



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**July 10, 2019**

CASE No.: **ZON19-00436**

PROJECT NAME: **Cadence Community Plan Amendment**

Owner's Name:	Pacific Proving LLC
Applicant's Name:	Paul Gilbert, Beus Gilbert PLLC
Location of Request:	The 5200 to 5300 blocks of South Ellsworth Road (east side), the 5300 through 6200 blocks of the South Crismon Road alignment (east and west sides), and the 10000 through 10200 blocks of the East Williams Field Road alignment (north and south sides). Located on the north side of the future State Route 24 freeway alignment between Ellsworth Road to approximately one-quarter mile east of the Crismon Road alignment.
Parcel No(s):	Multiple Parcels
Request:	Major Amendment to the Pacific Proving Grounds North Community Plan, also known as the Cadence Community Plan. This request will remove Development Unit 5 from the Cadence Community Plan (20± acres at the southeast corner of the Crismon and Williams Field Road alignments)
Existing Zoning District:	Planned Community (PC), Cadence Community Plan
Council District:	District 6
Site Size:	485 ± acres
Proposed Use(s):	Master Planned Community
Existing Use(s):	Master Planned Community
Hearing Date(s):	July 10, 2019 / 4:00 p.m.
Staff Planner:	Tom Ellsworth
Staff Recommendation:	Approval with conditions
Planning and Zoning Board Recommendation:	
Proposition 207 Waiver Signed:	Yes

## **HISTORY**

**On September 10, 2012**, the City Council approved a rezoning of the site from Light Industrial (LI) to a Planned Community (The Pacific Proving Grounds North Community Plan) which is currently known as the Cadence Community Plan. The 20 acres located at the southwest corner of the Community Plan is identified as Development Unit 5 (DU 5) in the approved Cadence Community Plan (Case# Z12-028).

## **PROJECT DESCRIPTION**

### **Background**

The subject request is to adjust the overall boundaries of the approved Planned Community District (PC) for the Cadence Community Plan. Section 3.6(b) of the Community Plan indicates that a change in the overall boundaries of a Planned Community District is considered a major amendment to the community plan and requires the approval of the City Council.

The request is associated with a proposed Community Plan (i.e. Avalon Crossing; case Z18-00951). The Avalon PC district and associated Community Plan is for approximately 182 acres and located south of the Cadence Community Plan. A portion of the proposed community plan (approximately 20 acres) is currently located in the Cadence Community Plan and identified as Development Unit 5.

Approval of this request to remove the 20 acres from the Cadence Community Plan District is necessary in order to incorporate the acreage into the proposed Avalon Crossing Community 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 to remove 20 acres from the Cadence Community District conforms to the goals of the Mixed-Use Community character area, as it will allow the development of a master planned mixed-use community that includes retail, employment, and residential uses. The request is also consistent with the criteria for review outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

