



**WOODS ASSOCIATES
ARCHITECTS LLC**

May 23, 2016

**City of Mesa
Planning Department**

- **DR07-14
Sanctuary on Higley
Higley Road and Enid Ave.
attn.: John Wesley, Planning Director**

- **Letter of Explanation:**

Sanctuary on Higley consists of 26 townhomes which were approved in 2007. The project has remained partially built with no townhomes constructed since then. The Developer has now updated the building permits and began work.

The developer is requesting Administrative Design Review approval of the following minor changes to the approved Design Review Case # DR07-14:

1. Change the cultured stone which was approved for the site wall fence bollards to split face block painted 'Mesa Tan' from the approved DR07-14 color pallet.
2. Change the color of the building fascia trim from the approved color "Tickled Crow" (green) to "Mesa Tan" from the approved DR07-14 color pallet.

We believe these changes are consistent with the overall design quality of the project which was approved by the Design Review Board in 2007.

Thank-you for your consideration of approval of this minor change

- **Fred E. Woods, Architect**



Planning Division – MEMORANDUM

Date: August 10, 2016
To: Fred Woods, Architect
From: Charlotte Bridges, Planner I
Subject: PLN2016-03056 -- Administrative Review Request to modify the site wall design and paint palette for the Sanctuary on Higley townhomes, 5225 E. Enid St.
RE: First Review Comments

The Planning Staff has reviewed the materials submitted on May 23, 2016 for Administrative Review. Please read through our comments and provide additional information and revised materials as well as a response sheet stating how each item was addressed and identify any other changes that have been made.

Staff Comments/Concerns

The proposed modifications were reviewed for compatibility with the plans originally approved by the Design Review Board for the Sanctuary on Higley Townhouse project (DR07-014) and for compliance with the Zoning Ordinance.

1. The proposed change to the paint palette for the project is acceptable. Provide an 8-1/2" X 11" FLAT color sheet with **actual paint chips** and brochure or accurate color reproductions of the proposed building materials, cross-referenced to the material legend/finish schedule on the elevations. Color sheet must identify manufacturer and color/material name.
2. Provide a set of 11" X 17" revised color building elevations cross-referenced to the revised color sheet paint palette.
3. Planning staff does not support the request to remove the cultured stone veneer from the site wall fence bollards and replace the design with split face block painted "Mesa Tan" since the proposed replacement design is "not equal to or better than the quality of material" originally approved by the Design Review Board. Revise the proposed design of the bollards to meet the above noted design criteria.



Contact me at Charlotte.Bridges@mesaaz.gov or at 480-644-6712 if you have questions about these comments. I'm happy to meet with you to review the revised plans prior to submitting documents for 2nd review – please contact me if you would like to schedule a meeting. Additional comments may be forthcoming based on the review of the 2nd submittal documents.

Thank you,
Charlotte Bridges

COLOR PAINT SCHEDULE
DANN EDWARDS PAINTS

- P-1 MESA TAN - DEC-118
STUCCO BUILDING BODY COLOR AND TRIM/ACCENT COLOR
- P-2 CAMEO - DEC-142
STUCCO BUILDING BODY COLOR AND TRIM/ACCENT COLOR
- P-3 MESA TAN - DEC-118
STUCCO BUILDING BODY COLOR AND TRIM/ACCENT COLOR
- P-4 MESA TAN - DEC-118
SPL T FACE MASONRY

