



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00372
LOCATION/ADDRESS: The 5600 to 6000 blocks of South Crismon Road (west side), the 9800 to 10000 blocks of East Williams Field Road (north side), the 5600 block of South Cortland (both sides), the 9600 block of South Drexel (both sides), the 9800 block of south Cadence Parkway (both sides), the 9800 block of East Toledo (south side), and the 5600 block of South Caisson Way (both sides),
GENERAL VICINITY: Located on the south of Ray Road and East of Ellsworth Road.
REQUEST: Preliminary Plat titled "Cadence at Gateway Phase 2 & 3 – DU2"
PURPOSE: This request will allow for the subdivision of approximately 136 acres within the Eastmark Community 493 single residence lots
COUNCIL DISTRICT: District 6
OWNER: PPGN-Williams, LLLP, PPGN-Core, LLLP,
APPLICANT: Susan E. Demmitt, Gammage & Burnham
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 304-35-004U, 304-35-004Z, 304-35-977
PARCEL SIZE: 136± acres
EXISTING ZONING: Planned Community District (PCD)
LAND USE GROUP(S): Community Residential (CR) and Community Residential Small Lot (CRSL)
GENERAL PLAN DESIGNATION: Mixed Use Community (MUC)

SITE CONTEXT

NORTH: Cadence Development Unit 2 Phase 1 – approved for detached single residences – zoned PCD
EAST: (Across Crismon Road) Cadence Development Unit 4 – zoned PCD
SOUTH: (Across Williams Field Road) Cadence Development Unit 3 – zoned PCD
WEST: Maricopa County (undeveloped)

STAFF RECOMMENDATION: Approval with Conditions

HISTORY/RELATED CASES

- September 22, 2008:** Approval of a Major General Plan Amendment changing the land use designation to Mixed Use Community.
- September 10, 2012:** Annexed to City (Ord. #5113, A12-01)
Establish City of Mesa Zoning LI (Ord. 5114, Z12-027)
Rezone to PCD to establish the Pacific Proving Grounds North Community Plan (Ord. 5115, Z12-028)
- November 19, 2014:** Approval of Cadence Development Unit 2
- February 19, 2012:** Preliminary Plat approval for Cadence Development Unit 2 Phase 1

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat entitled "Cadence at Gateway Phase 2 & 3 – DU2" located east of Ellsworth Road south of Ray Road. The proposed preliminary plat is for the subdivision of approximately 136 acres of the southern portion of Development Unit 2 of the Pacific Proving Grounds North (PPGN) community into approximately 493 single-residence lots of varied lot sizes. The overall net density is 3.63 dwelling units per acre.

CONFORMANCE WITH THE GENERAL PLAN, COMMUNITY PLAN AND DEVELOPMENT UNIT PLAN

The General Plan character area for this site is "Mixed-Use Community". The approved Development Unit Plan (DU) for Units 2 was approved in November of 2014. The CP identifies this area as part of the core residential neighborhood for the community. They have identified both the Community Residential (CR) and Community Residential Small Lot (CRSL) Land Use Groups for this phase of the development. The proposed Preliminary Plat is consistent with the General Plan as well as the approved Community Plan and Development Unit Plan.

STAFF ANALYSIS

Staff has reviewed the proposed preliminary plat titled "Cadence at Gateway Phase 2 & 3 - DU2" and has determined that the plat is consistent with the requirements of the Pacific Proving Grounds North Community Plan for the Cadence Development, as well as the Mesa 2040 General Plan.

PRELIMINARY PLAT

All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements. Subdivision Technical Review sometimes results in changing lot sizes and configuration and could result in a reduction of lots.

CONCLUSION:

Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 2 (DU2) of the Pacific Proving Grounds North Community Plan.