

Cadence Multifamily

**Development Unit 1 – Phase 1, Northeast Parcel
of the
Cadence Community Plan**

Site Plan Submittal

Design Review Submittal

Prepared by:

RVi Planning + Landscape Architecture

Date:

December 2, 2019

DEVELOPMENT TEAM

Developer:

GTIS Partners

Theodore Karatz
1999 Avenue of the Stars, Suite 3350
Los Angeles, CA 90067
(310) 432-8210
tkaratz@gtispartners.com

Planning/Landscape Architecture:

RVi Planning + Landscape Architecture

Christopher G. Jones, PLA
Shawn Byron, PLA
120 South Ash Avenue
Tempe, AZ 85281
(480) 994-0994
cjones@rviplanning.com
sbyron@rviplanning.com

Architect:

Felten Group

Randy Kunzelmann
18325 North Allied Way Suite 200
Phoenix, AZ 85054
(602) 867-2500
Randy.Kunzelmann@Feltengroup.com

Engineer:

Atwell

Darrell Smith, PE
4700 E. Southern Avenue
Mesa, AZ 85206
(480) 218-8831
dsmith@atwell-group.com

Attorney:

Gammage & Burnham

Susan Demmitt
2 N. Central Ave., 15th Floor
Phoenix, AZ 85044
(602) 256-4456
sdemmitt@gblaw.com

INTRODUCTION

The Cadence Multifamily proposed development is the 16.32-acre parcel along the east edge of Cadence Parkway, between the north and south roundabouts, within Development Unit 1, Phase 1 of the Cadence Community Plan, formerly known as Pacific Proving Grounds North. The proposed development consists of 195 single story, for rent apartment homes with a net density of 11.95 dwelling units per acre. Per the approved Community Plan, the purpose of this request is for the approval of the Site Plan and Design Review of this proposed multifamily development.

SITE CONTEXT

Location

The proposed Cadence Multifamily development is located within the 484-acre Cadence Community Plan in the Southeast portion of the City of Mesa. The Cadence Community is generally bounded by Ellsworth Road to the west, the Williams Gateway Freeway alignment (SR24) to the west and south, Ray Road to the north, and Signal Butte Road to the east. The proposed multifamily development is located along the eastern portion of Development Unit 1, Phase 1, immediately adjacent to the western edge of Development unit 2. Immediately adjacent to the north is the Eastmark development with single family detached homes that are currently under construction by Meritage Homes. Immediately adjacent to the east is Parcel A of the Cadence Community. This parcel is developed with single family homes; however, this parcel was designed with open spaces, a community trail, and unloaded local roads immediately adjacent to the Cadence Multifamily property line. To the west of Cadence Parkway is undeveloped land within the Cadence Community planned for development with neighborhood commercial and employment uses. To the south of Cadence Parkway is Parcel J, a motor-court/cluster neighborhood that is currently under development. To the southwest is a Cadence community park that is approximately 2.3 acres in size.

Cadence Development Unit Plan

The Cadence Multifamily parcel is designated as “urban residential villages” within the Cadence Development Unit Plan (DUP) for Development Unit 1, Phase 1. Per the DUP, development within the urban residential villages may include residential development that could take a range of development forms, including traditional single-residence development similar to Development Unit 2, higher density single-residence (attached or detached), bungalow or villa style single-story residence for rent, or more traditional high density, multi-story residential apartments or condominiums. The urban residential villages are intended to be designed to thoughtfully transition from the traditional single-residence development within Development Unit 2 and the non-residential uses planned within DU1 Phase 2, to the west. Each individual development within the urban residential villages will include internal amenities appropriate to the specific product type, such as community gathering areas, small parks, or passive open space nodes. Connections between the urban residential villages and the larger Cadence community will occur along connectivity corridors, such as Cadence Parkway and the Cadence trail network. As with the residential neighborhoods in Development Unit 2, a strong emphasis will be placed on creating active neighborhoods with living and outdoor spaces designed to foster a socially interactive community.

SITE PLAN

The design of the Cadence Multifamily site plan is a critical component for how the development will live within the overall Cadence Community. The development is designed as a gated resort-styled, single-family rental community that provides a transition from more traditional single-family developments to the north and east. The vision of this development is focused on a cohesive approach to pedestrian connectivity and design character within the Cadence Community as well as addressing the internal vehicular and pedestrian circulation patterns that complement the proposed single-story bungalow styled product. Through this vision, the development is designed with 195 units for a net density of 11.95 dwelling units per acre and a mix of: 28.7% one-bedroom duplex units, 58.5% two-bedroom detached units, and 12.8% three-bedroom detached units.

The proposed full turning movement primary entry into the development is located off Cadence Parkway approximately halfway between the north and south roundabouts. A right in and right out secondary entry is proposed at the southeast corner of the development also off Cadence Parkway just east of the south roundabout. The primary entry drive is designed as a resort style entry that is flanked with palm trees, Cadence-themed columns with planted pots, and Cadence-themed tiled columns within the median, all terminating on the main central amenity and leasing center for the development.

