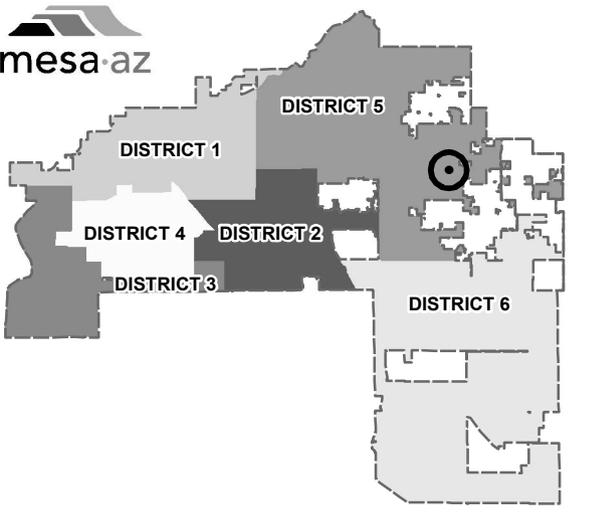


Z14-059 PRE PLAT
 Z14-059 PRE PLAT
 Z14-059 PRE PLAT
 Z14-059 PRE PLAT
 Z14-059 PRE PLAT



PLANNING AND ZONING VICINITY MAP

CASE:
 Z14-059

PROJECT:
 BELLAGIO BROWN RD - MONTECITO

ADDRESS:
 8650 E BROWN RD (DISTRICT 5)

REQUEST:
 REZONE FROM RS-43 TO RSL2.5 PAD AND SITE PLAN REVIEW. THIS REQUEST WILL ALLOW FOR THE DEVELOPMENT OF A SINGLE-RESIDENTIAL SUBDIVISION.



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-059 (PLN2014-000548)
LOCATION/ADDRESS: 8650 East Brown Road.
GENERAL VICINITY: Located west of Ellsworth Road on the south side of Brown Road.
REQUEST: Rezone from RS-43 to RSL-2.5 PAD and Site Plan Review. Also consider the preliminary plat for "Monticello".
PURPOSE: This request will allow the development of a single-residence small-lot subdivision with 36 lots.
COUNCIL DISTRICT: District 5
OWNER: Mark Funk, Bellago Development, LLC
APPLICANT: Sean Lake, Pew & Lake, PLC
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 218-07-014H
PARCEL SIZE: 5.44± acres
EXISTING ZONING: RS-43
GENERAL PLAN DESIGNATION: Neighborhood
CURRENT LAND USE: Vacant land

STAFF RECOMMENDATION: Approval with Conditions

P&Z BOARD RECOMMENDATION: Approval with conditions. Denial

PROPOSITION 207 WAIVER SIGNED: Yes No

HISTORY/RELATED CASES

January 19, 1999: Annexed into the City of Mesa and subsequently zoned RS-43 (Z98-117, Ord. No. 3464)

SITE CONTEXT

NORTH: (across Brown Road) Existing single residences – zoned RS-9
EAST: Existing church – zoned RS-43
SOUTH: Existing 202 Red Mountain Freeway
WEST: Existing 202 Red Mountain Freeway

PROJECT DESCRIPTION/REQUEST

The subject site is located east of the 202 Red Mountain Freeway on the south side of Brown Road. The 5.44 ± acres is currently vacant and was annexed into the City of Mesa in 1998. The applicant is requesting to rezone the property from RS-43 to Residential Small Lot 2.5 (RSL-2.5) PAD and site plan review. Also, to consider the preliminary plat for the development of a 36-lot, single residence subdivision named “Monticello.” The proposed density of the development is 6.62 du/acre. The main access into the subdivision is provided off of Brown Road. A second exit only access is provided to Brown Road at the west side of the site.

The streets within the subdivision will be 28-foot wide private drives, sidewalks will occur on one side of the street. On-street parking will be allowed on one side of the street and one side will need to be painted with red curbing to indicate no parking. The proposed minimum lot size within the subdivision is 2,964 SF with homes anticipated to range in size from 1,476 square-feet to 2,634 square-feet

RESIDENTIAL SUBDIVISION DESIGN:

	Min. Lot Size Min. Dimensions	Min. Front Setback	Min. Side Setbacks	Min. Rear Setback	Rear Yard Patio setback
RSL-2.5 Standards	2,000 SF 2,500 SF (avg) 25' x 75' (corner lot width 30')	12' - Building Wall 7' - Porch 20' - Garage	10' - Street Side 3'/5'' - Minimum 8' - Total	15'	15'
Proposed	2,964 SF 2,500 SF (avg) 25' x 75' (corner lot width 30')	12' - Building Wall 7' - Porch 20' - Garage	10' - Street Side 4'/4' - Minimum 8' - Total	15' 13' for lot 1 to accommodate a single story plan	10'

SUBDIVISION DETAILS:

Street System	Fences/Walls	Open Space	Other
Private streets	6' CMU perimeter wall (sound wall on west and south property lines adjacent to the freeway could exceed 6-feet. Height will be determined by ADOT)	2 Common open space areas providing - swimming pool, ramada, shade and seating	-HOA -CC&Rs

RSL Design Elements

Per Table 11-5-4 of the Zoning Ordinance, there are six design elements which must be implemented in this subdivision to achieve the RSL2.5 designation. The developer has chosen the following:

Streetscape: The zoning ordinance requires the developer to include at least two streetscape elements in their design. The applicant has met this requirement by providing 18.8% open space within the project, which exceeds the required open space. In addition to the open space, the applicant has provided two “neck-down” traffic calming areas with decorative pavement surfaces. They have also provided a third element from the streetscape elements, which is decorative paving materials at the main entry of the development.

Site Design Elements: The ordinance requires that one Site Design element be provided. The applicant has proposed clustered driveways with a 34' separation distance between the clusters, which is two feet less than what the code identifies. The applicant has stated that this is due to the generous two foot return wall at each garage.

Building Design Elements: Another of the requirements for the RSL2.5 designation is to provide two building design elements. The applicant has chosen to do this by implementing the Architectural Diversity option. That option requires that three distinct elevations be provided for the first 20 lots and an additional elevation for every additional 20 homes. The applicant has proposed 36 lots, which would require 4 elevations to comply. The applicant has proposed 6 elevations

Another option they have chosen to meet the required Building Design Elements is to provide front porches. The Zoning Ordinance requires that 50% of the homes include covered front entries/porches for 50% of the front façade with minimum dimension of 4-foot deep and 8-foot wide, which the applicant has committed to provide.

The applicant has provided an exhibit that includes the distances to the open space. The Zoning Ordinance specifies that the homes be located within 330-feet of an active open space area. This distance is up to 330-feet for the outer corners of the development.

MODIFICATIONS

The applicant has also requested a Planned Area Development (PAD) overlay. In a PAD, variations from conventional development requirements may be authorized by the City Council when projects offer amenities, features or conditions that compensate for such variations. This development does not meet all of the development standards for the RSL-2.5 zoning district, as indicated by the preceding table. The applicant is seeking two minor modifications to the code as it relates to setbacks for a covered open patio. The code does not allow for an encroachment of a covered open patio that is closer than 15' to the rear property line. The applicant is requesting that this project be allowed to encroach an open patio into the rear yard setback up to 10-feet from the rear property line. The other modification would be to allow a 13' rear setback on lot 1 to accommodate a single story floor plan adjacent to the arterial street.

The applicant is also requesting a PAD in order to facilitate the use of a private drive within the Subdivision. The zoning code requires that all developable parcels must have frontage on a public right of way, unless modified through the approval of a PAD. The proposed 29' private drive will be recorded as a separate tract on the subdivision plat and will be designated for access to the lots within the subdivision.

The other modification requested is the reduced dimension between clustered driveways from 36 feet to 34-feet to accommodate the two foot return wall on either side of each garage.

NEIGHBORHOOD PARTICIPATION

The applicant has provided a Citizen Participation Report that summarizes outreach efforts to inform neighboring property owners of the project, solicit feedback, and address any comments or concerns that may arise. The applicant held a neighborhood meeting on October 30, 2014. The initial notification included all property owners within 500 feet, registered neighborhoods and HOAs within 1 mile of the site. Staff requested that the applicant extend that boundary to 1000 feet for property owners. The applicant complied with that request and sent out an additional mailing. The Citizen Participation report summarizes the concerns/comments expressed at the meeting. Neighbors

expressed concern for traffic in the area. All other comments/questions were general in nature.

Staff has not been contacted by any citizen regarding this application.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial/entertainment districts. Rather than focusing on individual land uses, the Plan focuses on the “character of development in different areas.” Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

This request is within the Character Type of *Neighborhood* as identified on the Character Area map in the Mesa 2040 General Plan.

Focus: The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Ideally, they would provide a wide variety of housing options and have associated non-residential uses, including local businesses with no more than 15 acres designated for the business or office activities.

Sub-types

More particularly, this area is considered to be part of the Desert Uplands within the Large Lot/Rural district which is described as follows:

Desert Uplands: This property is located within the Desert Uplands, which is intended to be a low density residential area committed to preservation of a natural desert landscape; however it located on the fringe of this designated area. The character type in this area can have either large lots with preservation on each lot, or smaller lots with common open space to maintain the low density character of the area.

This particular property does not contain the typical physical characteristics of a property in the Desert Uplands with washes, rock outcroppings or undisturbed hillsides. The vegetation on this property is sparse, however the property owner has committed to providing appropriate plants, landscape design and building materials so that the project takes on the intended Desert Uplands character. They have also committed to taking an inventory of existing plants on the property to preserve and re-use where possible.

The proposal is also for smaller lots than what the plan identifies as appropriate in the desert uplands with acre lots, however the location and size of this property limits the ability to develop it as acre home sites. The proposed development should tie in with the existing character of the larger neighborhood, which has a variety of uses and housing types.

The General Plan identifies key elements to community development that are important elements of continuing to grow and develop a healthy, sustainable City. The five elements include High quality development, Changing demographics, Public health, Urban design and place-making, and Desert environment. These key elements have been considered in the development of the vision statements, guiding principles, goals, policies and strategies contained in the General Plan.

High quality development

This residential product for the Monticello development has not yet been approved. The applicant will need to receive Administrative Approval of their residential product from the Planning Director. They will be held to the Building Form Standards as established in the Zoning Ordinance and will be expected to provide home designs that have a strong desert character since this property is located within the established Desert Uplands boundary. The Project Narrative provided with this request identifies that the homes in Monticello will 1) incorporate durable local building materials such as stone, stucco and masonry; 2) include accent materials which are durable and complementary to primary building materials; 3) feature a color palette which is reflective of desert colors; and 4) utilize subtle changes in texture to add visual interest.

The General Plan also encourages diversity to help create and maintain great neighborhoods. The three components identified in the General Plan that create diverse neighborhood are: a variety of housing types, a variety of people and a variety of uses. In order to provide the opportunity for social interaction and create a sense of place, neighborhoods need to contain local serving activities such as schools, parks and shops. The amount of this type of diversity typically reduces in more rural neighborhoods such as the Desert Uplands. The current proposal is for 5.4 acres, which is a fairly small residential subdivision. The property is bounded by a freeway on 2 sides and a church on the other side, which limits their ability to connect with other neighborhoods, however a pedestrian network has been provided within the subdivision with sidewalks on one side of their private drives and a two connection points to Brown Road at their primary vehicular entry point at the northeast corner of the subdivision and at their exit only drive at the northwest side of the subdivision.

This project has been reviewed and appears to have the potential to promote the following goals, policies, and strategies:

Goal: Create and maintain a variety of great neighborhoods

Neighborhood P1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

Neighborhood P2: Review new development for the mix of uses and form of development needed to establish lasting neighborhoods.

