

Rezoning, Site Plan, and Design Review Applications

for



**West of the Southwest Corner of
Val Vista Road and Thomas Road**

by:

NexMetro Development, LLC

Case Nos.:

Submitted: May 16, 2016

TABLE OF CONTENTS

I. Introduction	1
II. Site and Surrounding Area	1
III. Proposed Rezoning, Site Plan, and Design Review	1
A. Site Plan.....	2
B. Landscaping, Amenities, and Open Space	3
C. Architecture	4
D. Theme Walls, Entry Gates, and Entry Monument	5
E. Development Standards.....	5
IV. NexMetro Corporate Background.....	6
V. Miscellaneous.....	6
A. Parking	6
B. Phasing	7
C. Grading and Drainage	7
VI. Project Team.....	7
VII. Conclusion	8
<u>Appendix A: General Plan Compatibility.....</u>	<u>i</u>

TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Map
2	Preliminary Site Plan
3	Landscape Master Plan
4	Typical Courtyard Layout
5	Building Elevations
6	Floor Plans
7	Conceptual Amenity Area
8	Vehicular and Pedestrian Circulation Plan
9	Color and Material Palette
10	Office Elevation and Pool Area
11	Garage Elevations
12	Conceptual Community Theme Walls, View Fencing, and Entrance Features
13	Conceptual Wall Plan
14	Preliminary Grading and Drainage Plan

AVILLA LEHI

I. INTRODUCTION

NexMetro Development, LLC (“NexMetro”) is building a reputation for developing high quality and successful single story, detached, bungalow-style residences in Chandler, Gilbert, the Phoenix area, Tucson, and other parts of the country. Building on their experiences, NexMetro is the proposed developer of approximately 11.34 gross (10.03± net) acres west of the southwest corner of Val Vista Road and Thomas Road (the “Site”). NexMetro is in escrow to acquire the Site and redevelop it with a unique, innovative, and high-quality, high-density residential community known as “Avilla Lehi.” Avilla Lehi will contain 118, 1-story, predominately detached residences that will be an attractive presence in the area and provide an appropriate transition between the existing residential development west and south of the Site to the future commercial developments to the east and north.

Avilla Lehi presents future residents unique living experience in an alternative housing choice to the traditional options of single-family residences or apartment complexes. Avilla Lehi combines the elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements create a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the mortgage payment or HOA fees of a typical single-family development. The bungalow-style residences are one story in height, with the majority of them containing no more than 1 du/building, creating a “single family subdivision” feel throughout the neighborhood. This gated community is designed with move-up market finishes and features in an efficient setting. Avilla will be compatible with the neighboring developments and will provide high quality, unique, and additional housing opportunities within the City of Mesa (the “City”).

To achieve this, NexMetro requests the following:

- Rezone the Site from Limited Commercial (LC) to RM-2/PAD;
- Site Plan approval for 118, 1-story residences; and
- Design Review approval for the Site Plan, Landscape Plan, Building Elevations, etc. for Avilla Lehi.

II. SITE AND SURROUNDING AREA

An aerial of the Site is attached as **Exhibit 1**. The Site is designated on the City’s General Plan as Neighborhood Village Center and is zoned Limited Commercial (LC). The Site is part of the Lehi PAD. East of the Site are citrus orchards, designated on the General Plan Neighborhood Village Center and zoned RS-43. The Site is bordered by an existing residential neighborhood on the west and south, designated on the General Plan as Neighborhoods and zoned RS-9. The property to the north is designated on the General Plan as LC and zoned as General Industrial (GI).

III. PROPOSED REZONING, SITE PLAN, AND DESIGN REVIEW

As discussed, NexMetro is proposing the Site be rezoned from LC to RM-2 with a PAD Overlay. NexMetro’s proposed Rezoning, Site Plan, and Design Review applications for an upscale, unique, medium-high density neighborhood is compatible with the City’s General Plan

and is an appropriate transition from the existing residential (less intense land use) to the future commercial (more intense land use). The General Plan's Goals and Policies identified in *Appendix A: General Plan Compatibility* support NexMetro's applications. NexMetro's requests will provide for a coordinated and compatibly arranged variety of land uses in the area through innovative site planning. Moreover, the requests will provide additional residential housing choices in the area, that when coupled with the existing residential and future commercial creates a more diverse, mixed-use environment. The proposed zoning change responds to the existing and future needs of the community by providing alternative housing for people seeking to live in the area.

Rezoning the Site from commercial to residential makes sense given the Site's inability to develop thus far as a commercial development. Challenges to developing the Site under its current zoning are its location and size. The Site is not located on the "hard corner" of Val Vista and Thomas Roads, reducing visibility from the intersection of two major arterial streets with direct freeway access (the Loop 202). The Site's size (approximately 10 acres) would require a significant anchor tenant to be successful. However, the ability to attract an anchor tenant to the Site is unlikely given its location (mid-block) and there are more desirable locations in the area for commercial to be developed.

A. Site Plan

As is depicted on the Preliminary Site Plan attached as **Exhibit 2**, careful consideration has gone into planning Avilla Lehi. NexMetro has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of the Site. Avilla Lehi is a gated community that will consist of approximately 118 residences at a density of approximately 10.4 gross (11.8 net) du/ac. The residences are a mix of one, two, and three bedrooms, with approximately 75% of the residences being detached and the one-bedroom residences being attached in a duplex style. Unlike traditional apartment complexes where the majority of the units are 1 and 2 bedrooms (typically 50-60% 1 bedrooms, 30-40% 2 bedrooms, and less than 10% 3 bedrooms), Avilla Lehi has more 2 and 3 bedroom residences (25% 1 bedrooms, 44% 2 bedrooms, and 31% 3 bedrooms).

The residences will range in square footage between 625 sq. ft. and 1,250 sq. ft. The 1-story buildings are similar to what would be found in traditional single-family residential subdivisions and are a lower profile than what would be found in traditional garden style multi-family communities (2- and 3-story buildings) or commercial developments. The residences are grouped around pedestrian courtyards to create a sense of arrival and place within the greater context of the community and greater connection within the community. See **Exhibit 4, Typical Courtyard Layout**. All homes and garages will be fire sprinkled, allowing a reduced building separation that enhances the impact of the courtyard design. The home interiors are an open concept design with 10-foot ceilings, large windows, and high end finishes such as stainless steel appliances and granite countertops.

The placement of the buildings and yard walls interact with the streetscape and adjacent developments by varying the roof lines and orientations, providing small scale pedestrian courtyards, amenities and landscape features, and architectural detail. Materials for both hardscape elements and housing product establish a theme and work harmoniously to create a visually pleasing environment. A unique feature for Avilla Lehi is that every residence includes a private, 6-foot masonry wall enclosing the rear yard (average of approximately 400 square feet)

that is nearly as wide as the residence itself, with a minimum depth of 8 feet. Prior to residents moving in, the entire yard will be covered with decomposed granite and a minimum of one tree will be installed. Residents are allowed to customize their yards upon approval by the property management company. Common improvements by residents include brick paver patios, barbecues, patio furniture, and trellises or umbrellas. Where the residences are adjacent to the amenity area, the private rear yard will be a 6-foot high wall that is a combination of masonry (4 ft.) and wrought iron (2 ft.). Small scale pedestrian courtyards and outdoor seating areas are also provided to create a seamless and smooth transition between public and private portions of the community.

B. Landscaping, Amenities, and Open Space

The overall landscape theme is inspired by luxury living while also embracing an adapted Sonoran Desert style landscaping. See **Exhibit 3, Landscape Master Plan**. Notwithstanding the Sonoran Desert style landscaping, citrus trees will be provided along the Site's frontage to reflect the citrus heritage of the Site and surrounding area. As shown on the Conceptual Master Landscape Plan, the design, elements, and materials create a sense of community and neighborhood, while adding a fresh approach to timeless desert environments for Arizona residential communities. The elements and features are designed to create a "sense of place" and a permanence achieved by relating the elements to the "human scale" and integrating with the architecture.

The landscaping theme draws from the lush desert look and feel of an adapted Sonoran landscape tempered for the Arizona climate through the use of drought tolerant elements. The use of palms at the entry and pool area creates a sense of entry and a resort style landscape look and feel. The landscape elements provide a diversity of colorful plant materials and are evocative of luxury living. The landscaping theme also integrates design cues from the timeless architecture and design elements of the Southwest reflected in the materials and detailing. Avilla Lehi draws from traditional southwest architecture through the use of stone, stucco, and tile that contrast in color and texture. Together these elements embrace the southwest architecture of the proposed homes and blend with the existing built environment of the area.

The landscape palette for Avilla Lehi consists of multiple tree species that include Palo Verde species, Mesquite species, and Oak species that are fast growing and medium to large in height. See **Exhibit 3**. The palette includes smaller trees such as Mulga and Mastic that are moderate in height and provide shade for smaller spaces. The shrubs, accents, and groundcovers have been selected to provide year round color and complement one another and the tree species. The plants have been chosen for their color, texture, and form, creating a landscape environment that is adapted to the desert and inviting to the residents and visitors of Avilla Lehi.

Avilla Lehi has been planned with quality neighborhood scale amenities consistent with NexMetro's desire to create an upscale, suburban community where residents will be able to play, relax, or socialize in a pleasing environment. See **Exhibit 7, Conceptual Amenity Area**. The amenity areas within Avilla Lehi are designed to enhance the community character and quality of life by providing recreational opportunities and connectivity for residents through the integration of effective internal and external open spaces. The amenity and theming elements have been integrated to maintain the overall "sense of place" and identity of the community. Avilla Lehi will contain a main amenity area and linear park, providing active and passive open space for residents and guests to enjoy. Pedestrian paths are provided throughout the Site,

connecting the residences to the amenities and allowing opportunities to connect to the future commercial to the east. See **Exhibit 8, Vehicular and Pedestrian Circulation Plan**. Additional amenities include: resort style swimming pool and spa, outdoor lawn and lounge areas, ramadas, and gathering areas for residents to congregate. NexMetro's neighborhoods have traditionally attracted singles, young couples, and seniors, with a very limited number of school aged children. For this reason, the amenities provided focus on recreation and socialization of adult residents.

Open space requirements for multi-family residential developments are a result of the lack of private usable space typically associated with standard two and three-story multi-family communities. The minimum requirement for open space is 200 square feet per residence, resulting in a required minimum open space requirement of approximately 0.54 acres (23,600 sq. ft.). Avilla Lehi will contain approximately 4.07 acres of common area open space and approximately 1.03 acres of private (rear yards) open space. When combined together, this result in a total amount of open space area of approximately 5.1 acres, which is approximately 51% of the net Site area (10.03 net acres)—far exceeding the minimum required (0.54 acres). The public open space occurs in convenient locations throughout the Site for residents to use and enjoy. The private open space is located within the rear yards of the residences for each resident's own personal use and enjoyment, which is more typical of a single-family development than a traditional multi-family community. The use and amounts of public and private open space continues to demonstrate the innovative design of Avilla Lehi.

C. Architecture

The proposed architecture for Avilla Lehi is Desert Contemporary, which consists of different sized and layered volumes, materials, and strategically placed linear horizontal elements. See **Exhibit 5, Building Elevations and Exhibit 6, Floor Plans**. The selection of design elements, color, and materials creates a distinct character for the community. See **Exhibit 9, Material and Color Palette**. The Desert Contemporary design is known for crisp straight lines, accentuated by the use of flat rooflines. Stone columns announce entries to both the homes and the courtyards, with horizontal architectural elements providing shade to doors and windows both on the front and rear elevations. The architectural theme for the home surrounding each courtyard will be similar in order to create a consistent identifiable aesthetic. Each floor plan will have a minimum of three unique elevations in terms of materials, colors, and finishes. See **Exhibit 5**. The flat rooflines are also functional, screening air conditioning and other mechanical equipment from residents and passersby. Layering creates varying elevation planes and opportunities to provide subtle changes in color and shadow, giving depth to the architecture. Muted desert hues are applied to large massing areas, while richer accent materials are used to create splashes of interest near entryways.

The pool amenity and management office welcomes residents and guests at the main entrance to the community off of Thomas Road. See **Exhibit 10, Office Elevation and Pool Area**. The design of this entry area is intended to give residents and visitors the ability to park outside the gate and visit the management office. See **Exhibit 2, Preliminary Site Plan**. The management office is designed to be a focal point of the entrance area. At approximately 25 feet in height, the management office is slightly taller than the homes. This building incorporates the architectural elements, materials, and colors of the homes, with layers of horizontal and vertical planes. The resident postal boxes are incorporated with the building, making it truly a

neighborhood-gathering place where residents can regularly interact with management and one another.

Noticeably absent from the four-sided elevations are garages. Due to the unique design of Avilla Lehi, detached garages and covered parking are internalized and screened from adjacent roadways. The garage elevations incorporate similar elements from the residences in order to create a consistent design throughout the neighborhood. Parking canopy covers are consistent with the buildings' color and will be architecturally integrated with the surrounding structures. See **Exhibit 11, Garage Elevations**.

D. Theme Walls, Entry Gates, and Entry Monument

As depicted in **Exhibit 12, Conceptual Community Theme Walls, View Fencing, and Entrance Features**, the theme walls, view fencing, and entry monument have been designed to be consistent with the home elevations and landscaping theme.

There is a hierarchy of four wall types that will be used in various locations throughout Avilla Lehi. See **Exhibit 13, Conceptual Wall Plan**. Areas with a greater visual importance will use the theme wall, which incorporates integral color CMU block with bands of split-face integral colored CMU block. Long runs of wall will be broken by columns integrating similar split face block used in the theme wall and finished with a decorative cap. In appropriate locations, partial and full view fencing is provided to create visual relief and diversity. The entry gates will use a material palette similar to the architecture and perimeter walls, with the gates being primarily composed of tubular steel, steel panels and wrought iron. See **Exhibit 12**. Automobile gates will be automatic wrought iron gates with design articulation to match the architecture of the development. Pedestrian gates will also be wrought iron.

The materials of the monument sign will include variations of earth tone paint colors on stucco over CMU with some smooth face CMU. See **Exhibit 12**. Other materials incorporated into the sign wall will be woven steel artwork that complements the Avilla Lehi logo.

E. Development Standards

Given the unique nature of Avilla Lehi and the traditional requirements of the City's RM-2 development standards, which are not readily applicable to this distinct, one-story, predominantly detached, multi-family community, NexMetro is proposing the following development standards for Avilla Lehi:

Regulation¹	City of Mesa RM-2 Development Regulations	Avilla Homes Proposed Development Regulations
Min. Lot Area (sq. ft.)	7,200	7,200
Min. Lot Width (ft.) – Multi-Family Res.	60	60
Min. Lot Depth (ft.) – Multi-Family Res.	94	94
Max. Density (du/net ac.)	15	15
Min. Lot Area per du (sq. ft.)	2,904	2,904

¹ Per Table 11-5-5.