Great attention has been paid to the view of the community from its neighbors. All proposed units are designed as single-story buildings to minimize the visual impact on surrounding properties. In order to avoid a repetitive monotonous view from the streetscape and neighboring properties, a variety of building forms, orientation, and setbacks from the property line have been incorporated along the entire perimeter of the site. Additionally, the design of the walls and fences along Cadence Parkway and along the eastern boundary are intended to provide visual interest as they will transition from a solid wall design to a partial view fence and to a full view fence. These design features along with the varied architecture will provide an interesting view into the community.

Interior to the community care was taken to create a livable environment. This included spreading out the amenities as well as providing close proximity to parking and trash. Parking is always a critical design element in the success of these types of multifamily projects. With this site plan and density, we are required to provide 410 parking spaces based on 2.1 spaces per unit. This design provides 411 parking spaces, of which 48 are garage spaces and 10 are ADA spaces. Additionally, a minimum of one space per unit is covered by a shade canopy or garage. Communal trash dumpsters have been located throughout the community for the convenience of the residents as well as a centrally located recycle dumpster. These dumpsters and screening enclosures are designed to meet the City of Mesa standards.

AMENITIES

Internal to the community are a series of amenities that are available to all residents. They include a central amenity, southern amenity, northern off-leash dog run, and walking paths that connect the residents to one another as well as the overall Cadence Community. In addition to these community amenities, every unit has a private backyard, and some also include a small covered patio.

The central amenity is located at the terminus of the primary entry into the development. The design of the amenity is anchored by the community building and leasing office. Attached to this community building are restrooms for the pool area along with a pool and spa. Included in the pool area is an outdoor kitchen, and shaded seating areas. Adjacent to the community building to the north is a centralized

mailbox area and small off-leash dog run. Immediately off the pool area to the east is the large activity lawn area with a variety of seating nodes including a fire pit.

The southern amenity provides community outdoor gathering spaces for those residents that reside further away from the central amenity as well as unique spaces for the entire development. The design reflects the traditional backyard by providing two rectangular activity lawns, lawn gaming area, and passive shaded seating areas.

Many residents of this type of rental product are dog owners due to each unit having a small private backyard area. In addition to these small backyards, this development includes a large off-leash dog run area for dog owners to exercise their pets and to socialize with their neighbors. In addition to a large turf area, the amenity is designed with terraced stadium type seating, seat walls, and a shaded plaza.

Linking these amenities for the residents is the comprehensive network of sidewalks and paths. These paths not only connect residents to the amenities within the development but also to those within the Cadence Community and even into Eastmark. Four pedestrian connections are provided from the west boundary to Cadence Parkway with one additional connection provided from the southern boundary to Cadence Parkway. Three pedestrian connections are provided from the east boundary to the existing trail that lies adjacent to the project boundary and links the Cadence Community to Eastmark to the north.

The comprehensive package of amenities together exceeds the requirements as outlined in Development Unit 1, Phase 1 of the Cadence Community Plan.

ARCHITECTURE

The architecture of the structures within the development have been designed to complement and enhance the overall character of the Cadence Community. In order to avoid the creation of a homogenous neighborhood, but instead create a varied and interesting community, a variety of architectural options have been created. Three distinct floor plans are provided including a 650 square foot one-bedroom/one-bath, 950 square foot two-bedroom/two-bath, and 1,280 square foot three-bedroom/two-bath. In addition to there being three distinct floor plans of the residents, two different elevations styles, Spanish Colonial and Desert Modern, have been created for each plan, as well as two color schemes for each style for a total of 12 varieties of units. This provides a greater level of variety that is found in typical multifamily developments including those of this same bungalow type of development.

PROPOSED MODIFICATIONS

The development of the Cadence Multifamily site requires the modification of two development standards: 1) 25-foot building separation; and 2) 15-foot collector roadway setback.

- 1) The proposed building separation that is being requested is from 25-feet to 10-feet, as allowed in the CMP. This request is a result of all proposed buildings being single-story and with them all being either detached or in a duplex configuration. The size and heights of the units are more indicative of single-family residential which typically have 10-foot building separations.
- 2) The second modification being requested is to reduce the collector roadway setback from 15-feet to 5-feet. The existing platted conditions dictate the need for this request. This setback, per the City standards, is measured from the property which would typically be from the right-of-way

(ROW) of the collector road. In this situation, a 24-foot wide tract was platted between the ROW and this property for community landscaping. Normally this tract would be a recorded easement on the subject property and not a tract. By making the easement a tract, it has in fact created two landscape setbacks: the 24-foot tract for the community landscape, and the additional 15-foot per the setback standard from a collector road. By reducing the setback to 5-feet from the property line, the closest building will still be 29-feet from the ROW.