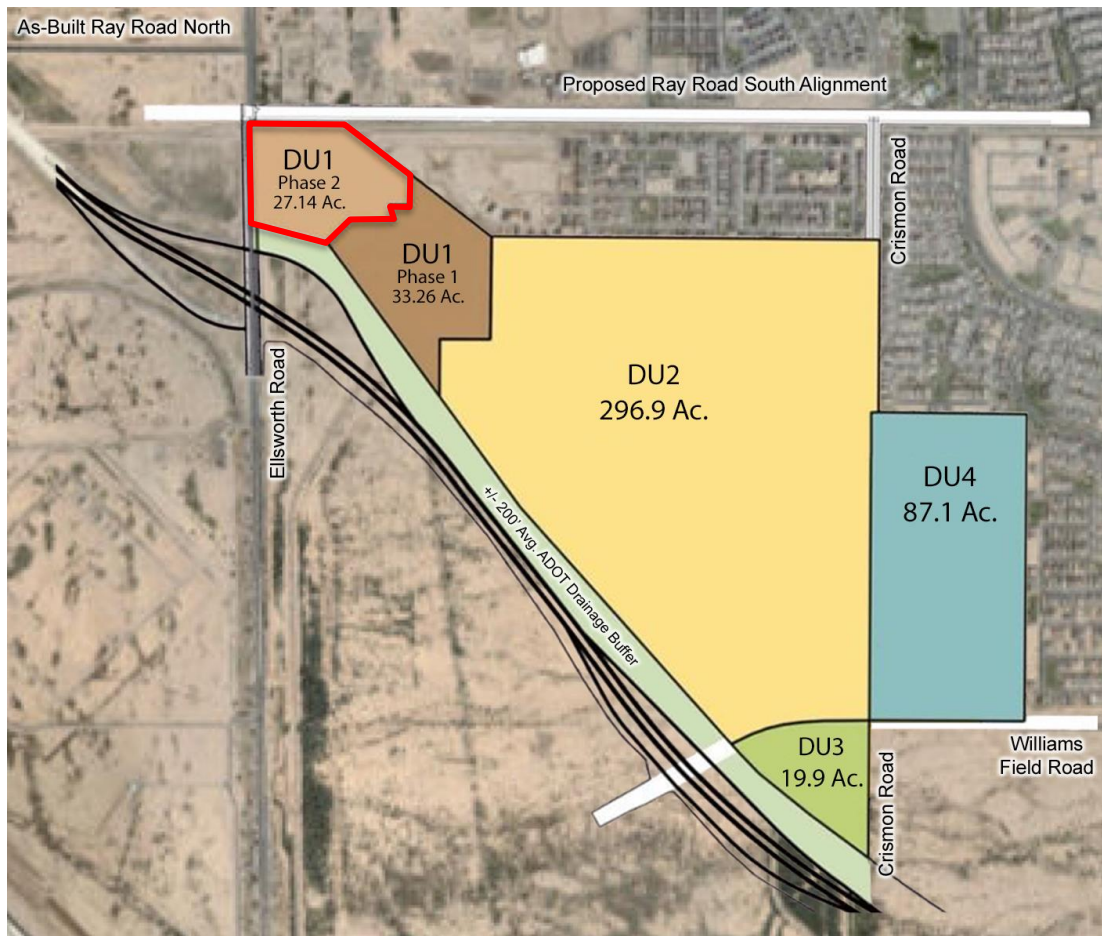


**INTRODUCTION.**

On behalf of Ellsworth Kratima, LLC (the "Applicant"), the purpose of this narrative is to request a Master Site Plan Amendment to accommodate an Ace Hardware store and accessory garden center and revised shops pads within Development Unit 1 Phase 2 ("DU 1 Phase 2") of *Cadence at Gateway* ("Cadence"). Cadence is an approximately 464-acre master-planned community located north of the future SR-24 freeway alignment, east of Ellsworth Road, south of Ray Road, and west of Crismon Road. DU 1 Phase 2 is comprised of the approximate 26 acres located at southeast corner of Ellsworth and Ray Roads, as shown in red below. DU 1 Phase 2 is strategically located along a strong commercial corridor, immediately east of Ellsworth Road and south of Ray Road, less than one-quarter mile from the SR-24 interchange.



