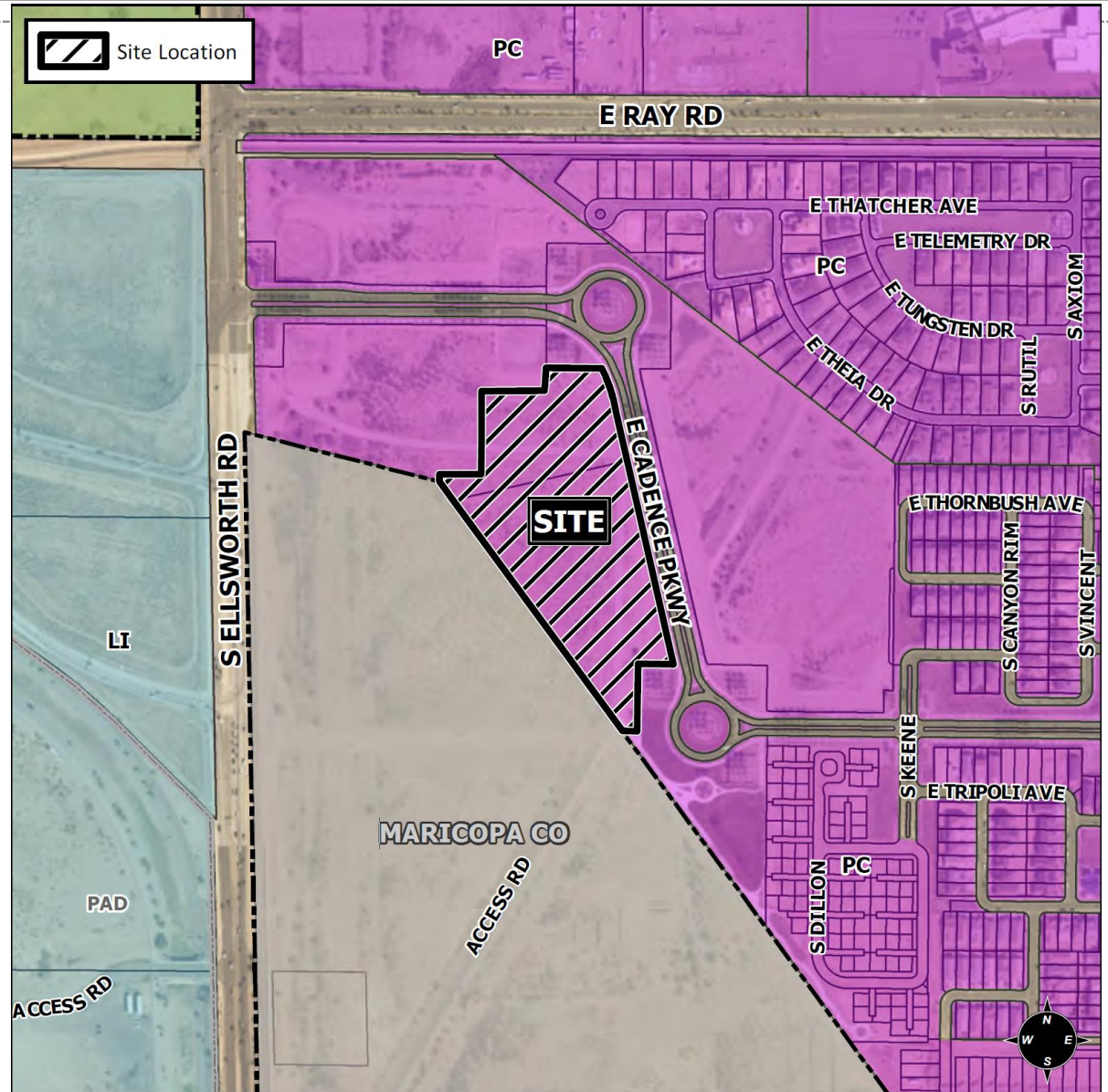


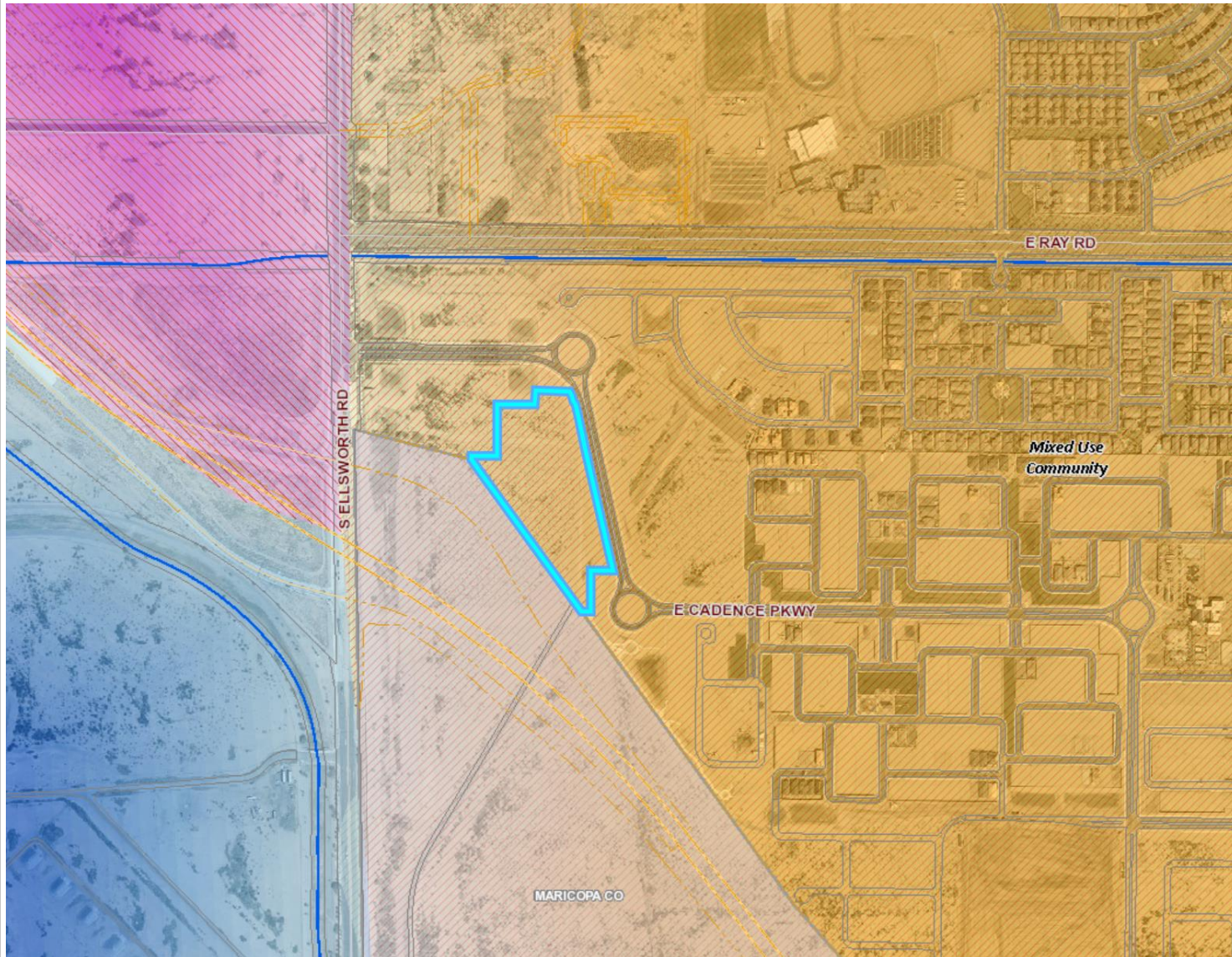


ZON19-00961

