



Planning and Zoning Board





ZON25-00827 Cadence DU3 Multi-Residence





Request

- Site Plan Review
- Special Use PermitParkingReduction

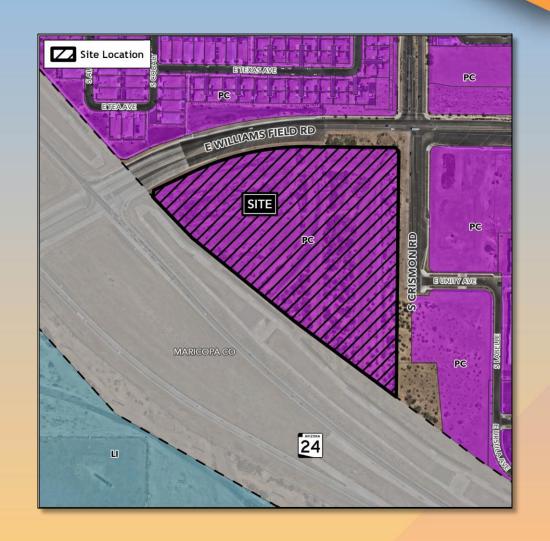






Location

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







General Plan

Mixed Residential Placetype

 Multi-Family Residential is a principal land use in the Mixed Residential Placetype

Gateway Strategic Development Plan

Mixed Use Community District







Zoning

- Planned Community (PC)
 - Land Use Group Community Multiple Residence







Site Photo



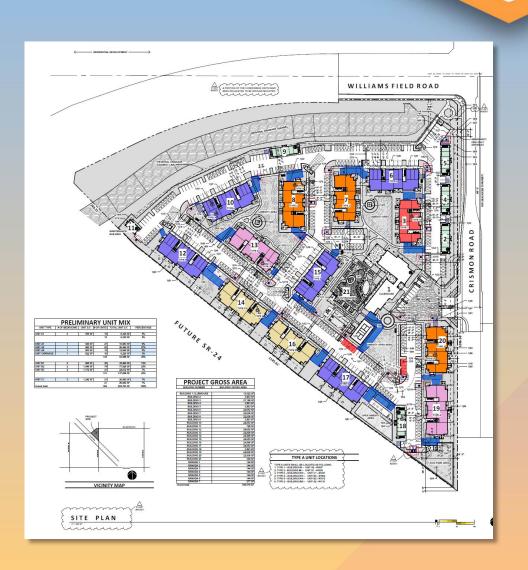
Looking southwest from the corner of Williams Field and Crismon





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 3bedroom units; 302 total units
- Access via Crismon Road
- Parking reduction is

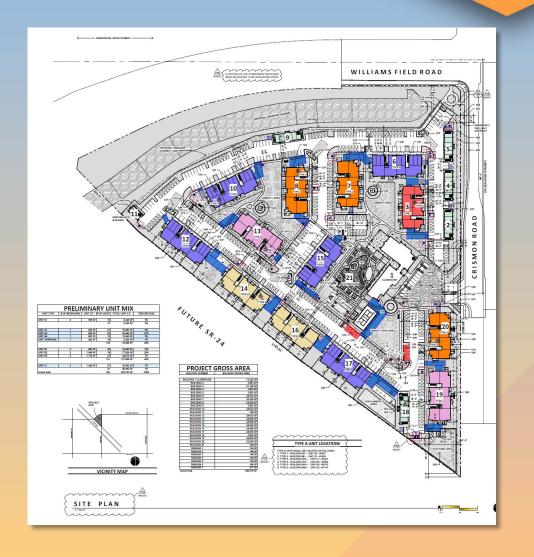






Special Use Permit

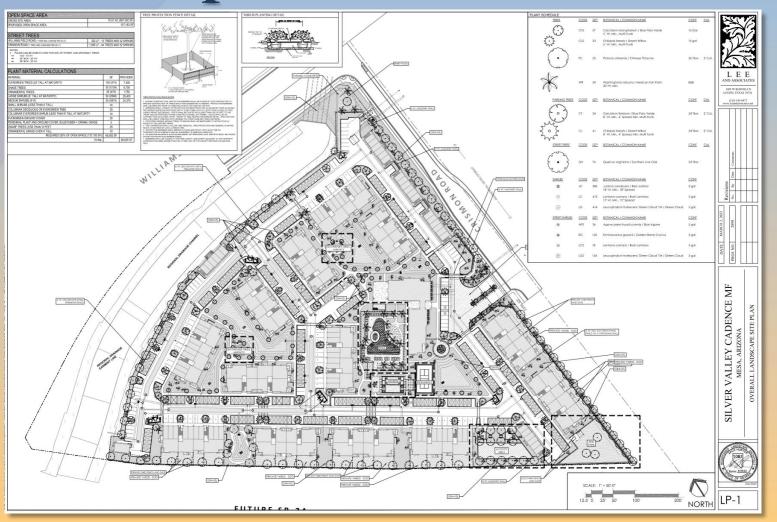
- Previously approved by the Planning and Zoning Board in 2022
- Required Parking: 635
- Proposed Parking: 518
- 117 space reduction







Landscape Plan



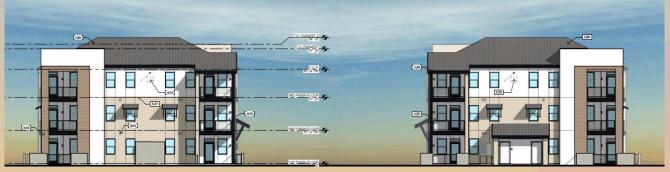




Elevations











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