## **BACKGROUND.**

In October 2019, the Planning & Zoning Board approved a Development Unit Plan for DU1 Phase 2, which predominately designated the Development Unit for Community Commercial land uses, with a limited amount of Community Residence, Community Multi-Residence, and Community Residential Small Lot land uses.

In March 2020, the Planning & Zoning Board approved a Master Site Plan (Application No. ZON19-0090) specifically establishing the Community Commercial land use group for DU 1 Phase 2, which is comprised of two development parcels—one north of Cadence Parkway and one to the south. The approved Master Site Plan provided for retail, employment, restaurant, and service uses distributed throughout both parcels in the form of freestanding drive-thru restaurant pads, shop buildings and service pads, and two anchor buildings. Specifically, within the north development parcel, two restaurant pads with drive-thrus (Pads P2 and P3), three multi-tenant shops buildings (Shops A, B, and C), and a major anchor tenant (Major 1) were approved.

The Master Site Plan was intended to establish the initial lot layout and building placement, land use group designation, and development parcel allocation for the commercial development within DU 1 Phase 2. The Master Site Plan was approved with the understanding that flexibility would be necessary to respond to specific needs of future users and contemplated that modifications may be necessary from time-to-time as end users are finalized.

In February 2022, the Planning & Zoning Board approved a Major Site Plan Amendment to accommodate pad P4 on the north development parcel for a Chipotle restaurant. See attached **Exhibit A** for a copy of the current approved Master Site Plan for the north development parcel.

## **REQUESTS.**

Pursuant to the Cadence Community Plan requirements, the Applicant is requesting a Major Amendment the approved Master Site Plan to accommodate the proposed Ace Hardware store and accessory garden center (Major 1), Shops C pad (shown as Building A), and Shops B pad (shown as Building D), on the eastern approximately 4.37 acres of the north commercial development parcel. See attached **Exhibit B** for a copy of the proposed site plan. The requested amendment will result an enhanced layout for the proposed development that will engage more of the Cadence Parkway frontage and activate additional areas on the site. The Application is consistent with the standards of the Cadence Community Plan and Development Unit Plan. In accordance with the Cadence Community Plan, this Application includes the following Development Parcel Allocation information: Gross Floor Area Non-Residential\*

In accordance with Chapter 8.3 of the Cadence Community Plan pertaining to commercial land uses, the Applicant is also requesting a Special Use Permit to allow for permanent outdoor display as an accessory use to the Ace Hardware and garden center. As is customary with this type of use, the Applicant would like to utilize designated areas along the west façade of the building for outdoor display of grills, patio furniture, lawncare equipment, plants and garden furnishings, seasonal décor, and/or other similar items typically carried by a hardware store. The proposed outdoor display areas have been designed in conformance with the provisions of Chapter 9.21(b)

and (c) of the Cadence Community Plan pertaining to location and screening requirements and other operational standards.

	<b>Gross Floor Area Non-Residential*</b>	
	<i>Minimum</i>	<i>Maximum</i>
<b>Approved Development Unit Plan – DU 1</b>	350,000 SF	550,000 SF

	<b>Gross Floor Area Non-Residential*</b>	
	<i>Approved</i>	<i>Proposed</i>
<b>Approved Development Unit Plan – DU 1*</b>	120,307 SF	—
<b>Proposed Master Site Plan Amendment – DU 1*</b>	—	129,805 SF

\* Pursuant to the Cadence Community Plan, the Minimum Gross Floor Area for Non-Residential development does not have to be satisfied with the initial phases of development within a Development Unit (see Chapter 3.8(c)(6)).

### **DEVELOPMENT PROPOSAL.**

**Major 1.** The Major 1 pad, shown on the proposed site plan as Buildings B and C, will consist of an approximately 24,000 SF Ace Hardware store with an attached 8,900 SF garden center and pickup area along the Cadence Parkway frontage. The Shops B pad, which was previously located south of Major 1, has been relocated to the west to accommodate the garden center and pickup area. Similar to the Shops B design from the initial Master Site Plan approval, the proposed garden center will feature enhanced architectural elements and landscaping to activate and engage the Cadence Parkway frontage, including the use of decorative pavers, planters, and mesh clerestory-style windows, as well as the provision of an outdoor display area. Public entrances to the Ace Hardware and garden center will be provided along the west side of the building. Additional designated outdoor display areas will be located near the front entrance to activate the plaza-style entry and draw patrons into the space. Merchandise receiving will be accommodated by north-south facing loading docks on the west side of the building, and a freestanding covered merchandise receiving area for garden center deliveries.