Location

- Within Cadence Community





General Plan

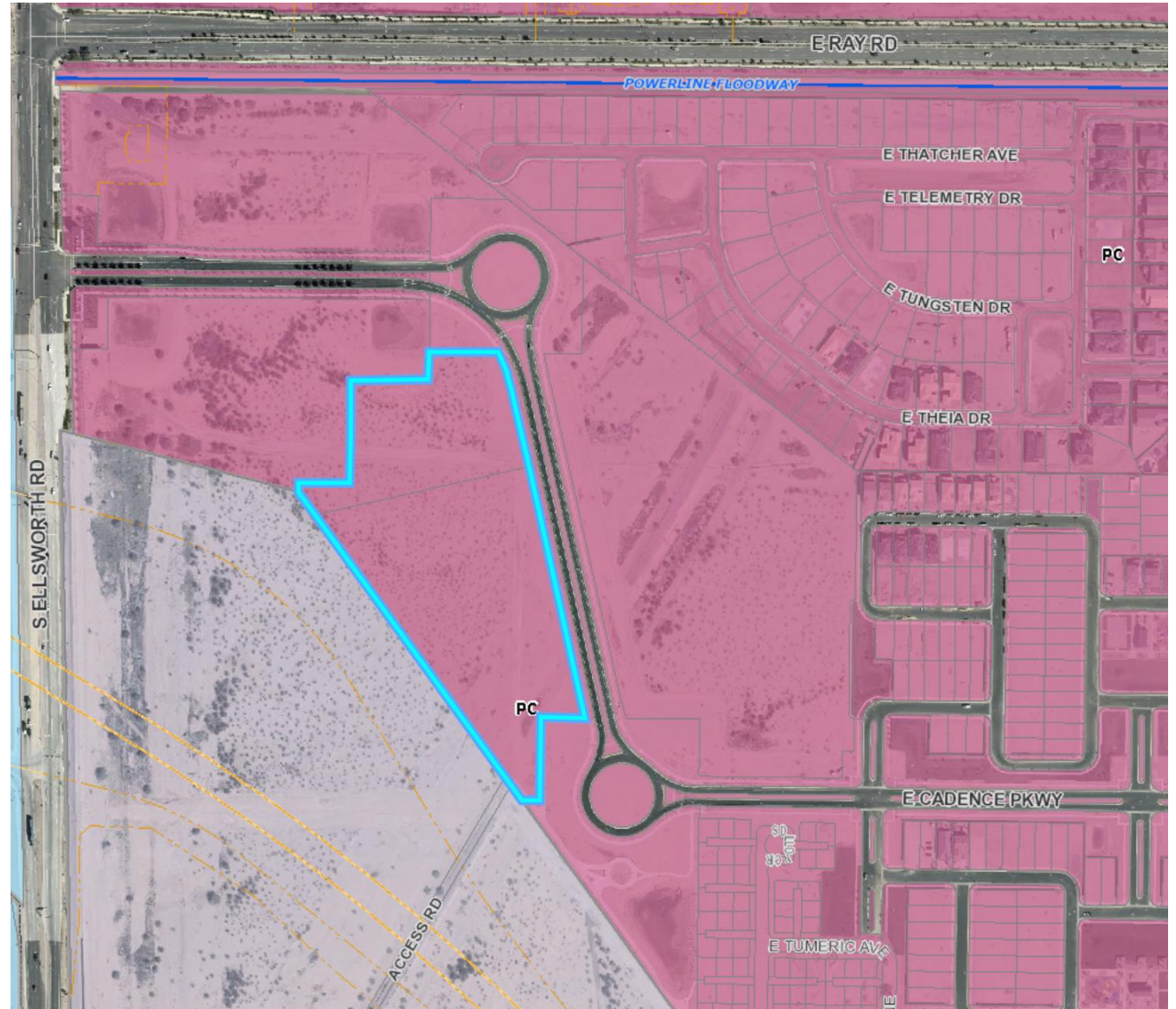
