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Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II KN
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER am
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: AUGUST 5, 2020

SUBJECT: DR20-66, THE CARSON

STRATEGIC INITIATIVE: Exceptional Built Environment

Development of multi-family living near the Town of Gilbert Municipal Complex and the Gilbert Town Square commercial development.

REQUEST

DR20-66, THE CARSON: site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.85 acres, generally located south of the southwest corner of Gilbert Road and Civic Center Drive, and zoned Multi-Family-Medium (MF-M) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT

Company: Pew & Lake, PLC.
Name: Sean Lake
Address: 1744 S. Val Vista Dr., Ste 217
Mesa, AZ 85204
Phone: 480-461-4670

OWNER

Name: Gilbert 2020 LLC.
Address: PO Box 12760
Scottsdale, AZ 85267
480-542-1221

Email: sean.lake@pewandlake.com

BACKGROUND/DISCUSSION

History

Date	Description
April 7, 2020	Town Council approved Ordinance No. 2755 for Case A19-07 annexing an approx. 2.85 acre property.
April 7, 2020	Town Council adopted Resolution No. 4130 amending the General Plan for the subject site from Shopping Center (SC) to Residential >14-25 DU/Acre land use classification for approx. 2.85 acres of property generally located south of the southwest corner of Gilbert Rd. and Civic Center Dr.
April 7, 2020	Town Council approved Z19-20, adopting Ordinance No. 2756, rezoning the 2.85 acre subject site from Maricopa County Rural-43 (RU-43) to Town of Gilbert Multi-Family/Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay.

Overview

The Carson is a proposed multi-family, 2 story, 40-unit townhome community located just south of the Gilbert Town Square Commercial Development and across the street from the Town of Gilbert Public Safety Complex. The site is approx. 2.85 acres with a density of 14.02 DU/Acre and zoned Multi-Family Medium (MF/M) with a Planned Area Development (PAD) overlay.

In conjunction with this application Staff is also reviewing an amendment to The Carson PAD (Z20-04) to modify the originally approved development plan.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	Town of Public Safety Complex
South	Residential>3.5-5 DU/Acre	Single Family Residential (SF-35)	Single Family Residential
East	Residential>3.5-5 DU/Acre	Single Family Residential (SF-7)	Settler's Point South Subdivision
West	Residential>3.5-5 DU/Acre	Single Family Residential (SF-6 and SF-8)	Dave Brown Millett Ranch Subdivision
Site	Residential >14-25 DU/Acre	Multi-Family/Medium (MF/M PAD)	Vacant Land

Project Data Table

Site Development Regulations	Required per LDC and Ord. No. 2756	Proposed
Maximum Height (ft.)/Stories	40'	31'-5"
Minimum Building Setbacks (ft.)		
Front	30'	30'
Side (Non-residential)	20'	20'
Side (Residential)	12'	12'
Rear (Non-residential)	20'	20'
Minimum Perimeter Landscape Area (ft.)		
Front	20'	20'
Side (Non-residential)	15'	15'
Side (Residential)	12'	12'
Rear (Non-residential)	20'	20'
Private Open Space (sq.ft./unit)	60	60
Common Open Space (Min.)	40% of net site	40.1% of net site
Separation between Buildings (ft.) Single or two story	7'	7'
Minimum Height of Solid Separation Fence (LDC – 4.109.A.2 (a)(b)	1) North Property Line: 8' high masonry wall 2) West Property Line: 8' high masonry wall 3) South Property Line: No wall	1) North Property Line: 8' high masonry wall 2) West Property Line: 8' high masonry wall 3) South Property Line: 6' view fence

DISCUSSION

Staff has recently issued 1st review comments to the applicant for the project and is supportive of the overall development and is requesting a Study Session to receive Planning Commission/DRB input concerning the design of the apartment elevations.

Site:

The proposal consists of 40 total units within eight separate building clusters that contain four to six units each. Access to the site is via one gated entry off Gilbert Road and a single 26' wide drive aisle that proceeds through the property to the west end of the site. There are three driveways off the main drive aisle that provide access to the eight building clusters. The units in The Carson range in size from 747 to 1,380 square feet. Each unit has a two-car garage, a private patio and upper-level balcony. Site amenities are all located along the southern boundary and include a swimming pool with a ramada and a BBQ grill, a children's play area with seating and a small dog park.

All parking and drive aisles will be surfaced with asphalt and meet Town of Gilbert specifications. Pedestrian access will be via Gilbert Rd. and circulate around all proposed buildings.

An 8' high block wall will be provided along the north and west property lines and a 6' high wrought iron view fence along the entire southern property line adjacent to an existing above ground SRP ditch which will remain. Along Gilbert Road, the wrought iron view fencing connects two building clusters and encloses the driveway. The view fence is located at the required 30' setback line. A remote-controlled access gate will be placed at the main entrance for the residents.

Based on parking ratios for multi-family developments, 82 parking spaces are required, and 91 spaces have been provided throughout the development in the form of 11 surface parking spaces for guests south of the main access drive and 80 enclosed garage parking spaces for the residents on the first floor of each unit. Bicycle parking will be provided near the front of the development at the entrance of the site amenities since a clubhouse or leasing office is not proposed.

Landscape:

The landscape plan proposes a varied plant palette of trees and shrubs. The types of trees include: Red Push Pistache, Texas Ebony, Cascalote, Tipu Trees and Mexican Fan Palms. Some of the shrub and access plant types include: Mexican Bird of Paradise, Hopseed Bush, Blue Bells, New Gold Lantana, Desert Milkweed, Dwarf Pampas Grass, Red Yucca, Pink Parade Hesperaloe, White Awn Muhly and Pine Muhly. All landscape materials will be evenly distributed along Gilbert Road, the perimeter boundaries of the site, within the parking areas and around the foundations of all buildings.

In addition to onsite landscaping there is an existing 18'-wide parcel owned by SRP along the entire southern boundary. This 18'-wide parcel when added to the 12' landscape and building setback creates a 30' buffer adjacent to the residential subdivision to the south. The applicant has obtained permission from SRP to provide landscaping consisting of lower level shrubs within the SRP parcel to further enhance the appearance of the site along the southern boundary.

Grading and Drainage:

Runoff as required by the Town shall be routed to underground and above ground storage locations throughout the development. Town Engineering Staff is in the process of analyzing all proposed site grading and drainage.

Elevations, Floor Plan, Colors and Materials:

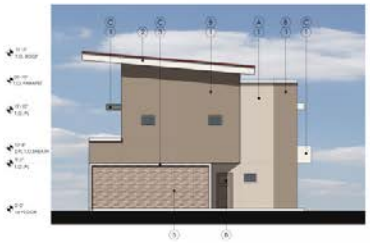
The project uses a contemporary architectural theme. All buildings are two story and feature horizontal and flat vertical massing with pitched metal and flat roofing and metal canopies over various windows. The body of the apartment buildings are stucco with stone veneer on many of the projected massing elements. Various shades of tan and white make up the color pallet for the building walls and various massing elements, while a shade of red is used for the metal roofing and window canopies.

During first review, staff has provided the following comments to the applicant regarding the design of the building elevations:

- Provide more detailed articulation and variation of building materials;
- Consider incorporating more transparency or natural light using additional windows to reduce the mass of the second floor on some elevations;
- Consider the placement of decorative building materials on the top floor of some elevations;
- Too many blank walls with little articulation on the left and right sides of the buildings;
- Elevations facing Gilbert Road will be highly visible by the public and need more articulation;
- Incorporate greater variation in the garage door styles;
- Vary the style, size and shape of all windows;
- Provide a variety of enhanced treatments around all windows;
- Increase roofline variation;
- Metal accent along roof provided only on one side of the longer buildings making them feel unbalanced;
- Utilize a color palette more complimentary to the shopping center to the north and include greater variation of colors.

Building Type 1:

FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	SHERWIN WILLIAMS	SW 7036 ACCESSIBLE BEIGE	BLDG COLOR, CEILING LID
B	SHERWIN WILLIAMS	SW 7174 ANTIQUE WHITE	BLDG COLOR, FRONT DOORS, GARAGE DOORS
C	SHERWIN WILLIAMS	SW 7008 ALABASTER	BLDG COLOR, TRIM, BALUSTERS, METAL WORK

EXTERIOR MATERIAL SCHEDULE

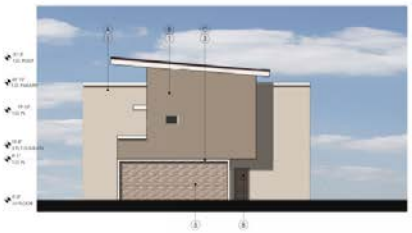
TAG	MATERIAL	MANUFACTURER	PRODUCT NO / COLOR / FINISH	NOTES
1	1 COAT STUCCO SYSTEM		FINE SAND FINISH	
2	METAL ROOFING		PAC-CLAD WEATHERED STEEL	
3	FOAM BAND			4" PROFILE FOAM POP OUT WITH STUCCO FINISH
4	METAL AWNING		PAC-CLAD WEATHERED STEEL	GRAY PREFINISHED
5	STONE		SPLIT FACE STONE - CREAM	

Building Type 3:

REAR ELEVATION
SCALE: 1/8" = 1'-0"

LEFT ELEVATIONS
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATIONS
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

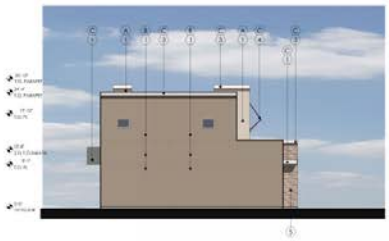
TAG	MANUFACTURER	COLOR	NOTES
A	SHERWIN-WILLIAMS	SW 7036 ACCESSIBLE BEIGE	BLDG COLOR: CREAMS LIO
B	SHERWIN-WILLIAMS	SW 7174 MOTH WING	BLDG COLOR: FRONT DOORS, GARAGE DOORS
C	SHERWIN-WILLIAMS	SW 7008 ALABASTER	BLDG COLOR TRIM, BALCONIES, METAL WORK

