



Planning & Zoning Board



ZON22-00582

Samantha Brannagan

November 16, 2022



Request

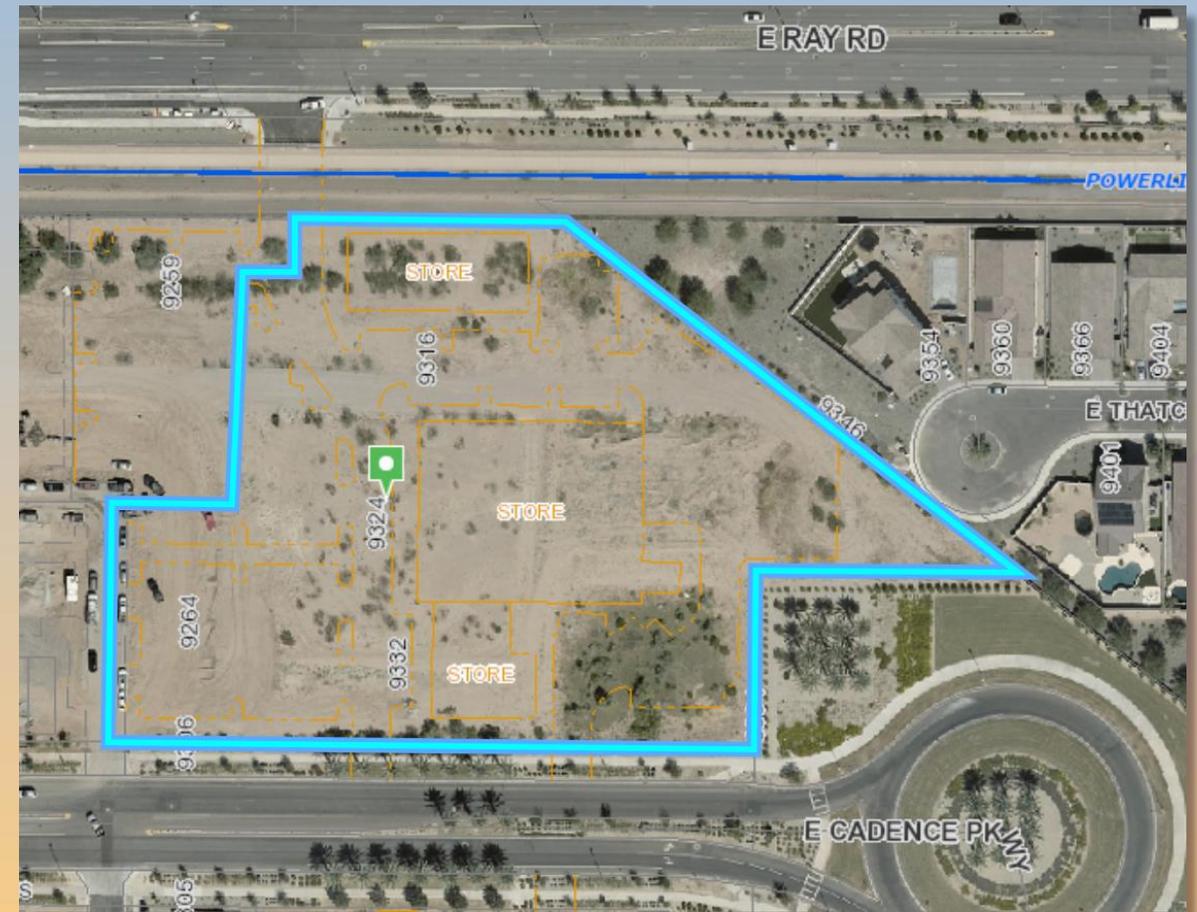
- Site Plan Review
- To allow for a commercial development