Mixed Use Community

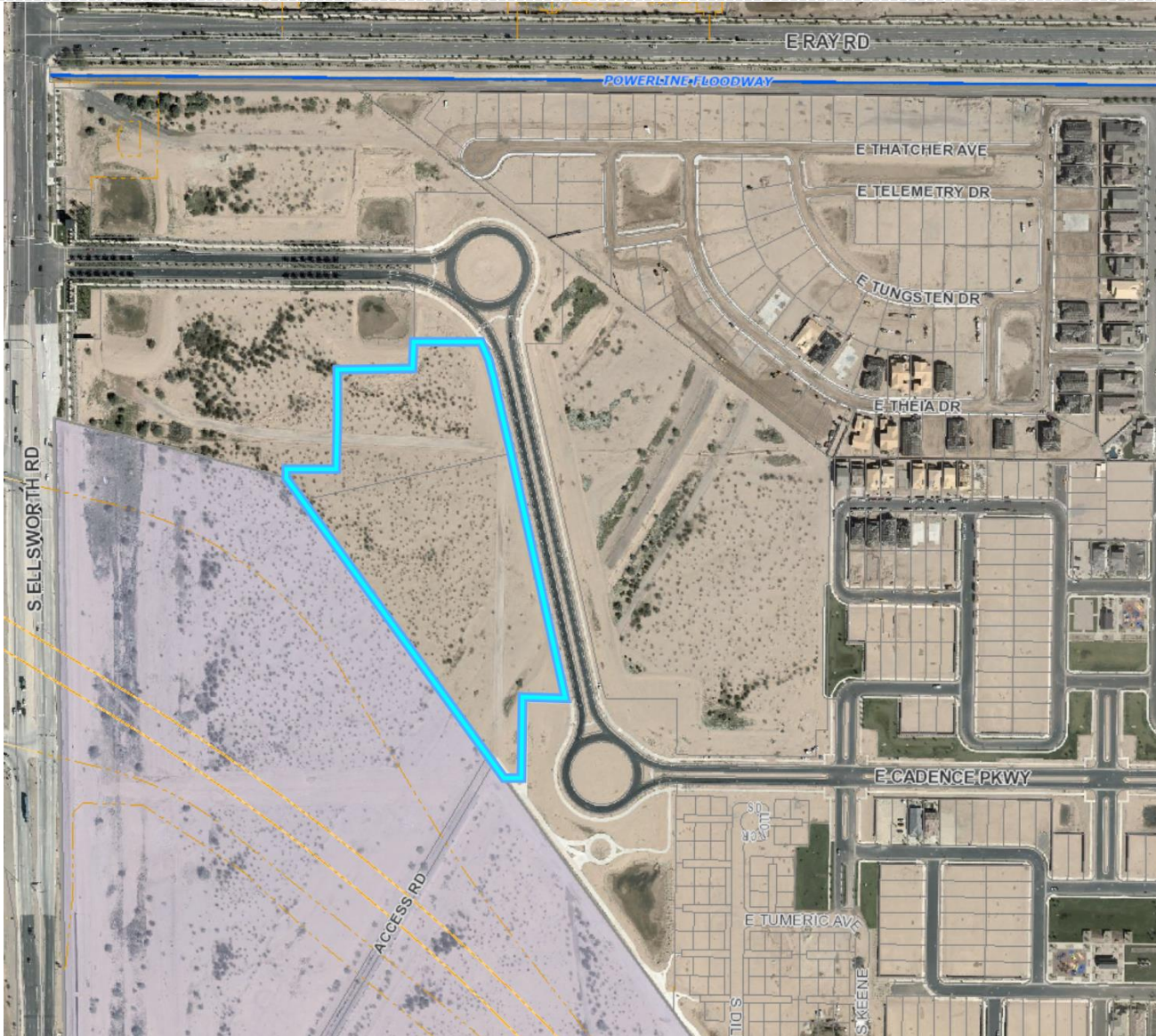
- Creation of live/work/play community
- Variety of land uses (low to high density residential, commercial, employment, etc.)