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO. / COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM		FINE SAND FINISH	
2	METAL ROOFING		PAC-CLAD WEATHERED STEEL	
3	FOAM BAND			2 PLIES FOAM POP OUT WITH STUCCO FINISH
4	METAL AWNING		PAC CLAD WEATHERED STEEL	DROP TRIMMER DOOR
5	STONE		SPLIT FACE STONE - CREAM	

Building Type 4:

REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATIONS
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATIONS
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	SHERWIN-WILLIAMS	SW 7036 ACCESSIBLE BEIGE	BLDG COLOR: CREAMS LIO
B	SHERWIN-WILLIAMS	SW 7174 MOTH WING	BLDG COLOR: FRONT DOORS, GARAGE DOORS
C	SHERWIN-WILLIAMS	SW 7008 ALABASTER	BLDG COLOR TRIM, BALCONIES, METAL WORK

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO. / COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM		FINE SAND FINISH	
2	METAL ROOFING		PAC-CLAD WEATHERED STEEL	
3	FOAM BAND			2 PLIES FOAM POP OUT WITH STUCCO FINISH
4	METAL AWNING		PAC CLAD WEATHERED STEEL	DROP TRIMMER DOOR
5	STONE		SPLIT FACE STONE - CREAM	

Building Type 5:

REAR ELEVATION
SCALE: 1/8" = 1'-0"

LEFT ELEVATIONS
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATIONS
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	SHERWIN WILLIAMS	SW 7036 ACCESSIBLE BEIGE	BLDG COLOR: CEDAR LID
B	SHERWIN WILLIAMS	SW 7114 MIDNI WING	BLDG COLOR: FRONT DOORS, GARAGE DOORS
C	SHERWIN WILLIAMS	SW 7008 ALABASTER	BLDG COLOR: TRIM, BALCONIES, METAL WORK

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO / COLOR/ TEXTURE	NOTES
1	1-COAT STUCCO SYSTEM		FINE SAND FINISH	
2	METAL ROOFING		PAC-CLAD WEATHERED STEEL	
3	FOAM BAND			2 PIECE FOAM POP OUT WITH STUCCO FINISH
4	METAL AWNING		PAC-CLAD WEATHERED STEEL	SHOP FABRICATED
5	STONE		SPLIT FACE STONE - CREAM	

Lighting:

Lighting consists of parking lot light poles and attached building wall mounted sconces. All site lighting will be required to comply with Town codes.

Signage:

A monument sign for the main entrance has been shown on the site plan; Other signage is not included in this approval.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. Elevations and articulation
2. Colors and materials chosen

Respectfully submitted,

Keith Newman,
Planner II

Attachments and Enclosures:

1) Aerial Photo
2) Site Plan
3) Landscape
4) Grading and Drainage
5) Elevations
6) Colors and Materials
7) Floor Plans
8) Applicants Narrative

Parcel Map

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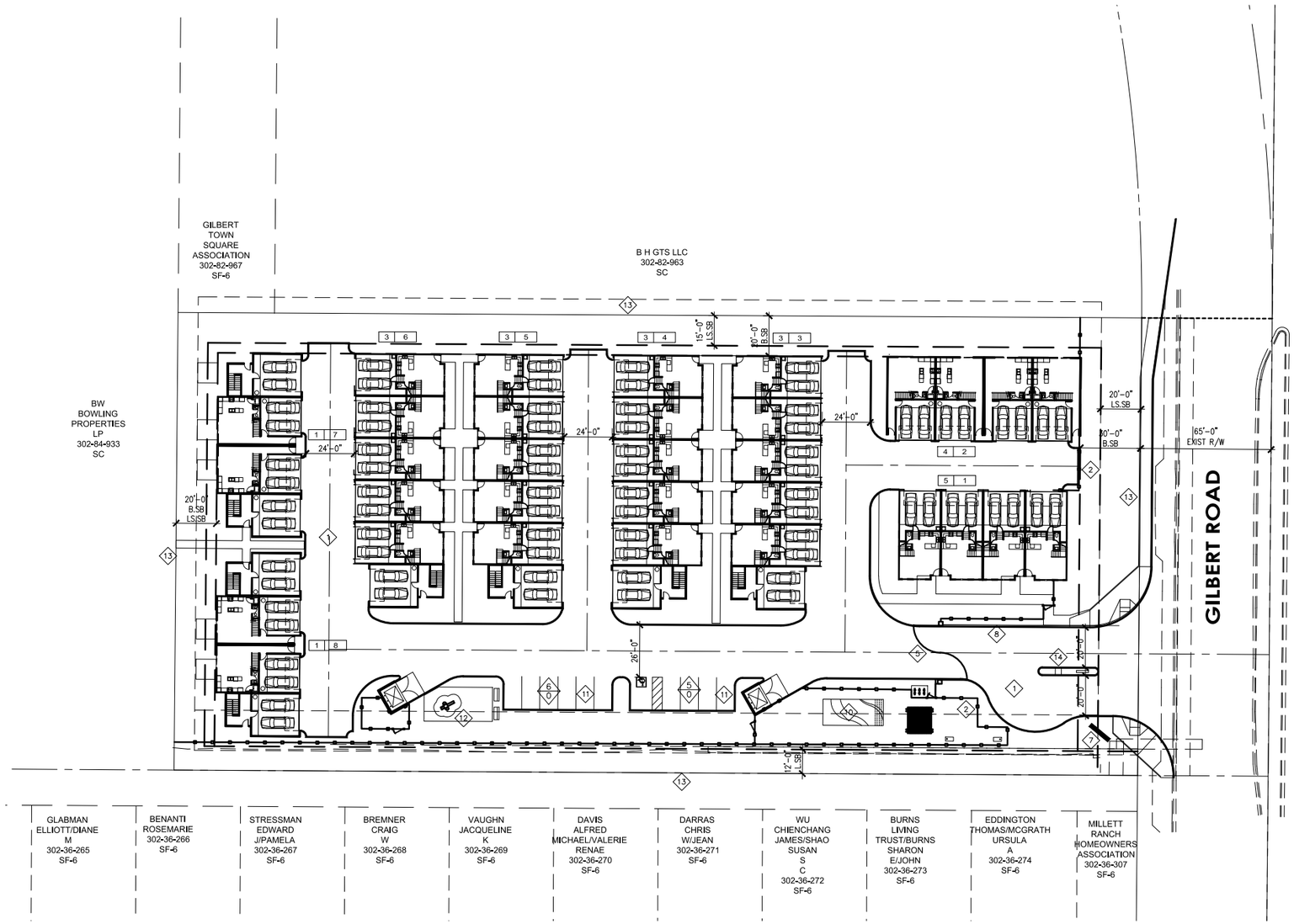
DR20-66: The Carson
Attachment 2 - Site Plan



PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"

SITE KEY NOTES

1. ASPHALT PAVING OVER A.B.C. PER SOIL REPORT
2. 6' DECORATIVE VIEW FENCE.
3. 4'-0" WIDE SELF-CLOSING PEDESTRIAN GATE. FULLY ADA COMPLIANT FOR APPROACH, SWING, AND SPRING ACTION.
4. 6' SOLID MASONRY WALL.
5. DOUBLE PANEL AUTOMATIC ROLLING GATE COMPLYING WITH GILBERT FIRE PREVENTION ACCESS GATES REQUIREMENTS FOR AUTOMATIC GATES.
6. NOT USED
7. MONUMENT SIGN BY OTHERS. ALL SIGNAGE UNDER SEPARATE PERMIT TO BE COORDINATED BY CONTRACTOR. SEE LANDSCAPE FOR DESIGN INTENT
8. NEW PEDESTRIAN WALKWAY
9. FIRE TRUCK TURNING RADIUS TYP WHERE SHOWN
10. POOL AREA. POOL UNDER SEPARATE PERMIT.
11. TYPICAL PARKING SPACE 9'x16.5' w/ 30" OVERHANG
12. CHILDREN PLAY AREA.
13. PROPERTY LINE
14. KEYPAD ACCESS CONTROLLER AND KNOX EMERGENCY ACCESS OVERRIDE PER GILBERT FIRE PREVENTION DIVISION REGULATIONS FOR AUTOMATIC GATES.
15. POOL EQUIPMENT ENCLOSURE. COORDINATE WITH POOL CONTRACTOR FOR EXACT SIZE. ENCLOSURE SHALL MEET LOCAL JURISDICTION POOL BARRIER ORDINANCE.
16. REFUSE ENCLOSURE
17. DOG PARK
18. SHADE STRUCTURE. UNDER SEPARATE PERMIT.

PROJECT DATA

APPLICANT:
PORTER KYLE BUILDERS
8149 E EVANS RD
SUITE 8
SCOTTSDALE, AZ 85260
PH: 480-939-3616
CONTACT: MICHAEL STEPHAN

ARCHITECT:
BMA ARCHITECTURE
2915 E BASELINE RD
SUITE 120
GILBERT, AZ 85234
PH: 480-659-1524
CONTACT: BRIAN M ANDERSEN, AIA

SITE DATA	
ADDRESS:	13200 S GILBERT RD GILBERT, AZ
APN NUMBER:	302-82-019A
SITE AREA (GROSS):	2.852 ACRES (124,258 S.F.)
SITE AREA (NET):	2.511 ACRES (109,383 S.F.)
CURRENT ZONING:	MF-M
PROPOSED USE:	MULTIFAMILY
BUILDING HEIGHT	
ALLOWED:	3 STORY
PROVIDED:	2 STORY
NET LAND AREA PER UNIT	
MIN / MAX:	1,750 SF/DU / 3,100 SF/DU
PROVIDED:	124,258 SF / 40 DU = 3,106 SF/DU 40 UNITS/2.852 ACRES = 14.02 D.U./ACRE

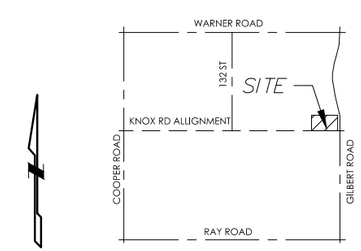
PERIMETER BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	30'	30'
SIDE RESIDENTIAL	12'	12'
SIDE NON RESIDENTIAL	20'	20'
REAR NON RESIDENTIAL	20'	20'
PERIMETER LANDSCAPE AREA DEPTH:		
FRONT	20'	20'
SIDE SINGLE FAMILY RESIDENTIAL	12'	12'
SIDE NON RESIDENTIAL	15'	15'
REAR NON RESIDENTIAL	20'	20'

GROSS PARKING REQUIRED:	# UNITS				SPACES REQ'D
1 BEDROOM UNITS	8	x	1.0	=	8 P.S.
2 BEDROOM UNITS	17	x	2.0	=	34 P.S.
3 BEDROOM UNITS	15	x	2.0	=	30 P.S.
GUEST	40	x	.25	=	10 P.S.
REQUIRED TOTAL:					82 P.S.

