



MEMORANDUM

To: Sidney Urias
From: Brennan Ray
Date: June 30, 2020
RE: **Hampton East III – CUP Narrative**
Northeast corner of Southern Avenue and Meridian Road

I. INTRODUCTION

Paragon Development Group, LLC (“Paragon”) is the proposed developer of approximately 15.67 gross (14.70± net) acres located at the northeast corner of Southern Avenue and Meridian Road (the “Site”). An aerial of the Site is included as ***Exhibit 1***. Paragon anticipates developing the Site with a high-quality multi-family development known as “Hampton East III.” Hampton East III will be a 1-story, leased home community that will provide additional housing choices in the area. To achieve this Paragon is requesting a Conditional Use Permit.

II. SITE AND SURROUNDING AREA

The Site is currently undeveloped and is designated on the City’s General Plan as Commercial and is zoned B-1/PD (General Commercial by Planned Development. Multi-family residential is a permitted use in the B-1 zoning district with the approval of a Conditional Use Permit. The Site is bordered on the north and east with an existing single-family development designated on the General Plan as Medium Density Residential (10/du/ac max) and is zoned RS-7M/PD. The area south of the Site is designated on the General Plan as Commercial and High Density Residential (40 du/ac max) and is zoned RS-GR and MHP/PD. The area west of the Site is within the City of Mesa.

III. PROPOSED DEVELOPMENT

Hampton East III consists of single-story, predominately detached upscale bungalow-style residences. The development will consist of 195 units at a density of 12.4 dus/gross ac. ***See Exhibit 2, Preliminary Site Plan, Exhibit 3, Conceptual Landscape Plan, and Exhibit 4, Building Elevations.*** Hampton East III has been designed to meet the City’s RM-1 development standards. This innovative development represents a lifestyle choice, presenting future residents with a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. Hampton East III combines the best elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements creates a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the HOA fees of a typical single-family development.



V. CONDITIONAL USE PERMIT

Paragon has designed Hampton East III to meet the City's Conditional Use Permit criteria:

a. Adequacy of roadways, off-street parking, public facilities and services to accommodate the proposed use;

Hampton East III is bordered by Southern Avenue on the south and Meridian Road on the west, both of which are arterial streets. Primary access to/from the Site will occur via Southern Avenue and exit only/emergency access will occur via Meridian Road. The arterial streets have adequate capacity for the proposed development. There are adequate utilities and services in the area to serve the Site and future development.

b. Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare;

The proposed residential development will not create any negative impacts on the adjacent developments. Developing this vacant Site with a high-quality residential development will reduce the amount of dust and noise in the area as it will be improved and once improved will help buffer the existing residential neighborhood to the north and east from noise from the arterial streets and the U.S. 60.

c. Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values;

A high-quality, single-story residential development will improve the surrounding area by taking an undeveloped site and improving it with residences, landscaping, theme walls, etc. that will be an attractive presence in the area. Hampton East III will not have a negative impact on property values and might possibly enhance them.

d. Compatibility with surrounding uses and structures;

A residential use and development on the Site is compatible with the existing residential developments on the west, north, and east.

e. Conformance with the General Plan and City policies;

The proposed development complies with the following goals of the General Plan:

- Goal 3.2 – Diversify housing stock and neighborhoods by incorporating a variety of housing types and associated values to allow for a diverse demographic of residents.
- Goal 3.3 – Maintain and attract a quality housing stock in condition, design, and construction standards.
- Goal 3.4 – Incorporate sustainable practices in all housing development.
- Goal 11.2 – Provide a balance of uses throughout the community.
- Goal 11.4 – Encourage and promote sustainable land use development.



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f. Screening and buffering of uses;

The proposed 1-story residential development will be appropriately setback from the existing residential developments. Private rear yards for Hampton East III residences are located along the northern and eastern boundaries, similar to traditional single-family developments where rear yards are back-to-back.

g. Unique nature of the property use and/or development's physical characteristics.

The Site is flat and does not contain any unique nature or physical characteristics.