**Shops B / Building D.** The Shops B pad, shown as Building D on the proposed site plan, has been reconfigured as an approximately 3,900 SF freestanding building, with the option for a 675 SF outdoor seating or dining area. Consistent with the approved Master Site Plan and the DU 1 Phase 2 Development Unit Plan, the Shops B building will be situated along the Cadence Parkway frontage to create a strong visual and pedestrian relationship with the street. The south façade of the Shops B pad has been thoughtfully designed to include a number of storefront-style elements, including glazing, pop-outs, canopies, and a curated selection of contemporary materials to create an attractive presence along Cadence Parkway.

**Shops C / Building A.** The Shops C pad, shown as Building A on the proposed site plan, will consist of an approximately 8,600 SF building. The south façade of the building will contain the primary public entrances. Additionally, an approximately 1,475 SF landscaped patio area is planned along the west façade of the building that may accommodate outdoor seating or dining in the future. The north and east façades of the building have also been designed to incorporate awnings, recesses, and material variation to provide architectural interest across the building and where visible from Ray Road, creating a consistent visual appeal amongst all elevations.

**Access / Parking.** Primary vehicular access to the proposed development will be provided via Cadence Parkway and Ray Road, with secondary access via internal drives connecting to the adjoining commercial development parcels. The development will be self-parked. Vehicle parking areas will be screened from view of public streets and feature landscape islands to break up the stalls and enhance pedestrian comfort and aesthetics. The proposed development will also include bicycle racks distributed amongst the pads to accommodate cyclists.

**Pedestrian Connectivity.** The proposed development includes pedestrian pathways that will provide direct connections between the pads, public streets, and adjoining development parcels. Consistent with the initially approved Master Site Plan, the proposed development will also feature two gathering canopies, one in front of the Ace Hardware store and another at the southeast corner of the site, to promote casual social interaction as part of the Cadence commercial experience.

### **SPECIAL USE PERMIT REQUEST.**

As noted above, the Applicant is requesting a Special Use Permit for permanent outdoor display for the Ace Hardware store and garden center pursuant to Chapter 8.3 of the Cadence Community Plan. In accordance with Section 11-70-5.E of the Mesa Zoning Ordinance, a Special Use Permit shall be granted if the Planning & Zoning Board determines that the project as submitted or modified conforms to all the following criteria:

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 General Plan character area designation for the Property is Mixed-Use Activity District. Per Chapter 7 of the General Plan, the primary focus of the Mixed-Use Activity District character area designation is a large-scale community and regional activity area that has a significant commercial component, such as a shopping/lifestyle center, that is designed and developed to attract patrons from a large radius. The proposed retail and accessory outdoor display uses, which are part of a larger commercial development, are in conformance with the General 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 permanent outdoor display use is consistent with the City's General Plan, the Cadence Community Plan, and the Development Unit 1, Phase 2 Development Unit Plan. Development Unit 1, Phase 2, is envisioned as a regional-scale commercial center that provides a mix of retail, restaurant, and service uses that can serve the adjacent master-planned communities, as well as other existing and future residential development in the area. The accessory outdoor display areas will support the Ace Hardware store and garden center, and contribute to the viability of the proposed development by attracting patrons into the store.

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*

The Cadence Community Plan has been designed to seamlessly integrate commercial uses into the greater Cadence community. The proposed permanent outdoor display areas have been strategically located to face interior to the site and, where applicable, screened from the adjoining public streets. As is typical with hardware store / garden center uses, the outdoor display areas will accommodate plants and gardening materials, grills, patio furniture, seasonal décor, and other similar items that will invite patrons into the store.

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

Any necessary infrastructure improvements required to accommodate the proposed Ace Hardware / garden center and shops buildings will be constructed with this project. It is not anticipated that the proposed permanent outdoor display areas will interfere with or have any impacts on public services, facilities, or infrastructure improvements.