PROVIDED:		
GARAGES	=	80 P.S.
OPEN	=	11 P.S.
PROVIDED TOTAL:		(2.27 :1) 91 P.S.

LEGEND:

- BUILDING TYPE
- BUILDING NUMBER
- PARKING SPACES
- COVERED PARKING
- ACCESSIBLE UNIT, GARAGE AND PARKING SPACE
- VAN ACCESSIBLE PARKING SPACE
- FIRE RISER NFPA 13R



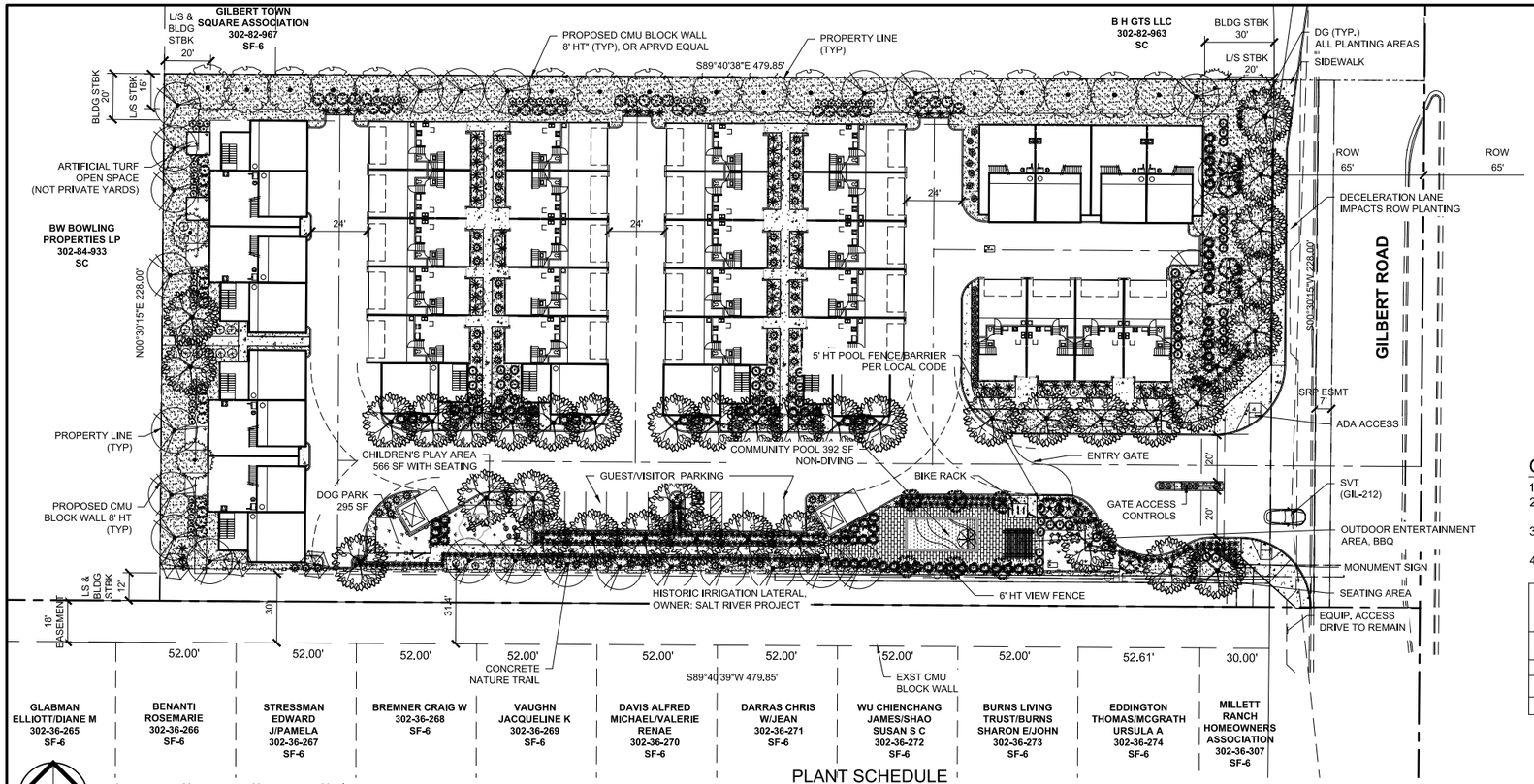
VICINITY MAP

BMA ARCHITECTURE
2915 East Baseline Road, Suite 120 - Gilbert, AZ 85234
p: 480.659.1524 | www. BMAarchitecure.com

PORTER KYLE

PROPOSED NEW MULTI-FAMILY TOWNHOME PROJECT FOR:
PORTER KYLE BUILDERS
THE CARSON
13200 S GILBERT RD
GILBERT, AZ

dwg name: PRELIMINARY SITE PLAN
dwg no: PD 1.00
date: 6-4-2020
job no: 2019.02
log no:



PROJECT INFORMATION
ADDRESS: 13200 S GILBERT RD, GILBERT ARIZONA
A.P.N.: 302-82-019A
LAND AREA: GROSS: 2.85 AC, 124,258 SF / NET: 2.51 AC, 109,383 SF
ON-SITE LANDSCAPING: 30,403 SF
ROW LANDSCAPING: 251 SF
TOTAL LANDSCAPING AREA: 38,894 SF
TOTAL OPEN SPACE: 43,829 SF 40.1% OF NET AREA

DEVELOPER
PORTER KYLE BUILDERS
8149 E EVANS RD, SUITE 8
SCOTTSDALE, AZ 85260
TEL: 480-542-1220
CONTACT: MIKE STEPHAN
MSTEPHAN@PORTERKYLE.COM

ARCHITECT
BMA ARCHITECTURE
207 N. GILBERT ROAD, SUITE 001
GILBERT, AZ 85234
TEL: 480-659-1524
CONTACT: BRIAN ANDERSEN
BRIAN@BMAARCHITECTURE.COM

ATTORNEY:
PEW & LAKE P.L.C.
1744 S. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
TEL: 480-461-4670
FAX: 480-461-4676
CONTACT: SEAN LAKE
SEAN.LAKE@PEWANDLAKE.COM

CIVIL ENGINEER
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
CONTACT: DANIEL AUXIER, P.E.
DAN.AUXIER@EPSGROUPINC.COM

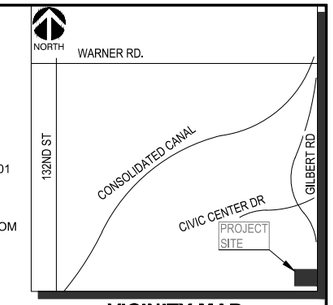
LANDSCAPE ARCHITECT
WERK | URBAN DESIGN
POC: JESSE WESTAD
51 WEST THIRD ST. SUITE 450
TEMPE, AZ 85281
PHONE: 602-429-9922 EXT 700
EMAIL: JESSE@WERKURBANDESIGN.COM

GENERAL NOTES

1. PROJECT WILL NOT BE PHASED.
2. STREET TREE THEME IS MEXICAN FAN PALM, WASHINGTONIA ROBUSTA.
3. SRP ESMT TO BE LANDSCAPED & MAINTAINED BY THE CARSON HOA.
4. OPEN SPACE CALC'S DO NOT INCLUDE SRP ESMT.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
LS100	LANDSCAPE PLAN
LS150	LANDSCAPE DETAILS
LS151	LANDSCAPE DETAILS



VICINITY MAP

TOWN OF GILBERT
N.T.S.

TOWN OF GILBERT LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
40% Open Space : 2.51 acres total net	2.51 * .4 = 1.00 acre	1.01 acres
ARTERIAL ROW PLANTING STANDARDS	Theme Tree: Mexican Fan Palm	
Gilbert Road: 160 LF		
1 Tree per 25 LF, excluding driveway	160 / 25 = 6.4 Trees	1 Trees*
3 Shrubs per Tree, 5 gal min.	7 * 3 = 21 Shrubs	10 Shrubs
PERIMETER LANDSCAPE:		
EAST PERIMETER: 3,027 SQ FT	3,027/1,000= 9 T, 16 S	10 Trees, 26 Shrubs
3 Trees & 5 Shrubs per 1000 Square Feet		
SOUTH PERIMETER: 5,759 SQ FT	5,759/1,000 SQ FT = 18 T, 28 S	21 Trees, 62 Shrubs
3 Trees & 5 Shrubs per 1000 Square Fee		
WEST PERIMETER: 4,560 SQ FT	4,560/1,000= 14 T, 23 S	14 Trees, 56 Shrubs
3 Trees & 5 Shrubs per 1000 Square Feet		
NORTH PERIMETER: 7,198 SQ FT	7,198/1,000 SQ FT = 22 T, 36 S	24 Trees, 60 Shrubs
3 Trees & 5 Shrubs per 1000 Square Fee		
MINIMUM TREE SIZE		
	Tree HT: 6' Min.	Confirmed
	Palm Trunk HT: 5' Min.	Confirmed
	Trunk Cal.: .75" Min.	Confirmed
INTERSECTION SIGHT DISTANCE		
SIGHT VISIBILITY TRIANGLE		
Driveway off of Gilbert Rd.	Vegetation < 24" HT	Confirmed
Speed Limit: 45 MPH	Tree Canopy > 7'	Confirmed
	Trunk < 12" DIA	Confirmed
Private Open Space per unit: SF	60 SF	60 SF Min.
Common Open Space Landscape: 1 tree per unit	40 units = 40 Trees	40 Trees
Children's Play Area	400 SF	1,000 SF

Zoning: Multi-Family/Medium Density
Theme Tree: Mexican Fan Palm
***The required deceleration lane removes ROW landcape area north of driveway**

