

Development Unit 4 – Overview

The Pacific Proving Grounds North Community Plan (“PPGN CP”) was approved by the City of Mesa on September 10, 2012 and governs approximately 484 acres generally located south of the Ray Road alignment, east of Ellsworth Road, north of the future SR24 freeway alignment and west of the Crismon Road alignment (“Cadence”). The PPGN CP established the overall regulatory framework and design vision for a master planned residential community that will draw influence from modern smart growth principles as well as the timeless qualities of quintessential American neighborhoods.

As required by the PPGN CP, a Development Unit Plan (“DUP”) that includes comprehensive design guidelines, initial development parcel allocations, and updates to the infrastructure master plans is required prior to approval of initial site plans and subdivision plats. The DUP for Development Unit 4 (“DU4”) is being submitted to the City of Mesa for review concurrently with the Preliminary Plat for DU4.

DU4 is comprised of the approximate 87.97 gross acres located at the northeast corner of Crismon and Williams Field Roads. DU4 continues the planning concept established for DU2. DU4 provides for a variety of single residence housing, including moderate density and compact residential, oriented towards an intimate centrally located neighborhood park that is the focal terminus of the Cadence Parkway entry to DU4. The Cadence Parkway entry to DU4 off Crismon Road mirrors the entry to neighboring DU2, thus providing a strong visual, physical and thematic connection between these two development units. The development framework for DU4 accommodates a neighborhood retail center on the corner of Crismon and Williams Field Roads that will be thoughtfully integrated with the surrounding residential neighborhoods.

The approved Land Use Budget for DU4 allows between 200 and 600 dwelling units (both single-residence and multi-residence). DU4 will utilize the Community Residential (“CR”), Community Residential Small Lot (“CRSL”), and Community Commercial (“CC”) Land Use Groups as defined within the PPGN CP. Approximately 377 lots will be developed within DU4, utilizing three different lot sizes, and approximately 4.33 gross acres of community commercial for locally-oriented retail, service and employment uses. The overall gross density for DU4 is 4.32 du/ac. Lots will range in size from 4,200 sf (typ.) to 7,250 sf (typ.).

DU4 Parcel Details					
Parcel	Gross Acres (approx.)	Lot Width	Lot Depth	Lot Area (SF)	Projected Number of Lots
T1	6.77	40'	105'	4,200	37
T2	14.03	48'	125'	6,000	62
U1	12.19	58'	125'	7,250	50
U2	14.85	48'	125'	6,000	69
V	18.36	58'	125'	7,250	69
W	17.44	40'	105'	4,200	90
C	4.33	Commercial			n/a
TOTAL	87.97				377

DU4 includes a neighborhood park that acts as a community gathering spot and social center. The neighborhood park is located on the view terminus of the DU4 entry roundabout and will act as a strong identification element for DU4. The neighborhood park is directly accessible through pedestrian linkages,

residential streets, and paseo trails within DU4. The neighborhood park will include passive open spaces, and may include other amenities such as ramadas, shade structures, playground areas, open turf play areas or a sport court. DU4 also includes smaller pocket parks and open space areas that will function as intimate neighborhood open space areas. The pocket parks will include passive open spaces, and may include open turf areas and desert planting. As with DU2, the individual neighborhoods within DU4 will be connected by a strong pedestrian network. Additionally, residents of DU4 will have access to the main community center, pools and recreational area in DU2 Phase 1. The neighborhood commercial center planned for DU4 will be developed as market conditions warrant. Anticipated uses may include neighborhood service retail such as a bank, laundry or dentist; restaurants, cafes and coffee shops; typical retail uses and opportunities for small-scale employment. The neighborhood commercial center will be integrated through site design with the neighboring residential areas and will include strong pedestrian connections.

DU4 may be developed and constructed in one or more phases. The necessary site work and associated infrastructure will be developed in phases as market conditions warrant.

Utilities and Infrastructure

Sanitary sewer and domestic water service for DU4 will be in conformance with the previously approved Master Sewer Report and Master Water Report prepared with the PPGN Community Plan. An updated Sewer and Water Report will be submitted with the Subdivision Technical Review (“STR”) application and will include further detail demonstrating that adequate sewer and water service and line sizing will be provided.

Storm water runoff will also be in conformance with the Master Drainage Report prepared with the PPGN Community Plan. As part of the STR application, an additional drainage report will be submitted that further demonstrates conformance with the aforementioned Master Report.

DU4 will include the construction of the following roadway infrastructure:

- Construction of the east half of Crismon Road adjacent to DU4.
- Construction of the full cross section of Cadence Parkway into DU4.
- Construction of the north half of Williams Field Road adjacent to DU4.

Minor Modifications to General Development Standards

As permitted by Section 3.10(a) of the PPGN CP, this preliminary plat application includes requests to modify certain General Development Standards in the CR and CRSL Land Use Groups. These modifications are being requested to accommodate the expected product types, which have become more refined as detailed planning has occurred. The proposed modifications promote greater design flexibility in furtherance of the vision to create more compact, connected and pedestrian friendly neighborhoods within Cadence. The proposed General Development Standard Modifications are set forth below in redline format.