Regulation¹	City of Mesa RM-2 Development Regulations	Avilla Homes Proposed Development Regulations
Max. Height (ft.)	30	25 ft./1 story
Building Setbacks		
Front (Thomas Rd.)	20 ft.	25 ft.
Side (east)	20 ft.	10 ft.
Side (west)	25 ft.	10 ft.
Rear (south)	25 ft.	10 ft.
Landscape Setback²		
Front (Thomas Rd.)	25 ft.	20 ft.
Side	25 ft.	10 ft.
Rear	25 ft.	10 ft.
Separation Between Buildings (1-story)	25 ft.	6 ft.
Max. Building Coverage	45%	45%
Min. Open Space (sq. ft./unit)	200	200

The proposed development standards reflect the uniqueness of Avilla Lehi, the property itself, and the surrounding properties. The placement of homes on the perimeter of the property, with the rear yards facing the adjacent street and properties is designed to complement the streetscape and adjacent developments by providing a similar scale and visual aesthetic as single-family homes, but without traditional street facing garages. Internal vehicular circulation and parking also reduce the visual impact of the community by hiding it from the public view.

IV. NEXMETRO CORPORATE BACKGROUND

NexMetro Communities is a pioneering development company that builds private leased home neighborhoods, featuring homes that offer thoughtfully-designed spaces, high-end finishes, and indoor/outdoor living in appealing locations for people who seek stability through flexibility. The Board of NexMetro is comprised of five Directors that have over 200 years of collective experience in the development and operation of nearly \$3 billion in real estate projects, including the management of growth-oriented enterprises in the southwest region. NexMetro and its affiliates have nearly 1,300 like-kind rental home neighborhoods already completed or currently under construction in Arizona and Texas, with future neighborhoods planned in the Arizona, Texas, and Colorado markets.

V. MISCELLANEOUS

A. *Parking*

Avilla Lehi is providing 251 parking spaces, where 221 are required. Of the 251 parking spaces, 36 will be enclosed garage spaces that reduce the visual impact and scale of the parking spaces. The final site plan will meet the City's parking requirements.

² Per §11-5-5(A)(1).

B. Phasing

It is anticipated that Avilla Lehi will be constructed in two phases, with the necessary off-site improvements being made, on-site infrastructure being constructed, and models homes and the management office being built. The second phase will consist of building out the remaining homes. Staff may administratively approve deviations from the proposed phasing.

C. Grading and Drainage

The Preliminary Grading and Drainage Plan is attached as **Exhibit 14**. All project drainage systems will be designed and constructed in accordance to the latest MAG Standard Specifications and Details and the latest City of Mesa Standard Details and Specifications. Onsite drainage (including adjacent half-street areas) and retention shall consist of some onsite surface retention and an underground storm drain system that will be designed to capture storm water runoff according to the City's calculation requirements.

VI. PROJECT TEAM

Developer:

NexMetro Development, LLC
Attn: Josh Hartmann
Brian Rosenbaum
2355 E. Camelback Rd., Suite 805
Phoenix, Arizona 85016
Phone: (602) 559-9388

Civil Engineer:

Terrascope Consulting
Attn: David Soltysik
1102 E. Missouri Ave.
Phoenix, Arizona 85014
Phone: (602) 297-8732

Landscape:

The McGough Group
Attn: Tim McGough
11110 N Tatum Blvd, Suite 100
Phoenix, Arizona 85028
Phone: (602) 997-9093
Fax: (602) 997-9031

Architect:

Felten Group, Inc.
Attn: Joe Meza
18325 N. Allied Way, Suite 200
Phoenix, Arizona 85054
Phone: (602) 867-2500

Zoning & Entitlements:

Burch & Cracchiolo, P.A.
Attn: Brennan Ray
702 E. Osborn Rd., Suite 200
Phoenix, Arizona 85014
Phone: (602) 234-8794
Fax: (602) 850-9794

VII. CONCLUSION

Avilla Lehi's bungalow-style community is an exciting and unique housing choice that makes good use of this Site. The proposed Rezoning, Site Plan, and Design Review approvals are supported by the City's General Plan and are compatible with the surrounding area. Avilla Lehi creates a sustainable solution for this Site and an attractive presence in the area. We request your approval.

NexMetro Development, LLC

Appendix A

APPENDIX A: GENERAL PLAN COMPATIBILITY

The Avilla Lehi Rezoning, Site Plan, and Design Review applications are supported by the City's General Plan goals, objectives, and policies as follows:

Community Character

Neighborhood Village Centers

Avilla Lehi complies with the Form and Guidelines of the Neighborhood Village Center as follows:

- Building heights generally one to three stories; respecting adjacent residential.
- Convenient, safe, and attractive pedestrian connections from the adjoining neighborhoods and transit.
- Site design includes creating spaces for pedestrian activity and creating direct connection to adjacent neighborhood.
- Buildings placed in proximity and orientation to each other to help create a sense of place, energize streets, and improve pedestrian circulation to the center.

Traditional

Additionally, Avilla Lehi complies with the description of the Neo-Traditional neighborhoods as it has greater connectivity to recreational and commercial uses to the east. Avilla Lehi further complies with the Form and Guidelines of the Neo-Traditional neighborhood as follows:

- The predominant building height is one-stories.
- Density is generally between two and 12 dwelling units per acre. Higher densities are generally more appropriate on the edges of a neighborhood, at higher traffic volume locations, as a transition from non-residential areas.
- Accessible, usable community space is spread through the community and provides a focus for smaller neighborhood areas.
- Open space designed with homes or other uses that front it.

Guiding Principle 1: Create and maintain a variety of great neighborhoods.

Key Element 1: Safe, Clean and Healthy Living Environment

- Initial site planning and design/redesign that includes application of Crime Prevention Through Environmental Design (CPTED) standards.
- Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed.
- Avoiding incompatible land uses and/or providing appropriate transitions between uses.
- Encouraging new development and redevelopment that improves walkability between housing and key amenities and services.
- Locate and design public spaces so that there is a high degree of natural surveillance.
- Provision of active outdoor open space for all ages.

Key Element 2: Build Community and Foster Social Interaction

- Designing new developments with anchors or focal points, such as schools, parks or shopping areas that are designed and located to facilitate meetings and interactions.
- Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together.

Key Element 3: Connectivity and Walkability

- On the smaller micro-neighborhood level some degree of disconnection, particularly for vehicles, can be helpful to create neighborhood identity.
- It is also important to design and maintain neighborhoods to be walkable. Walkable neighborhoods have streets, sidewalks, and trails designed and maintained to help people feel safe and comfortable using them.
- Block lengths developed consistent with the character area standards.
- Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with night time lighting of the street, sidewalk and paths.
- Utilizing Crime Prevention Through Environmental Design standards and techniques for the design of lighting, landscaping, and buildings along streets.
- Providing shade and comfortable places to stop along a street or trail.
- Encouraging a development pattern that provides easy, multimodal access to shopping, work, recreation, and other nearby amenities.

Key Element 4: Provide for Diversity

- Having a variety of housing types provides interest to the built environment and provides the opportunity for differing people to live in close proximity to one another. The variety of housing also allows people to stay in the same neighborhood as their housing needs change throughout their life.
- Neighborhoods become interesting place to live when you can encounter a variety of people. Diverse and inclusive neighborhoods allow people of different incomes, ages, races, and ethnicities to gather and get to know each other which make the community stronger.
- Encouraging a variety of dwelling types within each area of the community consistent with the character area standards and not allowing an over concentration of multi-residence dwellings in an area.

Key Element 5: Neighborhood Character and Personality

- Requiring the use of high quality architecture, building materials and landscape design and maintenance in all developments.
- Creating neighborhood boundaries and limiting through traffic into the neighborhoods.

Key Element 6: Quality Design and Development

- In smaller lot and multi-residence areas, requiring developer-provided landscaping of front yards throughout the development and a mechanism for ongoing maintenance.
- Requiring that all building facades that face a street or public space have architectural interest.
- Using a variety of high-quality, durable materials that are appropriate for this climate.
- Unique public or community spaces that provide a focal point to draw people together.

Neighborhoods Policy 1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

Neighborhoods Strategy 5: Investigate strategies and incentives to encourage appropriate infill and property reuse consistent with neighborhood goals and values.

Housing

- Providing a mix of high quality housing options throughout the city, in conjunction with supporting uses and activities, is the key to achieving the goal of creating and monitoring a variety of great neighborhoods.

Housing Policy 1: Encourage a range of housing options in all areas of the city in order to allow people to stay in their neighborhood as their housing needs change.

Transportation

Transportation Goal 2

- Objective 2 – Make walking safe, convenient and enjoyable while encouraging social interaction in public places.

Exhibit 1



SALT RIVER PIMA MARICOPA
INDIAN COMMUNITY

SR 202

AVILLA
THOMAS ROAD

LEHI
CROSSING

VIRGINIA ROAD

SOUTH CANAL

ROOSEVELT WCD CANAL

VAL VISTA ROAD

GREENFIELD ROAD

LINDSAY
ROAD

MCDOWELL ROAD

Aerial Map

Avilla - Lehi
Thomas Road and Val Vista Road
Mesa, AZ

Project No. 0598 Date May 12, 2016


civil engineering • surveying • urban planning
1102 East Missouri Ave, Phoenix, Arizona 85014 • 575 West Chandler Blvd. #123, Chandler, Arizona 85225
P:602.297.8732 • F:602.230.8458 • info@terrascopeconsulting.com • terrascopeconsulting.com

Exhibit 2

PARCEL 1: APN: 141-18-002A
PARCEL 2: APN: 141-18-009L & 141-18-009M
PARCEL 3: APN: 141-18-002A
PARCEL 4: APN: 141-18-002B & 141-18-004B
PARCEL 5: APN: 141-18-009Q

EXISTING: LC PAD - LIMITED COMMERCIAL
(PLANNED AREA DEVELOPMENT)

PROPOSED: RM-2 - MULTIPLE RESIDENCE

SITE AREA GROSS: (TO CENTERLINE)	11.34 ACRES (493,809 SF)
SITE AREA GROSS: (PER ALTA)	10.67 ACRES (464,970 SF)
SITE AREA NET: (AFTER DEDICATION)	10.03 ACRES (437,005 SF)

DENSITY (DU/ACRE)	MAX.	NET	GROSS
	15.0	11.8	10.4
MIN BLDG SETBACKS (FT)		REQ.	PROV.
FRONT (NORTH)		20	20
SIDE (EAST)		25	10
SIDE (WEST)		25	10
REAR (SOUTH)		25	10
MIN LANDSCAPE SETBACKS (FT)		25	10
		REQ.	PROV.
MIN. LOT AREA/DU (SF)		2,904	3,703
MAX. BLDG. COVERAGE (% OF LOT)		45	28
MIN. OPEN SPACE (SF / UNIT)		200	1,883
TOT. OPEN SPACE (SF)		23,600	222,156
TOT. OPEN SPACE (AC)		0.54	5.10
PRIVATE OPEN SPACE (SF / UNIT)		0	200
MIN. BLDG SEPARATION (FT)		25	7
MAX. HEIGHT (FT)		30	25

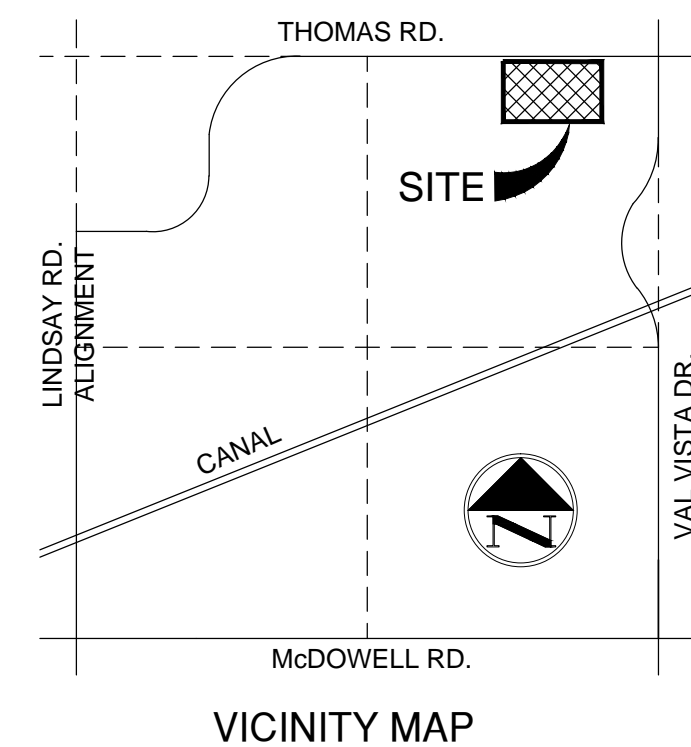
*25 FT REPRESENTS THE SALES OFFICE.
TYPICAL UNIT HEIGHT IS 17 FT.