Exhibit 1



Exhibit 2

Exhibit 3



MERIDIAN MAJOR HOMEOWNERS ASSOCIATION
ASSESSOR PARCEL: 120204510
BOOK 8 PAGE 127

MERIDIAN MAJOR
HOMEOWNERS ASSOCIATION
ASSESSOR PARCEL: 120204510
BOOK 8 PAGE 127

PLANT MATERIALS LEGEND

Symbol	Plant Name	Size	Notes
Circle with cross	Small Tree	12" H	Plant in 10" pot
Circle with dot	Medium Tree	24" H	Plant in 18" pot
Circle with horizontal lines	Large Tree	36" H	Plant in 24" pot
Circle with vertical lines	Shrub	12" H	Plant in 10" pot
Circle with diagonal lines	Flowering Shrub	12" H	Plant in 10" pot
Circle with wavy lines	Groundcover	12" H	Plant in 10" pot
Circle with solid fill	Annual Flower	12" H	Plant in 10" pot
Circle with dashed fill	Perennial Flower	12" H	Plant in 10" pot
Circle with cross-hatch	Grass	12" H	Plant in 10" pot
Circle with solid fill	Small Tree	12" H	Plant in 10" pot
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Circle with cross-hatch	Grass	12" H	Plant in 10" pot

Exhibit 4



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Right Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Left Elevation
1/8" = 1'-0"



Front Elevation
1/4" = 1'-0"

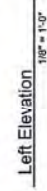
PLAN 2 | HAMPTON EAST III | APACHE JUNCTION, ARIZONA

PARAGON DEVELOPMENT GROUP, LLC

2241 E PECOS RD, SUITE 1
CHANDLER, AZ 85225
OFFICE: (480) 726-7575

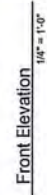
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Rear Elevation (North)
3/16" = 1'-0"



Right Elevation (East)
3/16" = 1'-0"

LEASING FITNESS | HAMPTON EAST III | APACHE JUNCTION, ARIZONA

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Left Elevation (West)
3/16" = 1'-0"



Front Elevation (South)
3/16" = 1'-0"

LEASING FITNESS | HAMPTON EAST III | APACHE JUNCTION, ARIZONA

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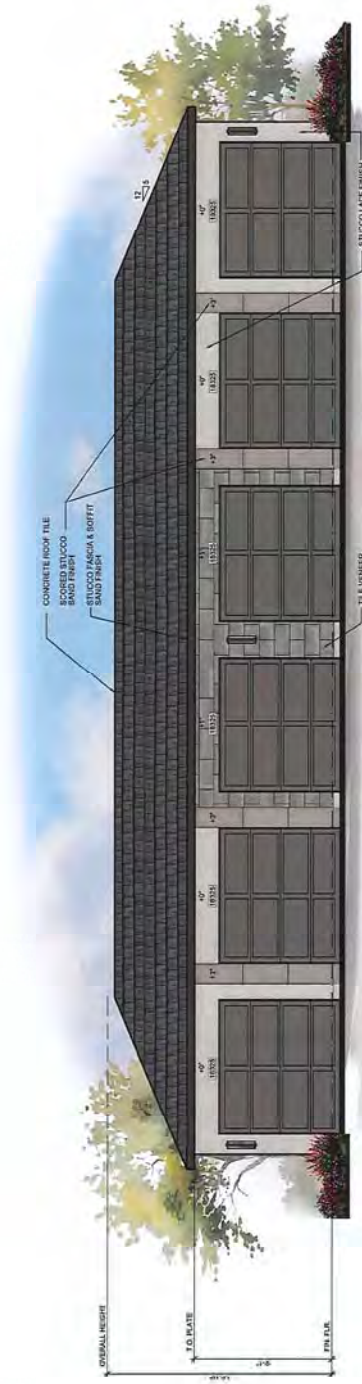
Right Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Left Elevation
1/8" = 1'-0"



Front Elevation
1/4" = 1'-0"

GARAGE | HAMPTON EAST III | APACHE JUNCTION, ARIZONA

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Right Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Left Elevation
1/8" = 1'-0"



Front Elevation
1/4" = 1'-0"

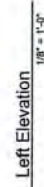
GARAGE | HAMPTON EAST III | APACHE JUNCTION, ARIZONA

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