



## **UPDATED PROJECT NARRATIVE**

El Pueblo @ Fountain Hills  
15043 N. Fountain Hill Blvd

### **Project Overview:**

El Pueblo - Fountain Hills is an envisioned opportunity to provide a mixed-used building that will house both commercial retail development and affordable multifamily Town Homes in an area where it is certainly needed. The proposed project is an imaginative use of infill space that would benefit the community by delivering a two-story mixed-used building with 4 retail spaces and (4) 2- bedrooms residential condo identified on the site plan as part 3. Part 1 and part-2 are multifamily 4-plex 2-story Town Homes building and a 3-plex Town Homes building respectively. The retail spaces are about 1200 sqft, the condos are approximately 1200 sqft, and the Town homes between 1700 sqft – 2000 sqft. The project is situated in an underutilized and undeveloped vacant lot that sits between actively used properties. The development of this space could serve the community in many ways including live/workspace for young and active adults, such as teachers, artists, small business owners, and healthcare professionals because of its proximity to Mayo Clinic.

### **Site Context:**

The property is about 1,250 sqft, in C-C zoning district designated for neighborhood commercial with 25 feet maximum building height and 100% lot coverage. The entire project will be on 9 lots combined into 3 separate lots. Lots 10, 11, 12, & 13 will be a mixed-used building with 4 condos with 1.5 parking spaces provided for each condo unit with a total of 6 parking spaces for the condo. The parking for the commercial is provided by the community parking spaces of Tract 106 development. Lots 19, 23, & 25 will be multifamily 4 plex Town Homes with 2 parking spaces each that include 1-car garage and a tandem car port. Lot 18, 22, and portion of lot 25 provide 12 additional parking spaces for guests and commercial spaces. We are requesting a special use permit based on the zoning for these properties to house the proposed uses.

### **Imagery & Design:**

Similar projects were approved for a mixed-used building with ground floor commercial, residential condos on the 2nd level, and a set of multifamily Town Homes in this community. This project is like what has been approved by the board and is designed to blend in with the surrounding community, with combinations of flat roofs, tiled roofs, earth tone color choices, stucco, and design features that are aesthetically pleasing.