			BACKYARD AREA (SF)	
BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL	TYP.
1-BED (25%)	15 (30UNITS)	1,271	19,065	245
2-BED (44%)	52	965	50,180	375
3-BED (31%)	36	1,244	44,784	500
TOTAL UNITS	118		114,029	
GARAGE	9	791	7,119	
OFFICE	1	387	387	
			121,535	

UNIT TYPE	NO. UNITS	RATIO	REQ'D SPACES
1-BEDROOM	30	1.5	45
2-BEDROOM	52	2.0	104
3-BEDROOM	36	2.0	72
TOTAL			221

OPEN	69
GARAGE	36
CANOPY	146
TOTAL	251

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH,
RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



NEXMETRO DEVELOPMENT LLC
2355 E. CAMELBACK RD., SUITE 805
PHOENIX, AZ 85016

CONTACT: BRIAN ROSENBAUM
PHONE: (602) 499-0710
EMAIL: BRIAN@NEXMETRO.COM

TERRASCAPE CONSULTING
1102 E. MISSOURI AVE.
PHOENIX, AZ 85014

CONTACT: DAVID M SOLTYSIK, P.E.
PHONE: (602) 297-8732
EMAIL: DSOLTYSIK@TERRASCAPECONSULTING.COM

PARCELS 1 - 4 - ENGEL INVESTMENTS
LIMITED PARTNERSHIP
PARCEL 5 - E. RODNEY ENGEL JR., ET AL

BURCH & CRACCHIOLO, P.A.
702 E. OSBORN ROAD, SUITE 200
PHOENIX, AZ 85014

CONTACT: BRENNAN RAY
PHONE: (602) 234-8794
EMAIL: BRAY@BCATTORNEYS.COM

THE McGOUGH GROUP
11110 N. TATUM BLVD., SUITE 100
PHOENIX, AZ 85028

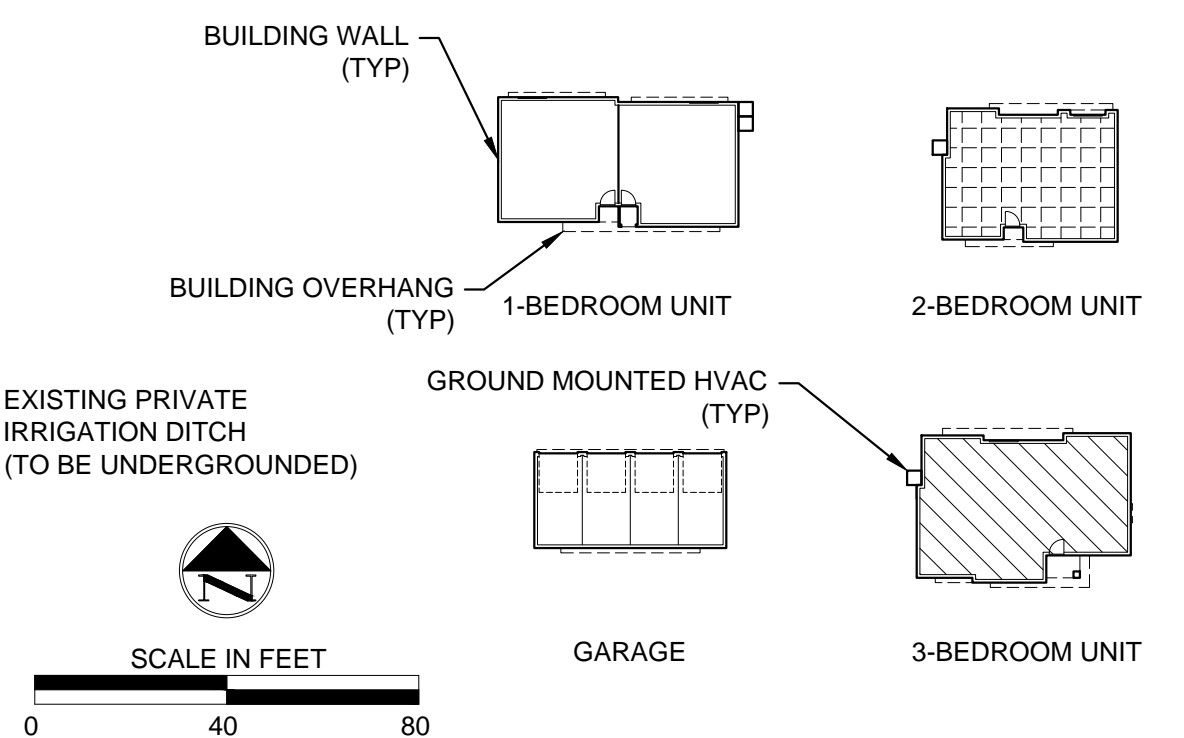
CONTACT: TIM McGOUGH
PHONE: (602) 997-9093
EMAIL: TIMM@MG-AZ.COM


— INTERSECTION
OF THOMAS RD.
& VAL VISTA DR.

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 40413C2260L, PANEL 2260 OF 4425, DATED OCTOBER 16, 2013. ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

- 1 PROJECT MONUMENT SIGN.
- 2 6' HIGH CMU PERIMETER AND INTERIOR WALLS.
- 3 RECESSED TRASHED RECEPTACLE. LOW WALL ENCLOSURE AND GATE.
- 4 ENTRY - ENTRY CALL BOX IN LANDSCAPE ISLAND.
- 5 PEDESTRIAN GATE
- 6 LEASING OFFICE WITH EXTERIOR MAIL BOXES INTEGRATED INTO THE STRUCTURE AND ARCHITECTURE. ACCESSIBLE RESTROOMS TO BE WITHIN THE LEASING OFFICE FOOTPRINT, AND ATTACHED RAMADA.
- 7 FIRE DEPARTMENT TURNING RADIUS (55' OUTER RADIUS, 35' INNER RADIUS)
- 8 COMBINATION 10' DIA. CMP TANKS
- 9 PARKING CANOPY

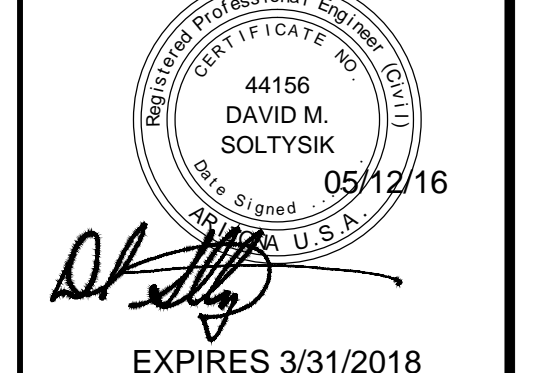
BLDG	BUILDING		PROPERTY LINE	_____
EXIST	EXISTING		CENTERLINE	_____
F/C	FACE OF CURB			_____
PUE	PUBLIC UTILITY		SETBACK	-----
	EASEMENT		EASEMENT	-----
ROW	RIGHT OF WAY			-----
LIGHT POLE (12 FT)		✴	FIRE LINE	_____FL
LIGHT BOLLARD		●	WATER LINE	_____W
PROPOSED FIRE HYDRANT		⊗	SEWER LINE	_____S
DOMESTIC WATER METER AND BACKFLOW PREVENTER		⊗	SANITARY SEWER MANHOLE	⊗
REDUCED PRESSURE PRINCIPLE ASSEMBLY		⊗	SANITARY SEWER CLEANOUT	⊗ ^{GO}
		⊗	PROPOSED STREET LIGHT	⊗



 consulting
Terrascope
civil engineering • surveying • urban planning

11102 East Missouri Ave., Phoenix, Arizona 85014 • 575 West Chandler Blvd. #133, Chandler, Arizona 85225
P: 602.237.8752 • F: 602.230.8488 • info@terrascopeconsulting.com • terrascopeconsulting.com

SEAL:



AVILLA
LEHI

**NEXMETRO
DEVELOPMENT, LLC**

2355 E. CAMELBACK RD., SUITE 510
PHOENIX, ARIZONA 85016



DATE:	DESCRIPTION
-------	-------------

02/11/16 PRE-SUBMITTAL

05/12/16 DESIGN REVIEW

CHECKED BY: DMS

DRAWN BY: ETB

TITLE:

SHEET No.

1 of 1

PROJECT No. 0598

Exhibit 3

THOMAS ROAD

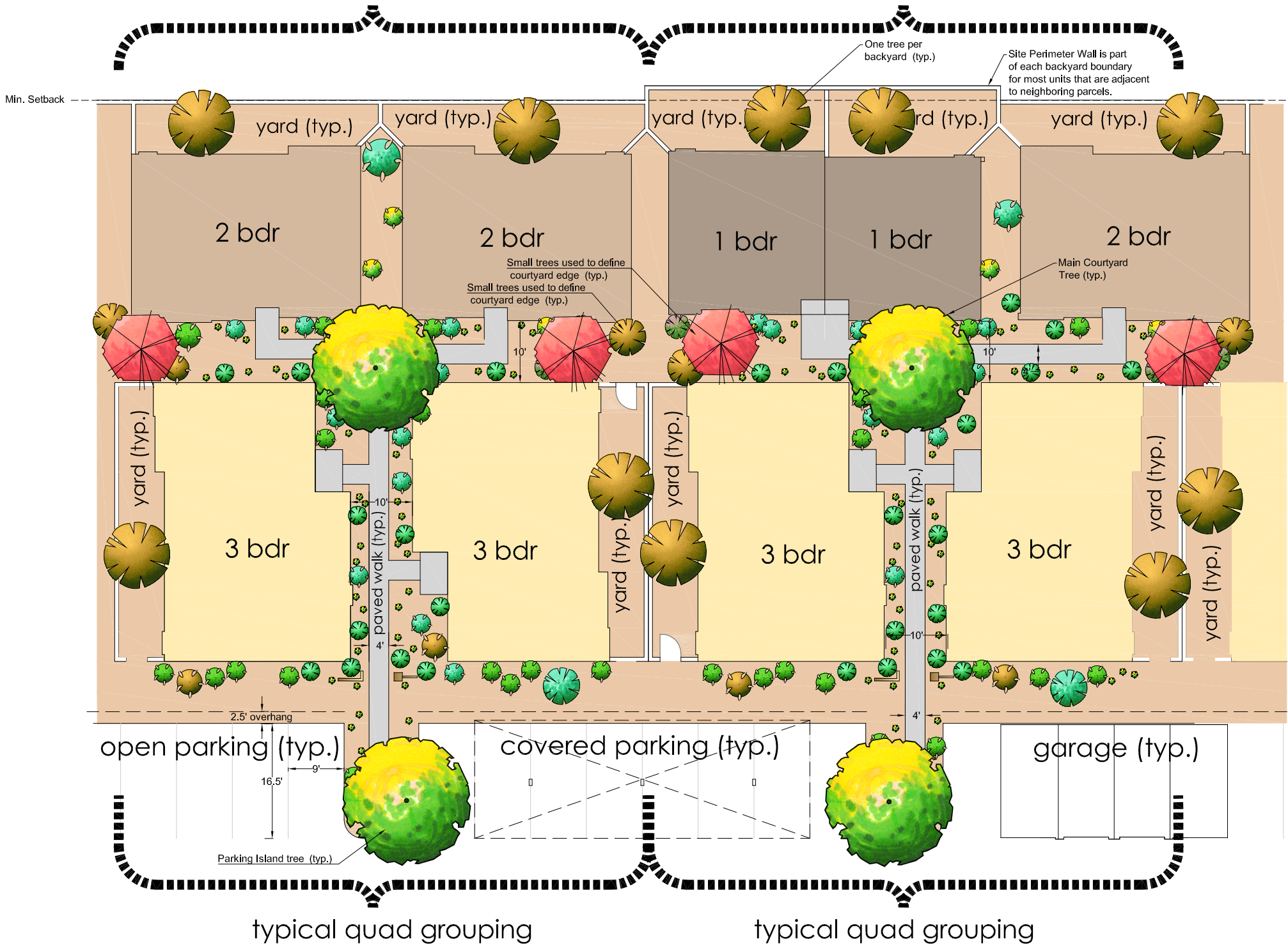


CONCEPTUAL PLANT PALETTE

- EXISTING CITRUS TREES TO REMAIN
- TREES
 - MULGA (ACACIA ANEURA)
 - SISSOO TREE (DALBERGIA SISSOO)
 - TEXAS EBONY (EBENOPSIS EBANO)
 - FOOTHILLS PALO VERDE (PARKINSONIA MICROPHYLLUM)
 - BLUE PALO VERDE (PARKINSONIA FLORIDUM)
 - DESERT MUSEUM PALO VERDE (PARKINSONIA HYBRID)
 - RED PUSH PISTACHE (PISTACIA CHINENSIS 'RED PUSH')
 - MASTIC TREE (PISTACIA LENTISCUS)
 - ORANGE TREE (CITRUS SPECIES)
 - HERITAGE LIVE OAK (QUERCUS VIRGINIANA 'HERITAGE')
 - NATIVE MESQUITE (PROSOPIS VELUTINA)
 - RIO SALADO MESQUITE CLONE (PROSOPIS SP. 'RIO SALADO')
- SHRUBS - 5 GAL. MIN.
 - BOUGAINVILLEA (BOUGAINVILLEA SPECIES)
 - DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)
 - FAIRY DUSTER (CALLIANDRA SPECIES)
 - BRITTLEBUSH (ENCELIA FARINOSA)
 - OUTBACK CASSIA (CASSIA SPECIES)
 - EMU BUSH (EREMOPHILA SPECIES)
 - TEXAS SAGE (LEUCOPHYLLUM SPECIES)
 - DEERGRASS (MUHLENBERGIA SPECIES)
 - JOJOBA (SIMMONDSIA CHINENSIS)
 - BAJA RUELLIA (RUELLIA PENINSULARIS)
 - SALVIA (SALVIA SPECIES)
 - TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA)
 - ARIZONA YELLOW BELLS (TECOMA SPECIES)
 - ORANGE JUBILEE (TECOMA SPECIES)
- ACCENT PLANTS - 5 GAL. MIN.
 - AGAVE (AGAVE SPECIES)
 - ALOE (ALOE SPECIES)
 - DESERT SPOON (DASYLIRION WHEELERI)
 - HEDGEHOG CACTUS (ECHINOCEREUS ENGELMANNII)
 - BARREL CACTUS (FEROCACTUS SPECIES)
 - GIANT HESPERALOE (HESPERALOE FUNIFERA)
 - RED YUCCA (HESPERALOE PARVIFLORA)
 - PRICKLY PEAR (OPUNTIA SPECIES)
 - LADY'S SLIPPER (PEDILANTHUS MACROCARPUS)
 - YUCCA (YUCCA SPECIES)
- GROUNDCOVER - 5 GAL. MIN.
 - EREMOPHILA SP. 'OUTBACK SUNRISE'
 - VERBENA (GLANDULARIA SPECIES)
 - LANTANA (LANTANA SPECIES)
 - IRENE ROSEMARY (ROSMARINUS SPECIES)
- DECOMPOSED GRANITE
 - 3/4" SCREENED - 2" DEPTH
 - COLOR: 'EXPRESS CARMEL'
- TURF
 - 'MIDIRON' HYBRID BERMUDA SOD (OR HYDROSEED VAR. BLACKJACK)



Exhibit 4

Generic in nature to show clustering concept
not from a specific site plan but rather represents a typical plan



PROPOSED COURTYARD TREES

All trees shall comply with the latest amendind edition of the "Arizona Nursery Association-Recommended Tree Specifications"
See link: <http://azna.org/tree-specs/>
U.O.N. - Unless otherwise noted

LARGE TREES SUCH AS:	
Item	Comments
 <i>Parkinsonia Hybrid 'Desert Museum'</i> Thornless Palo Verde	Used as a Courtyard theme tree
<i>Prosopis seedless hybrid 'AZT'</i> Seedless Hybrid Mesquite	Medians, street frontages & open spaces
<i>Ulmus parvifolia</i> Evergreen Elm	Used in Open Spaces & Turf Areas
<i>Dalbergia sissoo</i> Sissoo Tree	Used in Open Spaces & Turf Areas
SMALL TREES SUCH AS:	
Item	Comments
 <i>Caesalpinia cocalaco 'Smoothie'</i> Cascalote	Used in private backyards & as accents
<i>Chitalpa tashkentensis</i> Chitalpa	Used between courtyard & as an accent

See Construction Document Landscape Planting sheets for site specific planting.