Location

- North of E. Cadence Parkway
- East of S. Ellsworth Road
- South of E. Ray Road

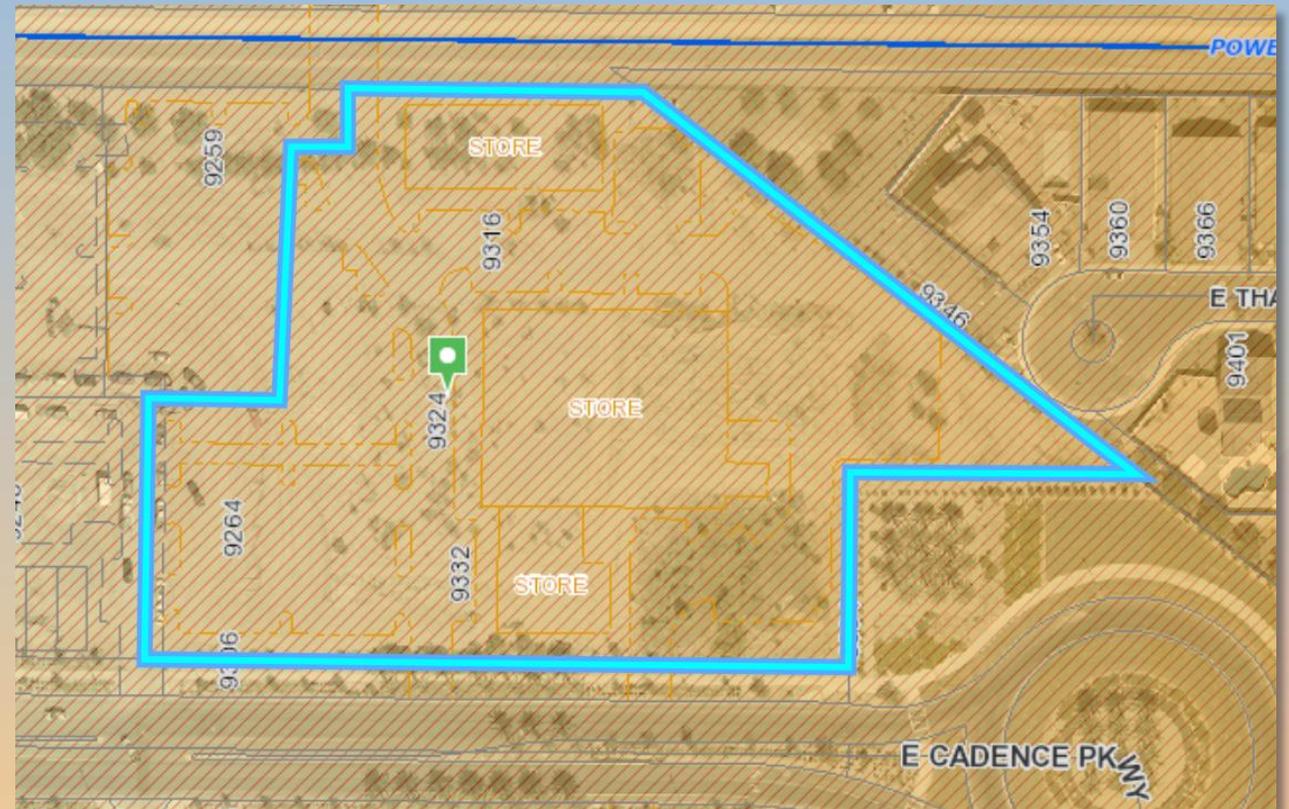




General Plan

Mixed Use Community

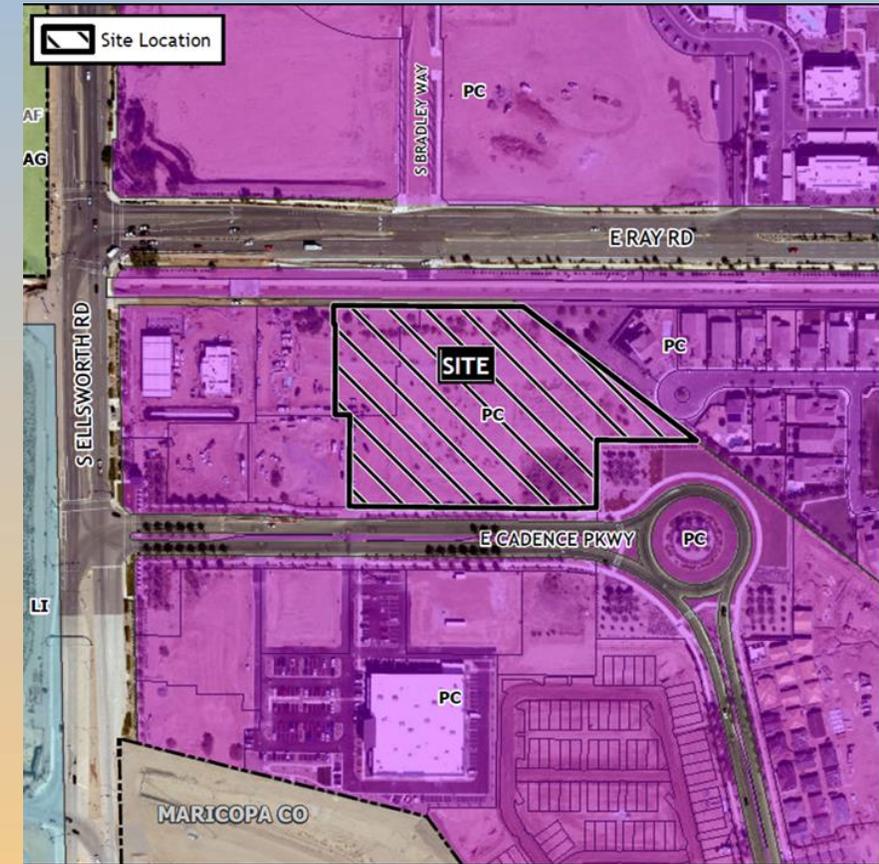
- Variety of housing types, parks, schools
- Mix of retail and commercial uses
- Sense of place