CONCRETE TILE:
EAGLE ROOFING
CAPISTRANO - 93626

PROJECT NO. 14-14
DATE 9-2-19
DRAWN BY: JEF
REVISIONS
1-0-0

14000 Amphibious
AVENUE
SANCTUARY ON HIGLEY
MESA, ARIZONA



14000 Amphibious
AVENUE
SANCTUARY ON HIGLEY
MESA, ARIZONA

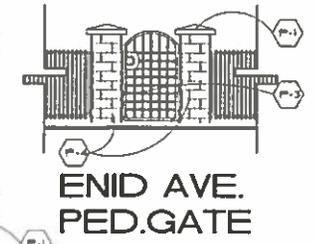
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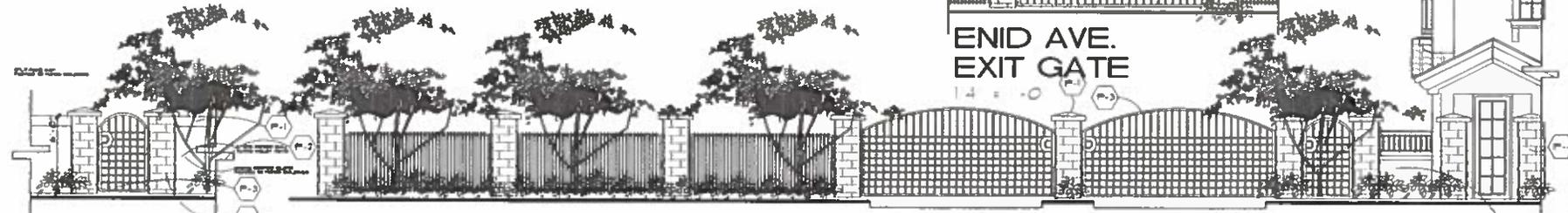


FORGE AVENUE PEDESTRIAN GATE

1/4" = 1'-0"

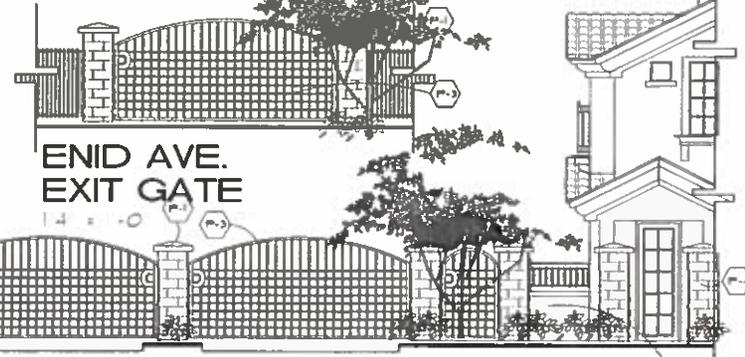


END AVE. PED. GATE



FORGE AVENUE VIEW FENCE

1/4" = 1'-0"



END AVE. EXIT GATE

1/4" = 1'-0"

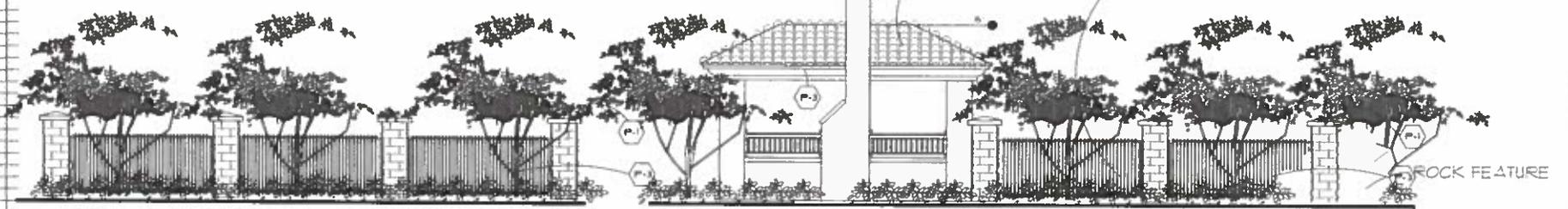
FORGE AVENUE ENTRY GATE

1/4" = 1'-0"



HIGLEY PED. GATE

1/4" = 1'-0"



END AVE. VIEW FENCE

1/4" = 1'-0"

POOL RAMADA ELEVATION

1/4" = 1'-0"