Neighborhoods S4: Establish and maintain an ongoing process for improving connections and walkability in existing neighborhoods by installing sidewalks where needed and improving the amount of shade and other amenities along sidewalks.

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

Character Areas P1: In areas with a Neighborhood character type, development will be reviewed for the impact on improving or maintaining the existing neighborhood and achieving the development and design standards for neighborhoods set forth in Chapter 4, and for compliance with any approved sub-area or neighborhood plan for the specific area.

Utilizing the tools of the Mesa 2040 General Plan in review of the proposed project, this request is consistent with the goals of the General Plan to strengthen the character of the given area to add to the mix of uses to further enhance the intended character of the area, improving the streetscape and connectivity within the area, adding to the sense of place and meeting or exceeding the development quality of the surrounding area.

The proposed community provides a transitional, residential project on a small, bypassed parcel and provides a logical transition between the church and the freeway.

STAFF ANALYSIS

SUMMARY:

This is a request to rezone a 5.44± acres parcel from RS-43 to RSL-2.5 PAD to facilitate the development of a 36-lot, single-residence, and small-lot subdivision. The request also includes the review and consideration of the Preliminary Plat for the subdivision under the plat name of "Monticello."

The subject parcel is a vacant property flanked to the north by the Brown Road, the 202 Freeway, to the west and south and an existing church to the east. The applicant is proposing a density of 6.62 du/acre.

The applicant has indicated that the site has proved to be difficult to design. The design challenges include:

- The property is only 5.44 acres in size.
- It is bounded by two sides by an existing freeway and by an existing church to the east.
- The shape of the site that leads to a point at the southeast corner.

Within the constraints the developer designed a standard subdivision design with standard conventional house plans. The only difference is the size of the lots, which fall under the Residential Small Lot (RSL) category in the Zoning Ordinance. The applicant has also complied with the six required design elements established in the code for the RSL 2.5 category.

In reviewing the overall plan as previously noted the lots and layout are typical or conventional. The site plan indicates 18.8% of open space, with a pool proposed on a separate 3,712 square foot tract and a retention area at the southeast corner of the development, which is 27,137 square feet in area. The larger open space area is pinched off from the street with the sides of homes, which limits visibility into this area. Staff has commented about fronting lots on the open space to provide natural surveillance and begin to create spaces that the community would naturally gather. Staff also raised concerns that a 36 lot subdivision would not be able to support a pool as an amenity long term. The applicant is confident that the number of lots is sufficient to support a small pool area and that the location of the open space is appropriate with lots siding onto it. One alternative would be to relocate Tract E, which contains the pool to the location on the site plan identified as lot 21. Grouping the two open space areas would create a central area for neighbors to gather and interact, allowing families to enjoy all of the amenities without being in separate locations.

Within the open space design for the larger retention area, there is reference to shaded seating with benches. More details have not been provided, but it seems as though staff would caution that the amount of shade and seating be sufficient for gathering. Shade structures are essential in making these opens space areas truly useable and a place to hang out and start to create the place for the community to start to congregate.

In review of the housing product design for the project it is apparent that the product design is not in conformance with the Building Form standards established in the Zoning Ordinance, which are intended to minimize the garagescape appearance of our residential streets and to bring the livable area with porches closer to the street to activate the front of the house and the neighborhood. In review of the floor plans submitted, it seems as though some fairly minor adjustments could be made to the product to comply with these standards. In order to ensure the necessary proportions and variations, Staff has added a condition of approval requiring Administrative Product Approval by the Planning Director. During that review, staff will continue working with the applicant to ensure high quality elevations.

The subdivision design meets the development standards for the RSL-2.5 zoning district with the exception of the requested rear yard setback deviations for open patios and a rear yard setback encroachment for a single story home on lot one as requested through the PAD overlay. The applicant is proposing a private drive in lieu of a public street system. The approval of the private drive is to facilitate the reduced street width to 28 feet.

CONCLUSIONS:

This request is in conformance with the General Plan, can meet most of the development standards for the RSL-2.5 zoning district, and justifies the modifications to the requested deviations of code through the PAD overlay. Therefore, Staff recommends approval of Z14-059 with the following conditions of approval:

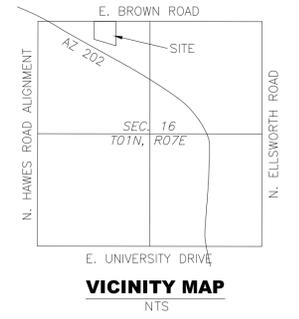
CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape exhibits and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. **Minimum lot size shall be 38' x 78' for all lots.**
3. **Minimum rear yard setback shall be 20'. A patio cover may encroach into the rear yard setback up to 10' from the property line.**
4. **Lots 1, 32, 33, 34, 35 and 36 indicated on the site plan are limited to single-story homes. No two-story products shall be built on these lots.**
5. **No two identical elevations are permitted on adjacent lots or on lots across from each other.**
6. **The house plans submitted do not comply with the Building Form Standards established in section 11-5-7(D) of the City of Mesa Zoning Ordinance. Residential product is not included as part of this approval and must be submitted for administrative review and approval by the Planning Director. Compliance with section 11-5-7(D) is required.**
7. **Relocation of the pool open space area to lot 21 so that it is located more closely to the larger open space retention area with an enhanced pavement surface between the two open space areas.**
8. **Provide elevations of the shade ramadas for the open space areas. Details to be Administratively Approved by the Planning Director.**
9. Compliance with all City development codes and regulations.
10. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request of dedication whoever comes first.
11. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
12. Compliance with all requirements of the Subdivision Technical Review Committee.
13. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
14. Owner shall grant an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
15. Written notice be provided to future residents, and acknowledgment received that the project is within 4 mile(s) of Falcon Field Airport.
16. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
17. View fences shall comply with the City of Mesa pool fence barrier regulations.

SITE DATA

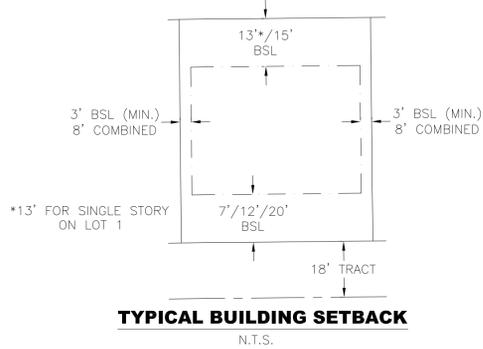
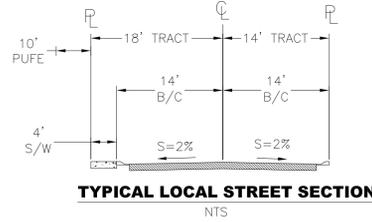
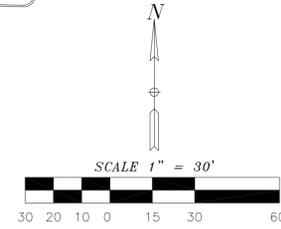
APN 218-07-014H
 GROSS AREA = 237010 SF (5.4410 AC)
 NET AREA = 205615 SF (4.7203 AC)
 LOTS = 36
 GROSS DENSITY = 6.62 DU/AC
 NET DENSITY = 7.63 DU/AC
 EXISTING ZONING = RS-43
 PROPOSED ZONING = RSL-2.5
 EXISTING GENERAL PLAN CLASSIFICATION = LOW DENSITY RESIDENTIAL 4-6 (1-2 DU/AC)
 PROPOSED GENERAL PLAN CLASSIFICATION = MEDIUM DENSITY RESIDENTIAL 4-6 (6-10 DU/AC)
 OPEN SPACE = 38704 SF (18.8%)

**SITE PLAN FOR
 MONTICELLO
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 16,
 TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE G.&S.R. B. & M.
 MARICOPA COUNTY, ARIZONA**



LINE TABLE

LINE	BEARING	DISTANCE
L1	N45°56'54"W	32.29'
L2	N66°54'09"E	18.14'
L3	N23°40'12"W	19.99'
L4	S66°55'52"W	17.25'
L5	N08°24'25"W	34.48'
L6	N00°35'28"W	13.64'



TRACT TABLE

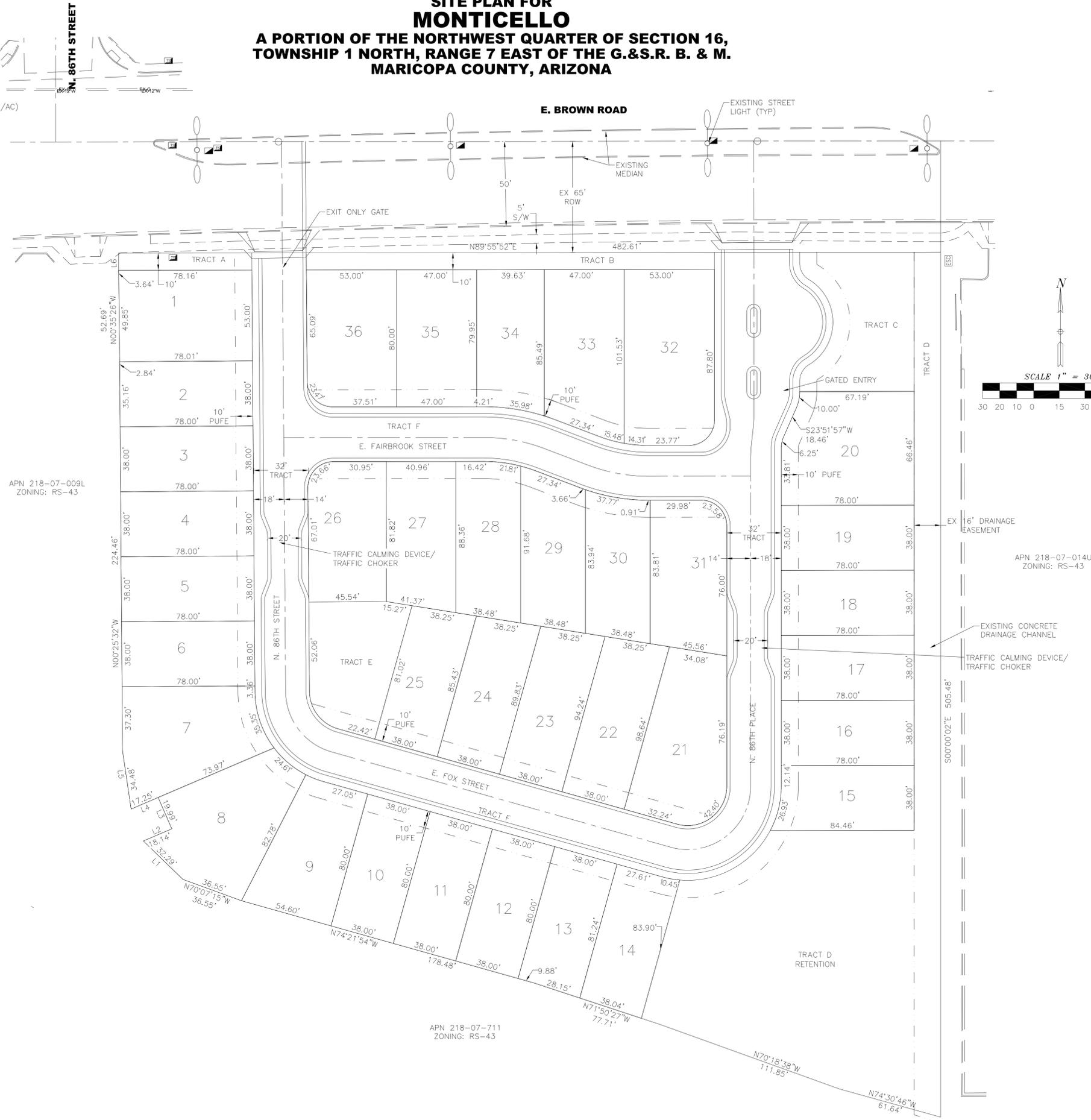
TRACT	USE	AREA S.F.
A	LANDSCAPE, RECREATION	782 SF
B	LANDSCAPE, RECREATION	2397 SF
C	LANDSCAPE, RECREATION	4676 SF
D	LANDSCAPE, RECREATION, DRAINAGE, RETENTION	27137 SF
E	LANDSCAPE, RECREATION	3712 SF
F	INGRESS/EGRESS, PUE	39557 SF

