



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00373
LOCATION/ADDRESS: The 5500 through 6000 blocks of South Crismon Road (east side), the 10000 through 10200 blocks of East Williams Field Road (north side)
GENERAL VICINITY: Located north of Williams Field Road and East of Crismon Road
REQUEST: Preliminary Plat titled "Cadence at Gateway – DU-4"
PURPOSE: This request will allow for the subdivision of approximately 81 acres within the Cadence Community for 377 single residence lots
COUNCIL DISTRICT: District 6
OWNER: PPGN-Williams, LLLP, PPGN-Ray, LLLP,
APPLICANT: Susan E. Demmitt, Gammage & Burnham
STAFF PLANNER: Lesley Davis, Senior Planner

SITE DATA

PARCEL NUMBER(S): 304-34-973, 304-34-972, 304-35-976, 304-35-977, 313-25-001B
313-25-003
PARCEL SIZE: 81± 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: Eastmark Development Unit 9 – approved for detached single residences – zoned PCD
EAST: Eastmark Development Unit 9 – approved for detached single residences – zoned PCD
SOUTH: (Across Williams Field Road) Cadence Development Unit 5 – zoned PCD and property zoned in Maricopa County
WEST: (Across Crismon Road) Cadence Development Unit 2 Phase 2 – zoned PCD

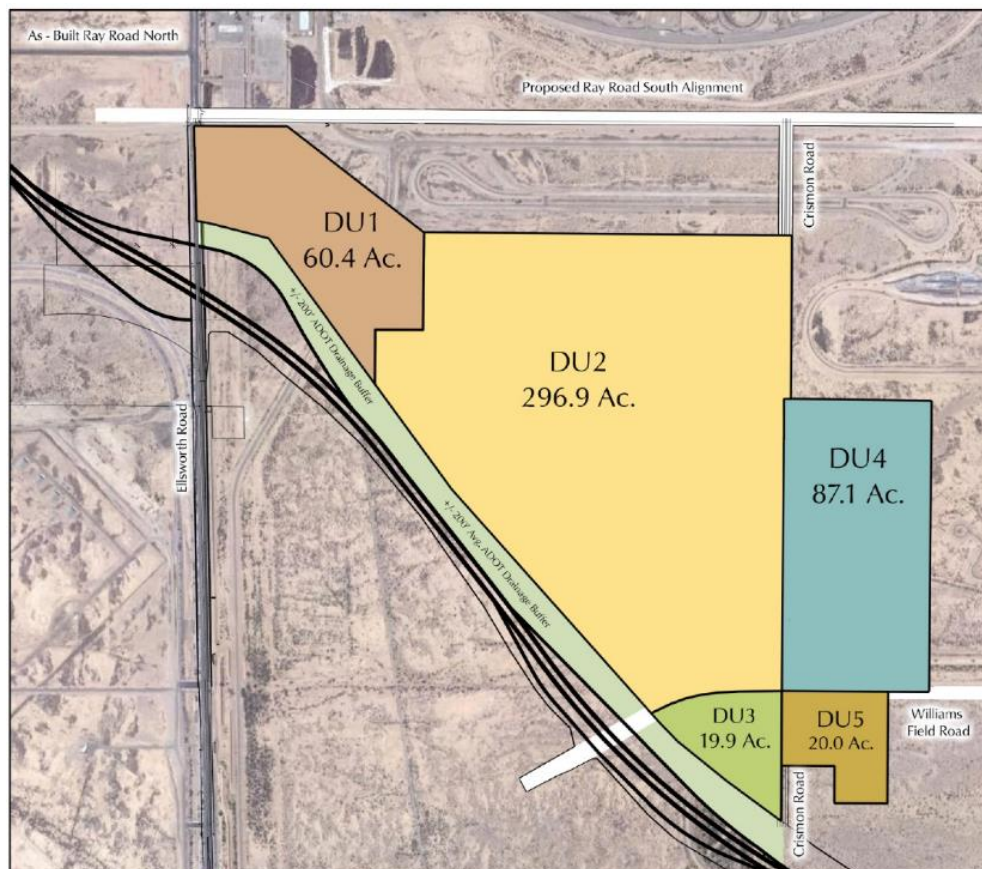
STAFF RECOMMENDATION: Approval with Conditions