REFERENCE NOTES SCHEDULE

SYMBOL	Fence / Wall Systems DESCRIPTION	QTY	DETAIL
F-104	Pool Fencing 5' HT	821 lf	LS151.1

SYMBOL	Site Furnishings DESCRIPTION	QTY	DETAIL
	BIKE RACK: Anova CIRCLE BRS2 Circle Stainless Steel Bike Rack, Inground Mount	3	LS151.2

SYMBOL	Site Furnishings DESCRIPTION	QTY	DETAIL
	Anova Bench Alliance 6' Recycled Plastic Flat Bench	2	LS151.6 LS151.7
	Childrens Log Hop	4	LS151.3
	Childrens Playground	1	LS151.5

SYMBOL	Aggregate Surfacing DESCRIPTION	QTY	DETAIL
	1/2" Screeend Color: Express Mahogany	28,411 sf	

SYMBOL	Inert Materials DESCRIPTION	QTY	DETAIL
	Artificial Turf Pioneer: Darby	1,803 sf	

SYMBOL	Paving DESCRIPTION	QTY	DETAIL
	Concrete Medium Broom Finish	5,906 sf	
	Pool Decking Ackerstone 12 x 24 Palazzo	1,168 sf	

SYMBOL	Site Amenities DESCRIPTION	QTY	DETAIL
	Swimming Pool	390 sf	

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE
	6	Caesalpinia cacalaco Cascalote	24" Box	1.0"-1.5"	6.0`-8.0`	3.0`-4.0`	20` x 20`
	16	Ebenopsis ebano Texas Ebony	24" Box	1.0"-1.5"	6.0`-7.0`	3.0`-4.0`	20` x 20`
	40	Pistacia x `Red Push` Red Push Pistache	36" Box	1.75"-2.25"	9.0`-11.0`	4.0`-5.0`	25` x 25`
	28	Tipuana tipu Tipu Tree	24" Box	1.0"-1.5"	7.0`-8.0`	3.0`-4.0`	25` x 20`
	13	Washingtonia robusta Mexican Fan Palm	FG	10"	15` BN TNK HT		45` x 10`

GROUNDCOVER & SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Caesalpinia mexicana Mexican Bird of Paradise	15 gal
	47	Dodonaea viscosa Hopseed Bush	5 gal
	85	Eremophila hygrophana Blue Bells	5 gal
	42	Lantana x `New Gold` New Gold Lantana	1 gal

ACCENTS & GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	60	Asclepias subulata Desert Milkweed	5 gal
	76	Cortaderia selloana `Pumila` Dwarf Pampas Grass	5 gal
	28	Hesperaloe parviflora `Desert Dusk` Desert Dusk Red Yucca	5 gal
	67	Hesperaloe x `Perfu` Pink Parade Hesperaloe	5 gal
	57	Muhlenbergia capillaris `White Cloud` White Awn Muhly	5 gal
	317	Muhlenbergia dubia Pine Muhly	5 gal

TOWN OF GILBERT

TOG GENERAL NOTES:

1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD W/PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
2. "BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TEST3ED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTERS FEES WILL BE THE EXPENSE OF THE INSTALLER.
3. DESIGN OF WALLS, ENTRY MONUMENT SIGN, AND RAMADAS AS PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNS, AND RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS, AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS AND FIRE DEPARTMENT EQUIPMENT.
5. NO OBJECTS WITHIN THE TOWN OF GILBERT SIGHT TRIANGLES SHALL EXCEED 2 FEET, AND TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY. ALL TREES, SHRUBS, AND GROUNDCOVERS ARE TO MEET OR EXCEED ANA SPECIFICATIONS.
6. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

TOG MAINTENANCE NOTE:

1. ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF H.O.A.

TOG LANDSCAPE NOTES:

1. ALL PLANTING IN RIGHT-OF-WAY SHALL ADHERE TO THE ADWR LOW WATER USE PLANT LIST.
2. NO MORE THAN 25% OF ALL LANDSCAPE SHALL BE WATER INTENSIVE. THE REMAINING 75% SHALL ADHERE TO THE ADWR LOW WATER USE PLANT LIST, EXCLUDING TURF.
3. TYPICAL HARDSCAPE WALK LAYOUTS ARE DIAGRAMMATIC AND SUBJECT TO ADJUSTMENT AS PART OF THE FINAL DESIGN REFINEMENT PROCESS.
4. ALL LANDSCAPE SHOWN ON THESE PLANS TO BE INSTALLED BY THE HOME BUILDER AND MAINTAINED BY A PRIVATE HOMEOWNER'S ASSOCIATION.
5. REFER TO ENGINEERING PLANS FOR RETENTION AREAS.
6. LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE.
7. LANDSCAPE AND STRUCTURES WITHIN SIGHT VISIBILITY TRIANGLES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-0".
8. PLANT TYPE AND QUANTITIES WILL CONFORM TO THE TOWN OF GILBERT LANDSCAPE AND STREETSCAPE GUIDELINES.
9. 2" DEEP, DECOMPOSED GRANITE TOP DRESSING IS TO BE APPLIED TO ALL NON-TURF PLANTING AREAS.
10. EXTRUDED CONCRETE HEADER TO CONTAIN ALL TURF AREAS.
11. RESILIENT SURFACES ALONG PLAYGROUND EQUIPMENT AS REQUIRED FOR ADA ACCESSIBILITY.
12. ALL PERIMETER WALL AND FENCING IS TO BE INSTALLED PER APPROVED PROJECT STANDARD DETAILS AND FINISHES.
13. A MINIMUM OF 25% OF ALL ST4REET FRONTAGE SHALL BE COVERED WITH VEGETATION OR ORGANIC GROUNDCOVER.

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

V:\projects\RFK\19007_2020_The Carson Luxury Townhomes_Gilbert\Cad\Plans\19007LS.dwg
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY WERK, LLC SHALL BE WITHOUT LIABILITY TO WERK, LLC.

WERK | urban design & engineering
WERK, LLC.
51 W 3RD ST. SUITE 450
TEMPE, AZ 85281
T. 602.429.9922
www.WERKurbandesign.com

PORTER KYLE

REV	DESCRIPTION	BY	DATE	APPR

DR20-66: The Carson
Attachment 3 - Landscape

PRELIMINARY LANDSCAPE PLAN

13200 S GILBERT RD
THE CARSON LUXURY TOWNHOMES
GILBERT ARIZONA

PROJECT No.
19007

SCALE (H):	1"=30'
SCALE (V):	NONE
DRAWN BY:	HPS
DESIGN BY:	JAW
CHECK BY:	JAW
DATE:	05/25/2020

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 71029 JESSE A. WESTAD Date Signed 05/25/20 ARIZONA, U.S.A.
Expires 03/31/2023

19007LS.dwg

LS100
1 OF 3 SHEETS

Grading & D

for

The Carson | Luxury Townhomes

A PORTION OF THE NORTHEAST QUARTER OF SECTION
24, TOWNSHIP 1 SOUTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

PROJECT DATA

APN: 302-82-019A
GROSS AREA: 2.85 ACRES
NET AREA: 2.51 ACRES

BASIS OF BEARING

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED BY EMPIRE WEST TITLE AGENCY, ORDER NUMBER 96276EW DATED JANUARY 7, 2019 AT 7:30 AM

BENCHMARK

BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF SECTION 24, LOCATED AT THE INTERSECTION OF BASELINE & GILBERT ROADS

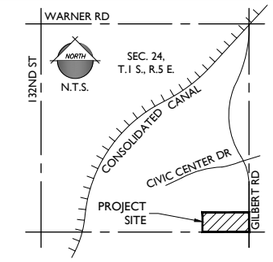
ELEVATION = 1,243.35', NAVD88 DATUM

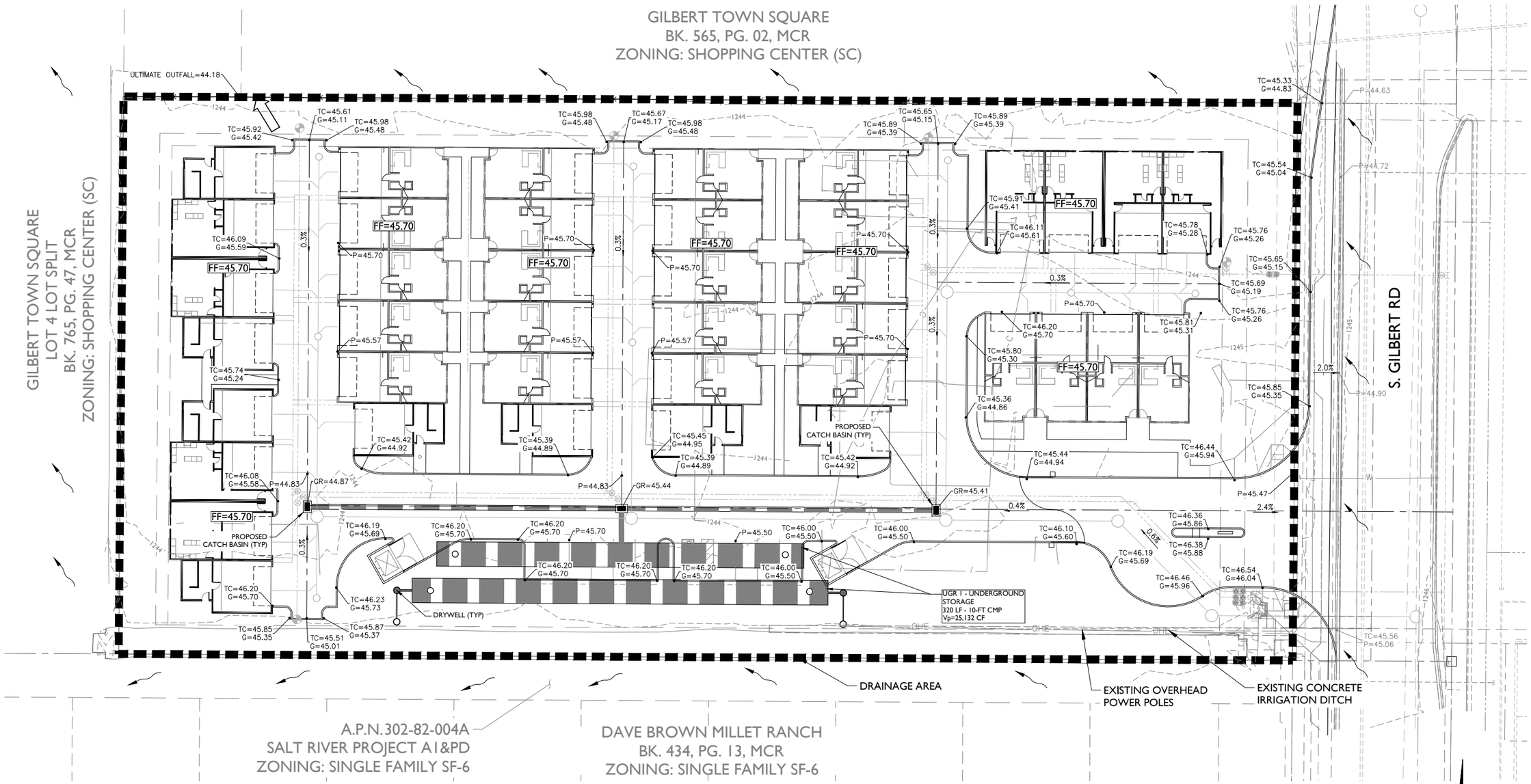
CIVIL ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: JOE PETRUCCI, P.E.