LOT TABLE

LOT #	AREA (SF)
1	4158 SF
2	2964 SF
3	2964 SF
4	2964 SF
5	2964 SF
6	2964 SF
7	4514 SF
8	4667 SF
9	3717 SF
10	3040 SF
11	3040 SF
12	3040 SF
13	3057 SF
14	3122 SF
15	3018 SF
16	2964 SF
17	2964 SF
18	2964 SF
19	2964 SF
20	4998 SF

LOT TABLE

LOT #	AREA (SF)
21	4668 SF
22	3665 SF
23	3497 SF
24	3330 SF
25	3163 SF
26	3704 SF
27	3481 SF
28	3453 SF
29	3344 SF
30	3145 SF
31	3885 SF
32	5393 SF
33	4419 SF
34	3234 SF
35	3759 SF
36	4169 SF

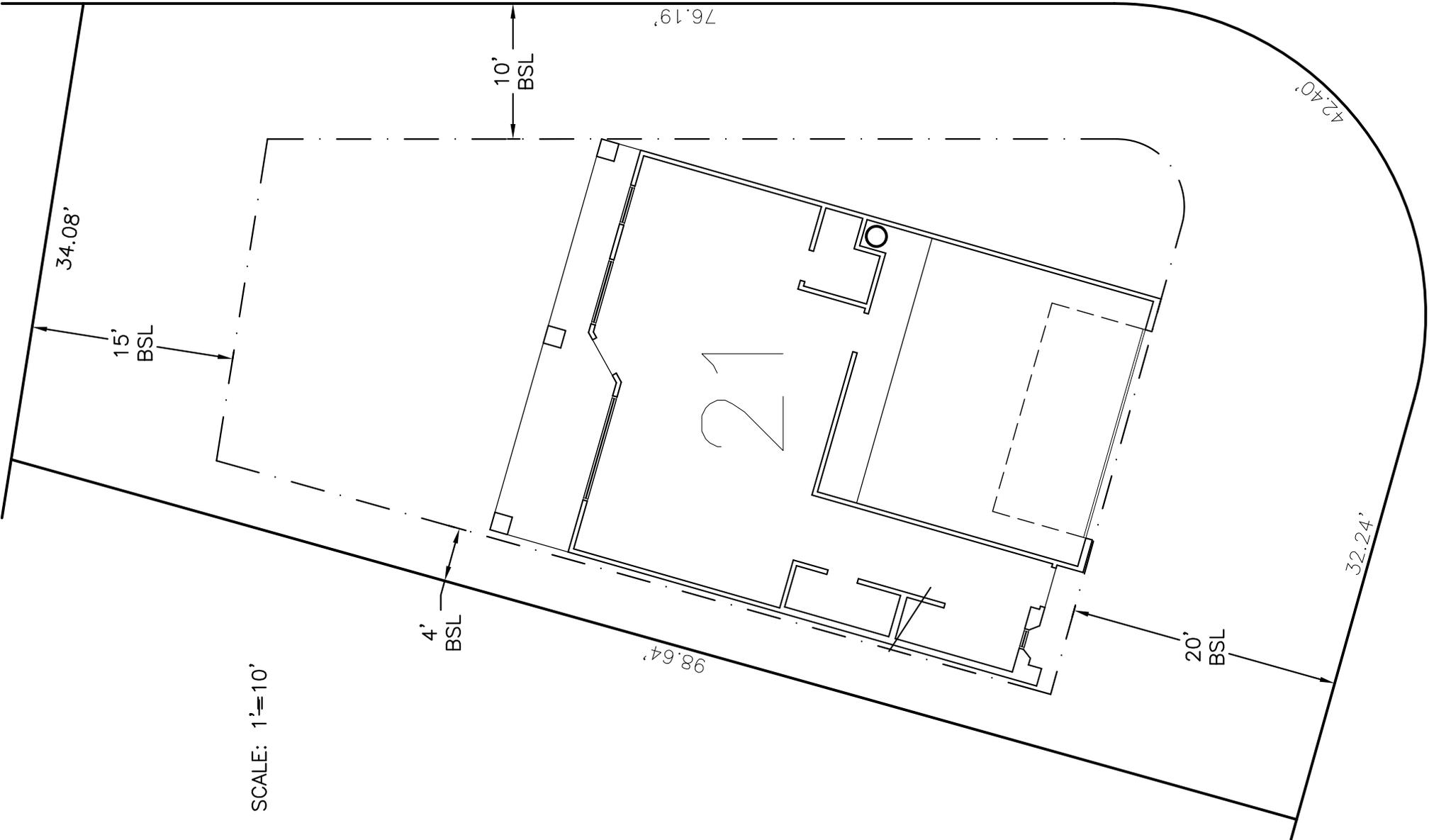


GarnerGroup engineering
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 (P) 480-292-2673 (F) 480-287-9019
 2064 E. NORDGROVE ST., MESA, AZ 85213

SITE PLAN
 MONTICELLO

JOB NUMBER 14-039
 DRAWING SITE 14039
 DATE 11-10-14
 SHEET 1 OF 1

REVISION DATE



SCALE: 1' = 10'

SITE DATA

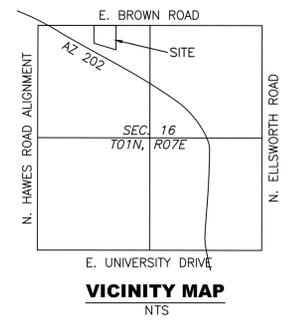
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 PROPOSED GENERAL PLAN CLASSIFICATION = MEDIUM DENSITY RESIDENTIAL 4-6 (6-10 DU/AC)
 OPEN SPACE = 38704 SF (18.8%)

RETENTION CALCULATIONS

VOLUME REQUIRED = 205615 SF * (2.27/12) * 0.85 = 32042 CF
 VOLUME PROVIDED = (13429 SF + 7327 SF) * 3.5' = 36401 CF

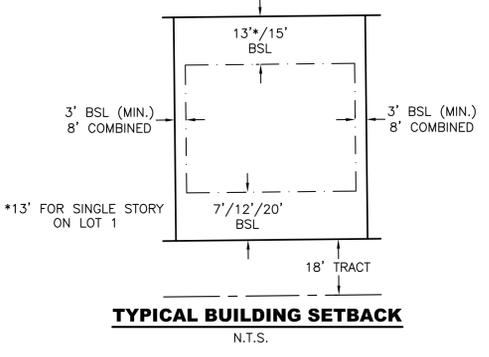
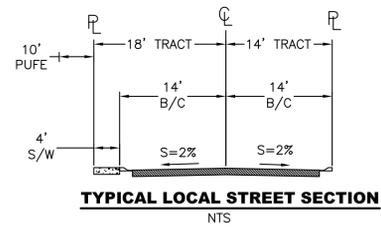
RETENTION BASIN TO BE BLEED OFF TO EXISTING DRAINAGE EASEMENT

**PRELIMINARY GRADING AND DRAINAGE PLAN FOR
 MONTICELLO
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 16,
 TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE G.&S.R. B. & M.
 MARICOPA COUNTY, ARIZONA**



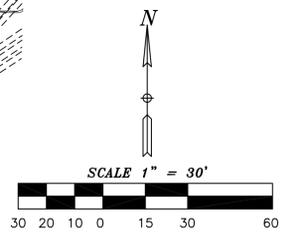
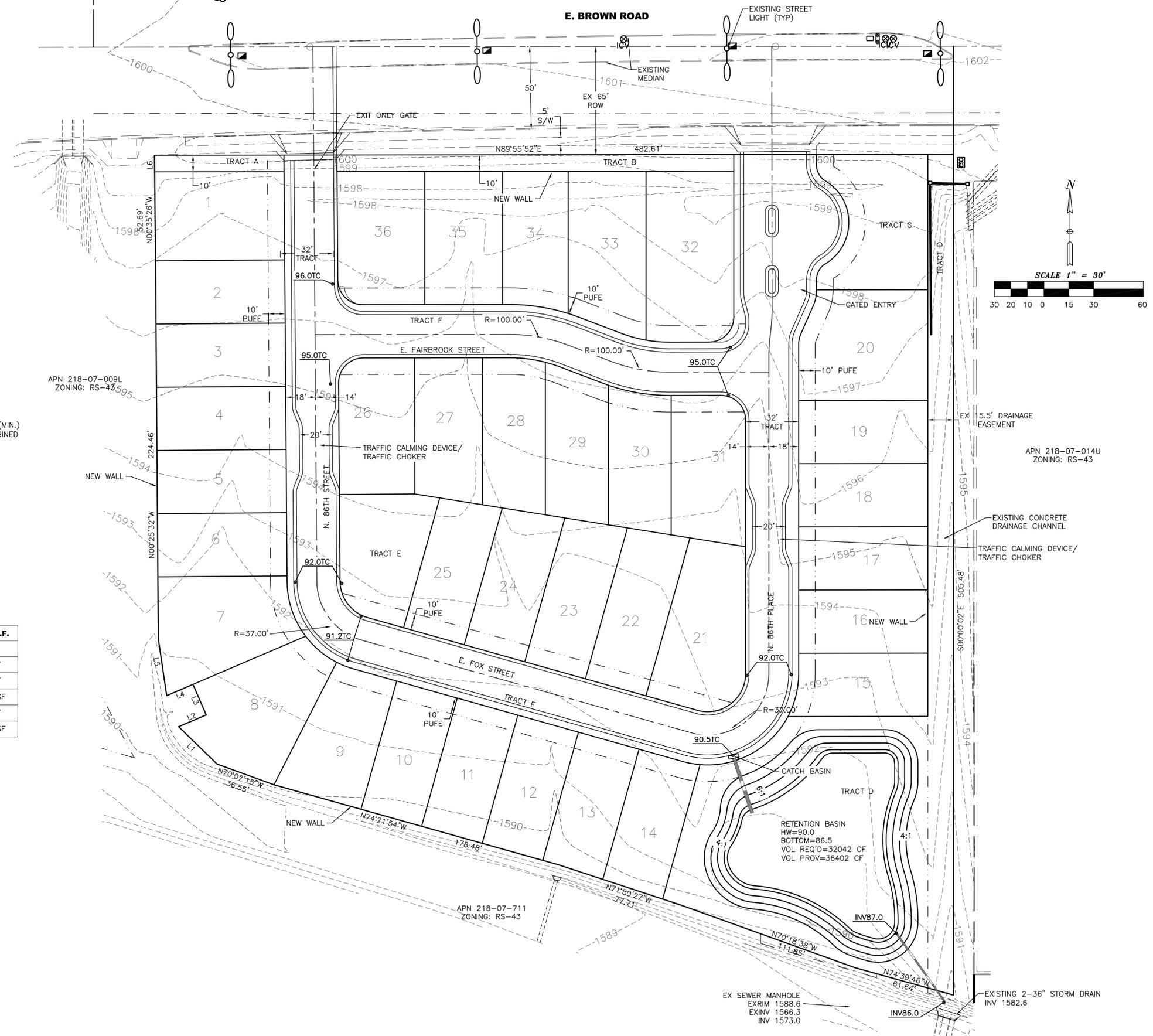
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TRACT TABLE

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F	INGRESS/EGRESS, PUE	39557 SF



Clinton J. Garner
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 ARIZONA, U.S.A.
 EXPIRES 03-31-2016

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 2064 E. NORDCROFT ST., MESA, AZ 85213

**PRELIMINARY GRADING AND DRAINAGE PLAN
 MONTICELLO**

**JOB NUMBER 14-039
 DRAWING PG14039
 DATE 11-10-14
 SHEET 1 OF 1**



ELEVATION A



ELEVATION B



ELEVATION C

PLAN 1013
MONTICELLO





ELEVATION A
SPANISH COLONIAL

18'-10"
TOP OF PLT.

