



Planning and Zoning Board



ZON25-00827

Cadence DU3 Multi-Residence



Request

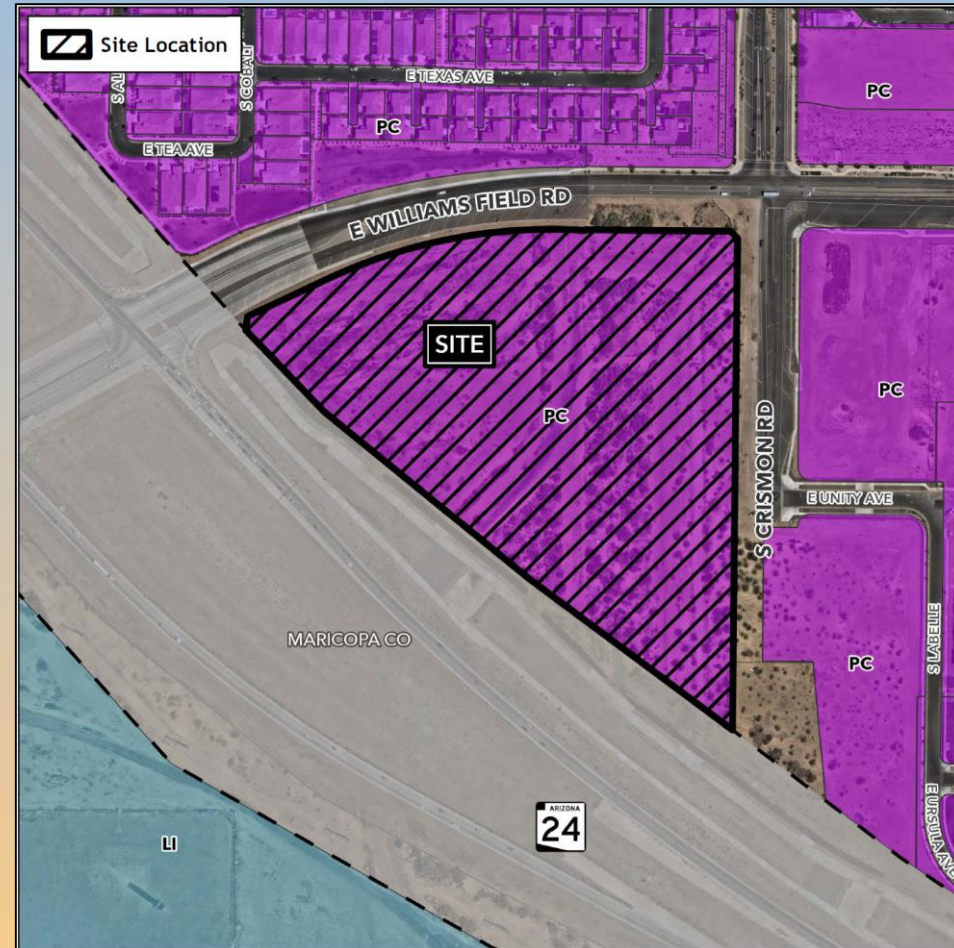
- Site Plan Review
- Special Use Permit
– Parking Reduction





Location

- Southwest corner of East Williams Field Road and South Crismon Road
- Within the Cadence Planned Community
- Development Unit 3





