




Planning and Zoning Report

Date	December 10, 2025	
Case No.	ZON25-00827	
Project Name	Cadence DU3 Multi-Residence	
Request	<ul style="list-style-type: none">• Site Plan Review for a 302-unit multiple residence development• Special Use Permit to allow for a parking reduction	
Project Location	Located at the southwest corner of East Williamsfield Road and South Crismon Road.	
Parcel No(s)	304-35-977G	
Project Area	17± acres	
Council District	District 6	
Existing Zoning	Planned Community (PC)	
General Plan Designation	Mixed Residential	
Applicant	Scott Belford, Studio 15 Architecture	
Owner	KIW Mesa Silver Valley Venture LLC	
Staff Planner	Kellie Rorex, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, meets the review criteria for a Special Use Permit (SUP) per MZO Section 11-70-5, and meets the review criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval of a Multiple Residence development and associated Special Use Permit (SUP), which were originally approved by the Planning and Zoning Board on April 13, 2022, under case ZON22-00097. Minor site plan modifications were later approved administratively on September 10, 2024, through case ADM24-00706. The original site plan and SUP approvals expired on April 13, 2024. The current request proposes no changes to the previously approved site plan.

Concurrent Applications:

- **Design Review:** The elevations and landscaping were reviewed by the Design Review Board on April 12, 2022, and approved by the Planning Director on July 25, 2022 (case No. DRB22-00106). The application expired on July 25, 2024. The applicant has resubmitted their application for Design Review approval with no changes from the previously approved application.

Site Context

General Plan:

- The Placetype for the subject property is Mixed Residential with an Evolve Growth strategy.
- Multi-Family Residential is a principal land use in the Mixed Residential Placetype.
- The Proposed Project is consistent with the Mixed Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - N1. Promote complete communities in both existing and new neighborhoods.
 - H1. Create more opportunities for housing options.

Sub-Area Plan:

- The property is located within the Mixed Use Community District of the Gateway Strategic Development 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 project site is zoned Planned Community (PC).
- The project site is within Unit 3 Development Unit Plan (DU3).
- DU3 permits the Land Use Group Community Multi-Residence (“CMR”) anywhere within the DU3.
- The proposed development is consistent with the purpose and intent of the Planned Community outlined in the Cadence Community Plan and the DU3 Plan.
- The subject site is within the Airfield Overlay Area 3 (AOA 3). The AOA 3 has no use limitations, however, the site is subject to an aviation easement.

Surrounding Zoning & Use Activity:

The proposed multiple residence is compatible with surrounding land uses, which include existing residential uses, future commercial uses, and vacant land.

Northwest (Across the Williams Field Road) PC Cadence DU2 Residential	North (Across the Williams Field Road) PC Cadence DU2 Residential	Northeast (Across the Williams Field Road) PC Cadence DU4 Residential
West (Across State Route 24) LI Vacant	Project Site PC Cadence DU3 Vacant	East (Across the Crismon Road alignment) PC Avalon Crossing DU1 Vacant
Southwest (Across State Route 24) LI Vacant	South (Across State Route 24) LI Vacant	Southeast (Across the Crismon Road alignment) PC Avalon Crossing DU1 Vacant

Site History:

- **September 10, 2012:** City Council annexed 483± acres, including the project site, into the City of Mesa (Case No. A12-001, Ordinance No. 5113). The subject site received comparable zoning from Maricopa County Rural 43 to City of Mesa Light Industrial (LI) (Case No. Z12-027, Ordinance No. 5114) and then was rezoned from LI to Planned Community (PC) (Case No. Z12-028, Ordinance No. 5115).
- **August 26, 2019:** City Council approved a major amendment to the Cadence Community Plan. Specifically, the approval amended boundaries of the Planned Community District (PCD) and also removed Development Unit 5 (now Avalon Crossing) from the approved PCD (Case No. ZON19-00436, Ordinance No. 5522).

- **March 1, 2021:** 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).
- **October 13, 2021:** The Planning and Zoning Board approved the Development Unit 3 Development Unit Plan for Cadence (Case No. ZON21-00653).
- **April 13, 2022:** The Planning and Zoning Board approved an Initial Site Plan and Special Use Permit for a parking reduction for a 302-unit multiple residence development (Case No. ZON22-00097).
- **September 10, 2024:** The Planning Director approved a minor modification to the approved site plan and elevations to allow screened ground mounted condensing units (Case No. ADM24-00706).

Project/Request Details

Site Plan:

- The site is located within the Cadence Planned Community, where the Community Plan and Development Unit Plan establish the governing development and design standards. In instances where these documents do not provide specific guidance, the standards of the Zoning Ordinance and other applicable City requirements apply. The overall design of the Site has not been changed since the approval of ADM24-00706. 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.

Special Use Permit:

This request includes a Special Use Permit (SUP) to reduce the minimum parking required per Chapter 13 of the Cadence Community Plan.

- **Required:** Multiple Residence
 - 2.1 parking spaces per unit
 - 635 total parking spaces
- **Proposed:** Multiple Residence
 - 1.7 parking spaces per unit
 - 518 total parking spaces
 - 117 space reduction

Approval Criteria - Chapter 13.6(a):

1. **Special Conditions Reducing Parking Demand:** The proposed development consists of eighteen multiple residence buildings 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-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. **Adequate Parking Supply:** 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. **Impact on On-Street Parking:** 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.

Approval Criteria - Section 11-70-5(E):

1. **Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;** The Proposed Project complies with the General Plan, the Gateway Strategic Development Plan, and DU3 Development Unit Plan.
2. **The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies:** The Proposed Project aligns with the zoning district's intent and is complies with the intent of the larger Cadene Planned Community District.
3. **The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and:** The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the city.
4. **Adequate public services, public facilities and public infrastructure are available to serve the proposed project:** The applicant will be required to install necessary offsite improvements and/or upgrades to support the Proposed Project.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 500 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff received no phone calls or emails regarding the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Special Use Permit and Site Plan Review:

1. Compliance with the final site plan as submitted with this request.
2. Compliance with all requirements of Design Review.
3. Compliance with all applicable City development codes and regulations.
4. Compliance with Ordinance numbers 5115 and 5603 and the adopted Pacific Proving Grounds North Community Plan (Cadence Community Plan).
5. Compliance with Cadence at Gateway Development Unit 3 Development Unit Plan.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. 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.
 - c. Provide written notice to future property owners that the project is within one mile of Phoenix-Mesa Gateway Airport.
 - d. Prior to 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 Mesa Zoning Ordinance.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
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.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Grading and Drainage Report

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – ZON22-00092 Staff Report

Exhibit 10 – Parking Study Analysis

Exhibit 11 – Power Point Presentation