◆◆ SANCTUARY ON HIGLEY ◆◆

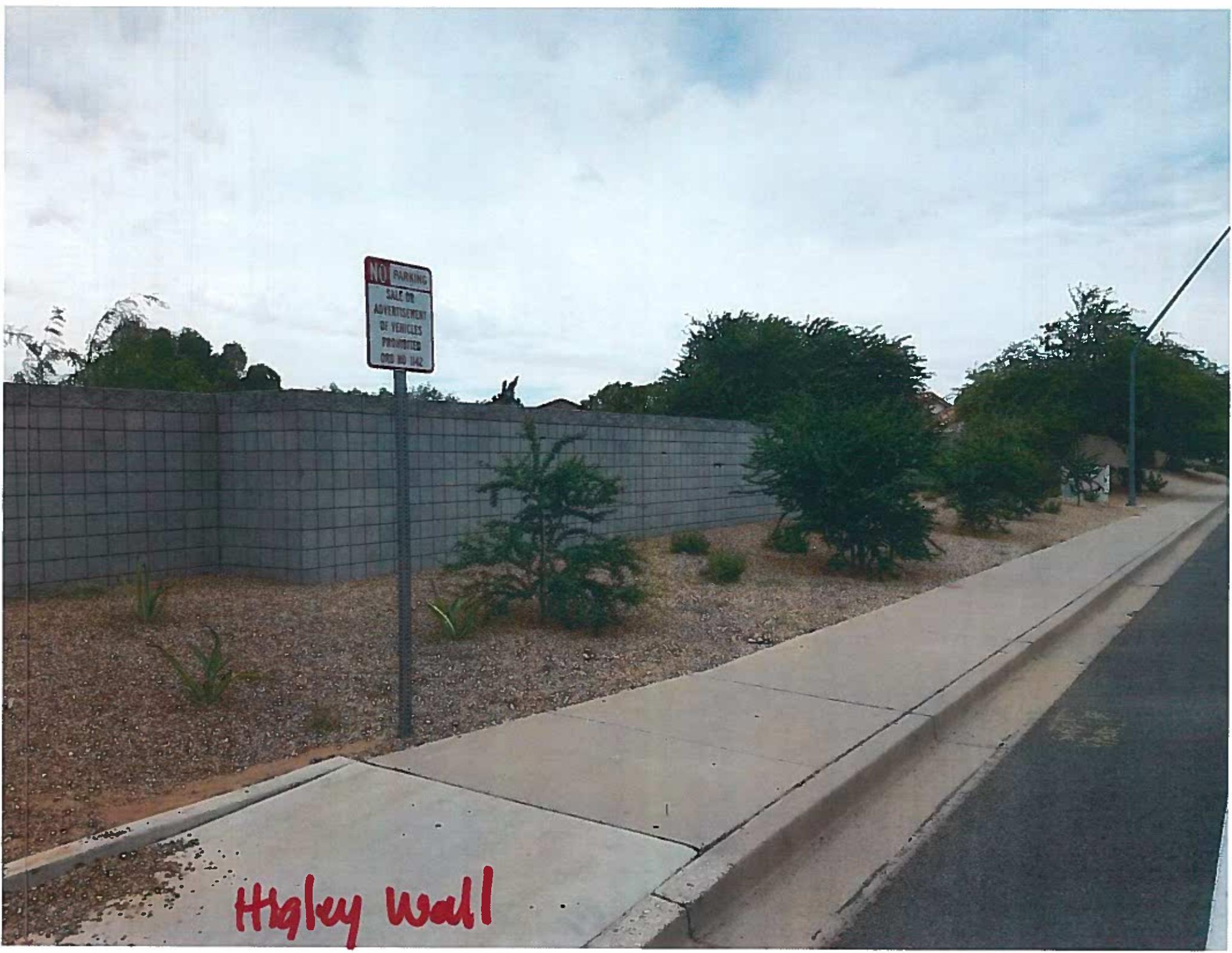
Proposed



Ferge Ave Screen wall



Highly Wall



Higley wall

MINUTES OF THE FEBRUARY 7, 2006 DESIGN REVIEW MEETING

CASE #: DR07-14 **Sanctuary on Higley**
LOCATION/ADDRESS: SEC Enid & Higley
REQUEST: Approval of a 26 lot townhome project
COUNCIL DISTRICT: District 6
OWNER: RSB Partners
APPLICANT: Woods Associates
ARCHITECT: Fred Woods