VICINITY MAP

N.T.S.





FLOOD ZONE INFORMATION

THE SITE IS LOCATED WITHIN FEMA FLOODZONE X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP #04013C2733M DATED NOVEMBER 4, 2015.

50 YR RUNOFF & RETENTION CALCULATIONS

VOLUME REQUIRED:
$V_{REQ} = C * A * P/12$
WHERE: V_{REQ} = RUNOFF VOLUME (CFT)
C = COMPOSITE RUNOFF COEFFICIENT (0.90)
P = 50-YR, 24-HR RAINFALL DEPTH (IN) = 3.02-IN
A = AREA (AC)

DRAINAGE AREA	BASIN ID	AREA (SF)	V_{REQ} (CF)	V_P (CF)	EXCESS VOLUME (CF)
1	UGR1.1 - UGR1.4	109,405	24,780	25,133	353

scale 20 0 20 40 feet

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:
The Carson | Luxury Townhomes
Gilbert, AZ
Grading and Drainage Plan

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA 811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: MG
Drawn by: JLG

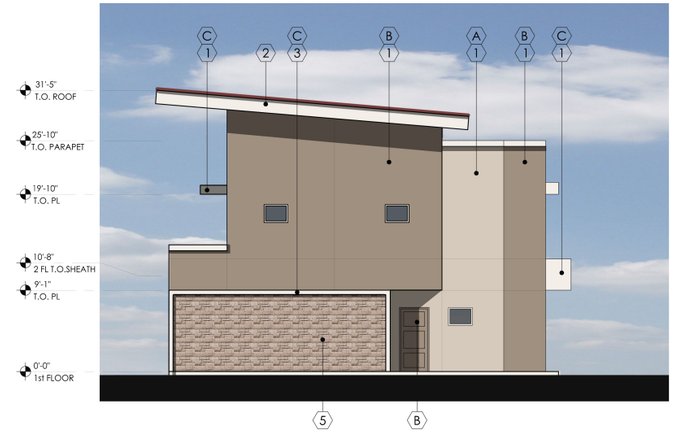
Registered Professional Engineer (Civil)
CERTIFICATE NO. 50291
DANIEL B. AUXIER
Date Signed 05-22-20
ARIZONA U.S.A.

Job No.
19-0113
PG01
Sheet No.
1
of 1

19-0113
May 22, 2020 2:22pm \\Eps-m16-fs01\shared$\Projects\2019\19-0113\Civil_Preliminary Plat_Preliminary Grading and Drainage\19-0113 - PG01.dwg
ccook

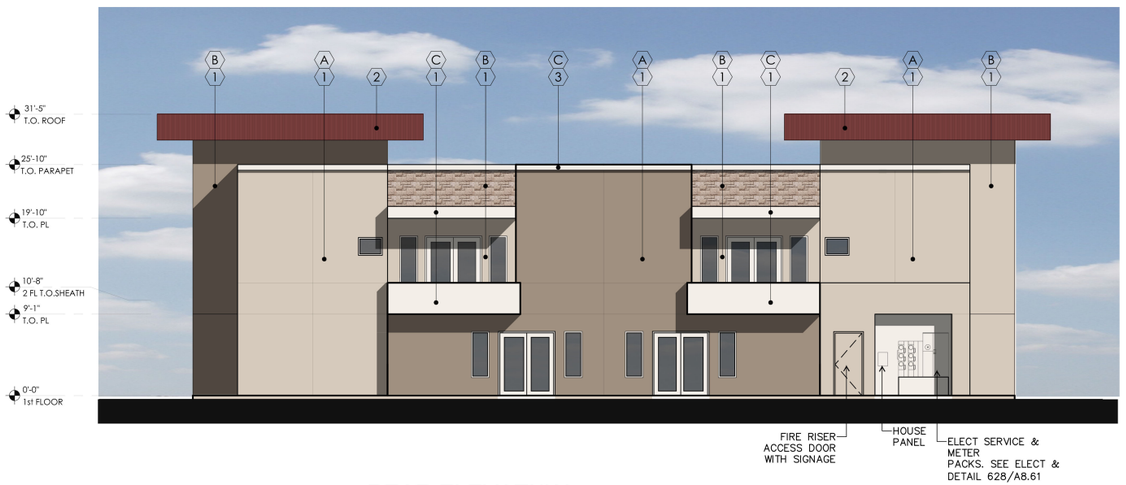
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



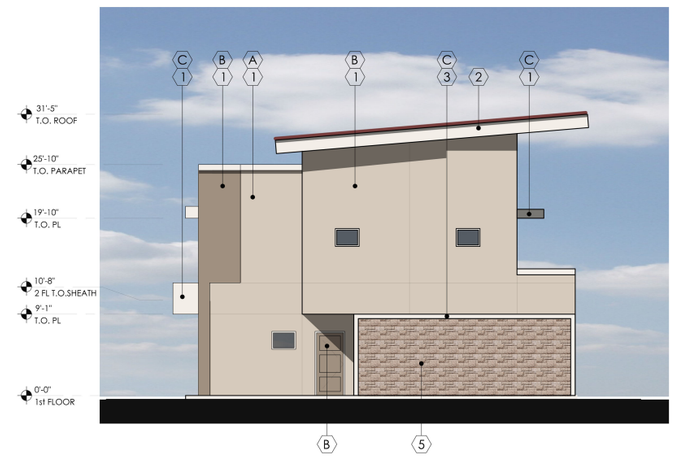
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	SHERWIN WILLIAMS	SW 7036 ACCESSIBLE BEIGE	BLDG COLOR, CEILING LID
B	SHERWIN WILLIAMS	SW 9174 MOTH WING	BLDG COLOR, FRONT DOORS, GARAGE DOORS
C	SHERWINN WILLIAMS	SW 7008 ALABASTER	BLDG COLOR TRIM, BALCONIES, METAL WORK

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM		FINE SAND FINISH	
2	METAL ROOFING		PAC-CLAD WEATHERED STEEL	
3	FOAM BAND			6"Hx2"D FOAM POP OUT WITH STUCCO FINISH
4	METAL AWNING		PAC-CLAD WEATHERED STEEL	SHOP FRABRICATED
5	STONE		SPLIT FACE STONE - CREAM	

BMA ARCHITECTURE
2915 East Baseline Road, Suite 120 - Gilbert, AZ 85234
p: 480.659.1524 | www. BMAarchitecure.com

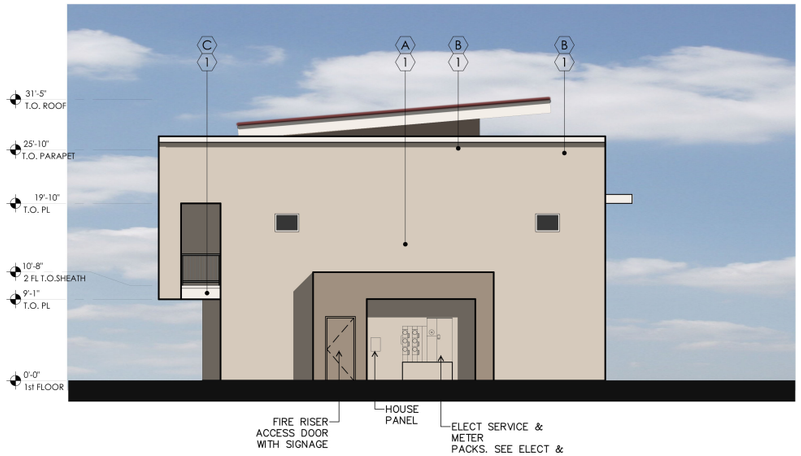
PORTER KYLE

PROPOSED NEW MULTI-FAMILY TOWNHOME PROJECT FOR:
PORTER KYLE BUILDERS
THE CARSON
13200 S GILBERT RD
GILBERT, AZ

dwg name: PRELIMINARY ELEVATIONS BUILDING TYPE 1
dwg no: PD 2.11
date: 6-29-2020
job no: 2019.02 log no:

REAR ELEVATION

SCALE: 1/8" = 1'-0"

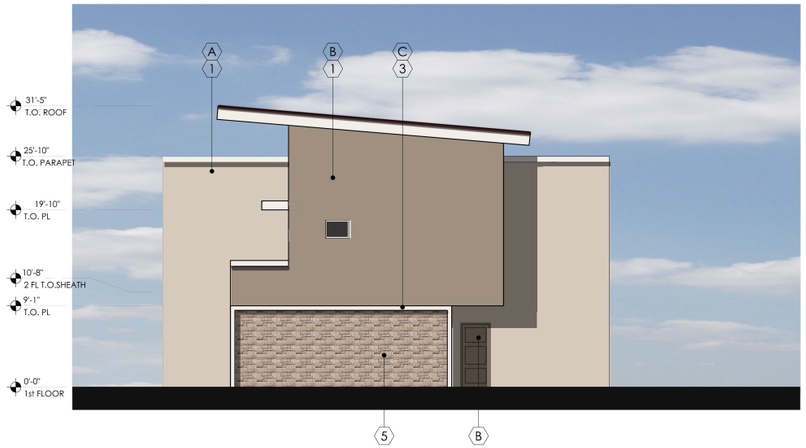


LEFT ELEVATIONS

SCALE: 1/8" = 1'-0"