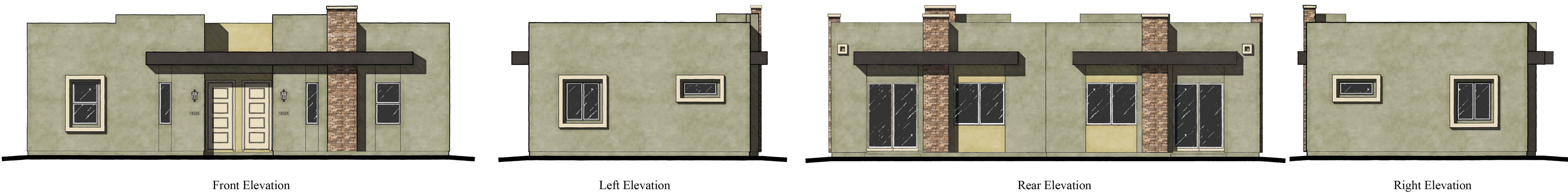
General Courtyard Notes:

- See Architects Plans for outdoor covered patio area
- 1 Tree per enclosed backyard
- 2" depth of 1/2" screened Apache Brown Decomposed Granite
- Full automated irrigation system for each tree as a part of the community irrigation system.

Typical Courtyard Layout

(N.T.S. - For courtyard illustration only)

Exhibit 5



08/2015

NEXmetro
Communities

Plan1 -Scheme1
Avilla

FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS

"WHERE QUALITY DESIGN LEADS TO LOWER COST"



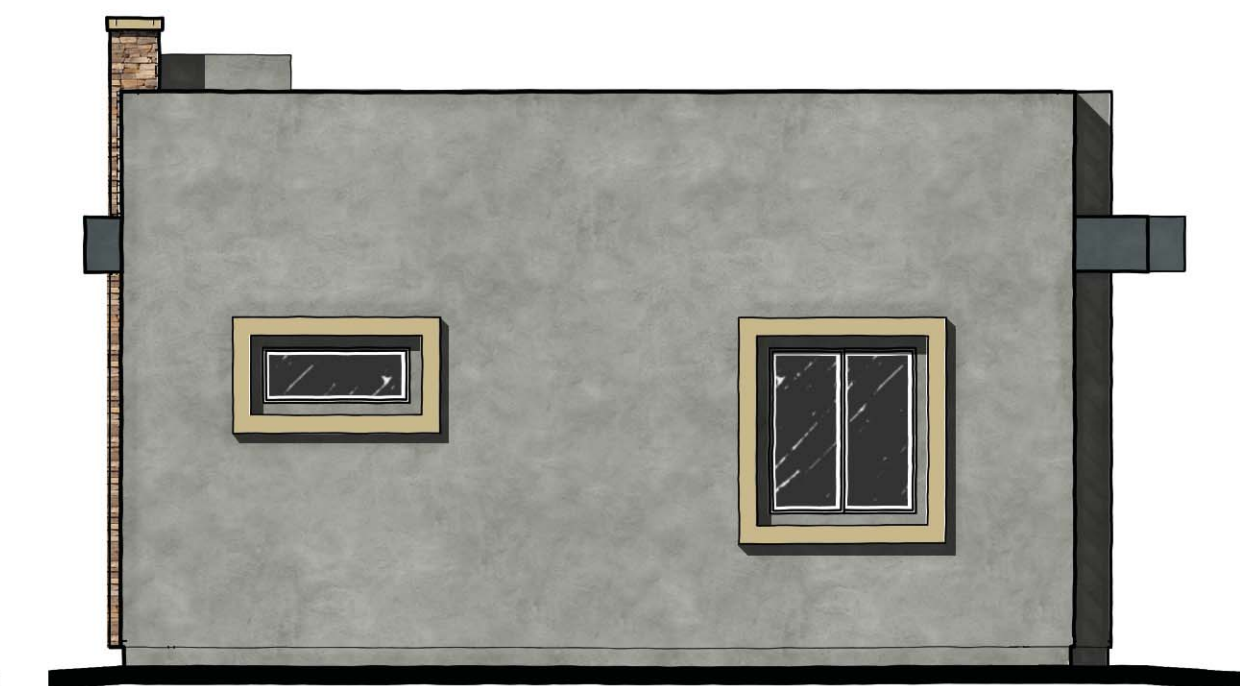
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

07/2015

NEXmetro
Communities

Plan1 -Scheme 2
Avilla

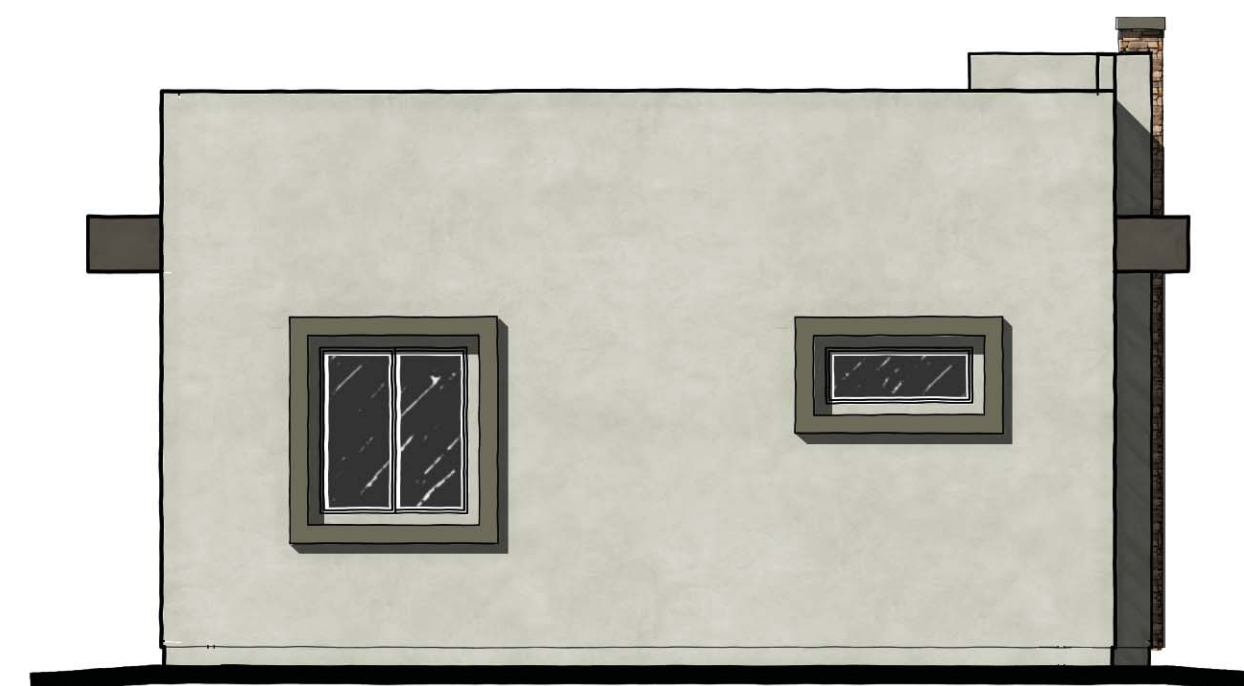
FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS

"WHERE QUALITY DESIGN LEADS TO LOWER COST"



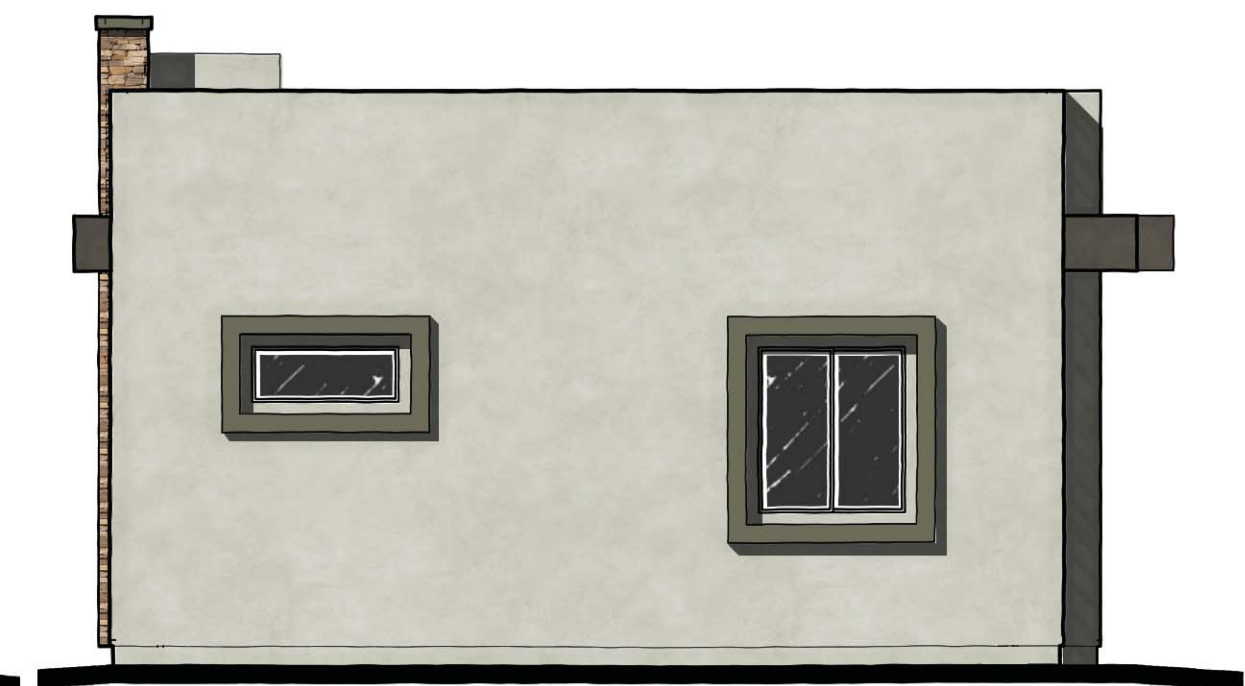
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

08/2015

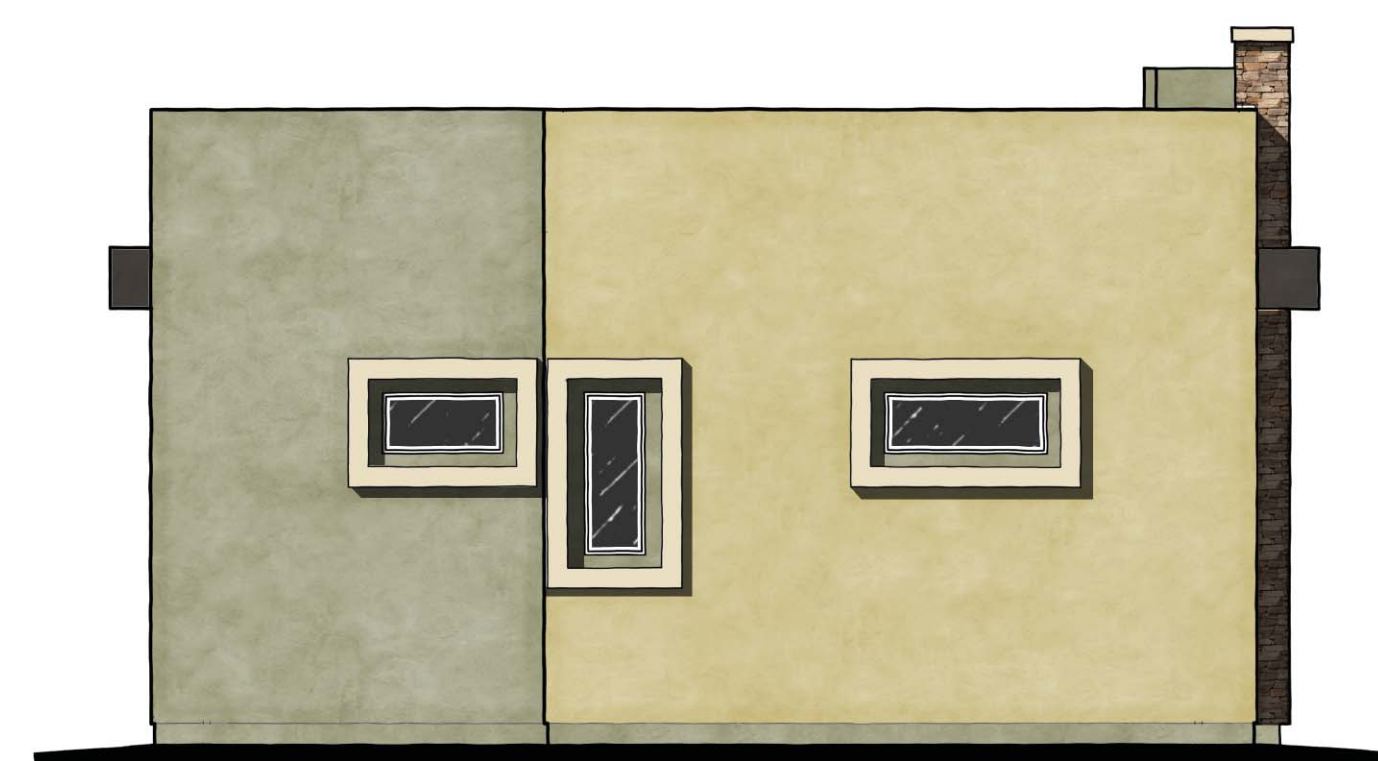
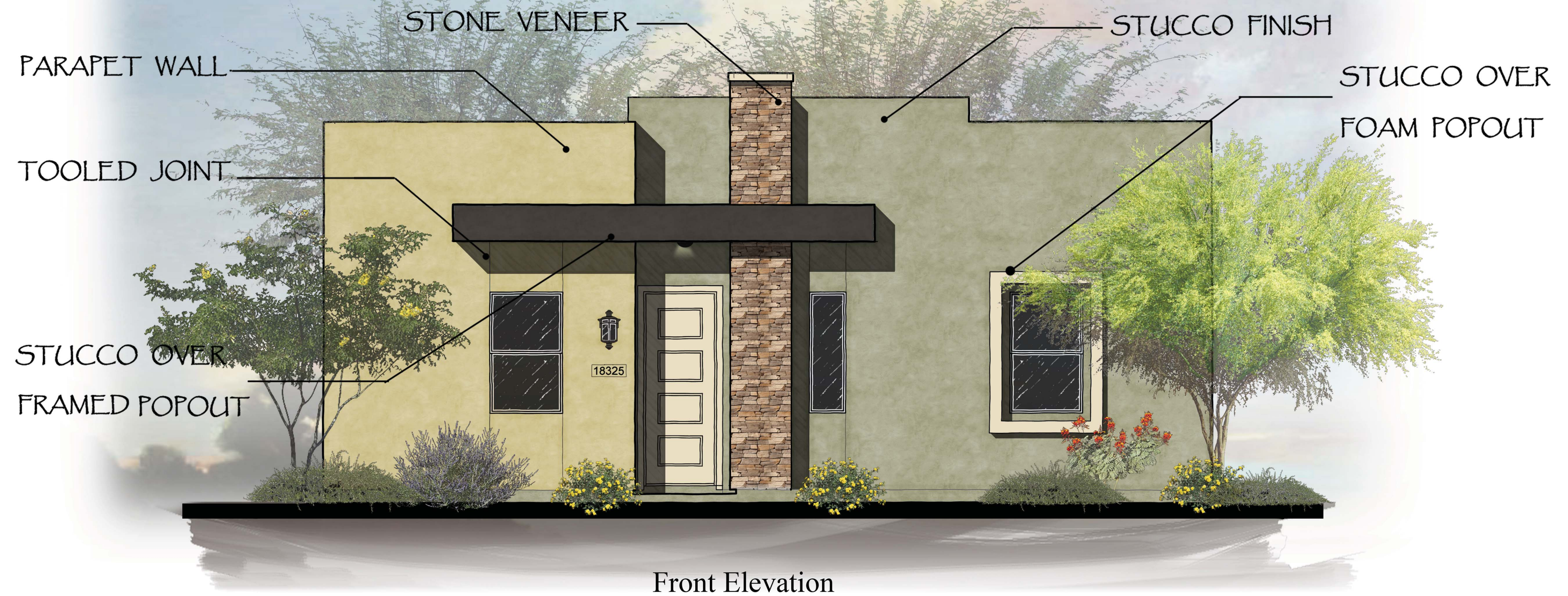
NEXmetro
Communities