Beyond the requirements for Special Use Permits that are outlined in the City's Zoning Ordinance, Chapters 9.21(b) and (c) of the Cadence Community Plan has additional standards for permanent outdoor display:

*9.21(b)(i) Location of Sales Area. The outdoor sales shall be located entirely on private property, in compliance with any required setback.*

The proposed outdoor display areas will be located internal to the Property and in compliance with required setbacks.

*9.21(b)(ii) Screening Required. All outdoor sales and activity areas shall be screened from adjacent public rights-of-way by decorative solid walls, fences, or landscaped berms, a minimum of 42 inches high.*

The proposed outdoor display area on the east side of the garden center, which is visible from Cadence Parkway, will be screened with a 48-inch solid screen wall, with a 24 inch trellis on top, for a total of 72 inches of screening.

*9.21(b)(iii) Location of Merchandise. Displayed merchandise shall occupy a fixed, specifically approved and defined location that does not disrupt the normal function of the site or its circulation and does not encroach upon required parking spaces, driveways, pedestrian walkways, or required landscaped areas. These displays shall also not obstruct sight distance or otherwise create hazards for vehicle or pedestrian traffic.*

The proposed outdoor display areas are defined on the site plan, and will not encroach into required parking areas, drive aisles, pedestrian paths or landscaped areas, and will not obstruct sight visibility triangles or create hazards for vehicular or pedestrian traffic.

*9.21(c)(i) Height of Displayed Materials. With the exception of potted trees, the outdoor display shall not exceed a height of 7 feet above finished grade for a single display item. Stacked displays may not exceed a height of 6 feet above finished grade.*

The materials stored within the permanent outdoor display areas will not exceed 7-feet in height, with the exception of potted trees (when provided). Most of the items that will be stored within the outdoor areas are lower-profile items such as grills, patio furniture, plants and shrubs, etc.

*9.21(c)(ii) Relationship to Main Use. The sales shall be directly related to a business establishment on the parcel and that occupies a permanent structure on the parcel. The use of the property shall comply with the standards for the LUG within which the property is located.*

As noted above, materials stored within the outdoor display areas are items that are typically associated with hardware store and garden center uses. All merchandise displayed within these areas will be sold by the Ace Hardware.

### **ALTERNATIVE LANDSCAPE PLAN REQUEST.**

In accordance with Section 14.7(a) of the Community Plan, this application requests an Alternative Landscape Plan (ALP) to accommodate a reduced landscape setback along a limited portion of the site's eastern perimeter. Pursuant to Section 14.3(b) of the Community Plan, a minimum 20-foot landscaped setback is required for non-single residence uses adjacent to single-residence uses. To accommodate necessary parking areas, drive aisles, fire access, and loading/receiving for the proposed commercial development, the Applicant is requesting to reduce the required landscape setback along a portion the east perimeter to a minimum of 5-feet.

Pursuant to Section 14.7(b), and Alternative Landscape Plan must demonstrate compliance with at least six (6) design principles. The Plan's conformance with the respective design principles is discussed below:

#### *Innovative Design*

The proposed landscape palette incorporates a variety of unique flowering plants to provide color and visual interest around the building. The Red Yucca plants along the street frontages will play into the Ace Hardware theme and add a pop of color along the street. These pops of color will be softened through the patterned use of Deer Grass, Bear Grass, Gopher Plants, Smooth Agave, which are resilient plantings that will create a consistent landscape theme across the development. Along the pedestrian walkway along Cadence non-deciduous Live Oak trees have been incorporated to provide year-round shade and pedestrian comfort.

#### *Native Vegetation*

The development's landscape design incorporates numerous native plantings, including Deer Grass, Bear Grass, and Gopher Plants that are native to Arizona. By utilizing native plants, the landscape theme for the proposed development will require less water and in turn be more drought resistant.

### Plant Variety

The proposed landscape design provides 21 non-deciduous Southern Live Oak trees planted along the Property's northeastern perimeter, where approximately 16 trees are required. It is worth noting that the proposed tree plantings are significantly more robust than what was proposed with the initial Master Site Plan submittal. In addition, the landscape palette incorporates other trees (e.g. Chinese Elms and Date Palms) that are utilized elsewhere within Cadence and Development Unit 2 to provide a consistent landscape theme throughout. The proposed base plantings within the development will accentuate the tree plantings and create a lush design through the use of different textures, such as soft grasses, angular succulents, and strategically placed flowering plants, in well-defined linear patterns to create depth and provide visual interest across the Property.