REQUEST: Approval of a 26 lot townhome project

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Rob Burghermer and seconded by Vince DiBella that DR07-14 be approved with the following conditions.

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Provide exterior light fixture cut sheets. Details to be reviewed and approved by Design Review staff.
 - b. Provide a building elevation with the patio walls. Details to be reviewed and approved by Design Review staff. Wall design to be as shown in the partial elevation "Forge Avenue Pedestrian Gate" on Sheet A-0 2.
 - c. Provide a colored ramada elevation with material/color information. Details to be reviewed and approved by Design Review staff.
 - d. Provide a clear and complete landscape plan that provides specific plant locations and sizes. This landscape plan must be in conformance with the minimum landscape requirements established in Chapter 15 of the City of Mesa Zoning Ordinance.
 - e. Fully recess the SES in an appropriate location and paint to match the building. Staff to review and approve.
 2. Compliance with all City development codes and regulations.
 3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
 4. Compliance with all conditions of approval for zoning case, Z06-79
 5. Compliance with all requirements of the Subdivision Regulations.
 6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
 7. Fire users, building downspouts and roof access ladders are to be located within the building.
 8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of
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Design Review Board

Staff Report

CASE NUMBER:	DR07-14	Sanctuary on Higley
LOCATION/ADDRESS:	SEC Enid & Higley	
REQUEST:	Approval of a 26 lot townhome project	
COUNCIL DISTRICT:	District 6	
OWNER:	RSB Partners	
APPLICANT:	Woods Associates	
ARCHITECT:	Fred Woods	

SITE DATA

PARCEL NO.:	141-83-920
PARCEL SIZE:	107,539 sq ft.; 2.5 acres
EXISTING ZONING:	R-2 BIZ
GENERAL PLAN DESIGNATION:	High Density Residential 10-15
CURRENT LAND USE:	Vacant
PARKING REQUIRED:	55
PARKING PROVIDED:	66
BUILDING SQUARE FOOTAGE (GFA):	27,300 sq. ft.
LOT COVERAGE:	25%
LANDSCAPE AREA:	20,024 sq ft
LANDSCAPE COVERAGE:	18.6%

PROJECT DESCRIPTION

This site is located east of Higley Road and north of Southern Avenue. This project is for a residential townhome subdivision, which consists of 26, two-story townhome units along with a pool, tot lot, and ramada amenity area for the residents. Each of the townhome units will have a two-car garage, in addition to a 7' deep patio area in the front. There are proposed main pedestrian corridors that will lead to the amenity area along with other pedestrian walkways throughout the development. Pedestrian gates will be located along Higley Road, Enid Avenue, and Forge Avenue to allow for good connectivity to the surrounding developments. A homeowner's association will be established to own and maintain the landscaped areas, pool, tot lot, ramada, and private drives.

SITE CONTEXT

NORTH: Residential – zoned R1-7
EAST: Park and residential – zoned R1-7
SOUTH: Residential – zoned R1-6-PAD
WEST: (across Higley) Residential – zoned R1-6-PAD