Site Photo

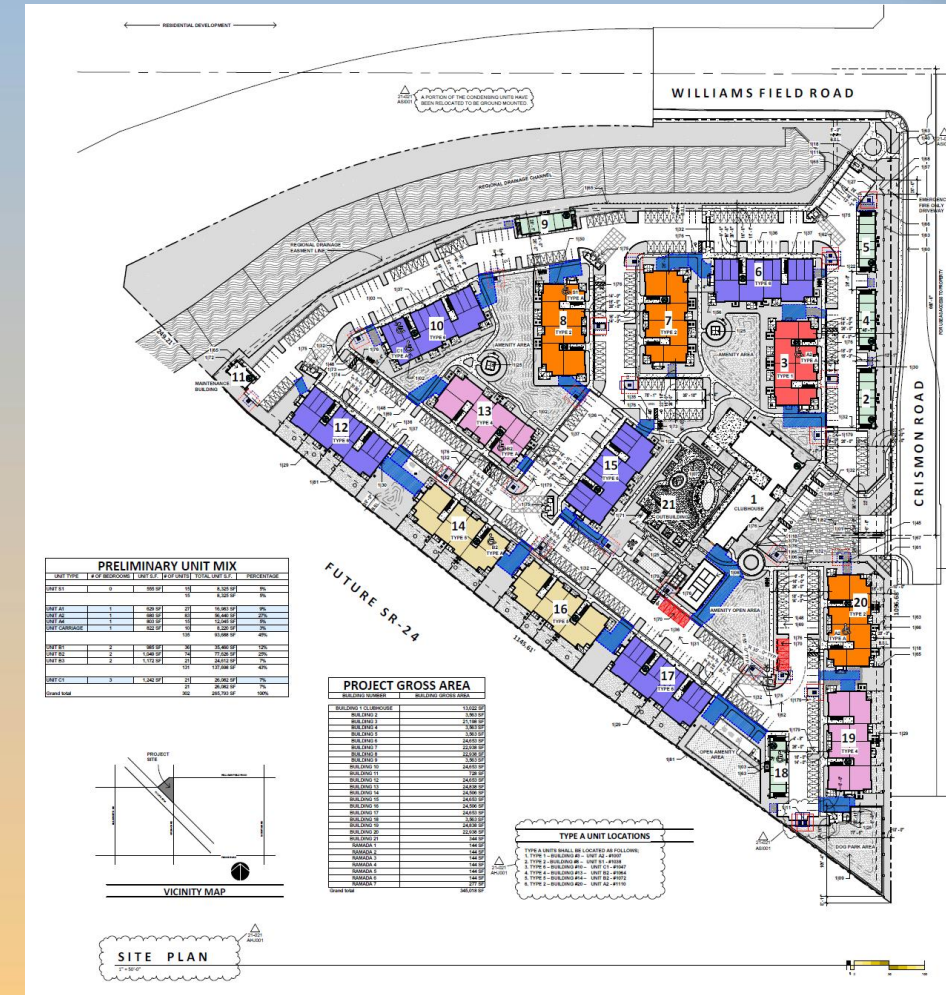


Looking southwest from the corner of Williams Field and
Crismon



Site Plan

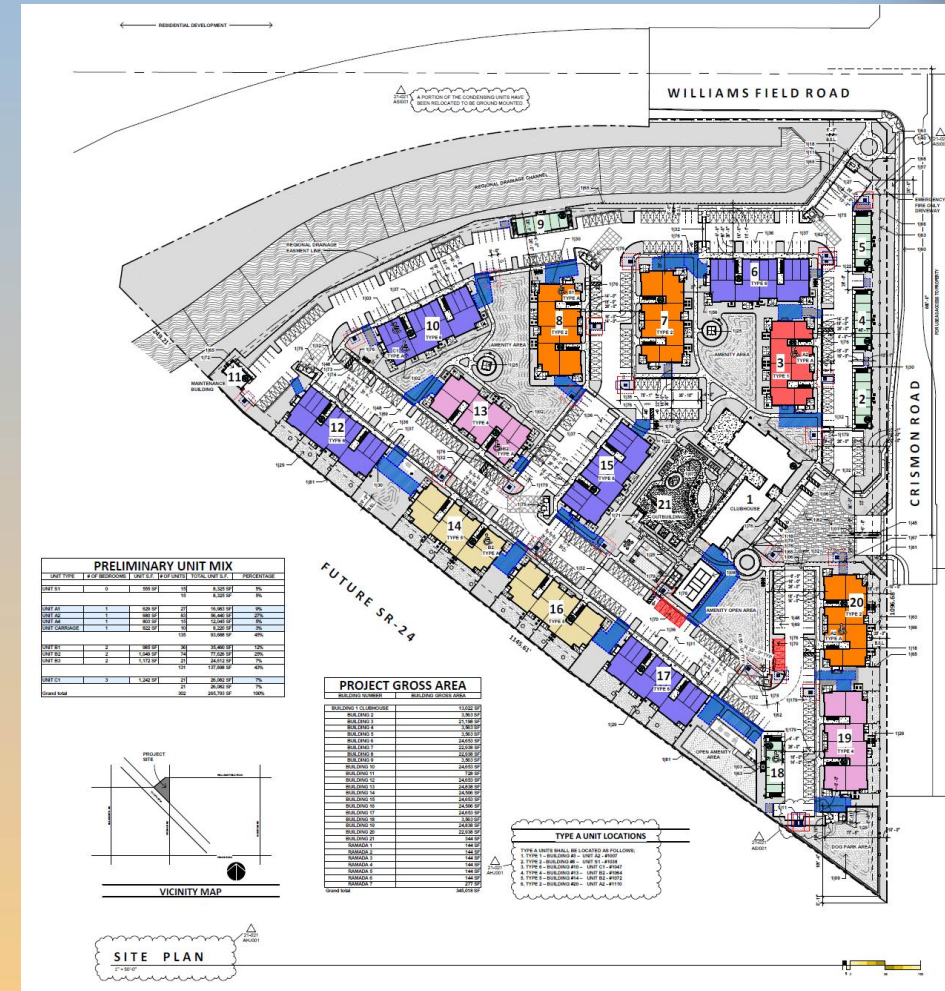
- Previously approved by the Planning and Zoning Board in 2022 - No changes proposed
- 18 multiple residence buildings with clubhouse
- Mix of Studio, 1-, 2- and 3-bedroom units; 302 total units
- Access via Crismon Road
- Parking reduction is