### **Gateway Strategic Development Plan:**

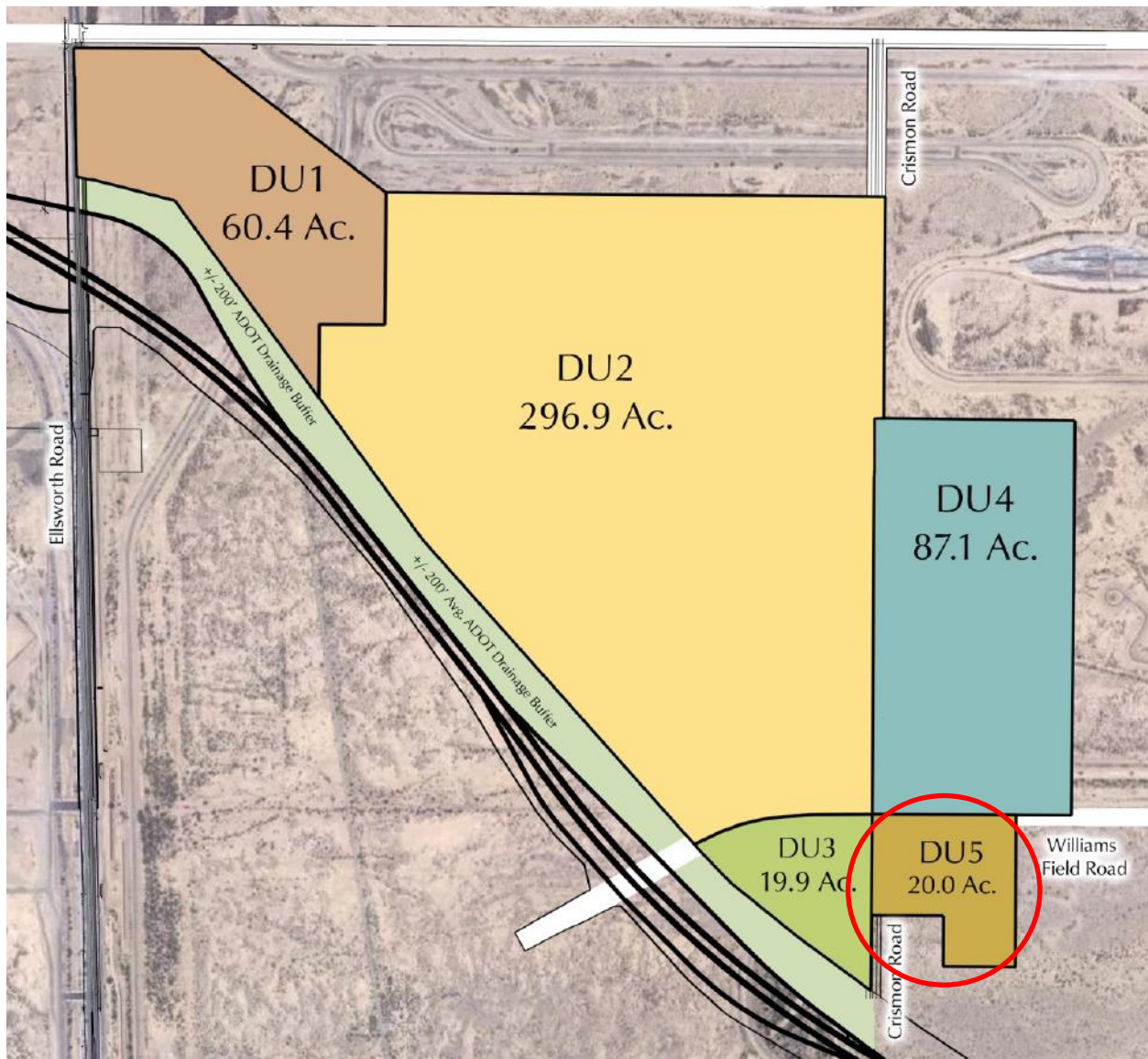
The property is also located within the Mixed-Use Community District of the Gateway Strategic Development Plan. According to this plan, the focus of the Mixed-Use Community District is to provide sustainability through the creation of a live/work/play community with a wide variety of land uses to include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

District, the proposed amendment of the community plan will not have any effect on the remainder of the Cadence community plan. The request is consistent with the Gateway Strategic Development Plan.

**Zoning District Designations:**

The subject request is for a major amendment to the Cadence Community Plan. The applicant is requesting the removal of a 20± acre area designated as Development Unit 5 from the community plan. The requested amendment will not affect the overall vision or development of the Cadence Community Plan and will allow the acreage to be incorporated in the Avalon Crossing Community plan as part of zoning case ZON18-00951.

**Exhibit 1:**



## **Community Plan Amendment**

Development Unit 5 is the portion of the Cadence Community Plan located at the southeast corner of Williams Field Road and Crismon Road. This Development Unit consists of approximately 20 acres. The primary effect of this request will be the removal of the language from Section 5.2(e), which describes the character of DU5, and modify the land use budget approved with the Cadence Community Planned District by removing the land use allocation for DU5 (See Exhibit 2 below). The primary emphasis of the DU5 was for the development of non-residential land uses.

Overall, the subject request will result in the reduction of the Cadence Community Plan from 484.3 acres to 464.3 acres and the allocated non-residential gross floor area removed from the overall total of the plan. It should also be noted that there is no final approval for a Development Unit Plan for DU5 and the existing Development Unit Plans within the Cadence Plan are independent of the planned character for DU5.