Plan1 -Scheme 3
Avilla

FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS

"WHERE QUALITY DESIGN LEADS TO LOWER COST"



08/2015

NEXmetro
Communities

Plan 2 -Scheme1
Avilla

FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



08/2015

NEXmetro
Communities

Plan 2 -Scheme 2
Avilla

FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



08/2015

NEXmetro
Communities

Plan 2 -Scheme 3
Avilla

FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"

STUCCO OVER
FRAMED POPOUT

STONE VENEER



STUCCO FINISH

Front Elevation

STUCCO OVER
FOAM POPOUT



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

08/2015

NEXmetro
Communities

Plan 3 -Scheme1
Avilla

FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS

"WHERE QUALITY DESIGN LEADS TO LOWER COST"

STUCCO OVER
FRAMED POPOUT

STONE VENEER



STUCCO FINISH

Front Elevation

STUCCO OVER
FOAM POPOUT



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

08/2015

NEXmetro
Communities

Plan 3 -Scheme 2
Avilla

FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS

"WHERE QUALITY DESIGN LEADS TO LOWER COST"

STUCCO OVER
FRAMED POPOUT

STONE VENEER



STUCCO FINISH

Front Elevation

STUCCO OVER
FOAM POPOUT



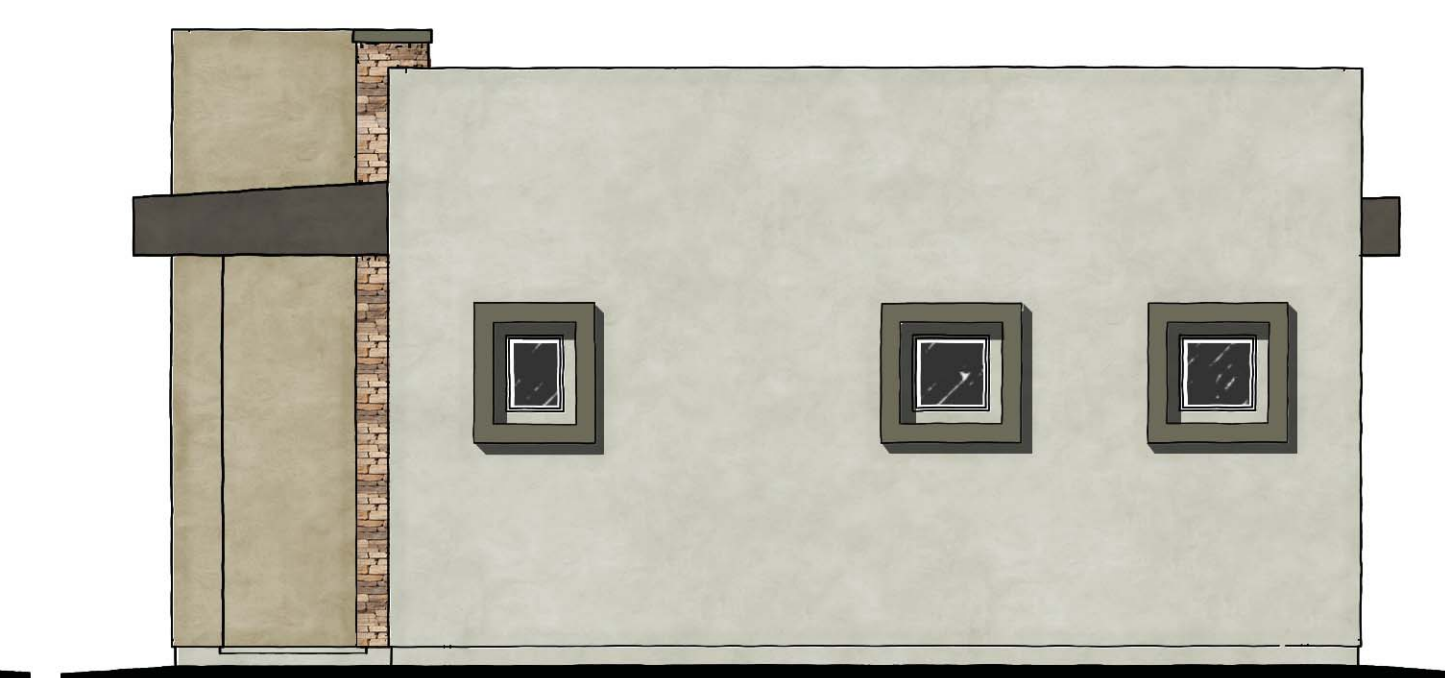
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

08/2015

NEXmetro
Communities

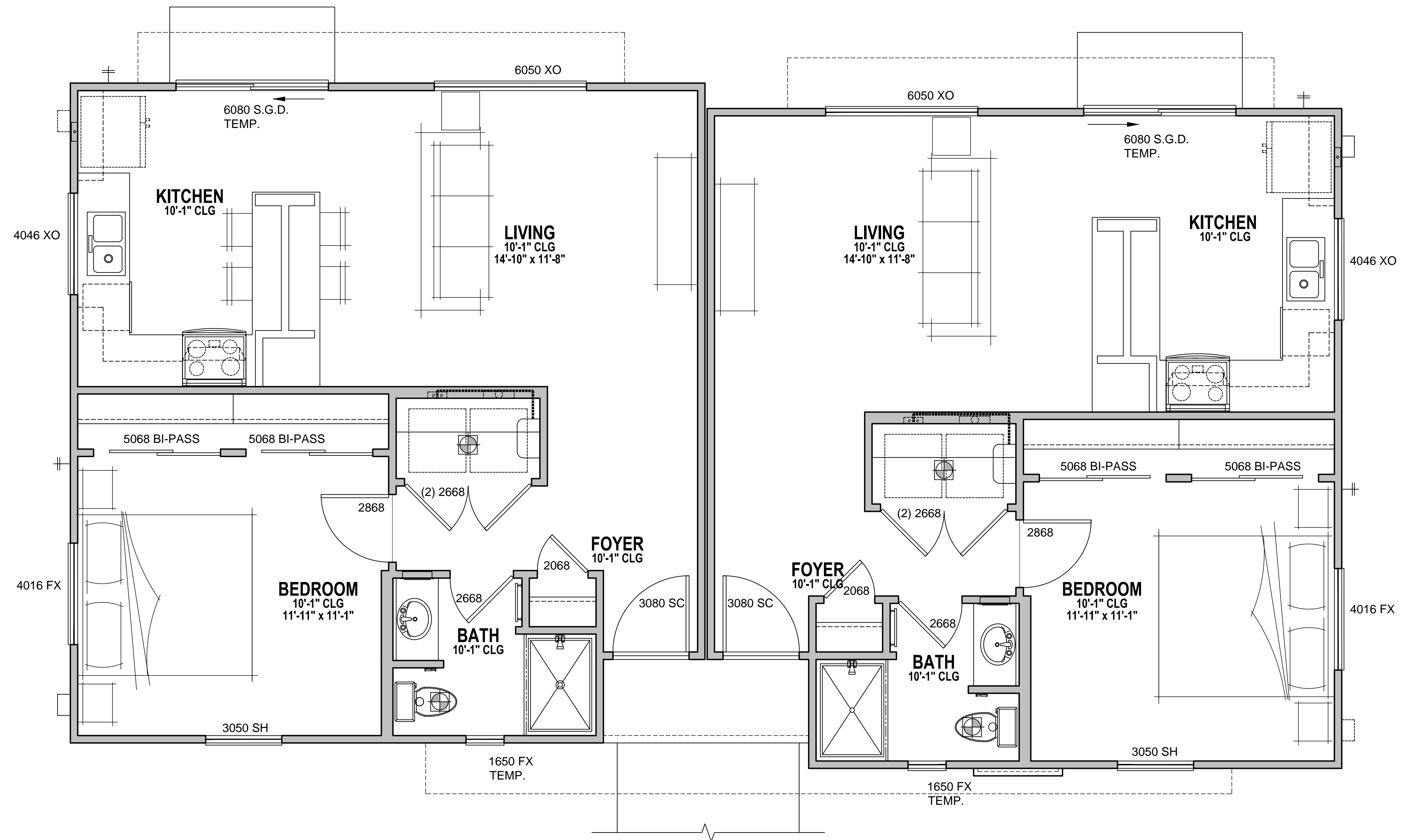
Plan 3 -Scheme 3
Avilla

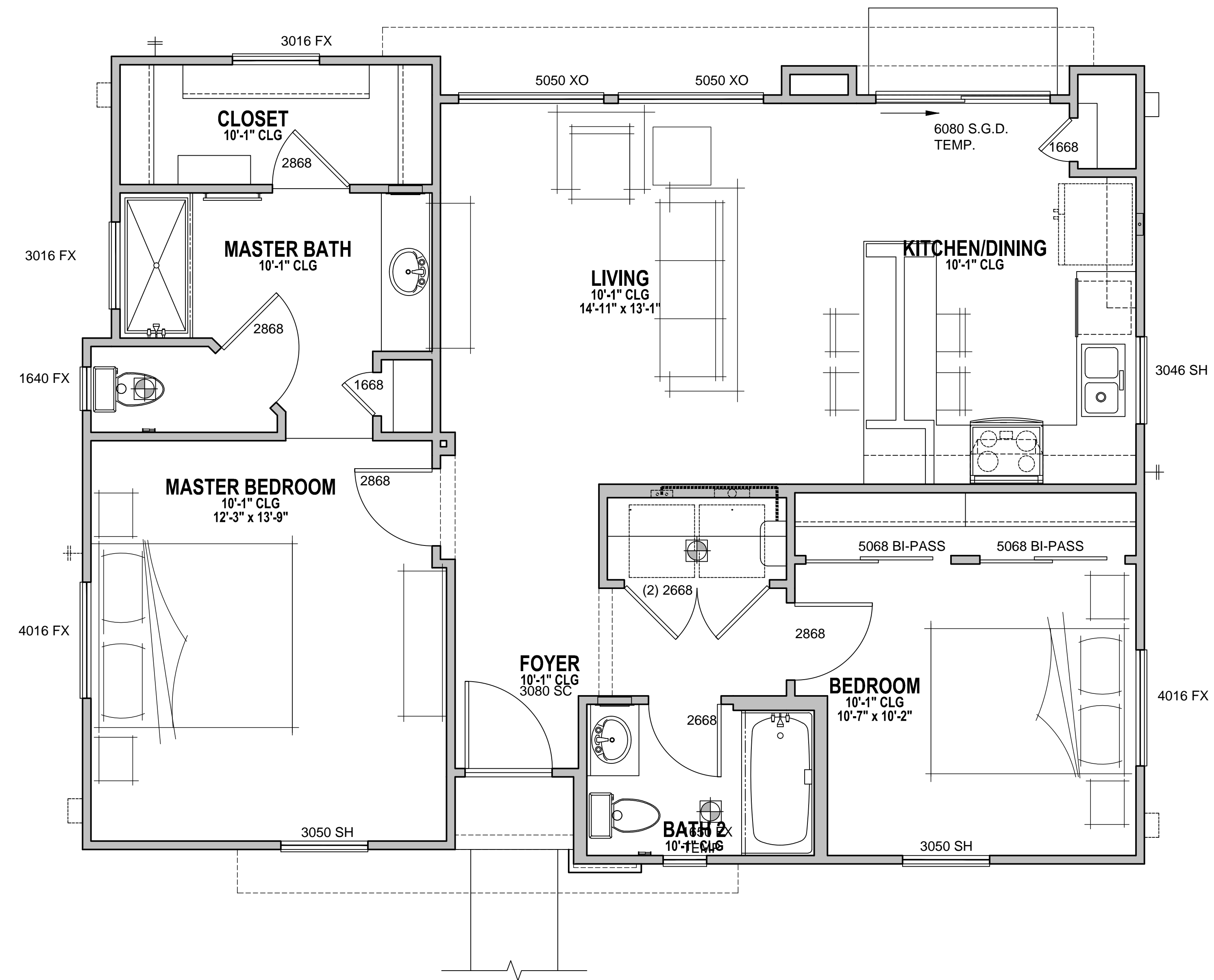
FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS

"WHERE QUALITY DESIGN LEADS TO LOWER COST"

