



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

October 9, 2019

CASE No.: **ZON19-00577**

PROJECT NAME: **Cadence at Gateway**

Development Unit 1 Phase 2

Owner's Name:	PPGN-Ellsworth, LLLP
Applicant's Name:	Susan Demmitt, Gammage and Burnham, PLC
Location of Request:	Within the 9200 through 9300 block of East Cadence Parkway (both sides). Located east of Ellsworth Road and south of Ray Road.
Parcel No(s):	313-25-006A, 313-25-006B
Request:	This request will approve the Development Unit Plan 1 (DU 1) Phase 2 Development Unit Plan (DUP) 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:	27 ± acres
Proposed Use(s):	Community Commercial (CC) and Community Multi-Residence (CMR)
Existing Use(s):	Vacant
Hearing Date(s):	October 9, 2019 / 4:00 p.m.
Staff Planner:	Lesley Davis
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **October 15, 2007**, the City Council approved an amendment to the General Plan to add Mixed-use Community land use designations to the City's character types. An amendment to the Zoning Ordinance was also approved to add the Planned Community (PC) zoning district to the City's base zones.

On **September 22, 2008**, the City Council approved a Major General Plan Amendment to change the land use on 1700 acres from Mixed Use/Employment, Mixed Use/Residential, office, Community

Commercial and Medium Density Residential 4-6 to a Mixed-Use Community designation. Although not yet annexed, the subject property was part of Mesa's planning area.

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.

On **June 12, 2019**, the Planning and Zoning Board approved Development Unit 1, Phase 1 of the within the Community Plan.

PROJECT DESCRIPTION

Background

The subject request is for the approval of Phase 2 of Development Unit 1 within the Cadence Community Plan. The request will allow development of Community Commercial (CC) and Community Multi-Residence (CMR) uses within the development unit. Overall, the subject property is approximately 27 acres and specifically located east of Ellsworth Road and South of Ray Road. The Cadence Community Plan is approximately 434 acres.

Per Section 3.7 of the approved Community Plan, the Planning and Zoning Board's approval is required for Development Unit Plans within the Community Plan. The section outlines review requirements and submittal documents for a Development Unit Plan. The requirements include a land use plan, design guidelines, and infrastructure plans. Per the requirements, the Planning and Zoning Board in approving the request shall determine the proposed Development Unit (DU) conforms to the approved 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 conforms to the goals of the Mixed Use Community character area. The proposed DUP to develop commercial and office will support future and existing residential development as identified in the Community Plan and create a complete community with commercial and neighborhood services. 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 for commercial and office uses conforms

to the goals of the Gateway Strategic Development Plan to create places for live, work, and play with a variety of land uses.

Development Unit Plan:

Per the approved Community Plan, the subject DU 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 units and high-density residential units. The subject request includes non-residential and higher density residential uses. The proposed land uses are allowed in the DUP.

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 DUP within an adopted Planned Community District shall only be approved if the application and supporting materials are consistent with the approved Community Plan and any associated conditions of approval. Specifically, the DUP 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 DUP conforms to the review criteria. The land use budget submitted with the request conforms to those approved within the Community Plan. The Community Plan shows retail, employment high density residential and medium density residential for DU 1. The proposed plan is within the allowed land uses. 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 of the Community Plan. As well as with the approval requirements for DUs within the Cadence Community Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Ellsworth Road) AG Vacant	North PCD (Eastmark) Vacant	Northeast PCD (Eastmark) Residential
West (Across Ellsworth Road) LI Vacant	Subject Property PCD Commercial Multi Residence	East PCD (Eastmark) Single Residence PCD (Cadence) Multi Residence
Southwest (Across Ellsworth Road) LI	South PCD (Cadence) Multi Residence	Southeast PCD (Cadence) Multi Residence

Vacant	(Across SR-24) Zoned in Maricopa County Vacant	
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Compatibility with Surrounding Land Uses:

The site is adjacent to Ellsworth Road to the west, Ray Road to the north, and planned future higher density residential development to the south and east. Approval of Commercial uses and multi residence uses will be consistent with the Community Plan and not out of character with existing and future planned developments and uses in the surrounding area.

Neighborhood Participation Plan and Public Comments:

Section 3.7(b)(iv) of the Cadence at Gateway Community Plan includes requirements for Citizen Participation procedures and standards. The Community Plan requires that the plan be submitted with the DUP application showing the contact list, how the contact list will be notified, with a schedule for implementation. 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 2, all property owners within DU 1 and all property owners within 750-feet of the boundary of DU 1. Additionally, the applicant has an e-mail contact list that was generated through the previous DU approval that they have included for their outreach.

The applicant also held a community meeting for residents on August 10, 2019. The purpose of the meeting was to provide current update of the progress of the development, future plans and the timing for development of the DU 1. The City's Development Services staff attended the meeting. Councilmember Thompson also attended the meeting. The issues discussed at the meeting included concerns with traffic, multi-family uses and shared amenities. The applicant will provide an updated Citizen Participation Report to staff prior to the October 9, 2019 Study Session. That report will include a summary of the community meeting.

As of writing this report, neither the applicant or staff has received any comments/concerns from any of those notified of the subject request or from any resident within the community. Staff will provide the Board with any new information during the scheduled Study Session on October 9, 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 the Cadence at Gateway Development Unit 1 – Phase 2 Development Unit Plan dated August 29, 2019.