### Compatibility with Surrounding Uses

The existing single-residences to the east are part of the Eastmark planned community and are separated from the proposed development by an existing 6-foot-tall solid block wall and a permanent 50-foot-wide landscaped utilities and access tract. To provide additional physical and visual separation from the adjacent single-residences, the Applicant is proposing, where possible, to install minimum 24-inch caliper Live Oak trees in areas with a reduced setback. Between the significant separation already provided by the existing tract and solid wall, in addition to the proposed landscape improvements, the requested Alternative Landscape Plan meets the intent of the Community Plan by providing an appropriate visual and physical buffer between the commercial development and the adjacent single-family residences.

### Site-Specific Attributes

The Property is located within a larger commercial development that has an established landscape theme. The proposed landscape design incorporates similar plantings, such as Live Oak and Chinese Elm trees along streetscapes and patterned use of flowering plants and grasses, that are consistent with the landscape design of other developments within the larger commercial center.

### Plant Viability and Longevity

Each planting has been carefully selected to ensure long-term viability. Through the use of patterned, grouped plantings, compatible plant types with similar growing requirements will be grouped together to form their own mini biomes for ensured success. In addition, in areas where the landscape setback has been reduced, 'diamond' planters have been provided to provide additional space for the proposed tree plantings.

### **BUILDING ELEVATIONS.**

The architecture, colors, and materials for the proposed development have been designed to be consistent with the architectural themes envisioned by the Community Plan. Each of the proposed commercial buildings will have a clear architectural relationship with one another, employing common high-quality building materials, similar architectural elements, and complementary colors to create a cohesive, visually interesting design. The Ace Hardware building, which serves

as the anchor of the proposed development, will provide visual interest through the use of offsets, recesses, color and material changes, and projections to create an attractive, human-scale elevation at the street level. Special attention has been paid to the proposed garden center façade along Cadence Parkway to incorporate planters, expansive glass windows, and eyebrow accent canopies to create a storefront feel along the street frontage. The Shops/Building D pads, which also adjoin public street frontages, have been thoughtfully designed to include classic storefront elements such as awnings, large expanses of glass, and painted and exposed masonry to create a contemporary yet traditional feel.

***CONCLUSION.***

The requested Major Site Plan Amendment, Special Use Permit, and Alternative Landscape Plan requests are consistent with the vision of the Community Plan and the DU 1 Phase 2 Development Unit Plan and will accommodate exciting new commercial uses to serve the residents of Cadence and the surrounding area.