Exhibit 6





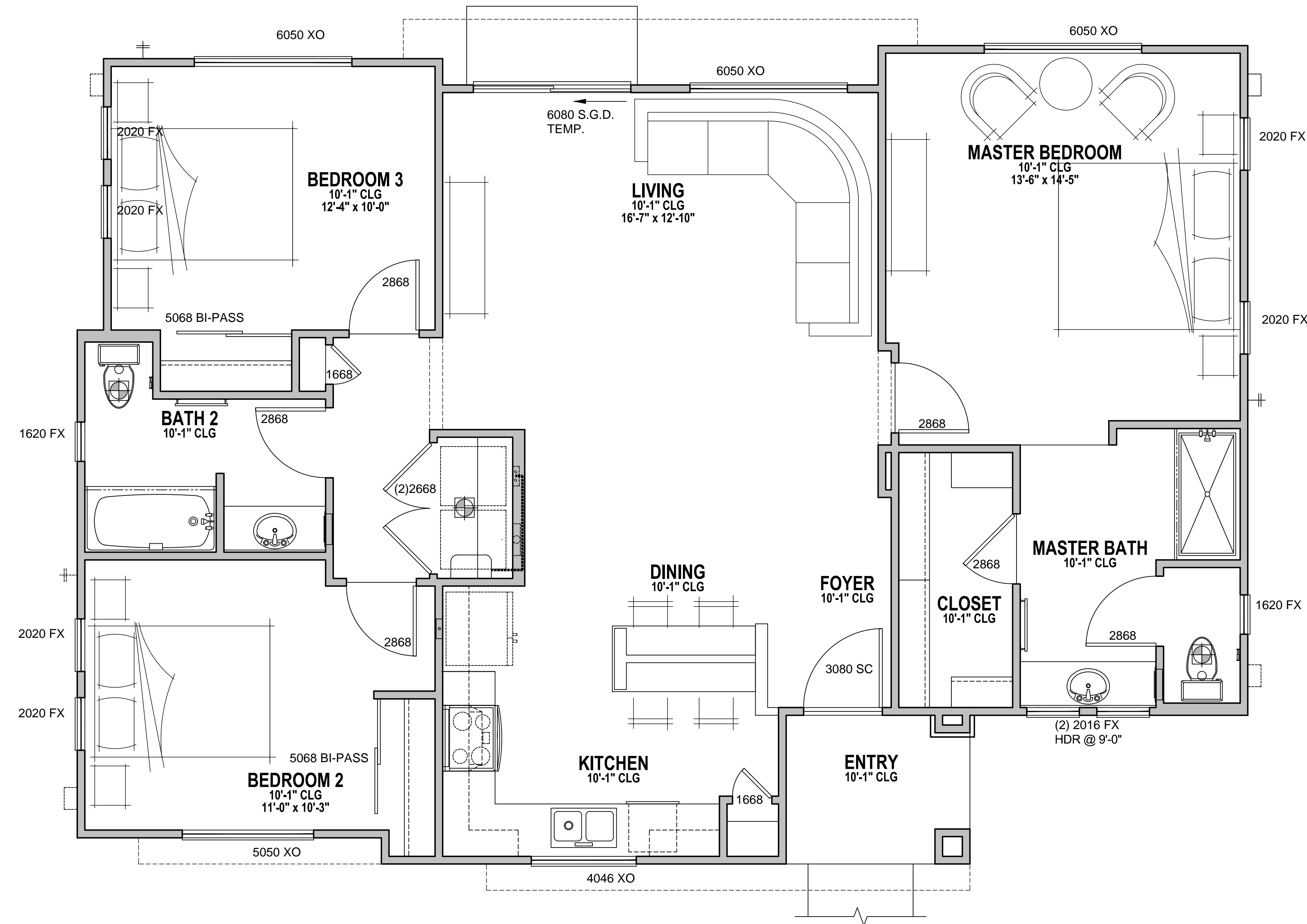
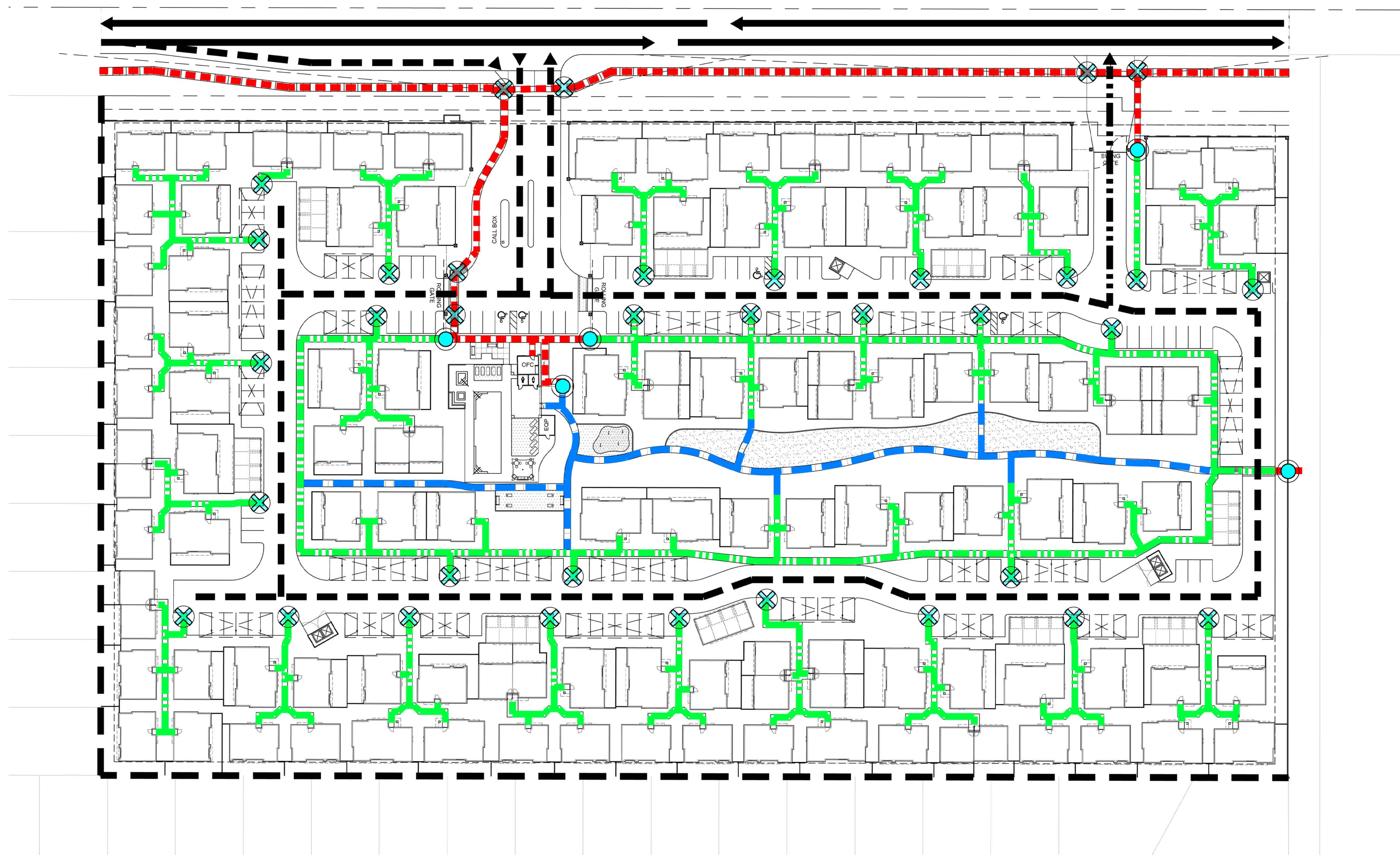


Exhibit 7



Exhibit 8



PEDESTRIAN CIRCULATION LEGEND

- - - - - OUTER SITE PEDESTRIAN CIRCULATION
- - - - - INNER SITE PEDESTRIAN CIRCULATION (ADA ACCESSIBLE)
- - - - - ACTIVE PEDESTRIAN CIRCULATION (ADA ACCESSIBLE)
- ⊗ A.D.A. ACCESSIBLE RAMP
- PEDESTRIAN GATE

VEHICULAR CIRCULATION LEGEND

- EXISTING ROADWAYS
- - - - - PROPOSED VEHICULAR ACCESS
- EMERGENCY ACCESS ONLY



NEXmetro
Communities

AVILLA - LEHI

VEHICULAR & PEDESTRIAN CIRCULATION PLAN

SNC - VAL VISTA & THOMAS - MESA, ARIZONA
MAY 10TH, 2016

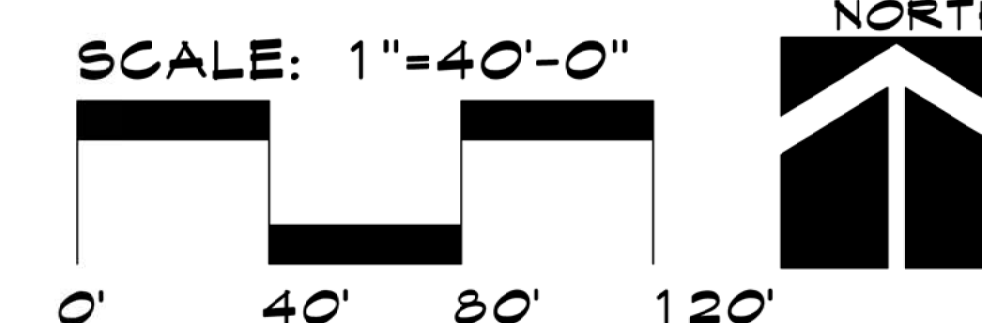


EXHIBIT 9



Body Color 1
Manuf: Sherwin Williams (SW 7734)-
Olive Grove



Body Color 2
Manuf: Sherwin Williams (SW 7731)-
San Antonio Sage



Accent Color 1
Manuf: Sherwin Williams (SW 6392)-
Vital Yellow



Environmental Stoneworks-
Ledge stone- Southern Ledge Stone-
Mist



AccentColor 2
Manuf: Sherwin Williams (SW 2837)-
Aurora Brown

Avilla
Scheme 1



Body Color 1
Manuf: Sherwin Williams (SW 7060)-
Attitude Gray



Body Color 2
Manuf: Sherwin Williams (SW 6183)-
Conservative Gray



Accent Color 1
Manuf: Sherwin Williams (SW 6408)-
Wheatgras



Environmental Stoneworks-
Ledge stone- Southern Ledge Stone-
Mist



AccentColor 2
Manuf: Sherwin Williams (SW 7062)-
Rock Bottom

Avilla

Scheme 2

Date: 02/2016

NEXmetro
Communities

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS



Body Color 1
Manuf: Sherwin Williams (SW 6191)-
Contented



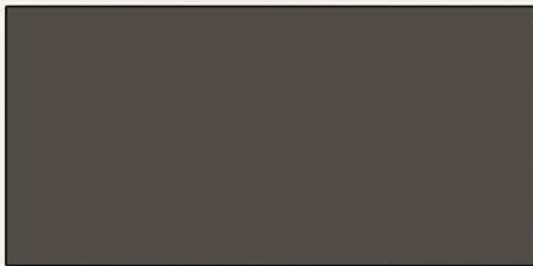
Body Color 2
Manuf: Sherwin Williams (SW 6143)-
Basket Beige