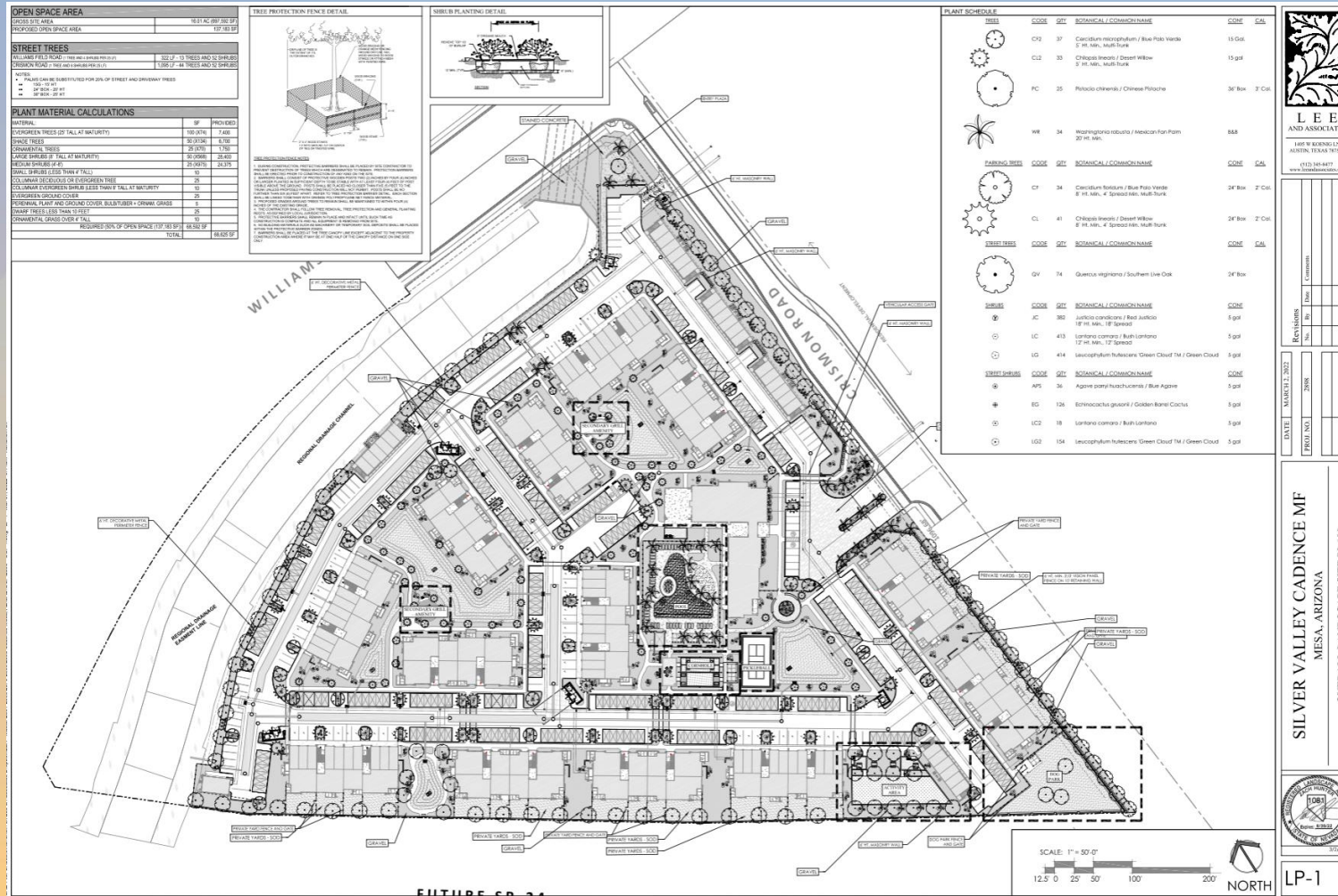




Special Use Permit

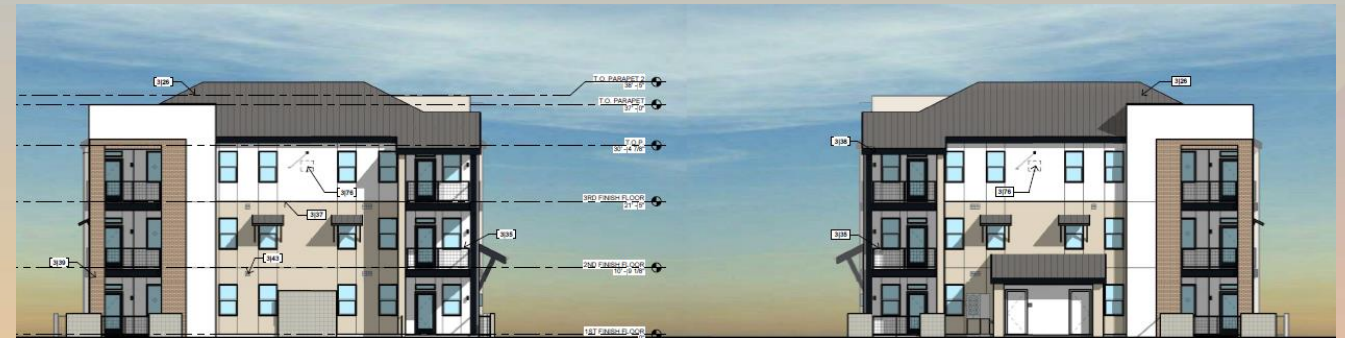
- Previously approved by the Planning and Zoning Board in 2022
- Required Parking: 635
- Proposed Parking: 518
- 117 space reduction







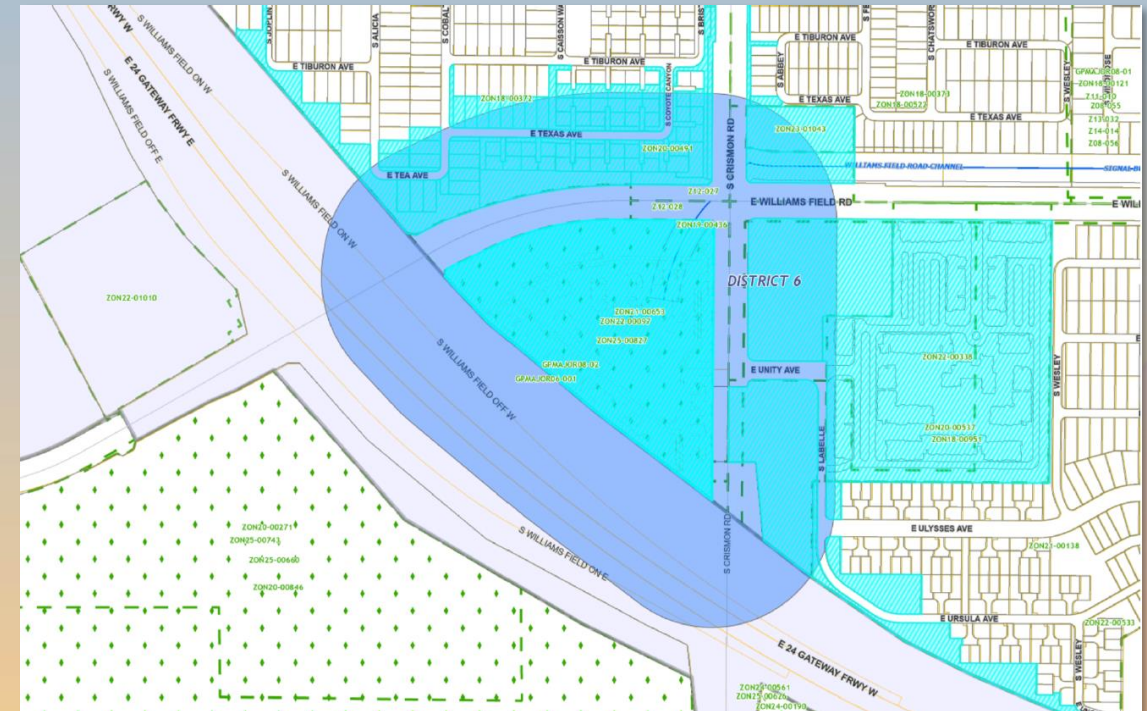
Elevations





Citizen Participation

- Notified property owners within 500 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with the Cadence Community Plan
- ✓ Complies with Chapter 70 of the MZO for SUP

Staff recommends Approval with Conditions



Planning & Zoning Board