



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 12, 2019

CASE No.: **ZON19-00192**

PROJECT NAME: **Cadence at Gateway**

Development Unit 1 Phase 1

Owner's Name:	PPGN-Ellsworth, LLLP
Applicant's Name:	Susan Demmitt, Gammage and Burnham, PLC
Location of Request:	Within the 9300 block of East Cadence Parkway (both sides). Located east of Ellsworth Road and south of Ray Road.
Parcel No(s):	313-25-155, 313-25-004, 313-25-006B, 313-25-0018, 313-25-022
Request:	This request will approve the Development Unit Plan 1 Phase 1 Development Unit Plan within the Pacific Proving Grounds North Community Plan, also known as the Cadence Community Plan
Existing Zoning District:	Planned Community (PC)
Council District:	5
Site Size:	33.2 ± acres
Proposed Use(s):	Multi-residence and single residence developments
Existing Use(s):	Vacant
Hearing Date(s):	June 12, 2019 / 4:00 p.m
Staff Planner:	Lesley Davis
Staff Recommendation:	APPROVAL with 2 Conditions

HISTORY

On **September 22, 2008**, the City Council approved a Major General Plan Amendment to change the land use on the property from Mixed Use/Employment, Mixed Use/Residential, office, Community Commercial and Medium Density Residential 4-6 to a Mixed Use Community designation.

On **September 10, 2012**, the City Council approved annexation of the property into the City of Mesa with designation of a comparable zoning of Limited Commercial. On the same date, the City Council approved to rezone the property from Limited Commercial to a Planned Community

District and established the Pacific Proving Grounds North Community Plan, which was subsequently named as the Cadence Community Plan.

PROJECT DESCRIPTION

Background

The subject request is for the approval of Phase 1 of Development Unit 1 within the Cadence Community Plan. This request will allow development of multi and single-family residence within the development unit. The subject property is approximately 33.2 acres and located east of South Ellsworth Road and South of East Ray Road. Overall, the Cadence Community Plan is approximately 434 acres.

In accordance with Section 3.7 of the approved Community Plan, approval by the City's Planning and Zoning Board is required for Development Unit Plans within the Community Plan. The section outlines review requirements and submittal documents for a Development Unit Plan. These submittal documents requirements include a land use plan, design guidelines, and infrastructure plans. In reviewing the documents, the Planning and Zoning Board shall determine the proposed Development Unit conforms to the approved Community Plan. There will be a Phase 2 of the Development Unit Plan I. However, Phase 2 of the Development Unit is not part of the subject request and will require a separate approval by the Planning and Zoning Board of that Development Unit Plan.

General Plan Character Area Designation and Goals

The property is located in a Mixed Use Community character area designation of the City's General Plan. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use character area designation is for large land areas where it is possible to develop a mixture of uses that create a complete and identifiable community. Such mix of uses include employment, industrial, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses to provide a complete community atmosphere. The subject request conforms to the goals of the Mixed Use Community character area. The use will allow development of higher density residential to support future commercial development as identified in the Community Plan. The request also conforms to the criteria for review outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Gateway Strategic Development Plan:

The property is also located within the Mixed Use Community District of the Gateway Strategic Development Plan. According to this plan, the focus of the Mixed Use Community District is to provide sustainability through the creation of a live/work/play community with a wide variety of land uses to include low to high density residential, commercial, employment, civic and recreational uses. The proposed Development Unit Plan conform to the goals of the Gateway Strategic Development Plan.

Development Unit Plan:

The approved Community Plan establishes that the subject Development Unit will be developed with a strong mix of uses that includes non-residential such as retail and employment uses as well as the development of transitional single residence and high density residential. The subject

request (DUP for DU 1 Phase 1) includes the transitional single residence and high density residential uses planned to be developed in the Development Unit.

Section 11-11-5(E) of the City of Mesa Zoning Ordinance (MZO) sets forth review criteria for Development Unit Plans. Per this section of the MZO, applications for a Development Unit Plan within an adopted Planned Community District shall only be approved if the application and supporting materials are consistent with the approved Community Plan and conditions of approval associated with the Community Plan. Specifically, the Development Unit Plan is required to be consistent with the approved Community Plan based on the following review criteria:

1. The land use budget for a development unit shall remain identical to, or within the range established by the approved Community Plan budget for that development unit.
2. Development Unit Plans shall be consistent with any major or minor amendments of the Community Plan.
3. All other relevant policies and guidelines as outlined in the Community Plan shall remain as adopted.

The proposed Development Unit Plan (DUP) conforms to the outlined criteria. The land use budget submitted with the request conforms to those approved for the Development within the Community Plan. In addition, there are no proposed changes to any significant policies approved with the Community Plan. Overall, the subject request is consistent with the vision and approval requirements of Development Units with the Cadence Community Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest PCD Vacant	North PCD (Eastmark) Vacant	Northeast PCD (Eastmark) Residential
West (Across SR-24) Zoned in Maricopa County Vacant	Subject Property PCD Residential	East PCD Residential
Southwest (Across SR-24) Zoned in Maricopa County Vacant	South PCD Residential	Southeast PCD Residential

Compatibility with Surrounding Land Uses:

The site is located within the Cadence at Gateway Community and adjacent to other residential properties. Approval of single and multi-residential uses within the Development Unit will be consistent with the Community Plan and not out of character with surrounding area developments and uses.

Neighborhood Participation Plan and Public Comments

Section 3.7(b)(iv) of the Cadence at Gateway Community Plan establishes Citizen Participation requirements. The applicant submitted a Citizen Participation Plan that conforms to the

requirements of the Community Plan. The Citizen Participation Plan included notifications to the master developer, Queen Creek Unified School District, all registered neighborhood associations within one-half mile of DU 1 Phase 1, all property owners within DU 1 and all property owners within 750-feet of the boundary of DU 1 Phase 1. As of writing this report, neither the applicant or staff has received any comments/concerns from any of those notified or any resident. The applicant will be providing an updated Citizen Participation Report to staff prior to the June 12, 2019 Study Session. Staff will provide the Board with any new information during the scheduled Study Session on June 12, 2019.

Staff Recommendations:

The subject request is consistent with the criteria for approving a Development Units Plan outlined in section 11-11-5(E) of the MZO; as well as with the approved Community Plan and vision. The subject request will also be compatible with the Mesa-Gateway airport, the surrounding neighborhoods and future development plans; Therefore, staff is recommending approval of the Development Unit Plan with the following conditions:

Conditions of Approval;

1. Compliance with Ordinance number 5115 and the adopted Pacific Proving Grounds North Community Plan.
2. Compliance with Cadence at Gateway Development Unit 1 – Phase 1 Development Unit Plan submitted.