Accent Color 1
Manuf: Sherwin Williams (SW 6166)-
Eclipse



Environmental Stoneworks-
Ledge stone- Southern Ledge Stone-
Mist



AccentColor 2
Manuf: Sherwin Williams (SW 7020)-
Black Fox

Avilla

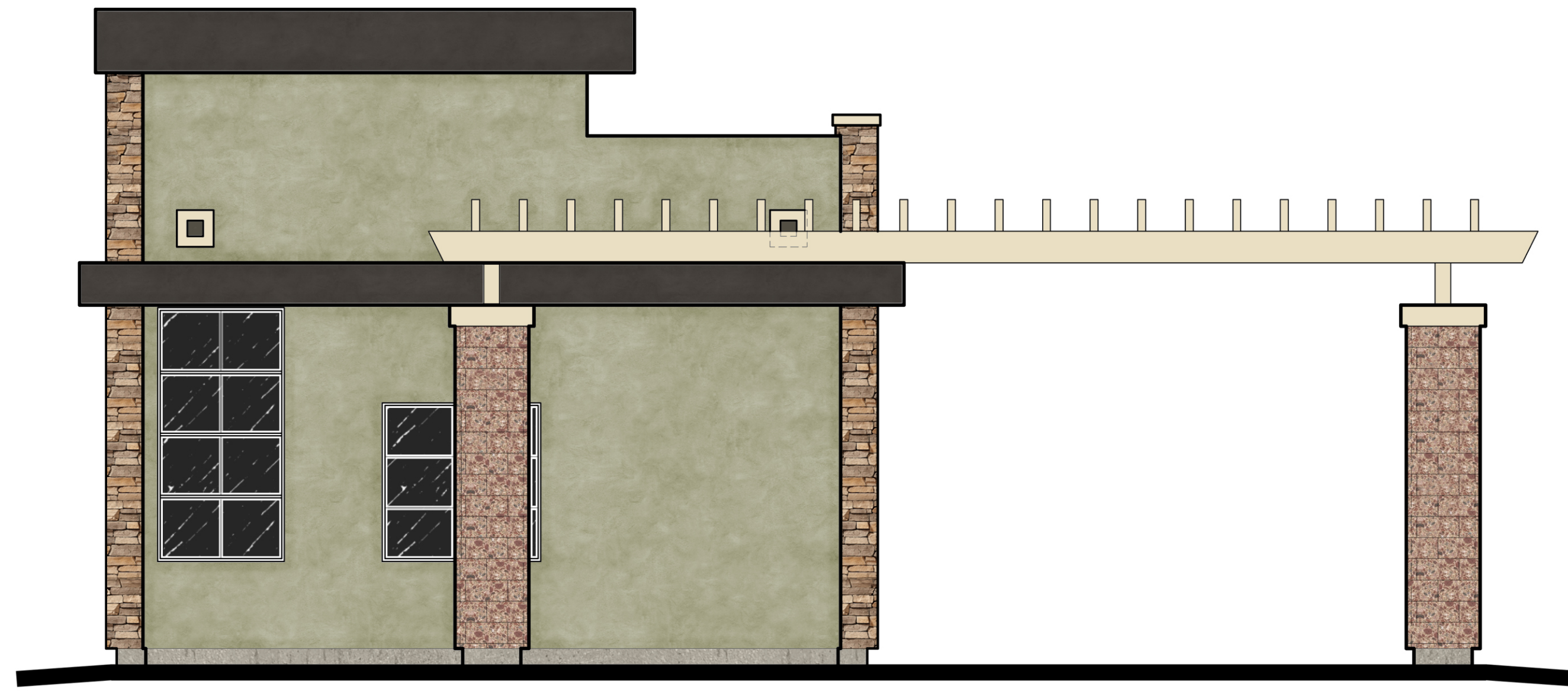
Scheme 3

Date: 02/2016

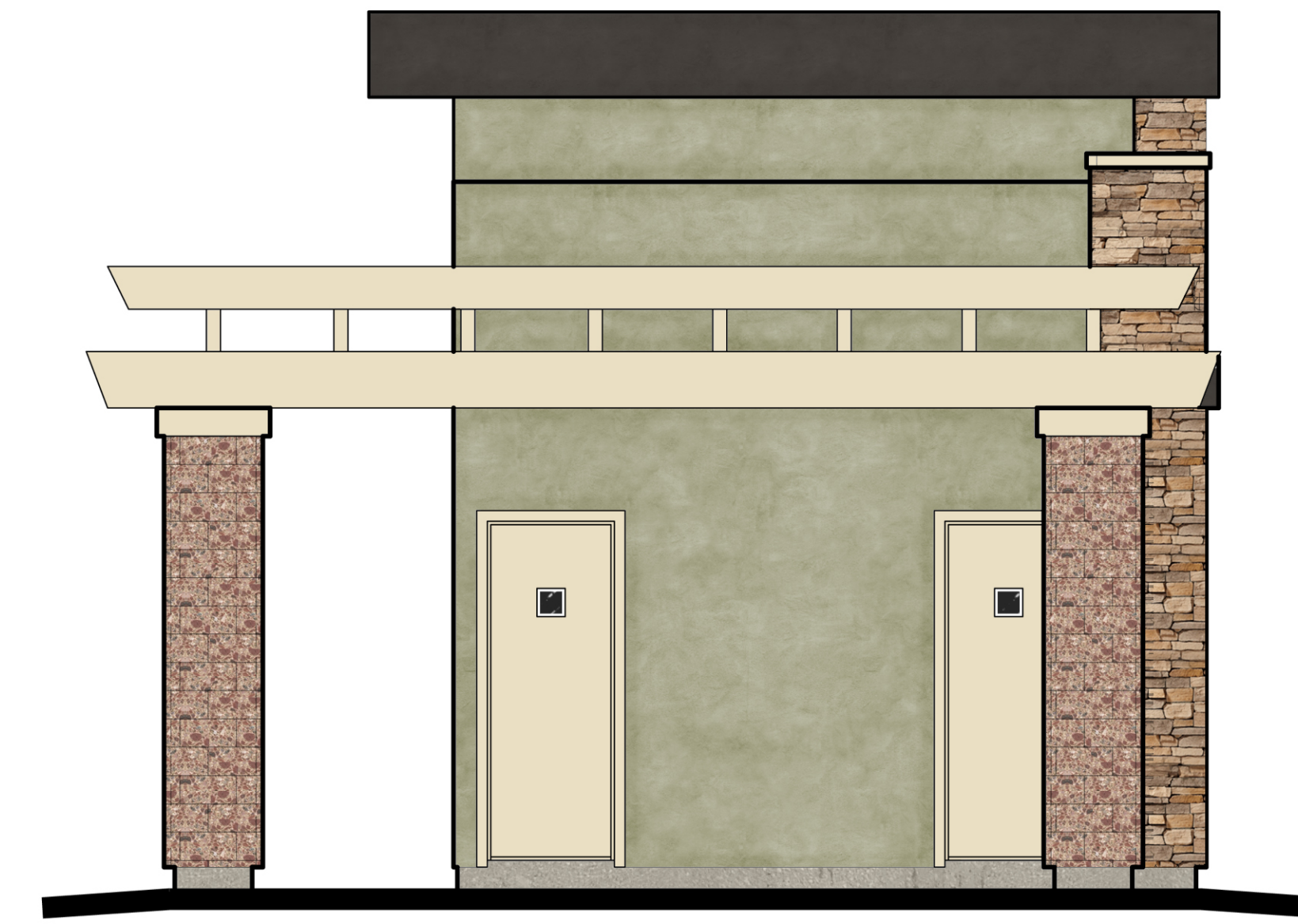
NEXmetro
Communities

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS

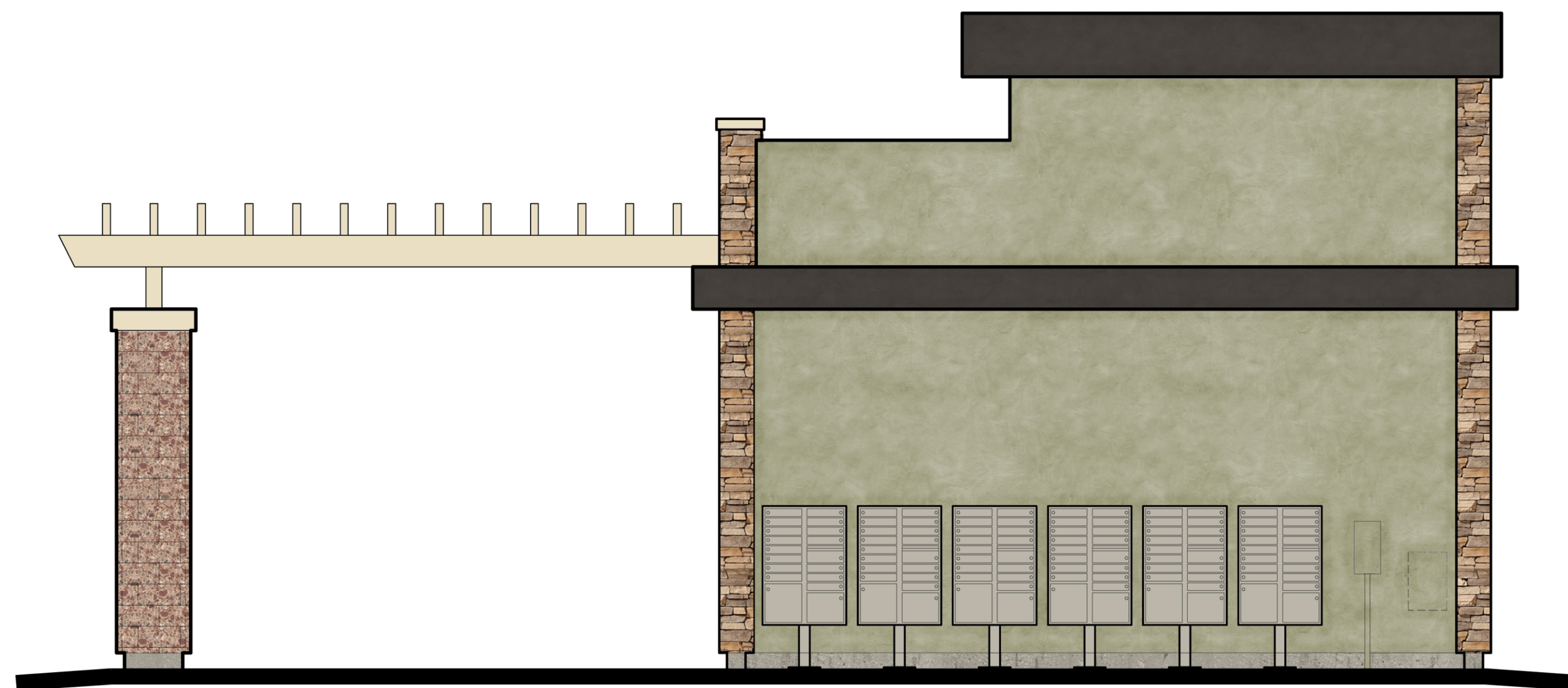
EXHIBIT 10



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

09/2015

NEXmetro
Communities

Leasing Office- Scheme1
Avilla

FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS

"WHERE QUALITY DESIGN LEADS TO LOWER COST"

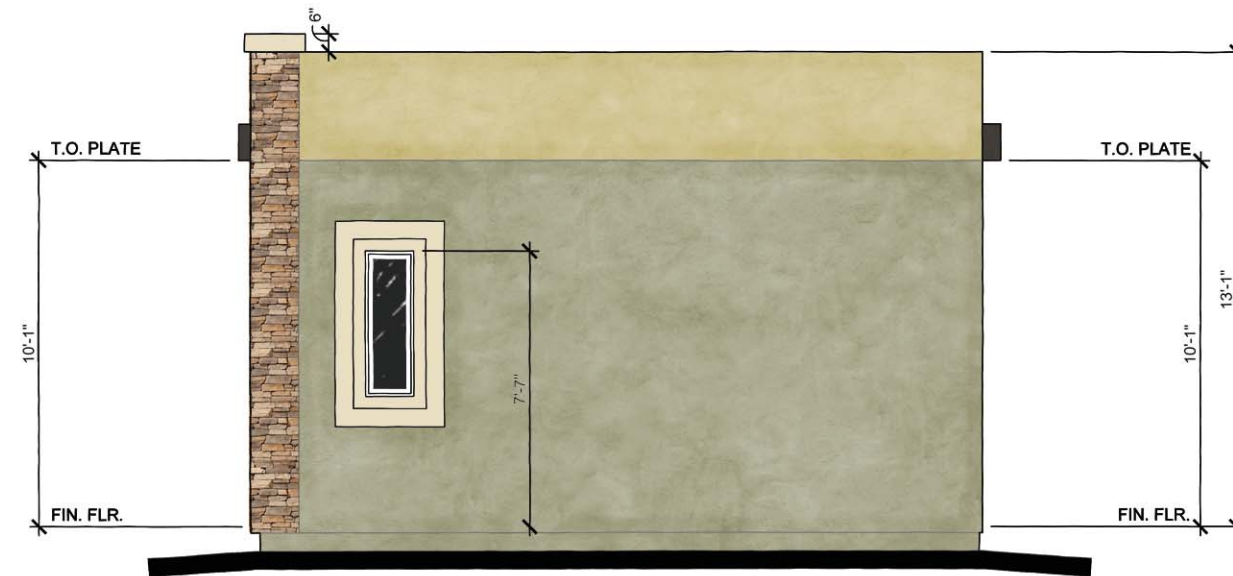
Exhibit 11



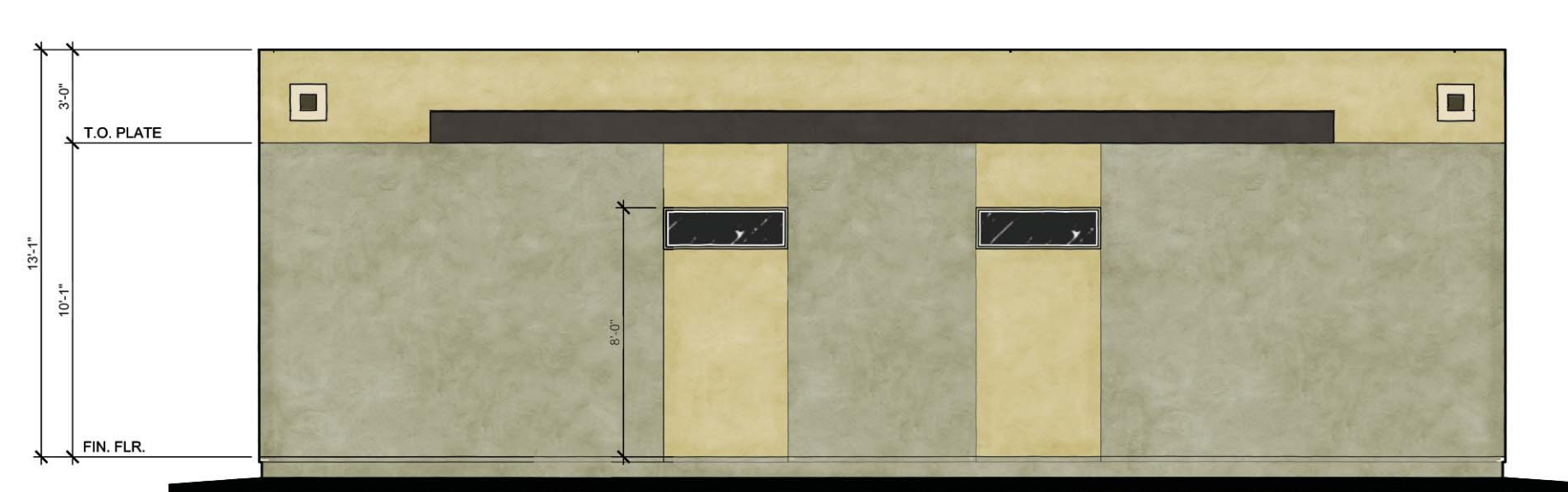
Front Elevation



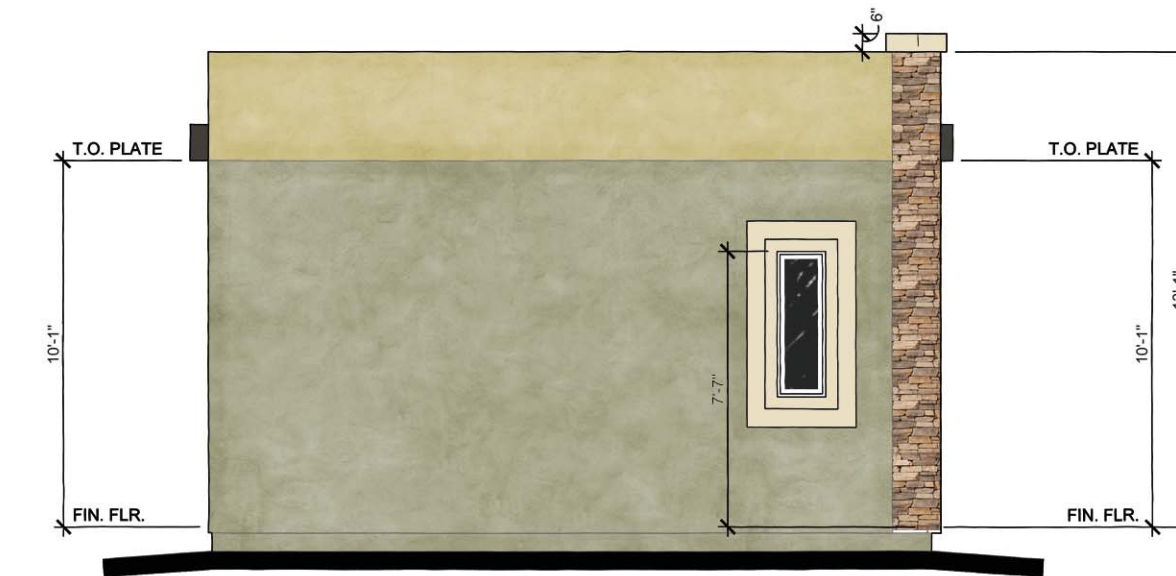
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

