



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

April 27, 2022

CASE No.: **ZON22-00097**

PROJECT NAME: **Cadence DU3 Site Plan**

Owner's Name:	PPGN-Williams, LLLP
Applicant's Name:	Ellie Brundige, Gammage and Burnham, PLC
Location of Request:	Within the 9800 block of the East Williams Field Road alignment (south side) and within the 6000 block of the South Crismon Road alignment (west side).
Parcel No(s):	304-35-977F
Request:	Site Plan Review and Special Use Permit to allow for the development of a multiple residence development and a parking reduction.
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	18 ± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
Hearing Date(s):	April 27, 2022 / 4:00 p.m.
Staff Planner:	Robert Mansolillo
Staff Recommendation:	APPROVAL with conditions

HISTORY

On **September 10, 2012**, the City Council approved the annexation of a 483± acre property into the City of Mesa and established Light Industrial (LI) zoning. On the same date, the City Council also rezoned the property from LI to a Planned Community District (PCD) and approved the Pacific Proving Grounds North Community Plan, which was subsequently named as the Cadence Community Plan (Case No. Z12-028, Ordinance No. 5115).

On **August 26, 2019**, the City Council approved a major amendment to the Cadence Community Plan. Specifically, the approval amended boundaries of the PCD and also removed Development Unit 5 from the approved PCD (Case No. ZON19-00436, Ordinance No. 5522).

On **March 1, 2021**, the City Council approved a major amendment to the Cadence Community Plan. Specifically, the approval amended the Land Use Budget allocations for Development Unit 3 (DU3) (Case No. ZON20-00491, Ordinance No. 5603).

On **October 13, 2021**, the Planning and Zoning Board approved a request to allow the development of single residence, multiple residence, commercial or mixed-use development within DU3 (Case No. ZON21-00653).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of an initial site plan to allow the development of a 302-unit multiple residence project. Currently, the property is undeveloped and located on the southwest corner of the Williams Field and Crismon Road alignments. The property is surrounded by single residence subdivisions to the north and east. To the southwest is the future State Route 24 alignment. The applicant is also requesting a Special Use Permit (SUP) for a reduction to the number of required parking spaces.

The proposed site plan shows development of eighteen, two and three-story multiple residence buildings with a mix of 2-story carriage buildings (8 single garage bays at the first floor with 2 dwelling units above at the second floor), 3-story walk-up buildings, and 3-story tuck-under buildings (garages at first floor) totaling 302 units.

Per Section 11-32-3 of the Mesa Zoning Ordinance (MZO), 635 parking spaces are required for the development, of which 302 spaces must be covered spaces. According to the site plan submitted, 518 spaces will be provided, including 250 spaces covered by parking canopies and 80 attached garage spaces, for a total of 330 covered spaces. The applicant is requesting a Special Use Permit to reduce the parking ratio from 2.1 spaces per unit, as stated in the MZO, to 1.7 spaces per unit. A parking analysis submitted by the applicant has been included as Exhibit 5.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Mixed Use Community. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Community character area 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.

Staff reviewed the request and determined it is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Mesa 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 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:

The subject property is zoned as a Planned Community District (PCD) within the approved Unit 3 Development Unit Plan (DU3). The proposed development is consistent with the purpose and intent of the PCD outlined in the Cadence Community Plan and the DU3 Plan.

Site Plan and General Site Development Standards:

The development is proposed to include 15-studio units, 135 one-bedroom units, 131 two-bedroom units, and 21-three bedrooms units, for a total of 302 units. Resident amenities include a lounge area, a media lounge, a game room, a conference room, a fitness center with yoga, a mailroom, an outdoor lounge within the resident clubhouse, a pool and spa, an activity-sport court, a dog park, passive open space, and ramadas with barbeques.

The proposed site plan shows development of eighteen, three and two-story multiple residence buildings with a mix of 2-story carriage buildings, 3-story walk-up buildings, and 3-story tuck-under buildings (garages at first floor). The proposed units will range from approximately 555 to 1,242 square feet in size and contain studio, 1-, 2- and 3-bedroom units. The site plan shows the buildings engaging the internal streets, with the common open space and amenity area located between the buildings, and the circulation drive and parking areas throughout the site. Vehicular access to the site is provided at the Crismon Road alignment. Pedestrian access is provided internally as well as an external access to the corner of the Williams Field and Crismon Road alignments.