BUILDING COLORS/MATERIALS

Walls:	Stucco	Dunn-Edwards, DEC718 'Mesa Tan' Dunn-Edwards, DEC742 'Cameo'
Garage doors:		Dunn-Edwards, DEC718 'Mesa Tan' Dunn-Edwards, DEC742 'Cameo'
Fascia:		Dunn-Edwards, DEC780 'Tickled Crow'
Doors and trim:		Dunn-Edwards, DEC780 'Tickled Crow'
View wall (steel fence):	Wrought iron Stone	Dunn-Edwards, DEC780 'Tickled Crow' Cultured Stone-Limestone, 'Chardonnay' CSV2045
CMU wall:	CMU	Dunn-Edwards, DEC718 'Mesa Tan'
Patio wall:	Stucco Wrought iron Stone	Dunn-Edwards, DEC718 'Mesa Tan' Dunn-Edwards, DEC780 'Tickled Crow' Cultured Stone-Limestone, 'Chardonnay' CSV2045
Roof:	Concrete tile	Eagle Roofing, 'Capistrano' 3626
Ramada:	Stone Concrete tile	Cultured Stone-Limestone, 'Chardonnay' CSV2045 Eagle Roofing, 'Capistrano' 3626
Exterior light fixtures:	Not provided (See condition 1a)	

STAFF ANALYSIS

CONCERNS:

Board Discussion (January 3, 2007):	Revisions/Staff observations:
<ul style="list-style-type: none"> The 6' CMU wall along Higley Road should have some stone columns or insets to provide some interest to the wall 	The wall has been revised to include three insets along Higley Road.
<ul style="list-style-type: none"> The paint color, 'Tickled Crow', did not compliment the other accent colors, the Board recommended a warmer green color. 	No change.

- The outlines of the patio walls are lightly ghosted-in on the proposed building elevations. Staff is recommending a condition of approval that requires the applicant to provide an elevation of the patio walls. The wall design should be as shown in the partial elevation "Forge Avenue Pedestrian Gate" on Sheet A-0 2. (See condition 1b)
- No colored ramada elevation was provided. (See condition 1c)

- The "Site Standards" section of this report identifies a landscape issue and a screening issue (See conditions 1d and 1e)

CONCLUSION:

The applicant has addressed the Board's primary design concerns Staff recommends approval of DR07-14 with the following

CONDITIONS OF APPROVAL:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. ~~Provide exterior light fixture cutsheets Details to be reviewed and approved by Design Review staff.~~
 - b. Provide a building elevation with the patio walls Details to be reviewed and approved by Design Review staff. Wall design to be as shown in the partial elevation "Forge Avenue Pedestrian Gate" on Sheet A-0.2.
 - c. Provide a colored ramada elevation with material/color information. Details to be reviewed and approved by Design Review staff
 - d. Provide a clear and complete landscape plan that provides specific plant locations and sizes. This landscape plan must be in conformance with the minimum landscape requirements established in Chapter 15 of the City of Mesa Zoning Ordinance
 - e. Fully recess the SES in an appropriate location and paint to match the building. Staff to review and approve.
2. Compliance with all City development codes and regulations.
3. ~~Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)~~
4. Compliance with all conditions of approval for zoning case, Z06-79.
5. Compliance with all requirements of the Subdivision Regulations
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
7. Fire risers, building downspouts and roof access ladders are to be located within the building
8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

HISTORY/RELATED CASES

November 6, 1978	Annexed into the City. (Ord. #1186)
January 22, 1979	Establishment of City zoning from County Rural-43 to City AG (Z79-06, Ord. #1202)
June 2, 1986	Rezone of 145 5± acres at the northeast corner of Higley and Southern from AG to R1-7 (with 12.7± acres [including subject site] of conceptual R-3 south of Enid and 8 7± acres of conceptual RS along Southern for office use) and C-2 on the arterial corner for an approved commercial center. (Z86-63, Ord. #2095)
December 8, 1986	Rezoned the subject site from R1-7 to R1-7 (Conceptual C-2) (Z86-117)
December 8, 2006	Rezoned the subject site from R1-7 (Conceptual C-2) to R-2 BIZ to allow for the development of a 26-lot townhome subdivision. (Z06-79, Ord #4655)

