered on.

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**Product Summary Table**

<b>Plan</b>	<b>Size (sf)</b>	<b># of Stories</b>	<b>Bedrooms</b>	<b>Baths</b>	<b>Porch</b>	<b>Street</b>	<b>Middle</b>	<b>End</b>
<b>1</b>	<b>1,165</b>	<b>One</b>	<b>2</b>	<b>2</b>	<b>No</b>	<b>Limited</b>	<b>Yes</b>	<b>Yes</b>
<b>2</b>	<b>1,235</b>	<b>One</b>	<b>2</b>	<b>2</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>3</b>	<b>1,555</b>	<b>Two</b>	<b>3</b>	<b>2.5</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>4</b>	<b>1,754</b>	<b>Two</b>	<b>3</b>	<b>2.5</b>	<b>Yes</b>	<b>Limited</b>	<b>Yes</b>	<b>Yes</b>
<b>5</b>	<b>1,957</b>	<b>Two</b>	<b>4</b>	<b>2.5</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>6</b>	<b>2,417</b>	<b>Two</b>	<b>5</b>	<b>3</b>	<b>Yes</b>	<b>Limited</b>	<b>Yes</b>	<b>Yes</b>
<b>7</b>	<b>2,515</b>	<b>Two</b>	<b>5</b>	<b>3</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>

## **CONCLUSION**

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This area of Mesa is unique as it is going through a transition from a mature, almost exclusive retirement area, to a more urban family friendly part of the community. With the area's proximity to the Red Mountain Freeway and a future light rail line (Main Street), we foresee a diverse mix of families wanting to move into this part of Mesa. We are proud to be on the front edge of that transition and believe this project will be a successful example of how to accommodate the needs of the future City residents that have diverse lifestyles and housing needs while still integrating into the existing community.