



Cadence DU1 Phase 1 West

Planning & Zoning Board

SE/SEC of Ellsworth Road and Cadence Parkway

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Developer

La Vida Homes, LLC
4860 E. Baseline Road, Suite 107
Mesa, AZ 85206
Contact: Darryn Lane

Consultant

EPS Group, Inc.
1130 N. Alma School, Suite 120
Mesa, AZ 85201
Tel: 480.355.0616
Contact: David Hughes

Introduction

The subject site is located in the City of Mesa, southeast of the southeast corner of Ellsworth Road and Cadence Parkway, and is within Phase 1 of Development Unit 1 of the Cadence master planned community. This site consists of approximately 10.3 developable acres and is Maricopa County Tax Assessor Parcel Numbers (APNs) 313-25-004 and a portion of 313-25-006B. This request is to initiate the Site Plan Review and Preliminary Plat process through the City of Mesa Planning and Zoning Board for an attached single-family residential development consisting of 135 lots.

Site Conditions and Accessibility

Existing site conditions can be seen on the Context Plan enclosed with this submittal. The site is bordered by the undeveloped land to the north and west. The adjacent Cadence Parkway collector roadway to the east and south is fully dedicated and improved. The future Arizona State Route 24 alignment is adjacent the subject site to the west. Primary access into the site will be from Cadence Parkway, and a secondary emergency access will exit the community to the northwest through a future planned commercial development. The proposed site plan does not adversely affect existing infrastructure and facilities within the area, and also does not present an adverse impact on neighboring properties.

Surrounding Property Information			
	Existing Land Use Category	Existing Zoning	Existing Use
North	Mixed Use Community	PC	Vacant / Undeveloped
South	Mixed Use Community	PC	Cadence Parkway, then future SR24
East	Mixed Use Community	PC	Cadence Parkway, then vacant
West	Mixed Use Community	RU-43 (Maricopa Co.)	Future SR24
Site	Mixed Use Community	GI	Vacant / Undeveloped

General Plan Conformance

The subject property and its surrounding properties fall within the “Mixed Use Community” land use category of the Mesa 2040 General Plan. The site plan conforms with the overall Mixed Use Community character type of the general area by proposing a high density, attached single-family residential development which provides a compatible land use transition between the existing detached single-family residence to the east and the future commercial center to the north along Cadence Parkway.

Zoning District Conformance

The existing Planned Community (PC) zoning of the subject property is consistent with the proposed site plan for an attached single-family residential community. The development proposed Land Use Group (LUG) of the Cadence Community Plan is Community Multi-Residence (CMR).

Conceptual Site Plan

The site plan is enclosed with this application and has been designed to meet the requirements of the City of Mesa Zoning Ordinance, as well as the Cadence Community Plan. The enclosed site plan illustrates the proposed unit layout, as well as vehicular circulation, parking and conceptual drainage for the site. The site plan has been designed to fit within the overall circulation network for the area and meets the required number of parking spaces. The site plan data is summarized in the table below.

Site Plan Data	
APN	313-25-004; 006B (portion of)
General Plan	Mixed Use Community
Zoning	Planned Community (PC)
Land Use Group	Community Multi-Residence (CMR)
Gross Site Area	11.5 acres
Net Site Area	10.3 acres
No. of Lots	135
Gross Density	11.7 DU/Acre
Net Density	13.1 DU/Acre
Open Space	3.61 Acres (31.4% of Gross)
Parking Required	309 Spaces (2.1 per lot)
Parking Provided	
Garage Spaces (2 per unit)	270 Spaces
Guest Spaces	41 Spaces
Total Spaces	311 Spaces
Parking Ratio	2.3



Conclusion

The Cadence DU1 Phase 1 West project will be a vital addition to the City of Mesa and the Cadence master planned community. The development team respectfully requests your favorable consideration of the Site Plan Review and Preliminary Plat documents. The development team is committed to ensuring the growth of another high-quality development. The team looks forward to working with the City of Mesa to gain all necessary Planning and Zoning approvals to build a successful project.