Special Use Permit – MZO Article 7, Section 11-70:

Section 11-66-2(C)(2) of the MZO allows the Planning and Zoning Board to hear and take action on a SUP when requested in conjunction with another request requiring action or recommendation by the Planning and Zoning Board.

Per Section 11-32-3 of the MZO, 635 parking spaces are required for the proposed development. The applicant is requesting to reduce the number of parking spaces from 635 to 518, a 117-space reduction. Section 11-32-6 of the MZO establishes criteria for approval of a SUP to allow the reduction in the number of parking spaces. Below is a summary of the criteria for the SUP and findings:

Parking Reduction Required Findings (MZO Section 11-32-6)	Findings
1. Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or	The proposed development consists of eighteen multi residence building with 302 units. According to the applicant, a blanket parking requirement of 2.1 spaces per unit, regardless of the number of bedrooms, will result in a much higher ratio of parking spaces to actual units/bedrooms. With approximately 45% one-

visiting the site exist that will reduce the parking demand at the site.	bedroom units and approximately 43% two-bedroom units, the project does not have the balanced unit mix that is contemplated by the Zoning Code. Based on this intent and analysis provided by the applicant, staff believes that 518 parking spaces will be sufficient to meet the needs of the proposed development.
2. The use will adequately be served by the proposed parking.	Per the applicant, the proposed 518 parking spaces will adequately serve the development. The proposed 1.7 parking spaces per dwelling unit is a more appropriate parking ratio based on the project's actual unit and bedroom make-up and is consistent with other jurisdiction in the Phoenix area who use a parking/bedroom ratio.
3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.	According to the applicant, the parking demand is not anticipated to exceed the capacity provided and no on-street parking is provided in the immediate area.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across the Williams Field Road alignment) PCD Cadence DU2 Residential	North (Across the Williams Field Road alignment) PCD Cadence DU2 Residential	Northeast (Across the Williams Field Road alignment) PCD Cadence DU4 Residential
West The future State Route 24	Subject Property PCD Vacant	East (Across the Crismon Road alignment) PCD Avalon Crossing DU1
Southwest The future State Route 24	South The future State Route 24	Southeast (Across the Crismon Road alignment) PCD Avalon Crossing DU1 Vacant

Compatibility with Surrounding Land Uses:

The site is located within the Cadence DU3 and adjacent to residential development within Cadence DU2 and DU4 to the north and planned commercial, single residential, and multiple residential with the Avalon Crossing Community Plan to the east. Approval of multiple residence

uses within DU3 will be consistent with the Community Plan and not out of character with surrounding area developments and uses.

Design Review:

The Design Review Board is scheduled to review the subject request on April 12, 2022. Staff will work with the applicant to address any comments and recommendations made by Design Review Board.

Neighborhood Participation Plan and Public Comments:

Section 3.7(b)(iv) of the Cadence at Gateway Community Plan establishes Citizen Participation requirements. 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 DU3, all property owners within DU3 and all property owners within 500-feet of the boundary of DU3. As of the writing of this report, neither staff nor the applicant has received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on April 27, 2022.

Staff Recommendations:

The subject request is consistent with the General Plan, meets the review criteria for approval of a site plan outlined in Section 11-69-5 of the MZO. The subject request also meets the review criteria for approval of a Special Use Permit outlined in Section 11-70-5(E) of the MZO. Therefore, staff is recommending approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with the final building elevations submitted.
3. Compliance with Ordinance number 5603 and the adopted Pacific Proving Grounds North Community Plan (Cadence Community Plan).
4. Compliance with Cadence at Gateway Development Unit 3 Development Unit Plan.
5. Provide written notice to future property owners that the project is within 1 mile of Phoenix Mesa Gateway Airport.
6. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
7. Provide a 4-foot x 4-foot sign at the entrance to the sales office for this development, with notice to all prospective buyers that the project is within an Overflight Area for Phoenix Mesa Gateway Airport as specified in Section 11-19-5 of the Zoning Ordinance.
8. Prior to the issuance of any building permit, provide documentation by a registered Professional Engineer or registered Professional Architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Zoning Ordinance.

Exhibits:

Exhibit 1- Vicinity Map

Exhibit 2- Staff Report

Exhibit 3-Application Information

3.1 Site Plan

3.2 Grading and Drainage Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Project Narrative

3.6 Citizen Participation Plan

Exhibit 4-Citizen Participation Report

Exhibit 5-Parking Analysis