Zoning

- Planned Community (PC)
- Cadence Community Plan





Site Photos



Looking northeast towards the site

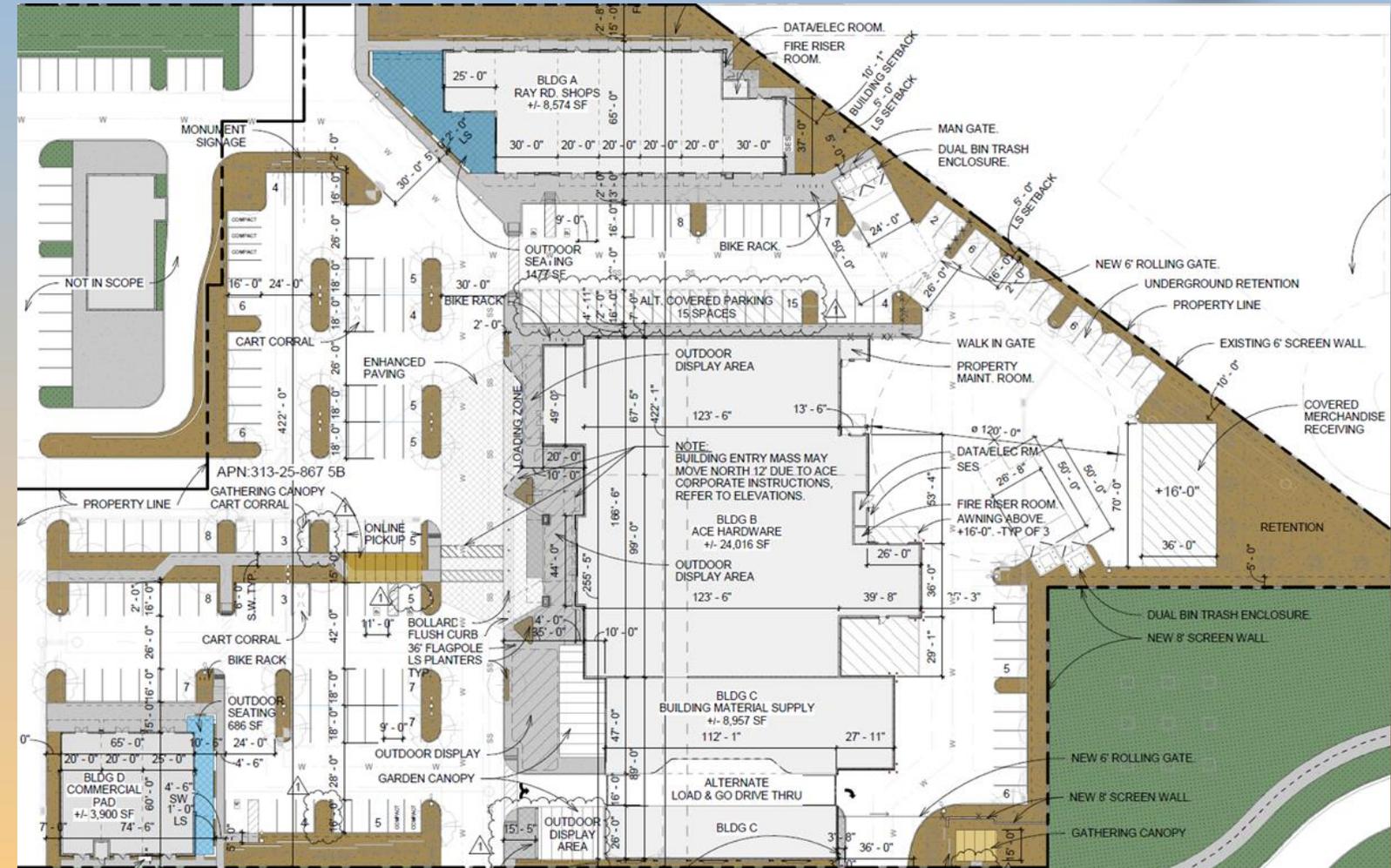


Looking north to the site



Site Plan

- Ace Hardware
 - Outdoor display area
- Ray Shops retail pad
- Cadence commercial pad
- Shared parking