Zoning

Planned Community (PC)

- Phase 1 of Development Unit 1 (DU 1)
- Land Use Group (LUG)-Community Multi-Residence (CMR)
- Attached single residences-permitted use





Request

- Site Plan Review

Purpose

- Attached single residence development

Site Photos



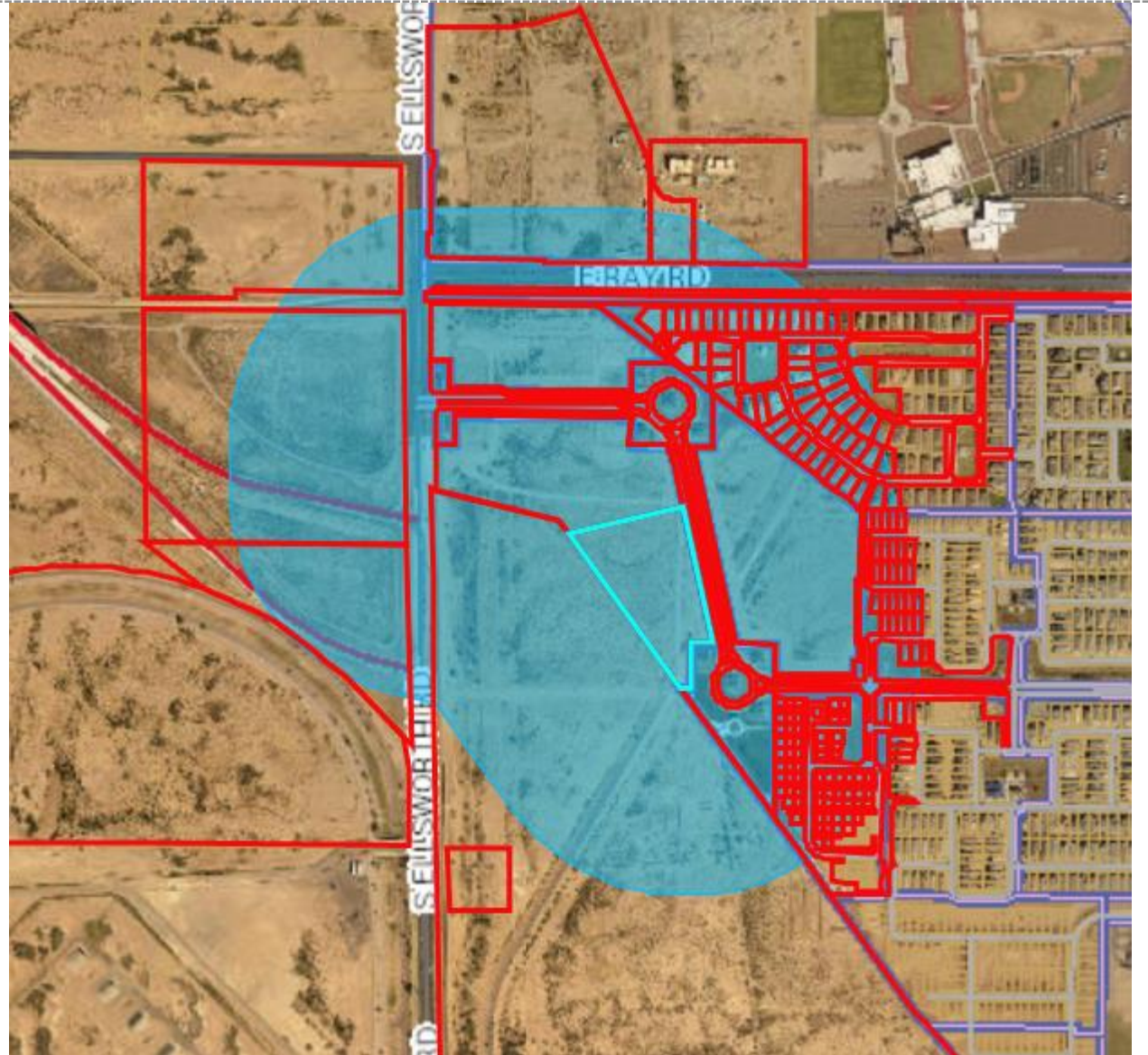
Looking south towards the site

- Site accessed off Cadence Parkway
- Open space throughout development
- Pedestrian connections



Citizen Participation

- Mailed letters to property owners within 1000' of the property
- HOA's & Registered Neighborhoods
- Staff has not received any neighborhood feedback.





Elevations



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Mesa Gateway Strategic Development Plan
- ✓ Complies with Cadence Community Plan

Staff Recommendation

Approval with Conditions