### **Exhibit 2:**

<b>Land Use Budget</b>						
<b>Development Unit</b>	<b>Acres</b>	<b>Residential Dwelling Units</b>		<b>Gross Floor Area Non-Residential<sup>2</sup></b>		<b>Maximum Percentage of Allowable Land Use Groups<sup>3</sup></b>
		<b>Minimum</b>	<b>Maximum</b>	<b>Minimum</b>	<b>Maximum</b>	
<b>DU1</b>	60.4	300	700	125,000	400,000	CR and/or CRSL: 20% <sup>4</sup> CMR: 75% <sup>4</sup> CC: 75% CMU: 100%
<b>DU2</b>	296.9	750	2,200	50,000	125,000	CR and/or CRSL: 95% CMR: 20% CC: 20% CMU: 20%
<b>DU3<sup>1</sup></b>	19.9	0	0	75,000	350,000	CR and/or CRSL: 0% CMR: 0% CC: 100% CMU: 100%
<b>DU4</b>	87.1	200	600	50,000	125,000	CR or CRSL: 95% CMR: 25% CC: 25% CMU: 25%
<b>DU5</b>	20.0	0	0	100,000	350,000	CR or CRSL: 0% CMR: 0% CC: 100% CMU: 100%
<b>TOTAL</b>	<b>484.3</b>	<b>1,500</b>	<b>3,500</b>	<b>400,000</b>	<b>1,350,000</b>	

<sup>1</sup> No residential development allowed south of the Williams Field Road alignment.

<sup>2</sup> Schools, recreation facilities, churches, community centers, and other similar uses do not count towards the non-residential allocations.

<sup>3</sup> Maximum percentage of the gross land area within a Development Unit that may be developed under a specific Land Use Group.

<sup>4</sup> Maximum Aggregate Percentage of CR, CRSL, & CMR cannot be more than 75%.

**Compatibility with Surrounding Land Uses:**

The subject site is currently approved as the Cadence Community Plan. The subject request will allow for the incorporation of the 20± acres of DU5 into the proposed Avalon Crossing Community Plan. The proposed Avalon Crossing Community Plan utilizes the same regulatory framework and land use groups as the Cadence Community Plan. The proposed amendments to the Cadence Community Plan will continue to allow for a mixture of land uses and will be compatible with the surrounding land uses.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> AG and LI Vacant Undeveloped Land	<b>North</b> PC Eastmark Community Plan Residential	<b>Northeast</b> PC Eastmark Community Plan Residential
<b>West</b> Maricopa County Zoning Undeveloped Future 24 Gateway Freeway	<b>Subject Property</b> PC Cadence Community Plan	<b>East</b> Eastmark Community Plan Residential
<b>Southwest</b> Maricopa County Zoning Undeveloped (Future 24 Gateway Freeway)	<b>South</b> Maricopa County Zoning Undeveloped (Future 24 Gateway Freeway)	<b>Southeast</b> Maricopa County Zoning Undeveloped ( <i>Subject Site for ZON18-00951 for the Avalon Crossing Community Plan</i> )

**Neighborhood Participation Plan and Public Comments**

This applicant is the same applicant for the companion case ZON18-00951 for the Avalon Community Plan. The proposed amendment to the Cadence Community Plan was discussed as part of the Citizen Participation outreach for the case. The applicant has notified all of the exiting property owners within the Cadence Community Plan as well as all property owners within 750' of the subject site regarding the subject request.

As of writing this report, staff has not been contacted by any resident to express support or opposition to the development. Staff will provide any new information during the Board's scheduled study session.

**Staff Recommendations:**

The subject request is consistent with the General Plan and Gateway Strategic Development Plan. The proposed amendments to the Cadence Community Plan meets the purpose and intent of a Planned Community District as specified in Section 11-11-1 of the Zoning Ordinance, as well as all of the required elements of a Community Plan found in Section 11-11-4 of the Mesa Zoning Ordinance; therefore, staff recommends approval with the following conditions:

**Conditions of Approval:**

1. Compliance with all requirements of Ordinance 5115 (associated with zoning case Z12-028) except as follows:
  - a. Modify condition #1 to read: "Compliance with the basic development as described in the project narrative and the amended Community Plan ("CP") dated August 26, 2019."
  - b. Modify condition #5 to read: "Site Plan Review through the public hearing process by the Planning & Zoning Board of future Development Unit plans for DU1 and DU3."