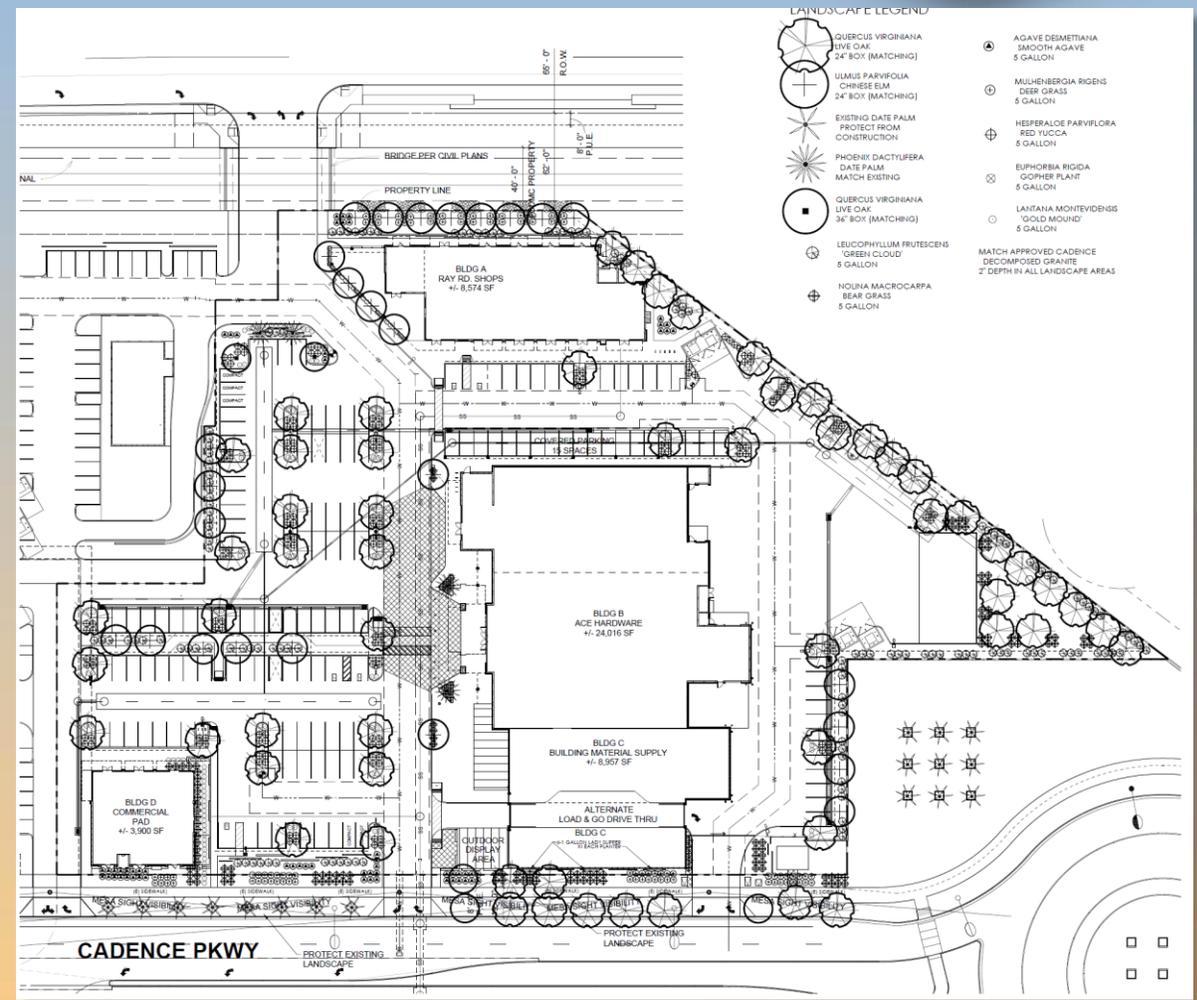




Landscape Plan

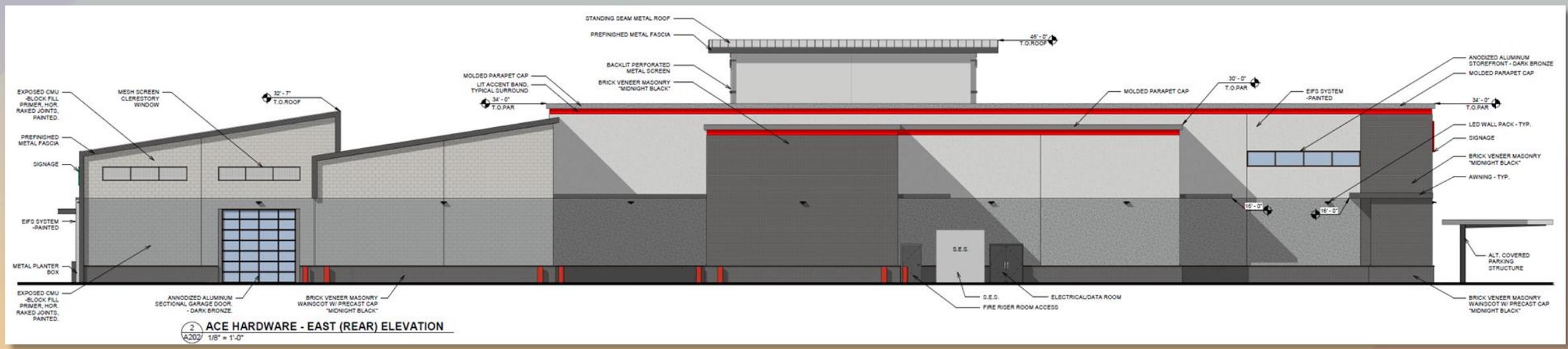
LANDSCAPE LEGEND

	QUERCUS VIRGINIANA LIVE OAK 24" BOX (MATCHING)		AGAVE DESMETTIANA SMOOTH AGAVE 5 GALLON
	ULMUS PARVIFOLIA CHINESE ELM 24" BOX (MATCHING)		MULHENBERGIA RIGENS DEER GRASS 5 GALLON
	EXISTING DATE PALM PROTECT FROM CONSTRUCTION		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
	PHOENIX DACTYLIFERA DATE PALM MATCH EXISTING		EUPHORBIA RIGIDA GOPHER PLANT 5 GALLON
	QUERCUS VIRGINIANA LIVE OAK 36" BOX (MATCHING)		LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON		MATCH APPROVED CADENCE DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
	NOLINA MACROCARPA BEAR GRASS 5 GALLON		



