



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

**Planning and Zoning Board**

**May 27, 2020**

CASE No.: **ZON19-00961**

PROJECT NAME: **Cadence DU1 Phase 1 West**

Owner's Name:	PPGN-Ellsworth, LLLP
Applicant's Name:	Josh Hannon, EPS Group, Inc.
Location of Request:	Within the 9300 to 9500 blocks of East Cadence Parkway (west side). Located east of Ellsworth Road and south of Ray Road.
Parcel No(s):	313-25-006B & 313-25-004
Requests:	Site Plan Review. This request will allow for an attached single residence development within the Cadence at Gateway Community. Also consider the preliminary plat for "Cadence DU1 Phase 1 West".
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	11.5± acres
Proposed Use(s):	Attached single residence development
Existing Use(s):	Vacant
Hearing Date(s):	<b>May 27, 2020 / 4:00 p.m.</b>
Staff Planner:	Ryan McCann
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 zones.

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 land use designation was changed 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 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 property.

## **PROJECT DESCRIPTION**

### **Background:**

The subject site is 11.5± acres of undeveloped property within the Cadence at Gateway Planned Community District (PCD). The applicant is requesting a site plan approval to allow development of attached single residences on the property. The submitted site plan shows proposed development of 135 attached single residence units with overall density of 13.1 dwelling units per acre. Per the approved PCD, attached single residences are allowed in the district through a site plan approval by the Planning and Zoning Board. Per section 3.8(d) of the Community Plan (CP), a Site Plan Review is required for all development projects with at least 100 attached residential units within the PCD.

Currently, there is a developed traditional single-family residence to the southeast of the subject property and a commercial and office development with an approved site plan to the north of the site. Per the provided site plan, primary access to the site will be from Cadence Parkway located on the eastern side of the property. There is also a proposed emergency access only gate to be installed at the northwestern corner of the site. This emergency access only gate will connect to the commercial development to the north. The site plan also shows proposed construction of pedestrian walkways on the site to provide pedestrian connectivity within the development and to the adjacent developments within Planned Community District.

### **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 development of an attached single residence use will add to the variety of housing types envisaged in the character area designation. The housing units will also help increase the population of the area and aid in supporting future commercial uses in the Planned Community District area; as well as help create a complete and identifiable neighborhood as envisioned for the Mixed Use Community character designation. Chapter 4 of the General Plan, also encourages the creation and maintenance of a variety of great neighborhoods to create a sense of place for people to live, work, and play. The request also conforms to the criteria for review outlined in

Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan, including creating a variety of housing types and a place for people to live, work, and play.

**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 by providing higher density residential development to support the future commercial and office uses within the Community, and creating a sense of place for people to live, work, and play.

**Zoning:**

This subject property is zoned a Planned Community (PC) district with an approved Community Plan (CP). Specifically, the property is located within Phase 1 of the Development Unit 1 (DU 1) of the Cadence Community Plan. The Development Unit Plan for DU1-Phase 1, includes a land use allocation plan that requires specific identification and location of land use types 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 Multi-Residence (CMR). This designation is consistent with the standard of the Community Plan and Development Unit.

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area Three (AOA 3). The location of the property within AOA 3 is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, the AOA 3 area has no restrictions for residential uses. The Phoenix-Mesa Gateway Airport staff reviewed the subject request and had no concerns with the proposed development.

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

As stated, the site plan shows development of a 135-unit attached single residence units on the property. Each unit will be design to have two parking spaces within a garage, as well as guest parking throughout the development. The elevation plans submitted with the application shows groupings of three to five units to provide architectural variation in the building types. Section 13.3 of the approved community plan requires 270 parking spaces for the development. The proposed site plan shows 311 spaces, which equates to 2.3 parking spaces per unit. This conforms to the approved parking standards in the Community Plan.

Overall, there are three amenity areas proposed to support the development. The main amenity area will be located in the center of the development and include a passive open space area, ramada, and tot lot. The other two amenity areas are located to the northwest and southwest edges of the development. The site plan shows these areas will be large open space turf areas and be used as passive open space. In addition, these turf areas will be directly adjacent to a pedestrian trail that runs along the western edge of the property and connects to the overall Cadence development. Further, the proposed development will be part of the Cadence Home Owners Association and residents will have access to the various amenities in the Planned Community, such as a club house, pools, dog parks, sport courts, etc.

