



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

**Planning and Zoning Board**

**March 25, 2020**

CASE No.: **ZON19-00909**

PROJECT NAME: **Cadence Commercial**

Owner's Name:	PPGN-Ellsworth, LLLP
Applicant's Name:	Susan E. Demmit, Gammage & Burnham
Location of Request:	Within the 9200 through 9400 blocks of East Ray Road (south side); within the 5200 to 5400 blocks of South Ellsworth Road (east side); and within the 9200 to 9400 blocks of East Cadence Parkway (north and south sides). Located east of Ellsworth Road and south of Ray Road.
Parcel No(s):	313-25-006A and 313-25-006B
Request:	Site Plan Review. This request will allow a commercial development within the Cadence at Gateway Community. Also consider the preliminary plat for "Cadence at Gateway".
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	26 ± acres
Proposed Use(s):	Commercial development
Existing Use(s):	Vacant
P&Z Hearing Date(s):	<b>March 25, 2020 / 4:00 p.m.</b>
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 designation to the City's community character types. The City also approved an amendment to the Zoning Ordinance to add a Planned Community (PC) zoning district to the City's base zone designations.

On **September 22, 2008**, the City Council approved a major General Plan amendment to change the land use designation on 1700 acres of property in the City's planning area that included the subject property. As part of the amendment, the subject property was changed from Mixed

Use/Employment, Mixed Use/Residential, office, Community Commercial and Medium Density Residential 4-6 character designation to a Mixed-Use Community character 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 also 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 the Development Unit Plan for Development Unit 1, Phase 1 of the Planned Community District to guide development on the adjacent property.

On **October 9, 2019**, the Planning and Zoning Board approved the Development Unit Plan for Development Unit 1, Phase 2 of the Planned Community District to guide development on the property.

## **PROJECT DESCRIPTION**

### **Background:**

The subject site is 26± acres of undeveloped property within the Cadence at Gateway Planned Community District. The applicant is requesting a site plan approval to allow development of approximately 120,000 square feet of commercial uses on the property. Specifically, the proposed uses on the property include retail, office, restaurants and other general commercial uses on the property. Per the approved Planned Community (PC) district zoning designation, commercial uses are allowed in the district with approval of a site plan review by the Planning and Zoning Board.

From the submitted site plan, the subject property is bifurcated by an existing street (i.e. Cadence Parkway). This separation divides the property into northern and southern development areas. According to the site plan, there will be two primary access points from Ray Road on the north side of the northern section of the development and three driveway accesses from Cadence Parkway located on the south side of the northern section of the development. There is only one access point from Ellsworth Road to the northern section of the development. The site plan also shows two driveway access points onto the southern section of the development from Cadence Parkway. Cadence parkway serves as the main driveway access onto Ellsworth Road which an arterial road located to the west of the site. In addition to the vehicular driveway accesses, the site plan also shows pedestrian walkway connection in various areas of the development and to an adjacent proposed residential development to the east of the subject property. Enhanced landscaping has also been included to provide an appropriate transition to the future adjacent residential development.

### **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 commercial development will support future and existing residential development as identified in the Community Plan; as well as help to create a complete and identifiable neighborhood as envisioned with the goals of the Mixed Use Community character designation. Overall, the proposed development conforms will provide a sense of place for people to live, work, and play and consistent with the General Plan character designation.

**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 request conforms to the goals of the Gateway Strategic Development Plan to create a sense of place for people to live, work, and play.

**Zoning:**

The subject property is zoned as a Planned Community (PC) district with an approved Community Plan (CP). Specifically, the property is located within Phase 2 of Development Unit 1 (DU 1) of the Cadence Community Plan. The Development Unit Plan for DU1-Phase 2, includes a land use allocation plan that requires specific identification and location of a land use type during the review and approval of a site plan. Per the submitted site plan, the designated land use type for the subject property is Community Commercial (CC). This designation is consistent with standard of the Community Plan and Development Unit.