SITE STANDARDS

Design Elements	Design Guidelines
Building Height	- Allowed in R-2 30'± stories Proposed: 26'6"± stories. Meets Code.
Building Separation	In compliance with approved site plan.
Landscape/parking setbacks along streets §11-15-2-A	- Along Higley Road (6-lane Arterial) 30' req'd Proposed: min. 10'. In compliance with approved site plan. - Along Enid Ave (Collector) 20' req'd Proposed: min. 20'. - Along Forge Ave (Local) 20' req'd Proposed: min. 13'. In compliance with approved site plan.
Building setbacks from adjacent property lines §11-15-2-A	- East Property Line (zoned R1-7) 50' req'd Proposed: min. 60'. Meets Code. - South Property Line (zoned R1-6 PAD) 50' req'd Proposed: 50'. Meets Code.
Landscape setbacks from adjacent property lines §11-15-2-B	- East Property Line (zoned R1-7) 20' req'd Proposed: min. 10'. In compliance with approved site plan. - South Property Line (zoned R1-6 PAD) 20' req'd Proposed: 20'. Meets Code.

<p>Landscape requirements Street frontage landscaping §11-15-3-A</p>	<ul style="list-style-type: none"> - Higley Rd (6-lane Arterial) 2 trees/6 shrubs per 25' linear feet of street frontage Appears to meet Code. 26 trees req'd, 77 shrubs req'd 32 trees prov'd, 97 shrubs prov'd - Enid Ave (Collector) 1 tree/4 shrubs per 25' linear feet of street frontage Appears to meet Code. 9 trees req'd, 34 shrubs req'd 22 trees prov'd, 66 shrubs prov'd - Forge Ave (Local) 1 tree/4 shrubs per 25' linear feet of street frontage Appears to meet Code. 8 trees req'd, 31 shrubs req'd 10 trees prov'd, 58 shrubs prov'd <p>Plant calculations were based on stated calculations; trees shown do not appear to match stated calculations and shrubs were not shown. (See condition 1d)</p>
<p>Landscape requirements Adjacent property lines §11-15-3-A-2</p>	<ul style="list-style-type: none"> - Landscaping adjacent to Single Residence 5 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line. - East Property Line Appears to meet Code. 13 trees req'd, 50 shrubs req'd 16 trees prov'd, 50 shrubs prov'd - South Property Line Appears to meet Code. 14 trees req'd, 55 shrubs req'd. 17 trees prov'd, 57 shrubs prov'd <p>Plant calculations were based on stated calculations; shrubs were not shown. (See condition 1d)</p>
<p>Foundation base §11-15-3-C</p>	<p>In compliance with approved site plan.</p>
<p>Foundation base landscaping §11-15-3-C-2</p>	<p>Provide landscape areas equal in length to 10% of the exterior walls that are not visible from public parking or right-of-way without public entrances</p> <p>In compliance with approved site plan.</p>
<p>Parking lot landscaping §11-15-5-B</p>	<p>-Landscaping planter required every 8 stalls, 8' min width Meets Code.</p>
<p>Retention basin §11-15-3-D</p>	<p>Appears to meet Code.</p>
<p>Screening standards</p>	<p>Roof mounted equipment Fully screened by parapet wall. Ground mounted equipment Fully screen, if proposed. Exterior wall mounted equipment Fully screen, if proposed. Service Entrance Section Fully recess into building and paint to match. (See condition 1e) Roof access ladder Locate inside.</p>

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CASE: Sanctuary on Higley
SEC Enid & Higley

REQUEST: Approval of a multi-family residential project

DISCUSSION: Fred Woods represented the case and stated all the units would have gates and bollards at the private yards, and painted steel half walls. He stated they were committed to go with that.

Boardmember Dave Richins:

- Liked the fact that they face onto the park

Boardmember Wendy LeSueur.

- Could the 6' wall have some interest? Maybe stone or insets.