10'-4"
2nd FIN. FLR.
9'-1"
TOP OF PLT.



ELEVATION B
SPANISH MONTEREY

18'-10"
TOP OF PLT.

10'-4"
2nd FIN. FLR.
9'-1"
TOP OF PLT.



ELEVATION C
CRAFTSMAN

18'-10"
TOP OF PLT.

10'-4"
2nd FIN. FLR.
9'-1"
TOP OF PLT.

PLAN1709
MONTICELLO





ELEVATION A
SPANISH COLONIAL



ELEVATION B
SPANISH MONTEREY

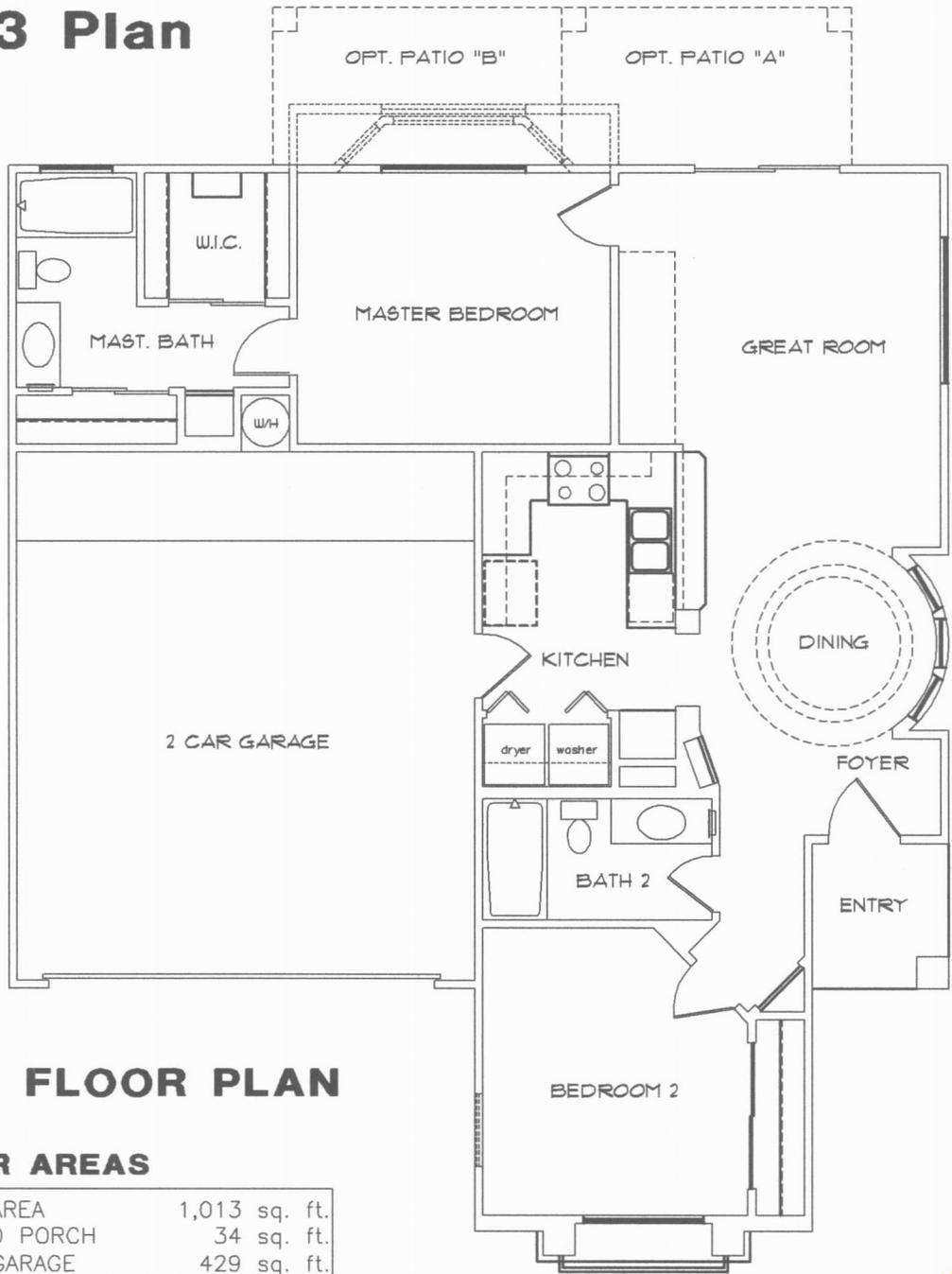


ELEVATION C
CRAFTSMAN

PLAN 2035
MONTICELLO



1013 Plan

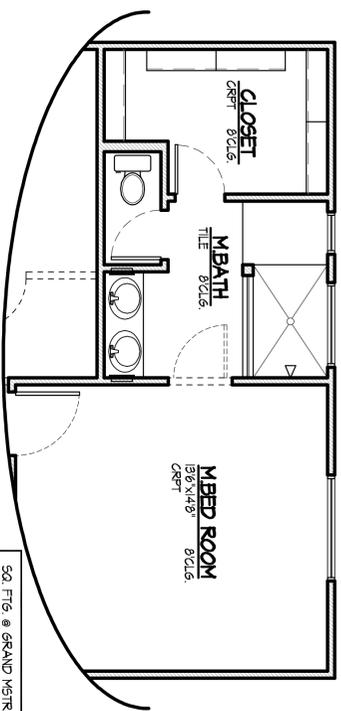


FLOOR PLAN

FLOOR AREAS

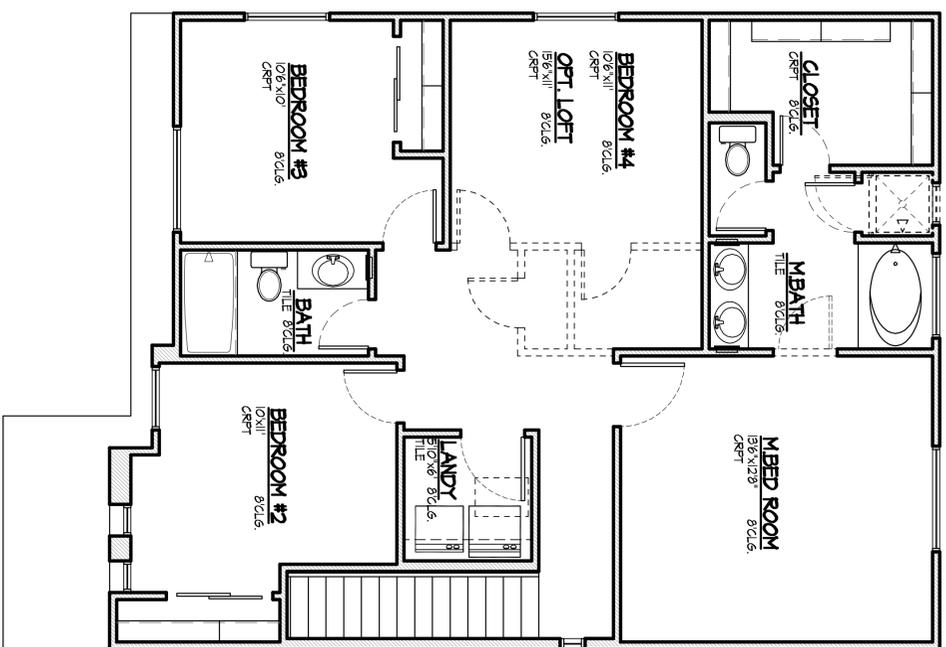
FLOOR AREA	1,013 sq. ft.
COVERED PORCH	34 sq. ft.
2 CAR GARAGE	429 sq. ft.
TOTAL UNDER ROOF	1,476 sq. ft.
COVERED PATIO "A"	78 sq. ft.
COVERED PATIO "B"	78 sq. ft.
OPT. BAY "A"	15 sq. ft.
OPT. BAY "B"	30 sq. ft.





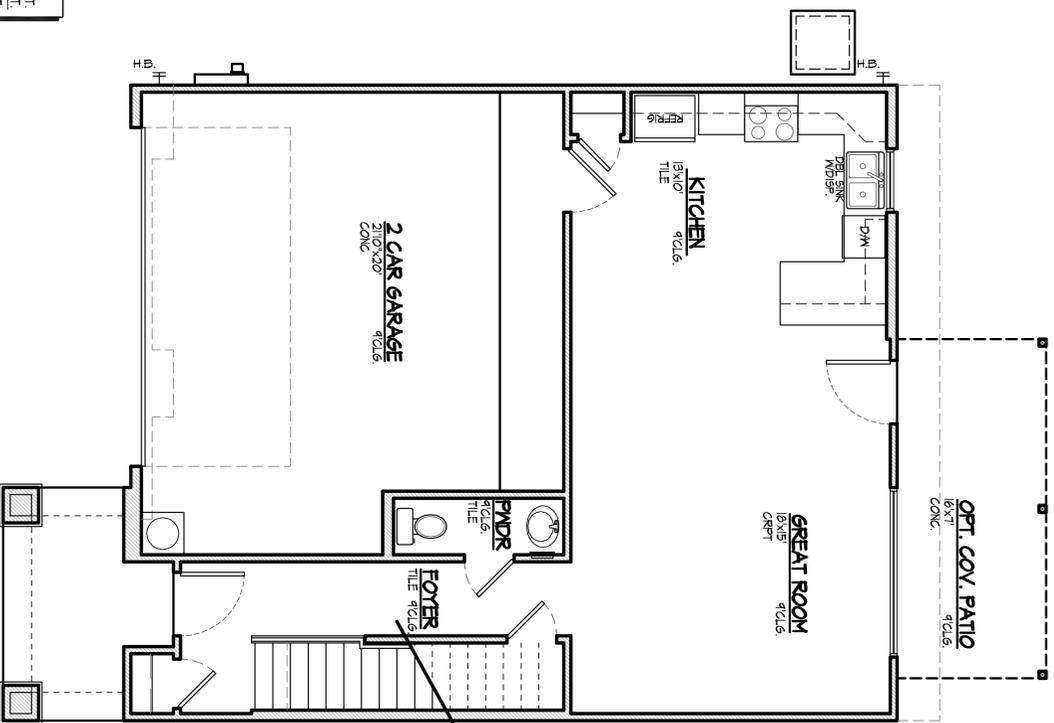
SQ. FTG. & GRAND MSTR. BATH:

MAIN LIVABLE	641 SQ. FT.
UPPER LIVABLE	1062 SQ. FT.
TOTAL LIVABLE	1704 SQ. FT.
2-CAR GARAGE	426 SQ. FT.
ENTRY	12 SQ. FT.
TOTAL	2207 SQ. FT.
OPT. COV. PATIO	112 SQ. FT.