# **Exhibit A**

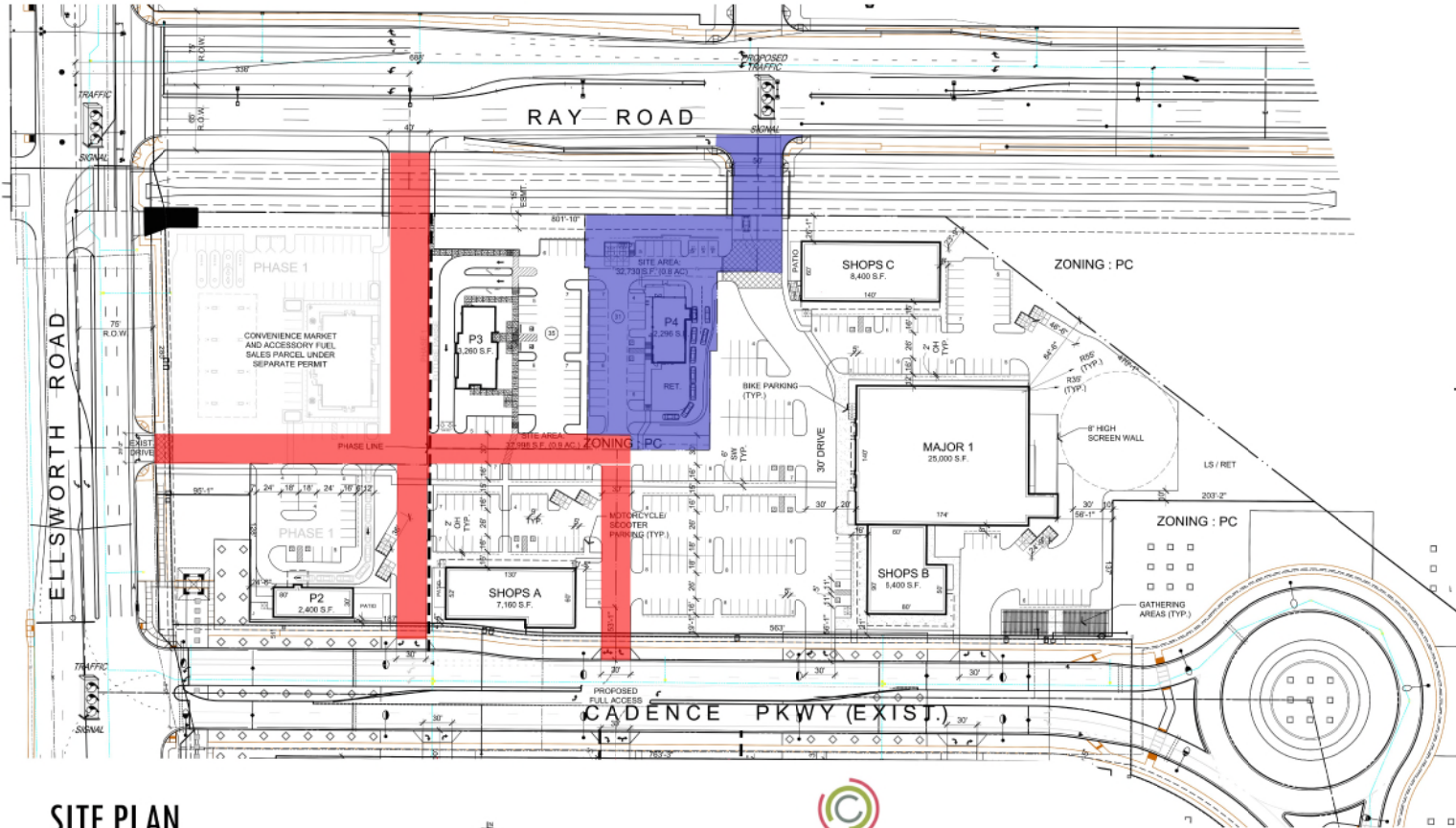
*Current Approved Master Site Plan*



Improvements to be constructed with Chipotle development



Common area improvements already complete or under construction



**PROJECT DATA - NORTH**

(N.I.C. Convenience Market and Accessory Fuel Sales Parcel)

Land Use Group:	Community Commercial
Existing Zoning:	PC
APNR:	313-25-006A
Net Site Area:	324,470 S.F. (7.4 AC.)
Building Area:	54,920 S.F.
Coverage (based on net site area):	16.9 %
Total Parking Provided:	275 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	12 Spaces
Proposed Height (60 feet allowed):	38 Feet

**PROJECT TEAM**

Developer / Owner	Architect
Harvard Investments	Butler Design Group
17700 N. Pacesetter Way,	5017 E. Washington St. Ste 107
Suite 100	Phoenix, Arizona 85034
Scottsdale, Arizona 85255	Contact: Rick Butler
Contact: Tim Brislin	Ph: (602) 957-1800
Ph: (480) 348-1118	E-Mail: tbrislin@harvardinvestments.com

**VICINITY MAP**



**SITE PLAN**

NTS



**Cadence**

AT GATEWAY

Proposed Commercial Development  
S.E.C. Ray Road and Ellsworth Road  
Mesa, Arizona