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATIONS

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
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EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
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4	METAL AWNING		PAC-CLAD WEATHERED STEEL	SHOP FRABRICATED
5	STONE		SPLIT FACE STONE - CREAM	

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PROPOSED NEW MULTI-FAMILY TOWNHOME PROJECT FOR:
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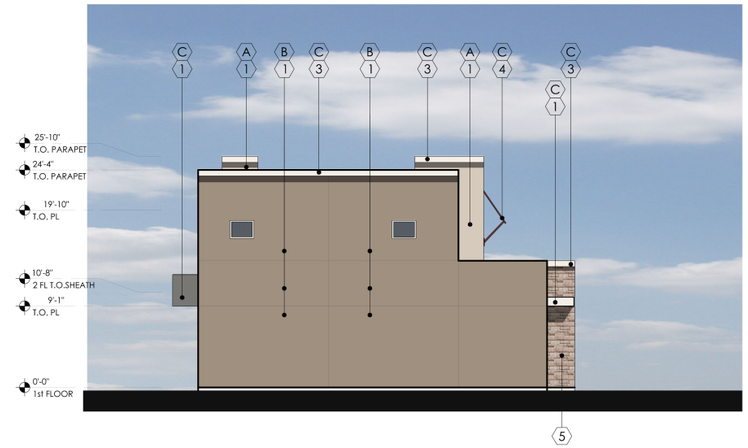
THE CARSON
13200 S GILBERT RD
GILBERT, AZ

dwg name: PRELIMINARY ELEVATIONS BUILDING TYPE 3
dwg no: PD 2.31
date: 6-29-2020
job no: 2019.02 log no:

REAR ELEVATION

SCALE: 1/8" = 1'-0"

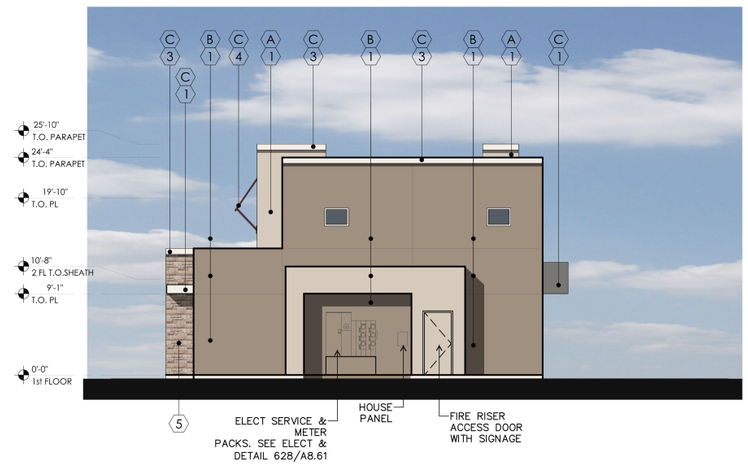


LEFT ELEVATIONS

SCALE: 1/8" = 1'-0"

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATIONS

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	SHERWIN WILLIAMS	SW 7036 ACCESSIBLE BEIGE	BLDG COLOR, CEILING LID
B	SHERWIN WILLIAMS	SW 9174 MOTH WING	BLDG COLOR, FRONT DOORS, GARAGE DOORS
C	SHERWINN WILLIAMS	SW 7008 ALABASTER	BLDG COLOR TRIM, BALCONIES, METAL WORK

EXTERIOR MATERIAL SCHEDULE

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5	STONE		SPLIT FACE STONE - CREAM	

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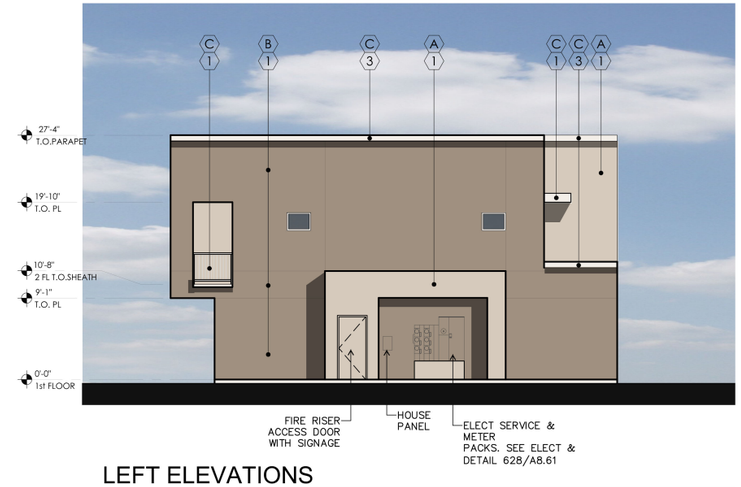
THE CARSON
13200 S GILBERT RD
GILBERT, AZ

dwg name: PRELIMINARY ELEVATIONS BUILDING TYPE 4
dwg no: PD 2.41
date: 6-29-2020
job no: 2019.02 log no:

REAR ELEVATION

SCALE: 1/8" = 1'-0"

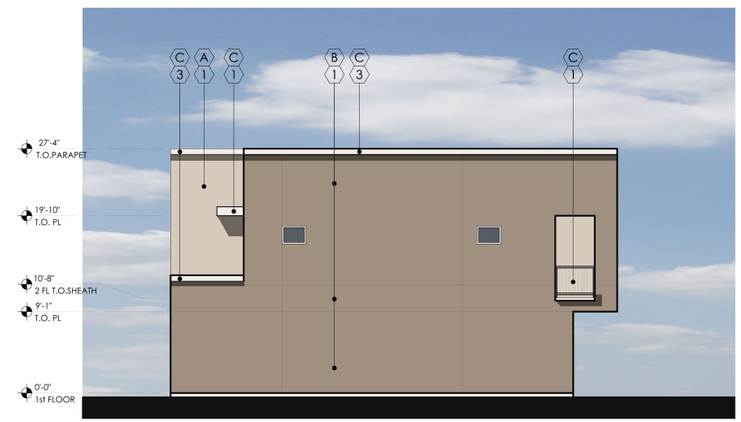


LEFT ELEVATIONS

SCALE: 1/8" = 1'-0"

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATIONS

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	SHERWIN WILLIAMS	SW 7036 ACCESSIBLE BEIGE	BLDG COLOR, CEILING LID
B	SHERWIN WILLIAMS	SW 9174 MOTH WING	BLDG COLOR, FRONT DOORS, GARAGE DOORS
C	SHERWINN WILLIAMS	SW 7008 ALABASTER	BLDG COLOR TRIM, BALCONIES, METAL WORK

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
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2	METAL ROOFING		PAC-CLAD WEATHERED STEEL	
3	FOAM BAND			6"Hx2"D FOAM POP OUT WITH STUCCO FINISH
4	METAL AWNING		PAC-CLAD WEATHERED STEEL	SHOP FRABRICATED
5	STONE		SPLIT FACE STONE - CREAM	

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PORTER KYLE

PROPOSED NEW MULTI-FAMILY TOWNHOME PROJECT FOR:
PORTER KYLE BUILDERS
THE CARSON
13200 S GILBERT RD
GILBERT, AZ

dwg name: PRELIMINARY ELEVATIONS BUILDING TYPE 5
dwg no: PD 2.51
date: 6-29-2020
job no: 2019.02
log no:

DR20-66: The Carson
Attachment 6 - Colors and Materials

EXTERIOR PAINT SC

TAG	MANUFACTURER	COLOR	
A	SHERWIN WILLIAMS	SW 7036 ACCESSIBLE BEIGE	BLDG COLOR, CEILING LID
B	SHERWIN WILLIAMS	SW 9174 MOTH WING	BLDG COLOR, FRONT DOORS, GARAGE DOORS
C	SHERWINN WILLIAMS	SW 7008 ALABASTER	BLDG COLOR TRIM, BALCONIES, METAL WORK

EXTERIOR MATERIAL SCHEDULE

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4	METAL AWNING		PAC-CLAD WEATHERED STEEL	SHOP FRABRICATED
5	STONE		SPLIT FACE STONE - CREAM	

A

B

C

2 - ROOFING

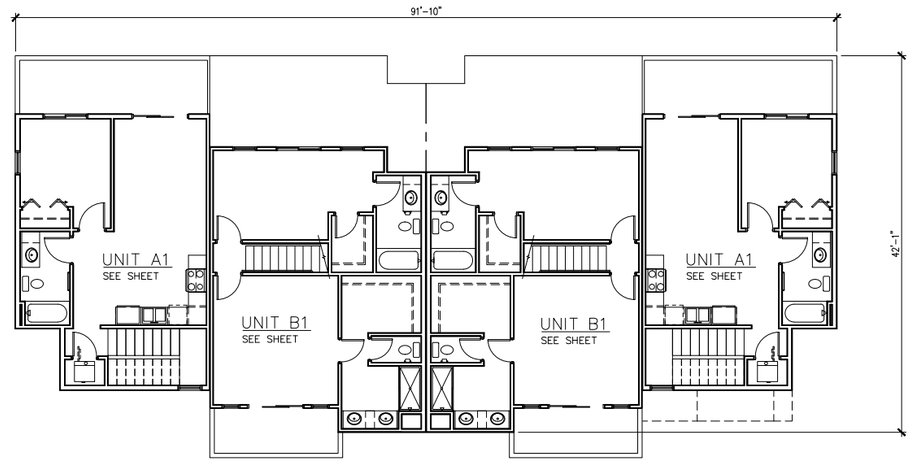
5 - SPLITFACE STONE

BMA ARCHITECTURE

PORTER KYLE

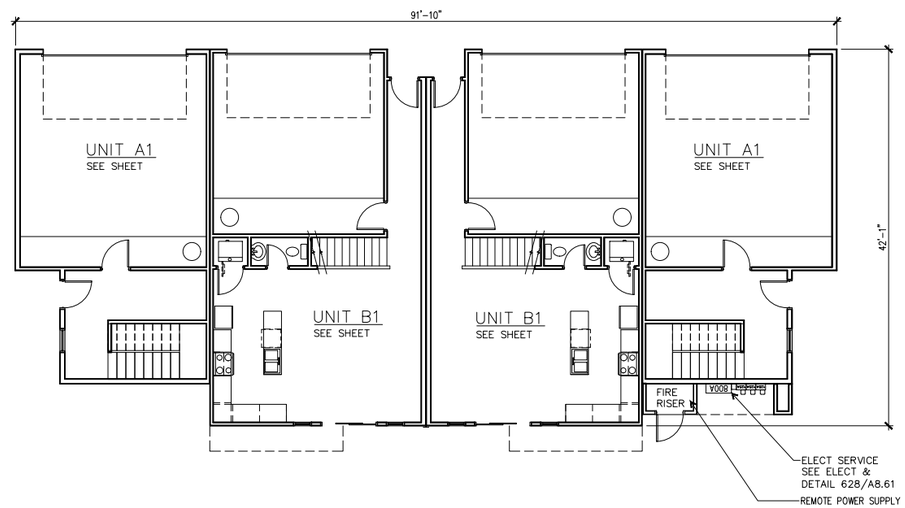
PROPOSED NEW MULTI-FAMILY TOWNHOME PROJECT FOR:
PORTER KYLE BUILDERS
THE CARSON
13200 S GILBERT RD
GILBERT, AZ

dwg name: PRELIMINARY
MATERIAL/COLOR PALLETTE
dwg no: SD0.02
date: 3-20-2020
job no: 2019.02 log no:



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

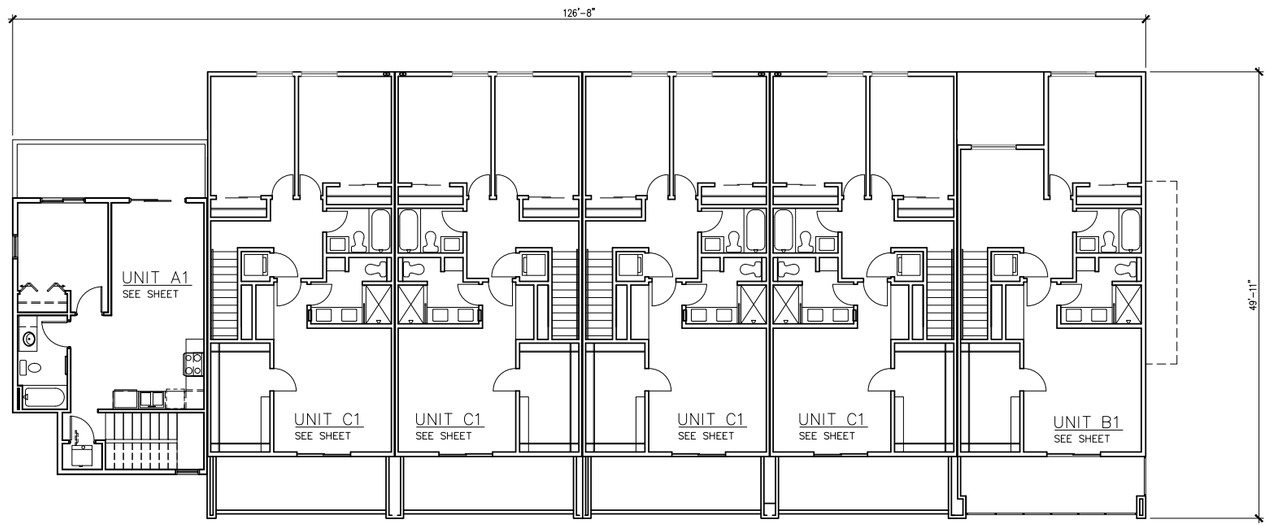
SCALE: 1/8" = 1'-0"

BMA ARCHITECTURE
2915 East Baseline Road, Suite 120 - Gilbert, AZ 85234
p: 480.659.1524 | www. BMAarchitecure.com

PORTER KYLE

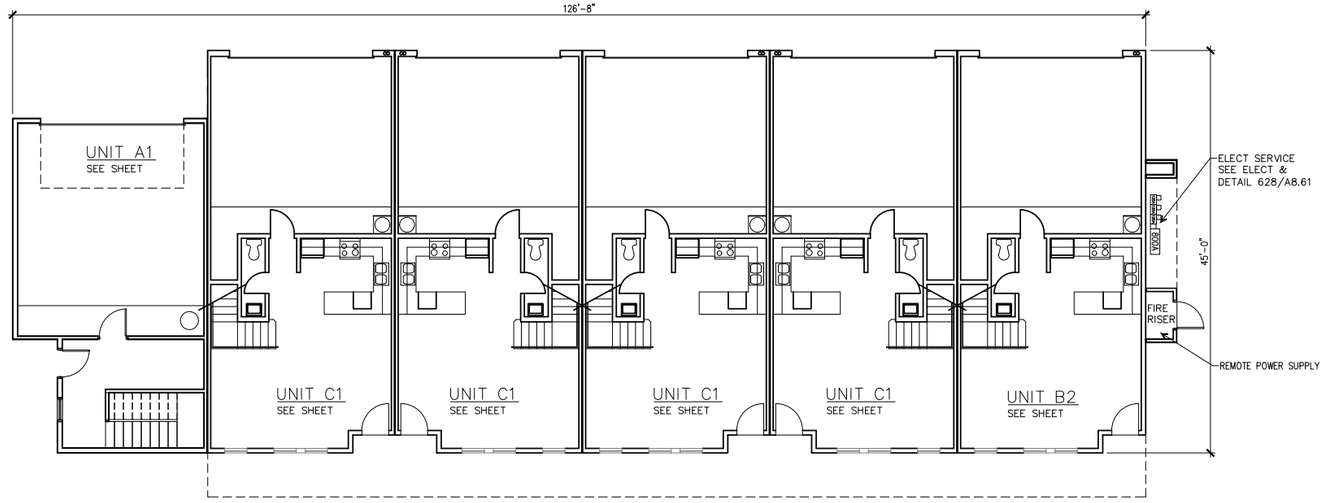
PROPOSED NEW MULTI-FAMILY TOWNHOME PROJECT FOR:
PORTER KYLE BUILDERS
THE CARSON
13200 S GILBERT RD
GILBERT, AZ

dwg name: PRELIMINARY BUILDING TYPE 1
dwg no: PD 2.10
date: 6-29-2020
job no: 2019.02
log no:



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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2915 East Baseline Road, Suite 120 - Gilbert, AZ 85234
p: 480.659.1524 | www. BMAarchitecure.com

PORTER KYLE

PROPOSED NEW MULTI-FAMILY TOWNHOME PROJECT FOR:

PORTER KYLE BUILDERS

THE CARSON

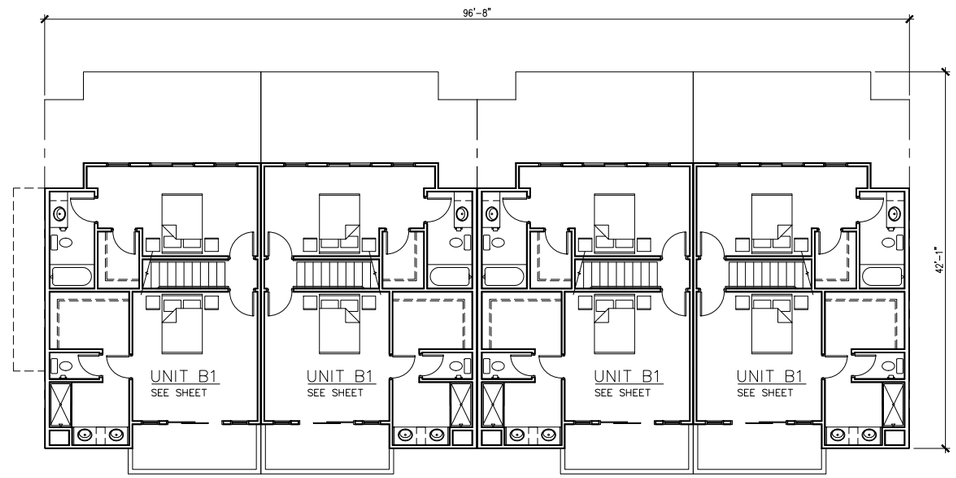
13200 S GILBERT RD
GILBERT, AZ

dwg name: PRELIMINARY BUILDING TYPE 3

dwg no: PD 2.30

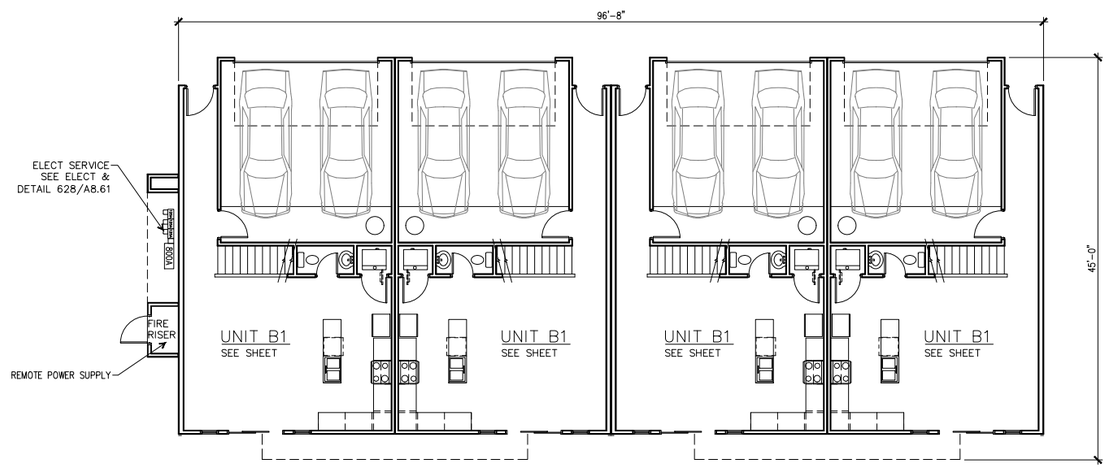
date: 6-29-2020

job no: 2019.02 log no:



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

BMA ARCHITECTURE
2915 East Baseline Road, Suite 120 - Gilbert, AZ 85234
p: 480.659.1524 | www. BMAarchitecure.com

PORTER KYLE

PROPOSED NEW MULTI-FAMILY TOWNHOME PROJECT FOR:

PORTER KYLE BUILDERS

THE CARSON

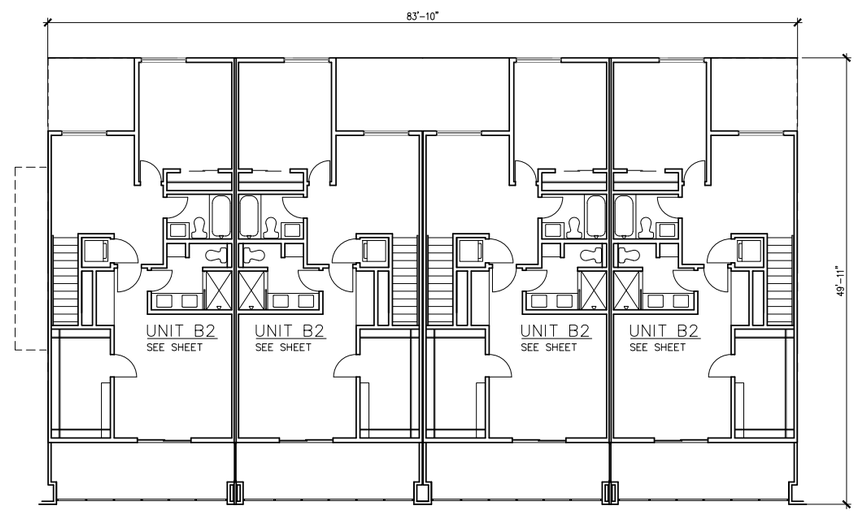
13200 S GILBERT RD
GILBERT, AZ

dwg name: PRELIMINARY
BUILDING TYPE 4

dwg no: PD 2.40

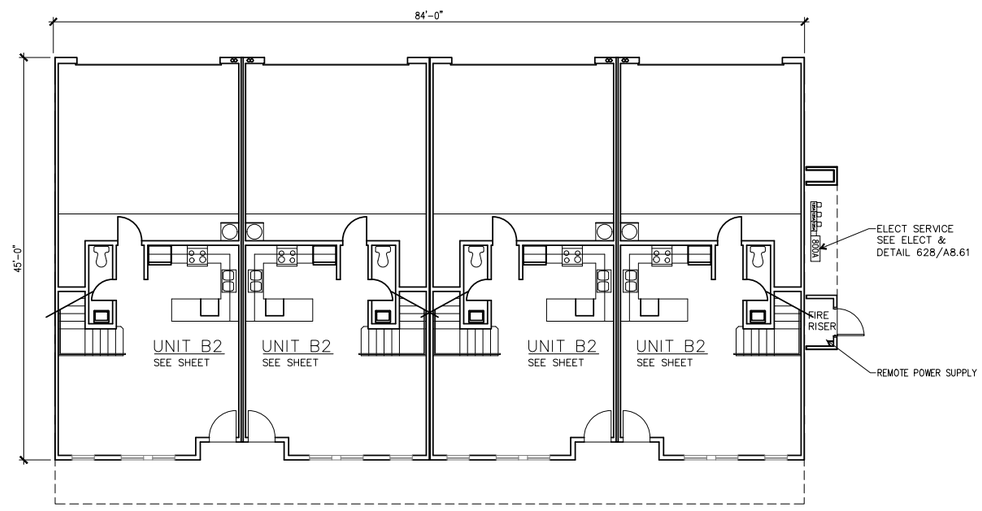
date: 6-29-2020

job no: 2019.02 log no:



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

BMA ARCHITECTURE
2915 East Baseline Road, Suite 120 - Gilbert, AZ 85234
p: 480.659.1524 | www. BMAarchitecure.com

PORTER KYLE

PROPOSED NEW MULTI-FAMILY TOWNHOME PROJECT FOR:
PORTER KYLE BUILDERS
THE CARSON
13200 S GILBERT RD
GILBERT, AZ

dwg name: PRELIMINARY
BUILDING TYPE 5
dwg no: PD 2.50
date: 6-29-2020
job no: 2019.02 log no:

The Carson

13200 South Gilbert Road
Gilbert, Arizona
Design Review Project Narrative

Prepared for:

Porter-Kyle Builders

Submitted by:

Sean B. Lake
Pew & Lake, PLC
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204

Submitted to:

The Town of Gilbert

April 10, 2020

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Development Team

Applicant	Mr. Sean B. Lake Pew & Lake, PLC 1744 South Val Vista Drive, Suite 217 Mesa, AZ 85204 ralph.pew@pewandlake.com
Owner/Developer	Mr. Michael Stephan Gilbert 2020, LLC 8149 East Evans Road, #8 Scottsdale, AZ 85260 mstephan@porterkyle.com
Architect	Mr. Brian Andersen BMA architecture, llc 207 North Gilbert Road, Suite 001 Gilbert, AZ 85234 brian@bmaarchitecture.com
Engineer	Mr. Daniel "Ox" Auxier EPS Group 1130 North Alma School Road, Suite 120 Mesa, AZ 85201 dan.auxier@epsgroupinc.com
Landscape Architecture	Mr. Jesse Westad WERK Urban Design 455 N. 3rd Street, Suite 1010 Phoenix, AZ 85004 jesse@werkurbandesign.com

About Porter Kyle Builders

Based in Scottsdale, Arizona, Porter Kyle builders is a vertically integrated, multi-family developer that specializes in the design and build of contemporary and sustainable townhome communities. The Porter Kyle team has been involved in the development and construction of over 5,000 multi-family units with construction values in excess of $500 million.

Project Overview

On behalf of Porter Kyle Builders, Pew & Lake, PLC is pleased to submit this project narrative and related Design Review materials for The Carson, a multifamily development on 2.85 gross acres located at the 13200 South Gilbert Road in the Town of Gilbert. The development site is located south of the intersection of Gilbert Town Square Avenue and Gilbert Road. It is known as Maricopa County Parcel Number 302-82-019A and the approximate boundaries of the proposed development site are shown below.

Relationship to Surrounding Properties

As shown on the next page, the site is currently a single residential property that was recently annexed into the Town of Gilbert. It is surrounded by non-residential uses on three sides, and SF-6 residential uses to the south.

	General Plan Designation	Zoning Classification	Existing Use
North	SC	SC	Gilbert Town Square
South	Residential >5-8 du/ac	SF-6	SRP Easement/Residential
East	PF/I	PF/I	Gilbert Civic Center
Southeast	Residential >14-25 du/ac	MF/M	Multifamily (approved)
West	SC	SC	Gilbert Town Square
Project Site	**Residential>14-25 du/ac**	**MF/M PAD**	**Residential**

Existing General Plan Designation and Zoning Classification

In addition to the recent annexation into the Town's jurisdictional boundaries, the Town's General Plan was recently amended to change the land use designation on this property from Shopping Center to Residential >14-25 du/ac, and rezoned from Maricopa County RU-43 to Multi-family/Medium zoning district with a Planned Area Development (PAD) overlay. Accordingly, the proposed development is compliant with the zoning and General Plan designations.

This project advances goals and policies of the General Plan by introducing a new style and price range of housing in this more established part of the Town. The Carson is conveniently located to employment areas and retail and service uses. Future residents of the Carson may be first-time homeowners or empty nesters who want to live in proximity to the vibrant Heritage District.

The addition of multi-family uses in the area south of Gilbert Road and Warner is complementary to nearby existing and planned employment centers such as the Gilbert Civic Center, Gilbert Public Schools Complex, Gilbert Town Square, Gilbert Heritage District, etc. The Carson will provide a housing opportunity for municipal employees who wish to live close to work and near the vibrant downtown community. Bringing workforce housing to this area reduces automobile trips, vehicle trip lengths, and the number of cars travelling on the arterial street system—and encourages walking, biking, and other means of transportation.

Our Requests

Our request to the Town of Gilbert is:

1) Site Plan and Design Review approval

Development Plan

As shown on the Site Plan included in this application package, The Carson has a gated entry off Gilbert Road. The main amenity area is at the front of the development, with the dwelling units placed on either side of the drive aisle. The main amenity area contains a pool and barbeque area, and there are secondary shade structures. For safety, the child's play area is located farther into the site, in the middle of the development. Homes in The Carson range in size from 747 to 1,380 square feet and each home has a direct-access, 2-car garage. Each unit also has open space in the form of an upper-level balcony.

Design Intent

Porter Kyle designs and builds contemporary, energy efficient townhome communities that exude style. Designed by award winning architects, their luxury townhomes live more like a single-family home than a traditional garden-style building. Porter Kyle is known for authentic and innovative design and quality construction. Some of the features found in Porter Kyle communities include:

- Swimming Pools in every Community
- Thoughtful landscape designs
- Interiors that include 10-foot ceilings, elegant hardwood style flooring, stainless steel appliances and direct-access, attached garages
- Sustainable and environmentally friendly building materials
- Energy efficient LED fixtures throughout the property.

Shown on the next page are examples of the overall design aesthetic and quality finishes proposed for The Carson:

Open Space

All of the Town's open space requirements are exceeded with this proposed development. The Carson features both common and open space areas. Common open space includes the landscape and amenity areas. Private open space areas include the private patios that are

featured in all units, as well as the generous balconies that range in size from 84 to126 square feet. One of the unique features of this development is the landscaping within the 18-foot wide SRP easement area on the southern boundary of the development site. By installing landscaping in this area, the pattern of development created by the parcel to the west will be continued, and the homeowners in the Carson will enjoy a unified landscape theme, Additionally, the homeowners along Jasper Drive will be able to enjoy the landscaping behind their houses that their neighbors to the west enjoy. With the addition of the SRP landscaped area, the percentage of open space with this new development is 52.1%, providing for an abundance of open space in the overall development and completing the landscape buffer from the single-family residences to the south.

Conclusion

Porter Kyle has identified the Town of Gilbert as a dynamic community in need of a diversity of housing options for its current and future residents and is excited to develop a multifamily residential community at this unique, infill location. We look forward to gathering input from Town staff that will allow us to make our vision for this site a reality.