General Development Standards – Community Residential (CR)				
	CR-9	CR-7	CR-6	Additional Standards
Lot and Density Standards				
Minimum Lot Area (sq ft)	9,000	7,000	5,000 6,000	
Minimum Lot Width – Interior Lot (ft)	63	58	48	
Minimum Lot Depth (ft)	100	94	90	
Minimum Lot Depth abutting Arterial Street (ft) ¹	110	100	90	
Building Form and Location				
Maximum Height (ft)	30	30	30	
Minimum Yards (ft) ²				
<ul style="list-style-type: none"> Front (Enclosed Livable Areas, Porches, Side Entry Garages and Porte Cochères) 	10	10	10	
<ul style="list-style-type: none"> Front Entry Garages and Carports – front and side yards 	18 20 ³	18 20 ³	18 20 ³	
<ul style="list-style-type: none"> Interior Side: Minimum either side 	3	3	3	See Chapter 7.4(a), Zero Lot Line Developments
<ul style="list-style-type: none"> Interior Side: Minimum aggregate of 2 sides 	8	8	8	See Chapter 7.4(a), Zero Lot Line Developments
<ul style="list-style-type: none"> Street Side 	10	10	10	
<ul style="list-style-type: none"> Rear Yard⁴ 	10	10	10	
<ul style="list-style-type: none"> Rear Yard Abutting Arterial Street Right-of-Way⁵ & ⁶ 	20	20	20	
Minimum Useable Outdoor Open Space	10%	10%	10%	See Chapter 7.4(b), Minimum Useable Outdoor Open Space
Residential Development Design Standards	See Chapter 7.4(c), Residential Development Design Standards			

¹ If a landscape tract or parkway adjacent to an Arterial street is 10 feet in width or greater, then this standard does not apply and the Minimum Lot Depth standard shall be used.

² All yards are measured from the Property Line unless otherwise noted within this Chapter.

³ Garage and carports must be set back a minimum of 18~~20~~ feet as measured from the back of sidewalk to the face of the garage door.

⁴ Rear yard setback may be reduced to 5 ft for unique home product designs that otherwise fulfill the Residential Development Design Standards and Minimum Useable Open Space requirements, and as approved by the City during the Home Product Review process.

⁵ If a landscape tract or parkway adjacent to an Arterial street is 10 feet in width or greater, then this standard does not apply and the Rear Yard standard shall be used.

⁶ Additional sound attenuation required when total setback distance, including any adjacent landscape tract or parkway, is less than 30 feet from the arterial street right-of-way.

General Development Standards – Community Residential Small Lot (CRSL)						
Standard	CRSL-4.5	CRSL-4.0 ⁷	CRSL-3.0 ⁷	CRSL-2.0 ⁷	Additional Standards	
Lot Standards						
Minimum Average Lot Area of Subdivision (sq ft)	4,500	4,000	3,250	2,500		
Minimum Individual Lot Area (sq ft)	4,000	3,500	2,750	2,000		
Minimum Lot Width –Interior Lot (ft)	36	31	26	26		
Minimum Lot Width – Corner Lot (ft)	41	36	31	31		
Minimum Lot Depth (ft)	85	80	75	70		
Building Form and Location						
Maximum Height (ft)	30	30	30	30		
Maximum Number of Stories	2	2	2	2	A third story may be permitted pursuant to Chapter 7.7(a)(v).	
Minimum Yards (ft) ⁸						
• Front – Building Wall, Side Entry Garage	10	10	10	10		
• Front Entry Garage	18 20 ⁹	18 20 ⁹	18 20 ⁹	18 20 ⁹		
• Front – Porch	7	7	7	7		
• Street Side	10	10	10	10		
• Interior Side: Minimum each side	3	3	3	3	See Chapter 7.4(a), Zero Lot Line Development	
• Interior Side: Minimum aggregate of 2 sides	6	6	6	6	See Chapter 7.4(a), Zero Lot Line Development	
• Rear ¹⁰	10	10	10	10		
• Rear or Side – Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive.	13	13	13	13		
Minimum Useable Outdoor Open Space	5%	5%	5%	5%		See Chapter 7.4(b), Minimum Useable Outdoor Open Space
Residential Design Standards	See Chapter 8.7(c), Residential Development Design Standards					

⁷ The minimum lot area in the CRSL LUG is 4,000 square feet. See 7.6 for provisions governing a reduction in the minimum lot area below 4,000 square feet.

⁸ All yards are measured from the Property Line unless otherwise noted within this Chapter.

⁹ Garage and carports must be setback a minimum of 18~~20~~ feet as measured from the back of sidewalk to the face of the garage door.

¹⁰ Rear yard setback may be reduced to 5 ft for unique home product designs that otherwise fulfill the Residential Development Design Standards and Minimum Useable Open Space requirements, and as approved by the City during the Home Product Review process.