**Site Plan and General Site Development Standards:**

As stated, the site plan is to allow development of 120,000 square feet of retail, employment, restaurant and services on the property. The site plan shows distribution of the proposed buildings on both the northern and southern sections of the property. From the site plan, there will be two major anchor tenants on the property; one major tenant on each section of the development. The location of buildings on the property have been oriented in a way to promote connectivity within the development on Cadence Parkway which serves as the major internal street between the northern and southern section of the development. In addition, orientation of the buildings on the southern section of the development that are adjacent to the proposed residential to the east of the site are designed with pedestrian walkway connectivity. This is to encourage interaction between the proposed commercial development and the existing residential development to the east of the site. The design is also intended to enhance creating a unified development of the Community. Further, the landscape plan submitted with the application also shows using such landscaping to create a transition between the proposed commercial development and proposed residential development to the east. There are several areas designated as gathering and seating areas with proposed shades to encourage outdoor activities and general pedestrian interaction within the development. The proposed landscaping area also help to break up large areas of parking spaces on the property.

The proposed site plan conforms with the requirements of the Community Plan and the DU (i.e. DU 1, Phase 2) and the review criteria outlined in Section 3.9(a) of the CP.

### **Design Review:**

Currently, there are no specific users to occupy the proposed buildings on the property. All future specific users will be required to complete the city of Mesa's Design Review process at the time of the specific development. In addition to the required Design Review Board process, the approved Community Plan and Development Unit Plan includes Design Guidelines to direct quality development on the property.

### **Preliminary Plat**

The subject request includes a preliminary plat titled "Cadence at Gateway" to allow individual ownership of lots. Per Section 9-6-2 of the City of Mesa Subdivision standards, approval of all subdivision plats located in the City are required to be processed through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. Per Section 11-66-2 of the Mesa Zoning Ordinance, the preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved preliminary plats are subject to potential modification through the City's Subdivision Technical Review process, which is the third stage after approval of the preliminary plat. The Subdivision Technical Review process considers the overall design of the subdivision and details, such as utilities layout, ADA compliance, detention requirements, etc. This process can sometimes result in modification to lot sizes and configuration and a reduction in the number of lots.

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

<b>Northwest</b> (Across Ellsworth Road) AG Vacant	<b>North</b> (Across Ray Road) PC (Eastmark) Vacant	<b>Northeast</b> (Across Ray Road) PC (Eastmark) Vacant
<b>West</b> (Across Ellsworth Road) LI-PAD Vacant	<b>Subject Property</b> PC (Cadence at Gateway) Vacant	<b>East</b> PC (Eastmark) Residential (Across Cadence Parkway) PC (Cadence at Gateway) Multi-Residence
<b>Southwest</b> (Across Ellsworth Road & across SR24 Gateway) LI-PAD Vacant	<b>South</b> (Across SR 24 Gateway alignment) Zoned in Maricopa County Vacant	<b>Southeast</b> PC (Cadence at Gateway) Residential

### **Compatibility with Surrounding Land Uses:**

The site is adjacent to Ellsworth Road to the west, the the future State Route 24 Gateway alignment to the further west, as well as adjacent to higher density single residences and multi-residence properties to the east and southeast. The approval of commercial uses on the property 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 Site Plan 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 as identified in the CP including 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, as well as all property owners within 750-feet of the boundary of DU 1. Additionally, the applicant has included in their outreach, e-mails to those parties on an e-mail contact list that was generated through the approval process for the DU plan.

The applicant also held a neighborhood meeting for residents on December 11, 2019 at the Cadence Community Center. The applicant will provide an updated Citizen Participation Report to staff prior to the March 25, 2020 Study Session. That report will include a summary of the meeting.

As of writing this report, staff has not received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on March 25, 2020.

### **Staff Recommendations:**

The subject request is consistent with the criteria for approving a Site Plan outlined in section 3.9(a) of the Cadence Community Plan; and the Development Unit Plan for Development Unit 1, Phase 2.

The subject request conforms to Mesa General Plan, Gateway Strategic Development Plan and Phoenix-Mesa Gateway Airport. Therefore, staff is recommending approval of the request with the following conditions:

### **Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with Ordinance number 5115 and the adopted Pacific Proving Grounds North Community Plan.
3. Compliance with the Cadence at Gateway Development Unit 1 – Phase 2 Development Unit Plan dated August 29, 2019.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of Design Review.
6. Compliance with all requirements of the Subdivision Regulations.

### **Exhibits:**

**Exhibit 1-Staff Report**

**Exhibit 2-Vicinity Map**

**Exhibit 3- Application Information**

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Landscape Plan
- 3.4 Elevation concepts
- 3.2 Wall/Amenity Plans

**Exhibit 4- Citizen Participation Report**