SQUARE FOOTAGE

MAIN LIVABLE	641 SQ. FT.
UPPER LIVABLE	1062 SQ. FT.
TOTAL LIVABLE	1704 SQ. FT.
2-CAR GARAGE	426 SQ. FT.
ENTRY	12 SQ. FT.
TOTAL	2207 SQ. FT.
OPT. COV. PATIO	112 SQ. FT.



FLOOR PLANS

PLAN #1709

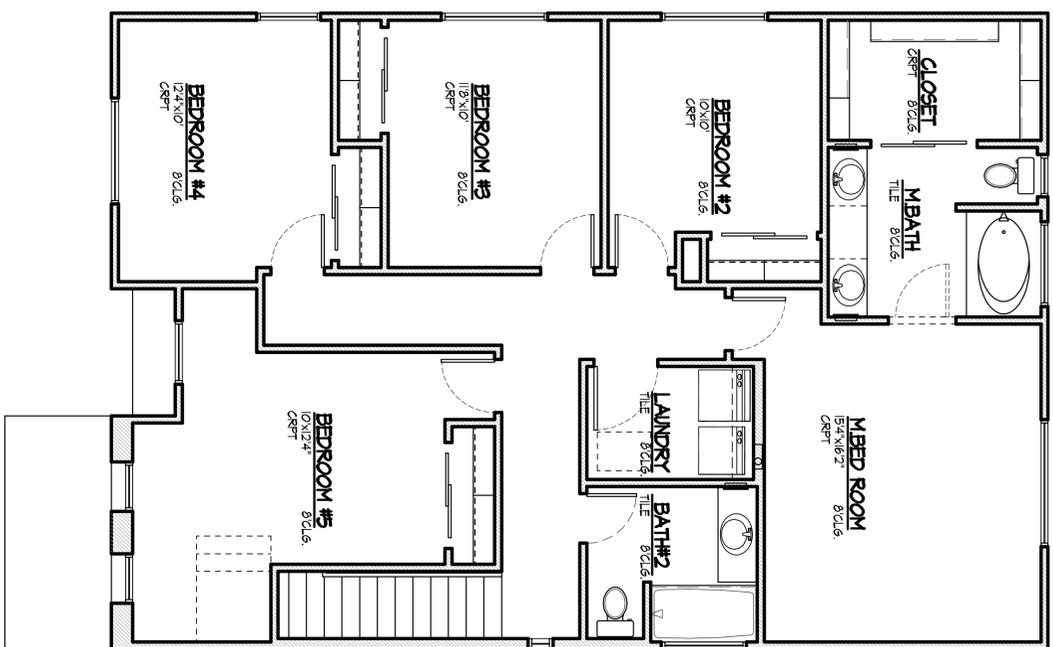
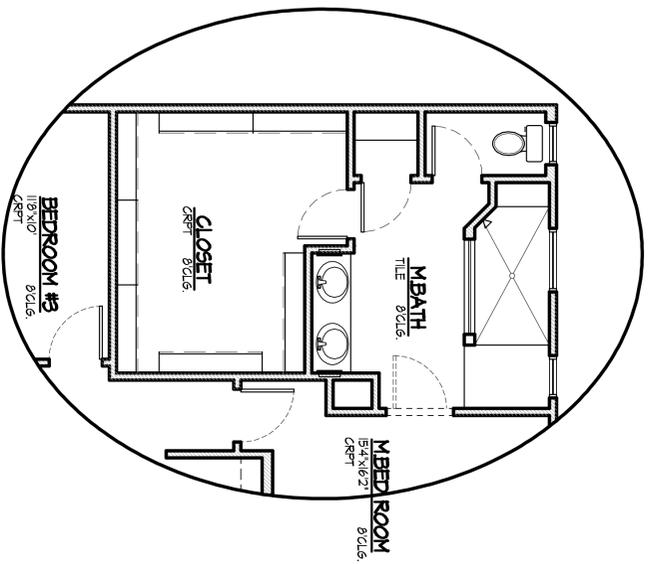
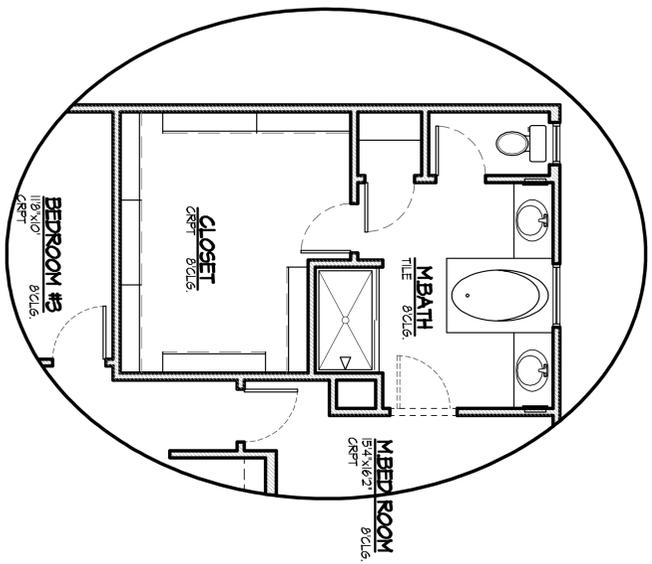
BELLAGO DEVELOPMENT L.L.C.
1806 NORTH LINDSAY ROAD
MFUNK@BELLAGOHOMES.COM
MESA, ARIZONA 85213
PHONE: 602-481-0535



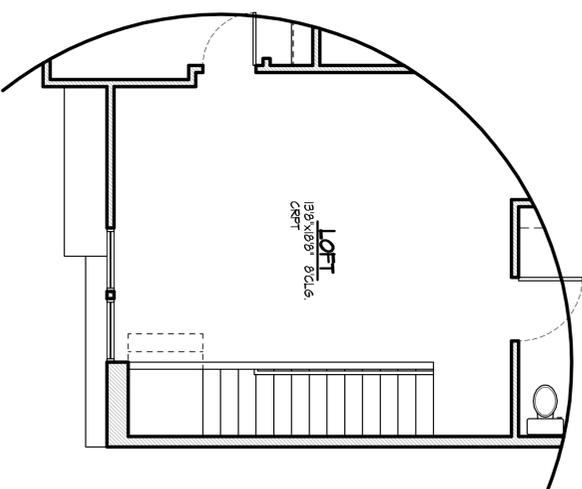
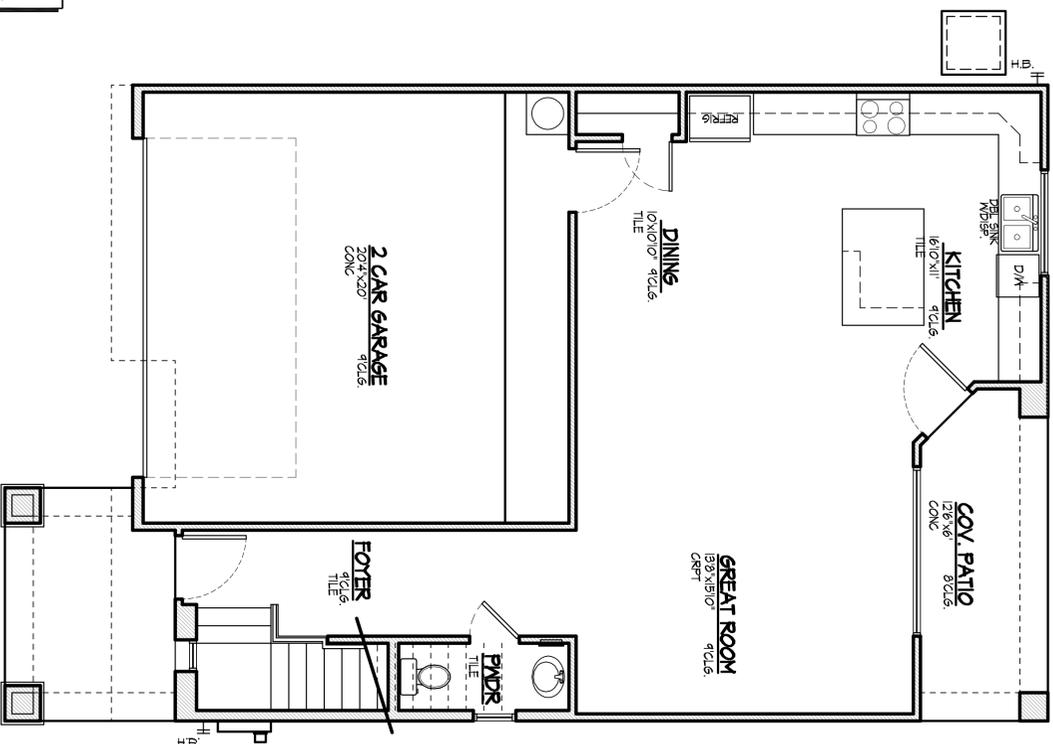
THIS DRAWING IS PROPERTY OF BELLAGO DEVELOPMENT AND MAY NOT BE COPIED OR USED FOR CONSTRUCTION WITHOUT PERMISSION. COPYRIGHT 2014

REVISIONS	BY
Δ	KK
Δ	
Δ	

DATE: 11/8/14
SCALE: 1/4"=1'-0"
DRAWN: KINGS
JOB: BEL-1644
SHEET: A-3



SQUARE FOOTAGE	
MAIN LIVABLE	757 SQ. FT.
UPPER LIVABLE	1,218 SQ. FT.
TOTAL LIVABLE	2,035 SQ. FT.
2-CAR GARAGE	424 SQ. FT.
ENTRY	44 SQ. FT.
COV./PATIO	90 SQ. FT.
TOTAL	2,694 SQ. FT.



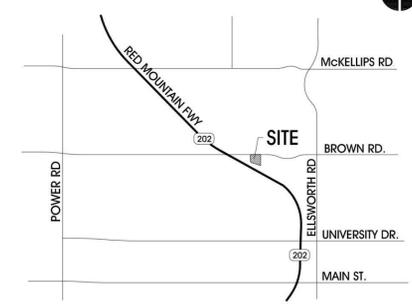
PRELIMINARY LANDSCAPE PLAN

MONTICELLO

MESA, ARIZONA



VICINITY MAP



CONCEPTUAL PLANT PALETTE

- TREES - 15G. / 24" BOX / 36" BOX**
- ACACIA GREGGII / CATCLAW ACACIA
 - ACACIA FARNESIANA / SWEET ACACIA
 - CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE
 - CERCIDIUM FLORIDUM / BLUE PALO VERDE
 - CERCIDIUM MICROPHYLLUM / FOOTHILL PALO VERDE
 - CHILOPSIS LINEARIS / DESERT WILLOW
 - OLNEYA TESOTA / IRONWOOD
 - PARKINSONIA HYBRID / 'DESERT MUSEUM'
 - PROSOPIS VELUTINA / MESQUITE

- SHRUBS - 5 GAL. MIN.**
- ACACIA GREGGII / CAT CLAW ACACIA
 - AMBROSIA DELTOIDEA / TRIANGLE LEAF BURSAGE
 - ASCLEPIAS SUBULATA / DESERT MILKWEED
 - CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
 - CALLIANDRA SPECIES / FAIRY DUSTER
 - CELTIS PALLIDA / DESERT HACKBERRY
 - DALEA SPECIES / DALEA
 - DODONEA VISCOSA / HOPBUSH
 - ENCELIA FARINOSA / BRITTLEBUSH
 - ERICAMERIA LARICIFOLIA / TURPENTINE BUSH
 - ERIOGONUM FASCICULATUM / FLATTOP BUCKWHEAT
 - JUSTICIA CALIFORNICA / CHUPAROSA
 - LARREA TRIDENTATA / CREOSOTE BUSH
 - LEUCOPHYLLUM SPECIES
 - RUELLIA PENINSULARIS / BAJA RUELLIA
 - SALVIA SPECIES / SALVIA
 - SENNA WISLIZENII / SHRUBBY SENNA
 - SIMMONDSIA CHINENSIS / JOJOBA
 - VIGUIERIA DELTOIDEA / GOLDEN EYE