HISTORY/RELATED CASES

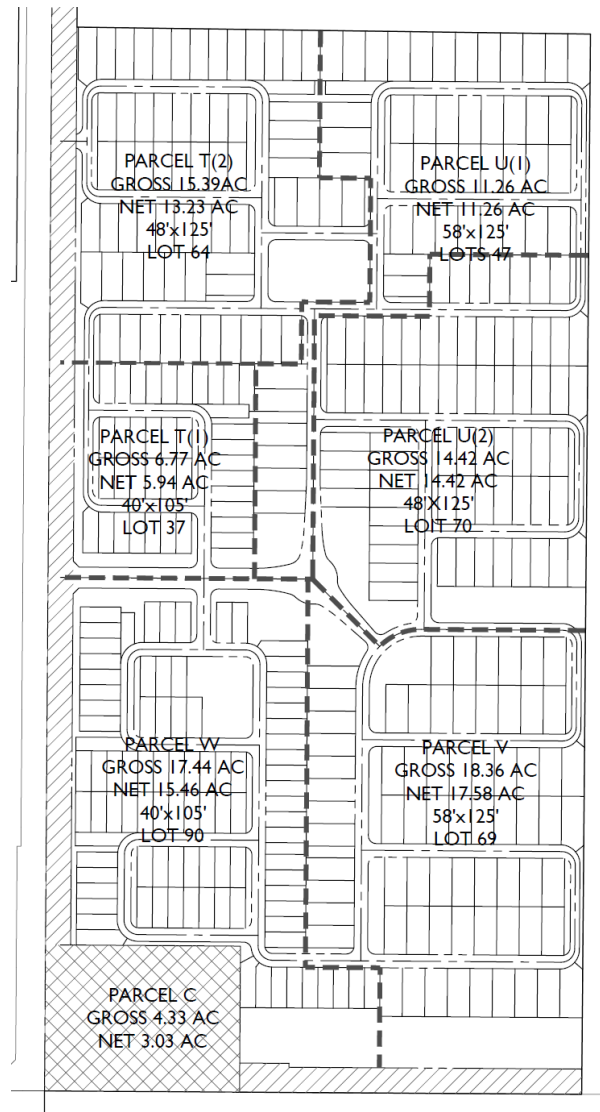
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|----------------------------|---|
| September 22, 2008: | Approval of a Major General Plan Amendment changing the land use designation to Mixed Use Community. |
| September 10, 2012: | Annexed to City (Ord. #5113, A12-01)
Establish City of Mesa Zoning 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 (DU-2) |
| February 19, 2012: | Preliminary Plat approval for Cadence – DU-2 Phase 1 |
| June 20, 2018: | Preliminary Plat approval for Cadence – DU-2 Phase 2 & 3 |
| November 7, 2018: | Approval of Cadence - Development Unit 4 (DU-4) |

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat entitled “Cadence at Gateway – DU4” located east of Crismon Road north of Williams Field Road. The proposed preliminary plat is for the subdivision of approximately 81 acres of the Pacific Proving Grounds North (PPGN) community, now titled Cadence, into approximately 377 single-residence lots of varied lot sizes. The overall net density is 4.97 dwelling units per acre.



The preliminary plat does not include the area identified in the exhibit below as Parcel C, which is a 4.33-acre site identified for future commercial development in both the Community Plan and Development Unit Plan for DU4.



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

The General Plan character area for this site is "Mixed-Use Community". The Development Unit Plan for DU-4 was approved on November 7, 2018. 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 - DU4" and has determined that the plat is consistent with the requirements of the Pacific Proving Grounds North Community Plan for the Cadence Development, the Development Unit Plan for DU-4, 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 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 DU-4 of the Pacific Proving Grounds North Community Plan.