Boardmember Rob Burgheimer:

- The minty green color does not look good with the other accent colors, maybe a warm green
- Maybe there are too many color variations

Boardmember Tom Bottomley

- Maybe use a pale olive green



FORGE AVENUE PEDESTRIAN GATE

1/4" = 1'-0"



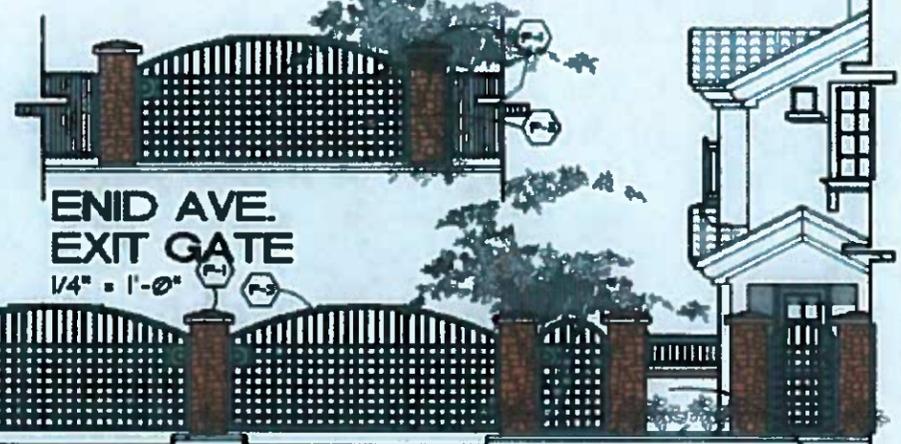
FORGE AVENUE VIEW FENCE

1/4" = 1'-0"



END AVE. PED. GATE

1/4" = 1'-0"



END AVE. EXIT GATE

1/4" = 1'-0"

FORGE AVENUE ENTRY GATE

1/4" = 1'-0"



HIGLEY PED. GATE

1/4" = 1'-0"



END AVE. VIEW FENCE

1/4" = 1'-0"

POOL RAMADA ELEVATION

1/4" = 1'-0"

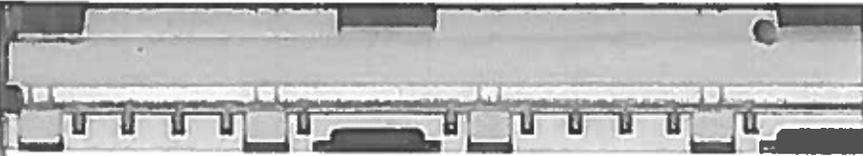
- COLOR / PAINT SCHEDULE**
DUNN EDWARDS PAINTS
-  MESA TAN - DEC-118
STUCCO BUILDING BODY COLOR AND TRIM/ACCENT COLOR
 -  CAMEO - DEC - 143
STUCCO BUILDING BODY COLOR AND TRIM/ACCENT COLOR
 -  TICKLED CROW - DEC180
STUCCO BUILDING BODY COLOR AND TRIM/ACCENT COLOR
 -  CULTURED STONE - LIMESTONE CHARDONNAY - C8V 3045
- CONCRETE TILE:
EAGLE ROOFING
CAPSTRAND - 9326

◆◆ SANCTUARY ◆ ON ◆ HIGLEY ◆◆

DESIGN REVIEW BOARD
CONDITIONS ARE MET

By KL Date 2/15/01

DRO7-14



Color Palette

Dunn-Edwards Paints

Building Body
MESA TAN DEC-718



Building Body
CAMEO - DEC-742



Building Body-trim steel fence
TICKELED CROW - DEC-780

Concrete Roof Tile
Eagle Roofing
Capistrano- #3626



STONE
Cultured Stone-Limestone
Chardonnay-CSV 2045



SANCTUARY ON HIGLEY

WOODS ASSOCIATES
ARCHITECTS LLC

1530 E UNIVERSITY DR #L-3
MESA, ARIZONA 85203
(480) 967-7872

DR07-14