- ACCENTS / CACTI - 5 GAL. MIN.**
- AGAVE SPECIES
 - ALOE SPECIES
 - CARNEGIEA GIGANTEA / SAGUARO
 - DASYLIRION WHEELERI / DESERT SPOON
 - ECHINOCEREUS FASCICULATUS / HEDGEHOG CACTUS
 - FEROCACTUS ACANTHODES / COMPASS BARREL
 - FEROCACTUS WISLIZENII / FISHHOOK BARREL
 - FOUQUIERIA SPLENDENS / OCOTILLO
 - HESPERALOE PARVIFLORA / RED YUCCA
 - OPUNTIA SPECIES
 - YUCCA SPECIES

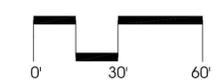
- GROUNDCOVERS - 1 GAL. MIN.**
- BACCHARIS CV. "CENTENNIAL" / CENTENNIAL BACCHARIS
 - BAILEYA MULTIRADIATA / DESERT MARIGOLD
 - MELAMPodium LEUCANTHUM / BLACKFOOT DAISY
 - OENOTHERA BERLANDIERI / MEXICAN EVENING PRIMROSE
 - PENSTEMON SPECIES
 - SPHAERALCEA AMBIGUA / GLOBE MALLOW
 - LANTANA SPECIES / LANTANA
 - VERBENA SPECIES

DECOMPOSED GRANITE
3/4" MINUS / 2" DEPTH - COLOR 'MADISON GOLD'

GENERAL NOTES

- FINAL LOT SITE CONFIGURATIONS MAY VARY AT THE TIME OF FINAL PLAN APPROVAL.
- LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE.
- ALL NON-TURF AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- LANDSCAPE AND STRUCTURES WITHIN SIGHT TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-0".
- FINAL PLANT SPECIES, THEIR LOCATION, SIZES, AND QUANTITIES MAY VARY AT THE TIME OF FINAL PLAN APPROVAL FROM THE CITY OF MESA.
- AT MATURITY, ALL SHRUBS WILL BE 5'-0" FROM THE REAR OF A FIRE HYDRANT AND NO MATERIAL, OTHER THAN GROUNDCOVER, MAY BE PLACED BETWEEN THE STREET OR ROADWAY AND 3'-0" EITHER SIDE OF A FIRE HYDRANT.
- AMENITIES LAYOUT MAY CHANGE DUE TO FINAL GRADING CHANGES.
- ADDITIONAL PLANT MATERIALS MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT.
- LANDSCAPE TRACTS AND OPEN SPACE TO BE MAINTAINED BY HOA.
- PLANT TYPES AND QUANTITIES WILL CONFORM TO THE CITY OF MESA LANDSCAPE AND STREETScape GUIDELINES.
- THE RETENTION SHOWN ON THE PLAN IS CONCEPTUAL IN NATURE. SEE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.

PREPARED FOR: BELLAGO DEVELOPMENT



NORTH
1" = 30'-0"
11.10.14



SHEET NO.
L1

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY ENTRY MONUMENT
MONTICELLO

MESA, ARIZONA

KEY NOTES:

- ① 6 x 8 x 16 CMU BLOCK W/ SAND STUCCO FINISH
- ② 6 x 8 x 16 STD. CMU BLOCK
- ③ 4 x 8 x 16 FENCE BLOCK
- ④ 2' SQ. CMU COLUMN
- ⑤ 2 1/2" SQ. TUBULAR STEEL POST (TYP.)
- ⑥ 3/4" SQ. TUBULAR STEEL PICKET @ 4" O.C. (TYP.)
- ⑦ 1 1/2" SQ. TUBULAR STEEL TOP / BOTTOM RAIL
- ⑧ CANTERA STONE OVER CMU
- ⑨ CANTERA STONE CAP / TRIM
- ⑩ T.S. ENTRY GATE PER MANUF. SHOP DWGS.
- ⑪ NOT USED
- ⑫ T.S. PEDESTRIAN ENTRY GATE
- ⑬ 12x12x16 STD. CMU W/ CANTERA STONE
- ⑭ T.S. PEDESTRIAN ENTRY TRELIS
- ⑮ REVERSE PAN CHANNEL LETTERS
- ⑯ WIRE MESH PANEL W/ 2" T.S. FRAME



① ENTRY PERSPECTIVE

NTS



② ENTRY ELEVATION - WEST SIDE

NTS



③ ENTRY ELEVATION - EAST SIDE

NTS

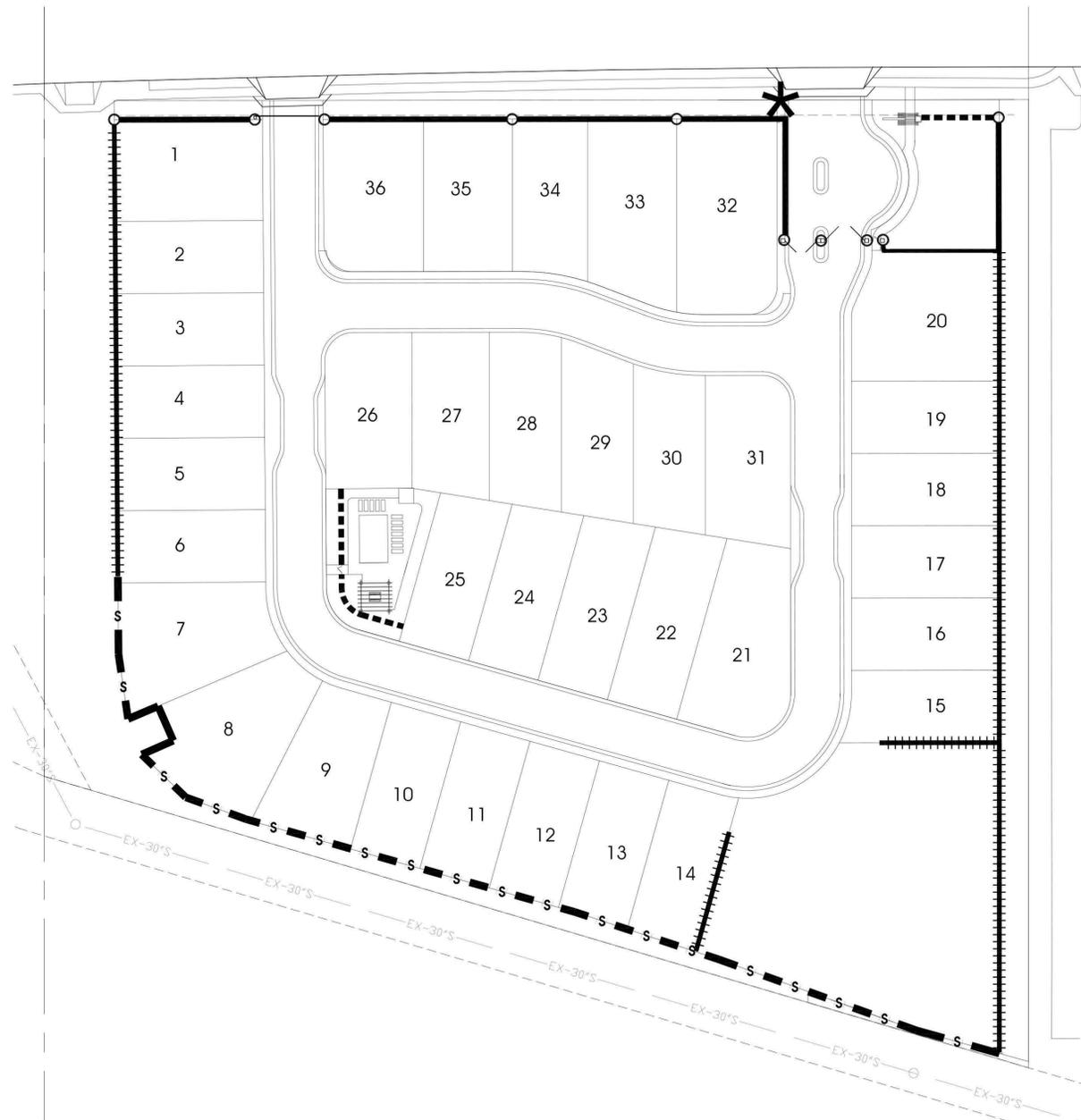
PREPARED FOR: BELLAGO DEVELOPMENT

 NORTH 10.3.14
 **F2GROUP**
 landscape architecture
 480.752.0717 P.
 480.889.6084 F.
 SHEET NO. **L2**

PRELIMINARY - NOT FOR CONSTRUCTION

MONTICELLO

MESA, ARIZONA

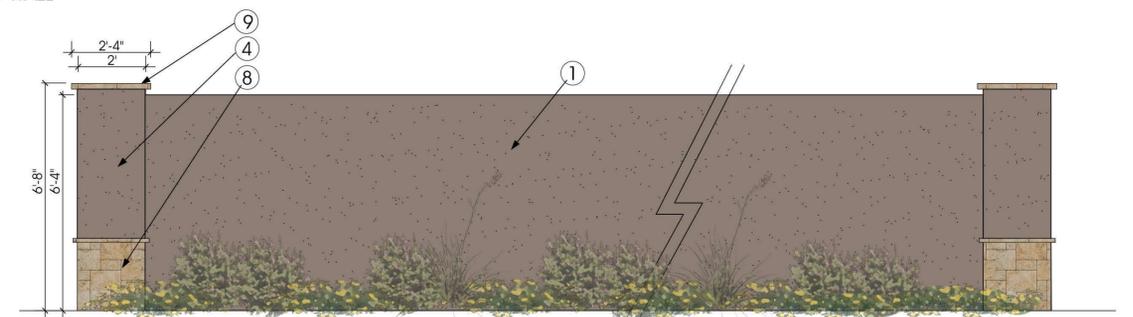


LEGEND

- PRIMARY THEME WALL - SEE ELEVATION 1
- VIEW FENCE - SEE ELEVATION 2
- CMU SOUND WALL - SEE ELEVATION 3
- BUILDER WALL - SEE ELEVATION 4 - 4" FENCE BLOCK WITH PILASTERS PER CITY OF MESA STANDARDS IN THE FENCE, WALLS AND RETAINING WALL GUIDELINES
- CMU COLUMN
- ENTRY MONUMENT

KEY NOTES:

- ① 6 x 8 x 16 CMU BLOCK W/ SAND STUCCO FINISH
- ② 6 x 8 x 16 STD. CMU BLOCK
- ③ 4 x 8 x 16 FENCE BLOCK
- ④ 2' SQ. CMU COLUMN
- ⑤ 2 1/2" SQ. TUBULAR STEEL POST (TYP.)
- ⑥ 3/4" SQ. TUBULAR STEEL PICKET @ 4" O.C. (TYP.)
- ⑦ 1 1/2" SQ. TUBULAR STEEL TOP / BOTTOM RAIL
- ⑧ CANTERA STONE OVER CMU
- ⑨ CANTERA STONE CAP / TRIM
- ⑩ T.S. ENTRY GATE PER MANUF. SHOP DWGS.
- ⑪ NOT USED
- ⑫ T.S. PEDESTRIAN ENTRY GATE
- ⑬ 12x12x16 STD. CMU W/ CANTERA STONE
- ⑭ T.S. PEDESTRIAN ENTRY TRELLIS
- ⑮ REVERSE PAN CHANNEL LETTERS
- ⑯ WIRE MESH PANEL W/ 2" T.S. FRAME