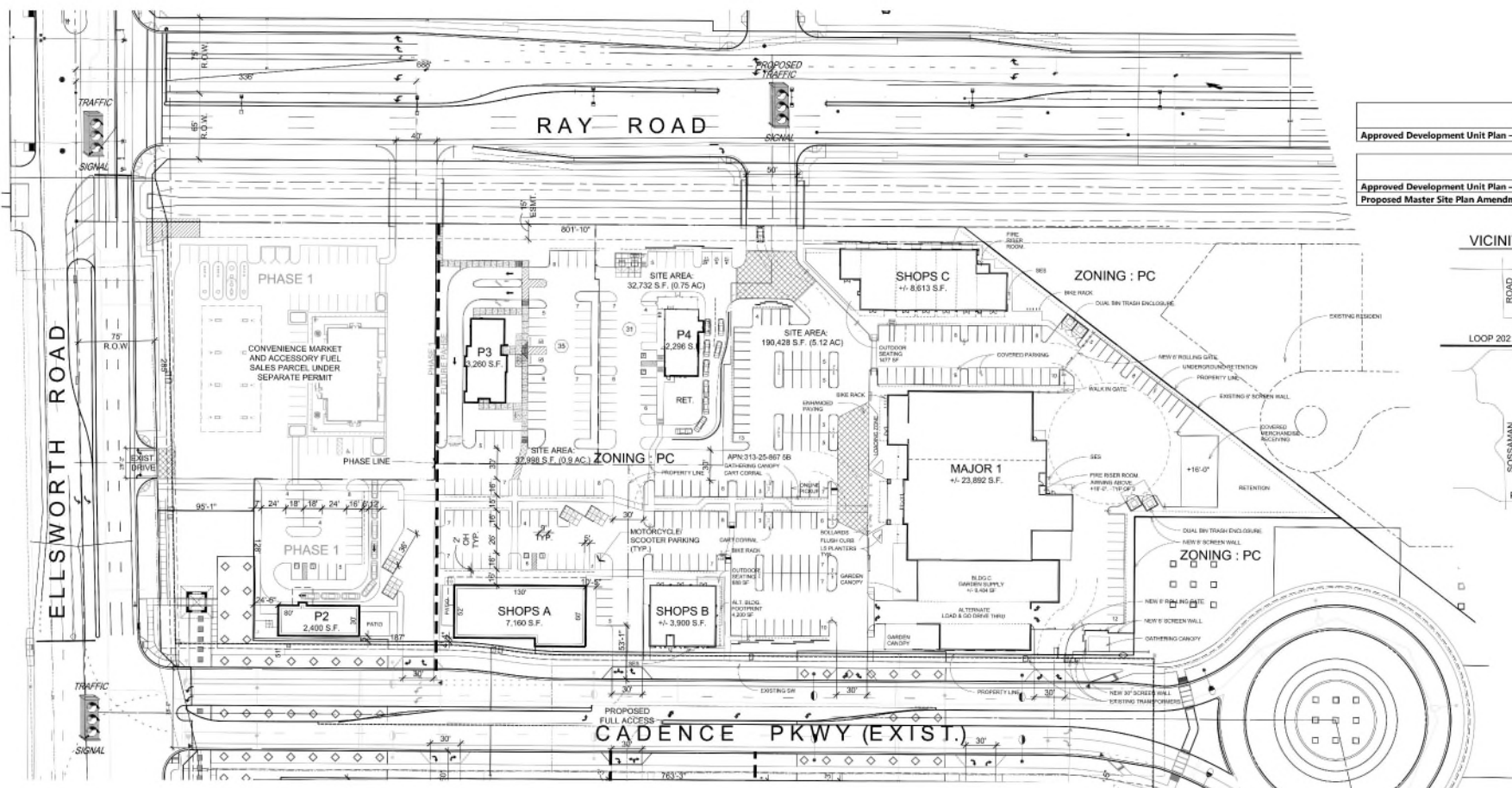
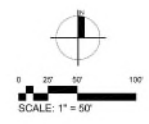
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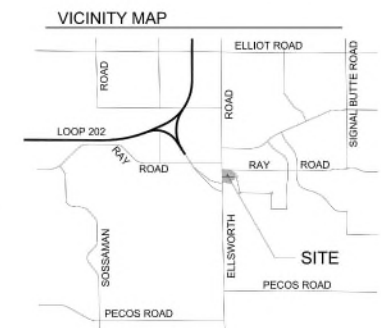
Butler Design Group, Inc.  
architects & planners

# **Exhibit B**

*Proposed Master Site Plan*



Approved Development Unit Plan - DU 1	Gross Floor Area Non-Residential*	
	Minimum	Maximum
Approved Development Unit Plan - DU 1*	120,307 SF	Proposed
Proposed Master Site Plan Amendment - DU 1*	—	129,805 SF



**Cadence**  
AT GATEWAY

Proposed Commercial Development  
S.E.C. Ray Road and Ellsworth Road  
Mesa, Arizona

**HARVARD INVESTMENTS**  
A HILL COMPANY

05-19-2022  
13171-ST53

**Butler Design Group, Inc.**  
architects & planners