As part of the proposed site plan, the applicant has also requested a minor modification to the General Development Standards in the PCD to reduce the separation between buildings from 25 feet to 15 feet. The Community Plan (CP) for the PCD includes a process for an applicant to request minor modifications to the development standards in the district. Per the CP, changes such as driveway width, building separation, and side and rear setbacks are considered minor modifications. Section 3.9(a)(ii) of the CP allows the City's Zoning Administrator to consider and approve minor modifications to the General Development Standards in the PCD based on criteria established in the CP. This request conforms to the minor modification criteria established in the CP. (See condition #4.)

With the requested modification, the proposed site plan is consistent with the requirements of the Community Plan and the DU (i.e. DU 1, Phase 1) and meets the review criteria outlined in Section 3.9(a) of the CP.

**Design Review:**

Per section 3.8(d) of the Cadence CP, development projects with at least 100 attached residential units require Design Review. This development is required to complete the city of Mesa's Design Review process prior to applying for building permits. In addition to the required Design Review Board process, the approved Community Plan and Development Unit Plan includes Design Guidelines to ensure quality development on the property.

**Preliminary Plat:**

The subject request includes a preliminary plat titled "Cadence DU1 Phase 1 West" 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> PC Vacant (Approved for commercial)	<b>North</b> PC Vacant (Approved for commercial)	<b>Northeast</b> PC Vacant (Approved for Multi-residence)
<b>West</b> Maricopa County Future State Route 24 Vacant	<b>Subject Property</b> PC Vacant	<b>East</b> PC Vacant (Approved for Multi-residence)
<b>Southwest</b>	<b>South</b>	<b>Southeast</b> PC

Across SR24 Gateway alignment) Zoned in Maricopa County Vacant	Across SR24 Gateway alignment) Zoned in Maricopa County Vacant	Open Space and single residences
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**Compatibility with Surrounding Land Uses:**

The site is located within the Cadence at Gateway Community and adjacent to future commercial development to the north. There is also a planned multi-residence development approved to the east of the site, across Cadence Parkway located. To the west of the site is the State Route 24 alignment. The proposed subject development is consistent with the Community Plan and the DU Plan for DU 1, Phase 1 of the PC and consistent with the intended character of the district and surrounding land uses.

**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, HOAs with one-half mile, registered neighborhood associations within one mile, and all property owners within 1,000-feet of the property boundary. The applicant also notified residents who provided comments during the approval of the Development Unit 1 Phase 1 plan. Additionally, the applicant has included in their outreach plan for notifying residents about the project, e-mails to those parties on an e-mail contact list that was generated through the approval process for the DU plan.

In response to the COVID-19 pandemic, the applicant created a website where residents, property owners and interested parties can review and download documents for the project. The applicant also provided contact information as well as City staffs information for interested residents to provide comments or concerns regarding the project. As of writing this report, the applicant has been contacted by two (2) citizens with questions about the proposed development, the price of the units, and if there will be a swimming pool in the development. The applicant will provide an updated Citizen Participation report prior to the May 27, 2020 Study Session. That report will include a summary of all comments from interested residents.

As of writing this report, staff has not received any comments regarding the project. Staff will provide the Board with any new information during the scheduled Study Session on May 27, 2020.

**School Impact Analysis:**

Staff sent the application to the Queen Creek School district and received a response that there is adequate capacity in the schools to serve the development.

**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 1, as well as the approved Community Plan and vision.

The subject request conforms to the Mesa General Plan, Gateway Strategic Development Plan, and the 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 1 Development Unit Plan dated June 4, 2019.
4. Prior to submitting an application for a building permit, apply for and receive Administrative approval from the Planning Director to allow a minimum separation of 15-feet between buildings. If administrative approval is not granted, the minimum separation between buildings must comply with the Community Plan requirements.
5. Compliance with all City development codes and regulations.
6. Compliance with all requirements of Design Review.
7. Compliance with all requirements of the Subdivision Regulations.
8. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
  - b. Provide written notice to future property owners that the project is within 1 mile(s) of Phoenix-Mesa Gateway Airport.
  - c. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
  - d. All final subdivision plats and sales and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: "This property, due to its proximity to Phoenix- Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

**Exhibits:**

**Exhibit 1- Vicinity Map**

**Exhibit 2- Staff Report**

**Exhibit 3- Application Information**

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

**Exhibit 4- Citizen Participation Plan**

**Exhibit 5- Citizen Participation Report**