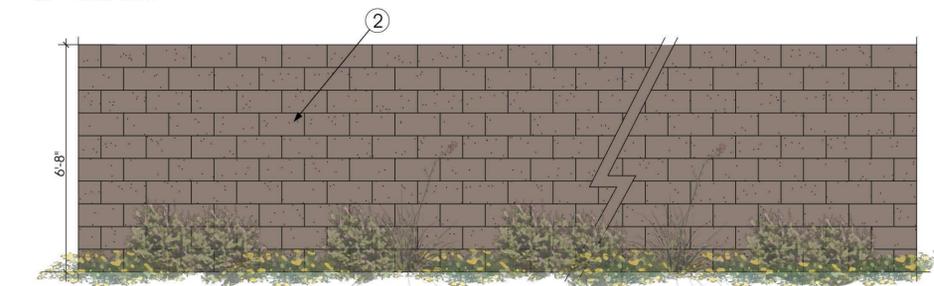
① PROJECT THEME WALL ELEVATION

NTS



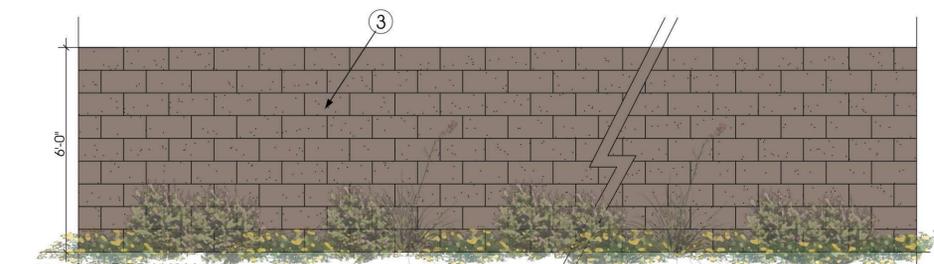
② PROJECT VIEW FENCE ELEVATION

NTS



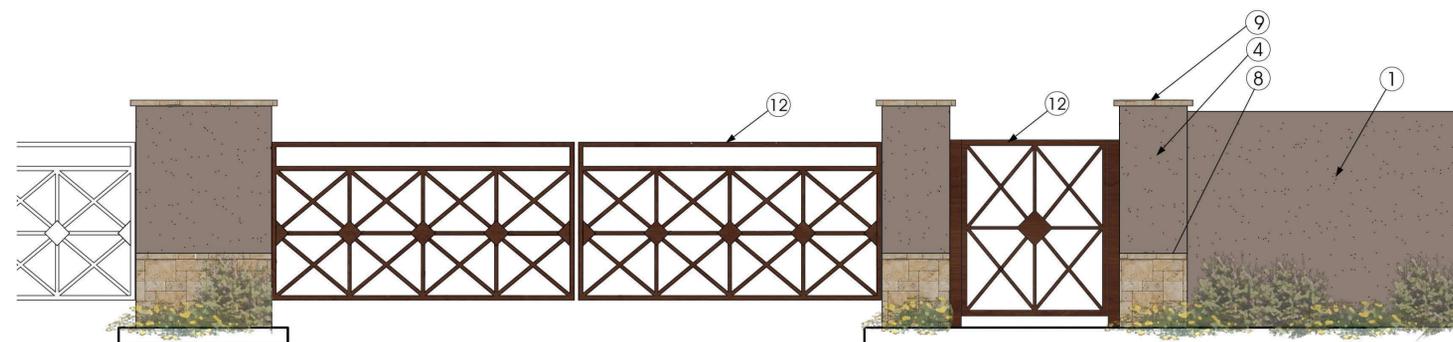
③ CMU SOUND WALL (ALONG SOUTH PROPERTY LINE) ELEVATION

NTS



④ BUILDER WALL ELEVATION

NTS



⑤ GATED ENTRY ELEVATION

NTS

PREPARED FOR: BELLAGO DEVELOPMENT



NORTH
1"=30'-0"
11.10.14



F2GROUP
landscape architecture
480.752.0717 P.
480.889.6084 F.

SHEET NO.
L3

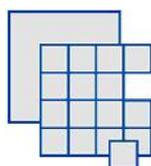
PRELIMINARY - NOT FOR CONSTRUCTION

**Rezoning and Preliminary Plat
Project Narrative**
for
Monticello
8650 East Brown Road (PS14-024)

Submitted on Behalf of:

Funk Family Enterprises, LLC
Bellago Development, LLC

Submitted by:



Pew & Lake, PLLC.
Real Estate and Land Use Attorneys

Sean B. Lake
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
sean.lake@pewandlake.com

Submitted to:

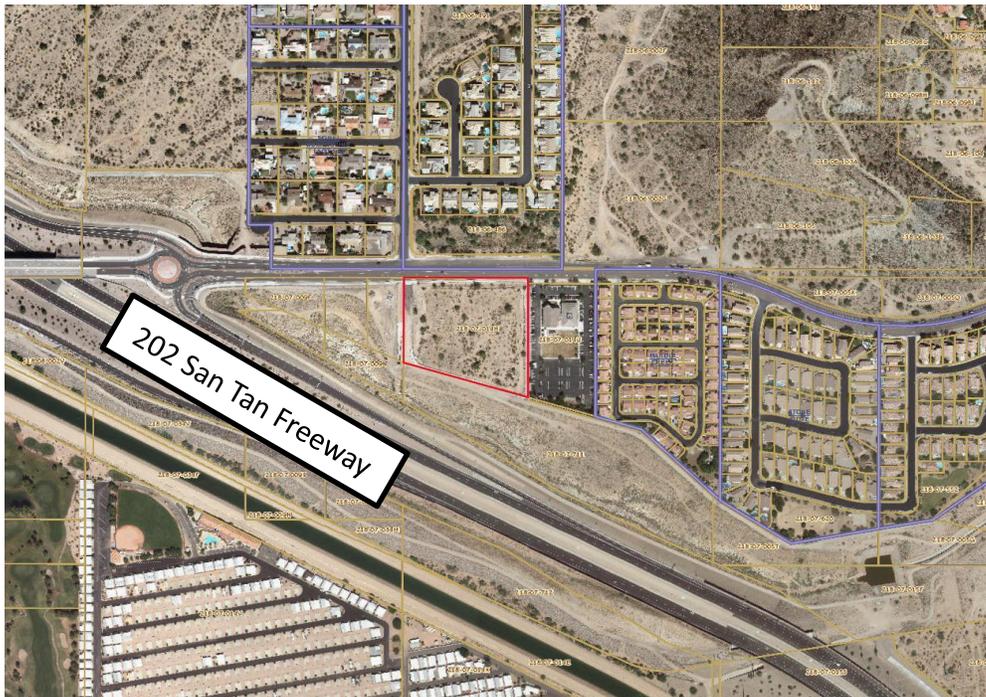
The City of Mesa
55 North Center Street
Mesa, AZ 85201

Submitted October 7, 2014
Revised December 3, 2014

Introduction

Pew & Lake, PLC, on behalf of Funk Family Enterprises LLC and Bellago Homes, LLC, is pleased to submit this application for Monticello, at Brown Road & the 202 San Tan Freeway (the “site”). This parcel contains 5.44 gross acres and is identified on the Maricopa County Assessor’s map as parcel 218-07-014H. The site is located south of Brown Road and north of the San Tan Freeway. It is between the Hawes Road alignment and Ellsworth Road, as shown on the aerial below in **Fig. 1.0**:

Fig. 1.0: Aerial Map



Existing Conditions

The project site is currently zoned RS-43 and is designated in the City of Mesa 2040 General Plan as Neighborhood. It is an oddly shaped, infill “remnant” parcel which remains undeveloped after being used as a staging area for the construction of the San Tan Freeway. Its relationship to surrounding properties is shown in the graph below. It is surrounded on all four sides by parcels with similar General Plan Designations and other similar residential zoning classifications as indicated in the chart below:

Relationship to Surrounding Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Neighborhoods	RS-9	Brown Road/ Residential
East	Neighborhoods	RM-2 and RS-43	Grace Evangelical Church and RM-2
South	Neighborhoods	ADOT ROW (RS-43)	Freeway ROW
West	Neighborhoods	ADOT ROW RS-43	Freeway ROW
Project Site	Neighborhoods	RS-43	Vacant

Request

This application contains two requests:

1. To rezone the site from RS-43 to RSL-2.5 PAD.
2. Approval of the preliminary plat as submitted.

Approval of these requests will allow for the development of a 36-lot single family detached residential subdivision as shown on the Preliminary Site Plan included as **Exhibit A** of this narrative. The developer has worked diligently to create a site plan which: 1) incorporates creative street alignments and circulation for adequate ingress and egress, 2) creates and distributes open space both on the developed lot and throughout the site and 3) establishes a gross density of 6.62 du/ac which is compatible with the surrounding residential neighborhoods and is at the low end of the former general plan category of MDR 6-10 and is also consistent with the residential development in the area. The development of this property as a residential use will complement the residential pattern established by the site to the north and provide the ideal location for a quality infill development project.

General Plan Analysis

The existing General Plan designation is Neighborhoods which is defined as primarily residential areas with supporting parks, schools, churches and small commercial. When examining if the proposed use is consistent with the General Plan, the following must be considered:

1. Does the neighborhood provide a safe place for people to live where they can feel secure and enjoy their surrounding community?
 - a. Yes. The remnant ADOT parcel is very unique and is constrained by the freeway to the south, ADOT ROW to the west, Brown Road to the north and the church to the east. A small lot development similar to the community located directly east of the church was the most compatible land uses as the density transitioned to the freeway. The property owner is working with ADOT for a residential sound wall along the south and west sides. The community will be a gated community with ample useable amenities.

2. A wide range of housing options can be developed but should be consistent and compatible with surrounding land uses.
 - a. A small lot single family residential community is an appropriate land use and this area transitions to the freeway. One and two story homes will be provided within this 36 lot community.
3. Is the neighborhood designed and located to bring people together and does not disrupt the fabric of functioning of the neighborhood as a place where people live?
 - a. The 36 lot community is designed with centrally located open spaces, both active and passive, which are designed to bring the community together as one homeowners association.
4. Is the neighborhood a clean, safe and healthy area where people want to live and maintain their investment?
 - a. The gated community will have high quality amenities and an HOA to maintain all of the open spaces, streets, gates and amenities.
5. Will the neighborhood feel connected to the larger community?
 - a. The community only has the opportunity for one point of access on Brown Road, thereby restricting the possibility for direct connection which the existing community. However, access to Brown Road does provide a direct link to neighbors, commercial, office and employment uses nearby.
6. One and two story buildings should be the predominant height with taller buildings in higher density areas.
 - a. One and Two story homes are provided in this small subdivision.
7. Front yards are provided.
 - a. Front Yards will be provided on each lot which provide livable housing elements closer to the street.
8. Higher densities are appropriate along the arterial streets and at major intersections.
 - a. This site is located at the intersection of Brown Road (arterial) and the 202 Freeway in an appropriate location for higher density which is consistent with development to the east.
9. Higher lot coverages are acceptable in small lot developments and Planned Area Developments.
 - a. The proposed lot coverage is consistent with the zoning category requested.
10. The use of cul-de-sacs is limited, block faces are typically less than 900 feet and block perimeters are less than 2400 feet.