08/2015

NEXmetro
Communities

Garage- Scheme1
Avilla

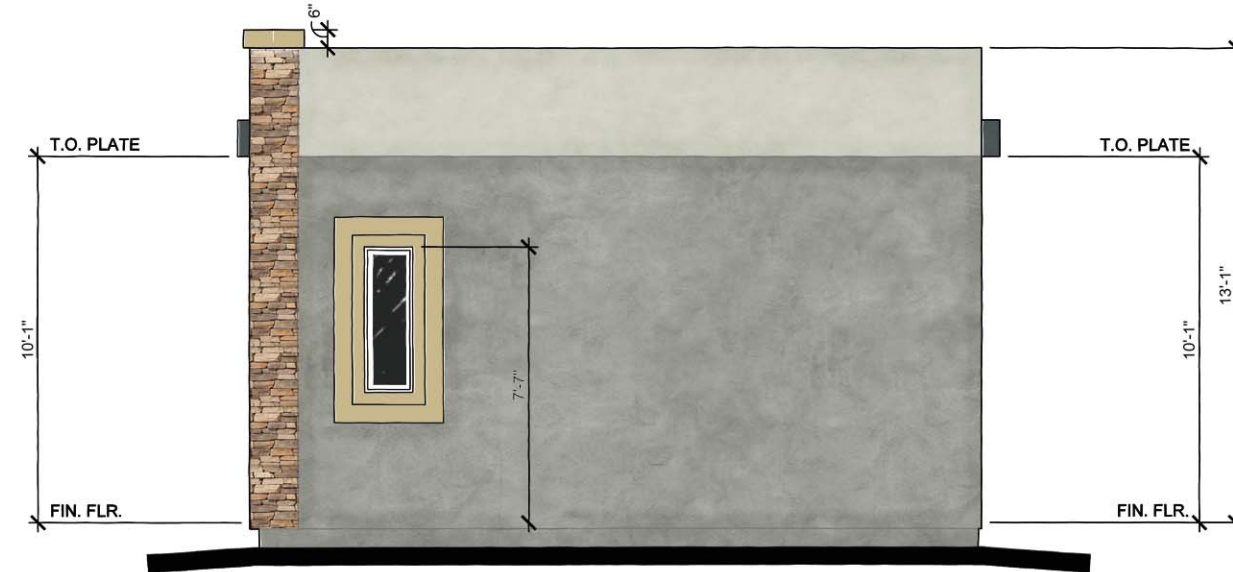
FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



Front Elevation



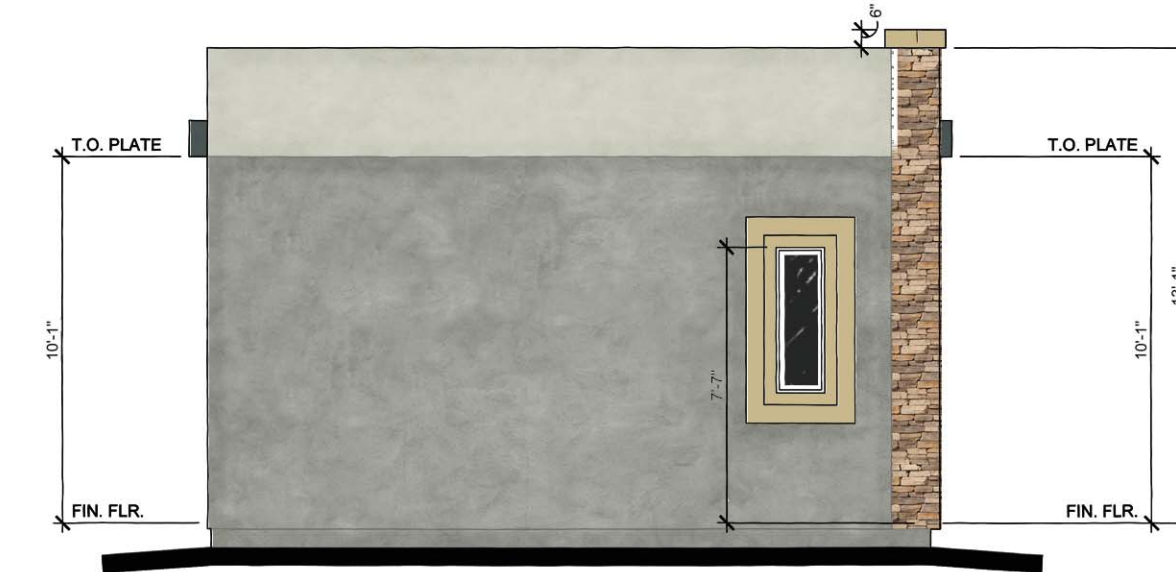
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

08/2015

NEXmetro
Communities

Garage- Scheme 2
Avilla

FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS

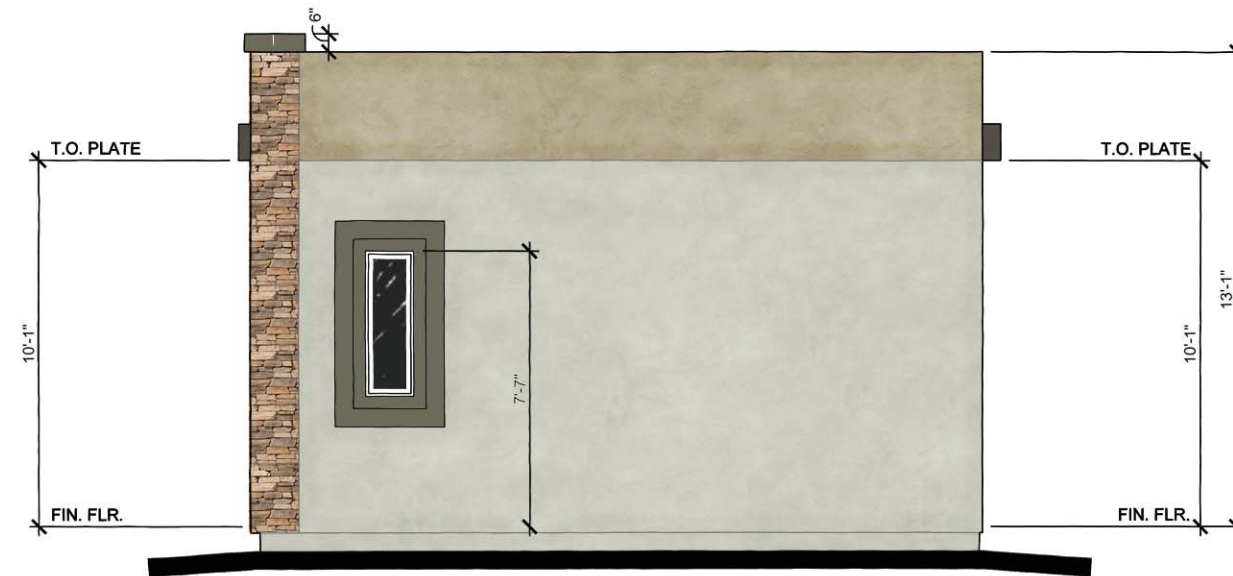
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



Front Elevation



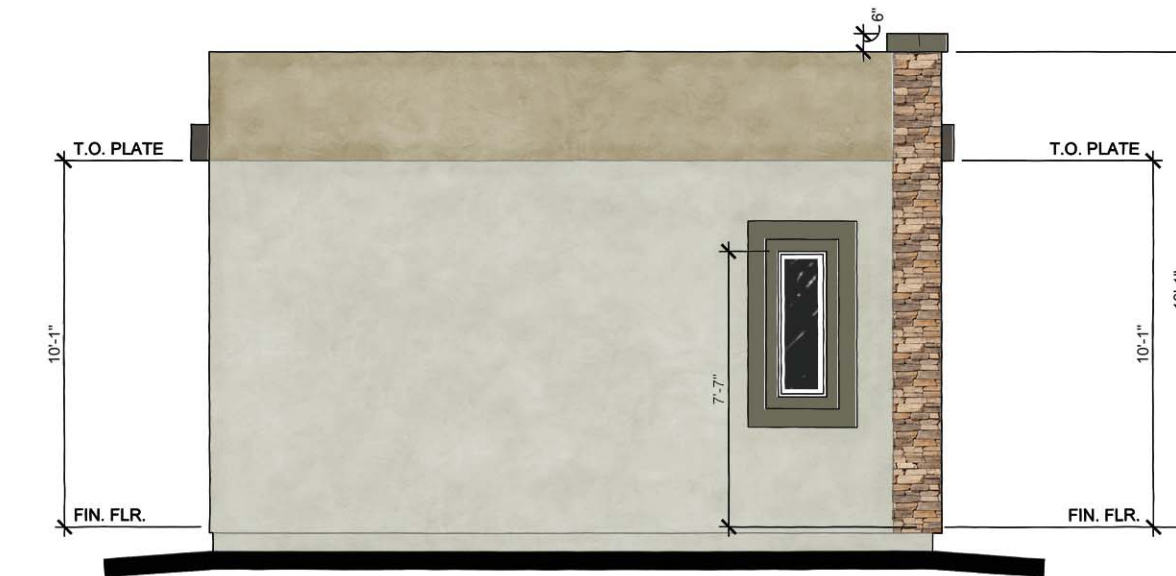
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

08/2015

NEXmetro
Communities

Garage- Scheme 3
Avilla

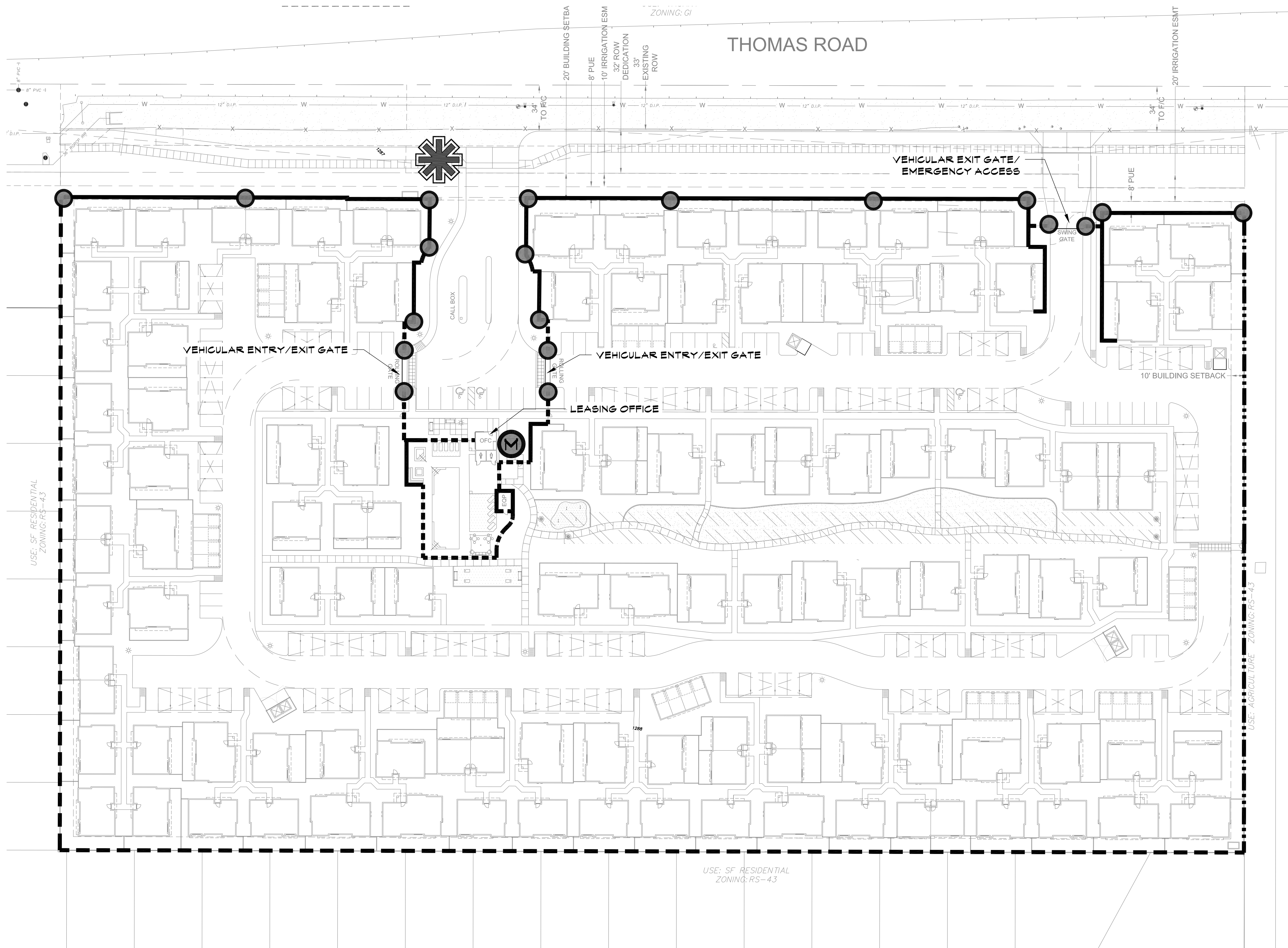
FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS

"WHERE QUALITY DESIGN LEADS TO LOWER COST"

Exhibit 12

Exhibit 13



WALL PLAN LEGEND	
	PROJECT THEME WALL - APPROXIMATELY 1,310 LN.FT. - SEE DETAIL 'A' ON SHEET L3.
	EXISTING WALL TO REMAIN - 1,354 LN.FT.
	FULL VIEW FENCE - APPROXIMATELY 360 LN.FT. - SEE DETAIL 'B' ON SHEET L3.
	BUILDER WALL - SEE DETAIL 'C' ON SHEET L3. - ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE BUILDER WALLS.
	MAILBOX CLUSTER LOCATION
	PROJECT THEME COLUMNS - (19) TOTAL - SEE DETAIL 'A' ON SHEET L3.
	PROJECT ENTRANCE/SIGN MONUMENT - SEE DETAILS 'E' ON SHEET L3.



NEXmetro
Communities

AVILLA - LEHI WALL PLAN

SWC - VAL VISTA & THOMAS - MESA, ARIZONA
MAY 10TH, 2016

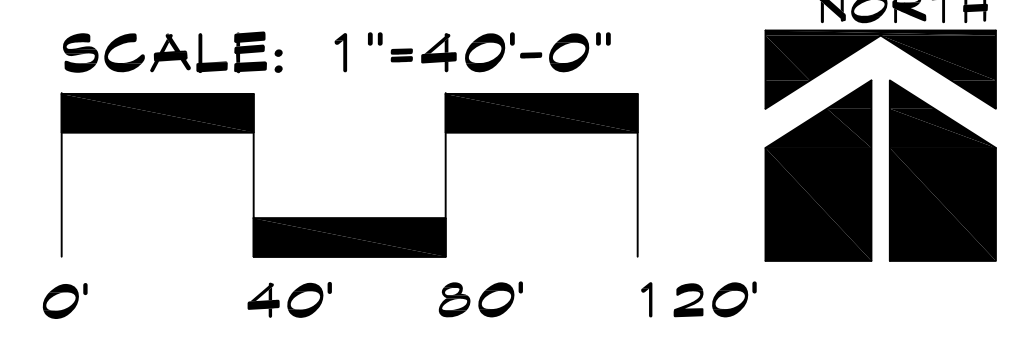


Exhibit 14