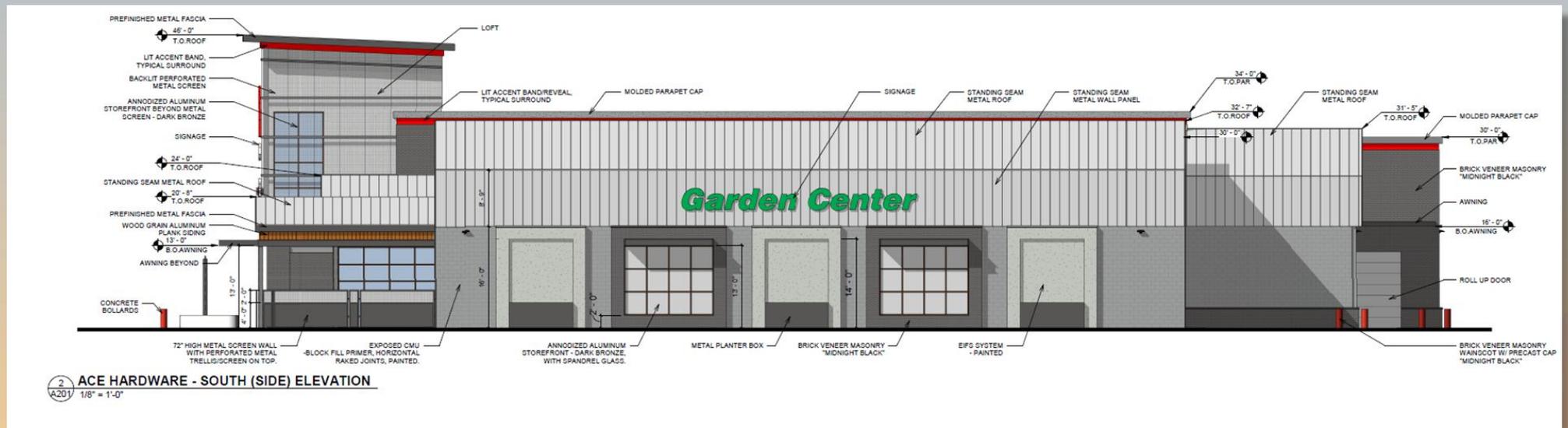


Elevations





Elevations





Elevations



4 CADENCE SHOPS - WEST ELEVATION
A201 1/8" = 1'-0"



3 CADENCE SHOPS - SOUTH ELEVATION
A201 1/8" = 1'-0"



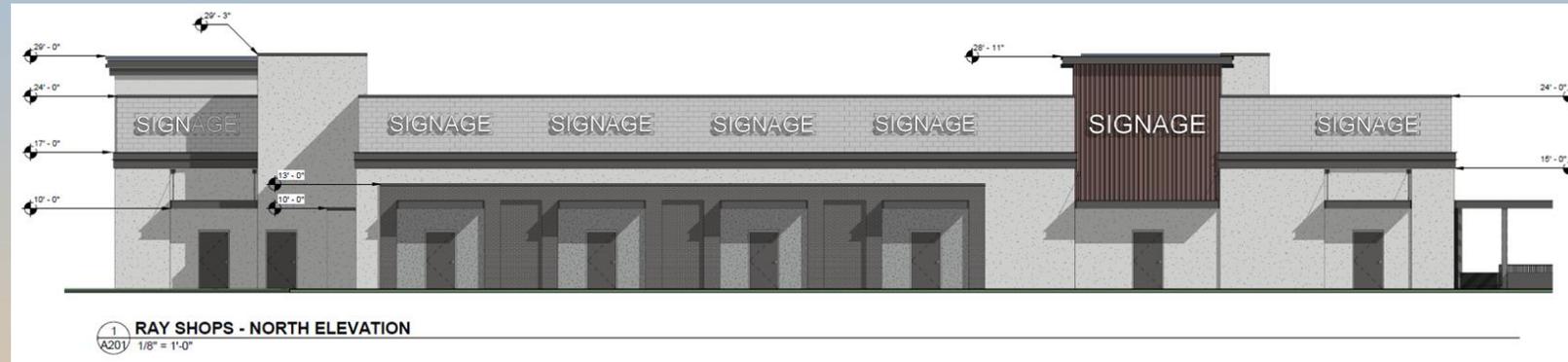
2 CADENCE SHOPS - EAST ELEVATION
A201 1/8" = 1'-0"