- a. No cul-de-sacs are provided. Perimeter walls along the south and west sides are designed in cooperation with ADOT as they are adjacent to the freeway. The small size of the property allows the streets to easily meet the 900 and 2400 foot design guidelines.
11. The use of accessible, usable community space is spread through the community and provides a focus for smaller neighborhood areas.
- a. Open spaces areas have been provided at the northeast and southeast corners with the active open space provided by Tract E. These open spaces areas are evenly distributed throughout the community.

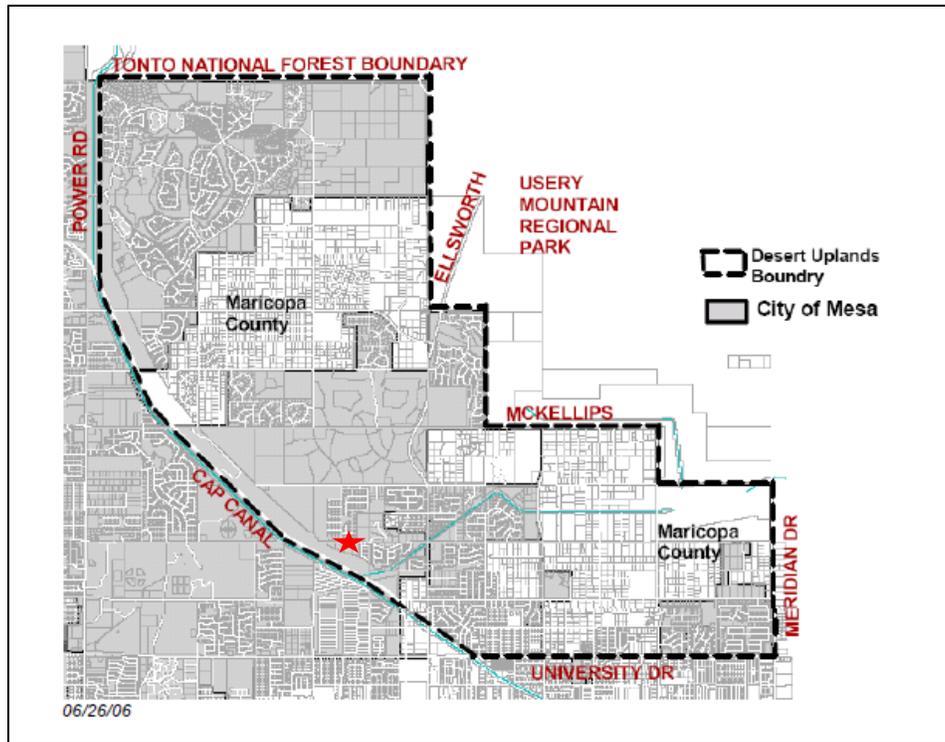
The proposed community provides a transitional, residential project on this small, bypassed parcel. It provides for a development option that is an appropriate and logical transition between the church to the east, the freeway to the south and the residential project to the north. Additionally, the proposed plan makes good use of the site's unique configuration and constraints and limited access by proposing a residential neighborhood with the ideal density and use suitable for the transition between the church and potential commercial development on the corner of Brown Road and the 202 off-ramp.

Desert Uplands Sub-type Analysis

The project site falls within the boundaries of the Desert Uplands Sub Type as described in the general plan. As you can see in the graphic on the following page, the site (indicated with a red star) is on the very fringe of the Uplands Area. The site itself is unremarkable in its topography and has very little natural vegetation to speak of. As noted earlier, the site was previously owned by ADOT and used as a staging area during the construction of the 202 Freeway, which was built after the Desert Uplands Sub Type was established. The site does not contain physical characteristics as outlined in the Desert Uplands Guidelines: undisturbed hillside, washes, low-density development, or rock outcroppings. There are no natural washes and vegetation on the site is sparse.

It is apparent that the Desert Uplands subdivision, connectivity, access and density guidelines have not been implemented on the development of the sites to the east of the project site. Nevertheless, the property owner is committed to selecting appropriate plants, landscape design and building materials which will further the aesthetic goals of the character area. The homes in Monticello will: 1) incorporate durable local building materials such as stone, stucco and masonry; 2) include accent materials which are durable and complementary to primary building materials; 3) feature a color palette which is reflective of desert colors; and 4) will utilize subtle changes in texture to add visual interest. Plant species will be selected from the *Preferred/Acceptable Desert Uplands Plant List*. Finally, any native plants which currently exist on the site will be inventoried, preserved and re-used during the development of the subdivision.

Desert Uplands Sub-Type



Development Standards

Per Table 11-5-4 B, Chapter 5 of the Mesa Zoning Ordinance, development standards are outlined for the RSL-2.5 zoning district. The chart on the next page indicates the required standards, and those proposed for the Monticello development. Requested deviations are shown in red.

RSL-2.5 Development Standards

Standard	Required	Proposed
Minimum Average Lot Area of Subdivision	2,500 square feet	3,537 square feet
Minimum Individual Lot Area	2,000 square feet	2,964 square feet
Minimum Lot Width-Interior Lot	25 feet	25 feet
Minimum Lot Width-Corner Lot	30 feet	30 feet
Minimum Lot Depth	75 feet	75 feet

Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yard Size (ft.):		
Front (building wall)	12	12
Front- Garage	20	20
Front- Porch	7	7
Street Side	10	10
Interior side: minimum each side	3	3'*
Interior Side: Minimum aggregate of 2 sides	8	8*
Rear	15	15**
Rear or side- garage, accessed by alley or common drive shared by 3 or more lots,	13'	n/a
Minimum Useable Open Space (sq. ft.) per unit	400 sq. ft.	1075 sq. ft.***

Table Notes:

*Interior Side- Minimum Each Side Provided will be 3 feet with an aggregate of 8 feet between home. Additional development standards for the RSL-2.5 district related to building form, accessory structures, fences & walls, landscaping, parking, signs, and other elements found in the City’s zoning ordinance are also subject to compliance by this development.

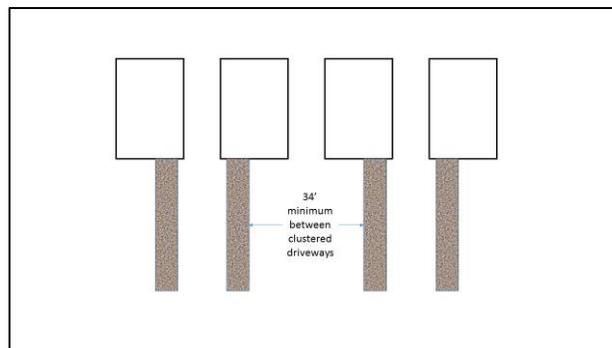
**Rear setback of 15’ is provided, lot 1 shall be allowed to have a rear setback of 13’ for a single story home. Rear covered patios shall be allowed to encroach to no less than 10’ from the rear property line.

***400 S.F. of usable open space per unit x 36 units = 14,400 S.F. (.33 AC) required. The proposed plan provides 1075 S.F. of usable open space per lot

Design Elements

Per Table 11-5-4-A of the City of Mesa Zoning Ordinance, there are six design elements which must be implemented in this subdivision to achieve the RSL 2.5 designation. The developer has chosen to implement the following design elements in consideration of reduced lot size and the 2.5 designator:

- **Street and Sidewalk Improvements:** As indicated on the site plan submitted with this application, there are two proposed “neck-down” traffic calming areas in this subdivision.
- **Parkland and Open Space:** The open space proposed in this subdivision is 38,704 square feet, or 18.8% of the net acreage. This amounts to 1,075 square feet per lot. This is also more than double the code requirement of 400 square feet of open space per lot. As shown on the landscape plan submitted with this application, there are three main tracts which provide the majority of the open space in this project. The smallest of the three is shown at the corner of Fox and 86th Streets and contains a swimming pool and ramada. The largest open space tract is in the southeast corner of the subdivision and contains shaded seating areas which surround a large turf play area. Finally, at the gated entry to the subdivision there is also an open space area with turf for dog-walking or other activities.
- **Paving Material:** As shown on the landscape plan submitted with this application, decorative paving materials will be applied at the main entry to the development, as well as at the “neck down” traffic calming areas.
- **Clustered Driveways:** This subdivision proposes clustered driveways with a 34’ separation distance between the clusters as shown in the diagram below. The 34’ separation is less than the 36’ separation required in the code, but it is due to the generous two-foot return wall at each garage.



- **Entries and Porches:** At least 50% of the homes in this subdivision will have front porches which meet the minimum width of 8 feet and a minimum depth of four feet.
- **Architectural Diversity:** There will be six different elevations provided for the two different floor plans offered in this subdivision. Each elevation proposes a different combination of materials and colors.

Proposed Plan

As mentioned previously in this narrative, the proposed preliminary site plan submitted with this request is the result of some coordination between the applicant and City of Mesa staff members. Although the former General Plan category allowed for a residential density of 6-10 du/ac at this location, both staff and the property owner felt that a residential neighborhood with a slightly lower density is more

appropriate given the as-built densities of the surrounding neighborhoods. The result of this effort is a plan which proposes 36 single family detached residential homes. The homes proposed at Monticello will range from roughly 1,700 to over 2,000 square feet in size. Single story homes will be offered on 40% of the lots which back/side onto Brown Road. Six different elevations are proposed using a variety of colors and materials.

Elevations similar to those which will be offered at Monticello are shown below in **Fig 2.0**. The minimum lot size contained in the subdivision is 2,964, while the average lot size is 3,537. These proposed lot dimensions exceed the individual minimum and average lot size outlined in the development standards for the RSL-2.5 zoning classification.

Fig. 2.0 Elevations



Circulation

Vehicular access to this subdivision is proposed by a looping road with two points of access along Brown Road. The easternmost access point will be the main, gated entry point. Attached to this looping road is a single, east/west street which serves a single row of homes. The secondary access point will be for residents only, with the exception of emergency vehicles. This site configuration allows for a majority of the homes within this subdivision to have north-south orientations, and accommodates the sites unusual shape. One of the main benefits of this configuration is that there are only six homes which are immediately adjacent to the church property to the east. All streets in this subdivision are planned as 32-foot, private streets with sidewalks on one side of the street, and there are two “neck-down traffic calming locations proposed within the subdivision.

Conclusion

This proposal for Monticello will provide a traditional single family detached residential project within the City of Mesa that will establish a new neighborhood in a unique setting. This subdivision will create an opportunity for additional housing choices in this area.

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and Zoning Ordinance. The applicant and property owner look forward to working with the City of

Mesa to create this quality single-family home subdivision, and respectfully request approval of this application.

Monticello
8650 East Brown Road
Brown Road between Hawes and Ellsworth Roads
Citizen Participation Plan
October 7, 2014

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. A minor General Plan amendment from Low Density Residential (LDR 1-2 du/ac) to Medium Density Residential (6-10 du/ac).
2. To rezone the site from RS-43 to RSL-2.5.
3. Approval of the preliminary plat as submitted.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

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Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting will be held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting will include 1) all property owners within 500' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property will also be notified (the registered neighborhood contacts list will be obtained from the City of Mesa Neighborhood Outreach Division). A total of 113 notification letters will be sent. A draft

copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Plan.

2. An e-mail distribution list will be collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.

Attached Exhibits:

- A) List of property owners within 500' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.
- C) Draft Notification letter for the neighborhood meeting.

Schedule:

Pre-Application Submittal-

Pre-Submittal Conference- April 28, 2014

Neighborhood Meeting- tba

Formal Application- October 7, 2014

Follow-Up Submittal-

Planning and Zoning Board Hearing-

City Council Introduction- tba

City Council Final Action- tba