1 CADENCE SHOPS - NORTH ELEVATION
A201 1/8" = 1'-0"



Elevations





Elevations



2
RAY SHOPS - WEST ELEVATION
1/8" = 1'-0"



2
RAY SHOPS - EAST ELEVATION
1/8" = 1'-0"



Special Use Permit





Special Use Permit

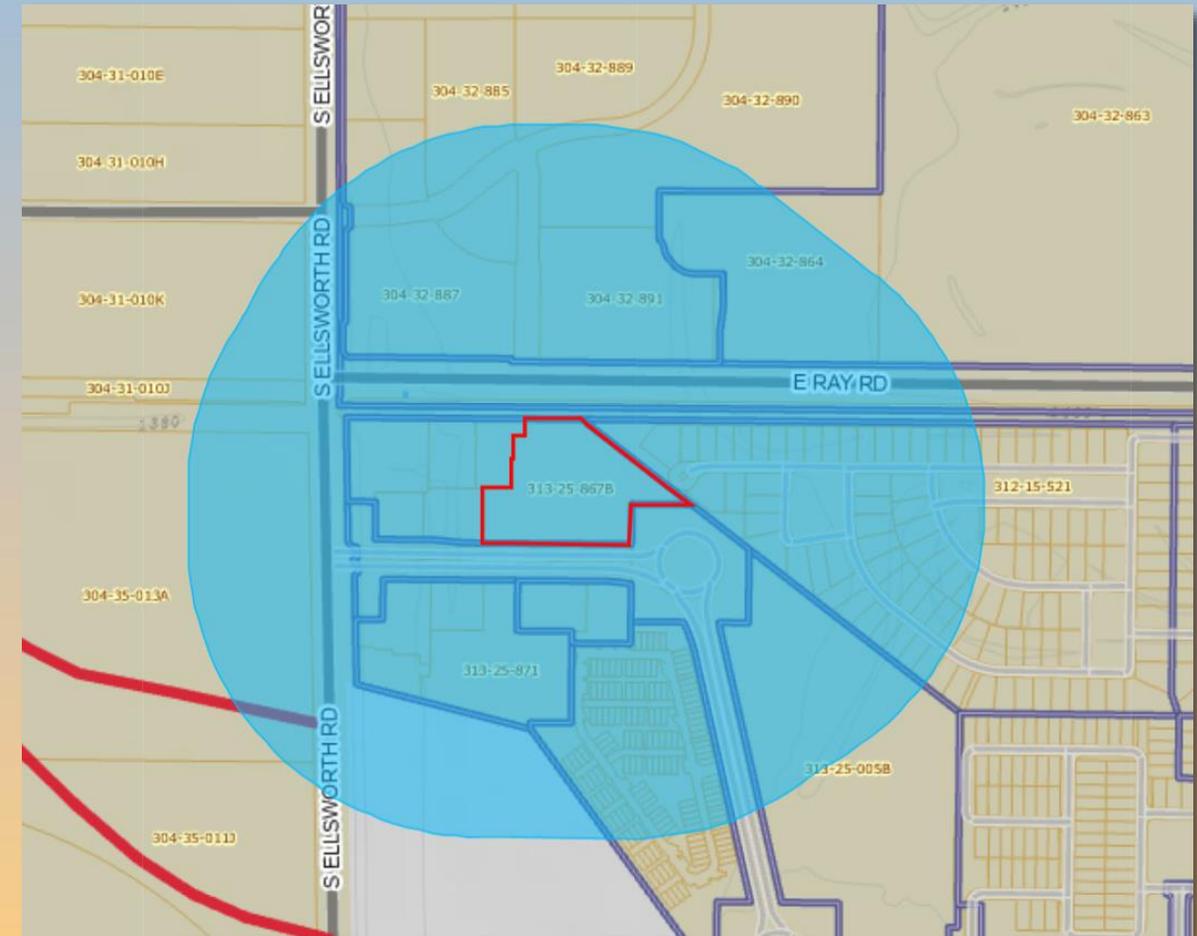
Section 11-70-5

✓	#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 plans and/or policies;
✓	#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
✓	#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
✓	#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Received no questions or comments





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Cadence Community Plan
- ✓ Criteria of 11-70-5 for a Special Use Permit

Staff recommends Approval with Conditions



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