



**PLANNING DIVISION
STAFF REPORT**

Board of Adjustment

January 5, 2022

CASE No.: **BOA21-01149**

CASE NAME: **Tavalo @ Cadence CSP**

Owner's Name:	GTIS Cadence QOZ LLC
Applicant's Name:	Kyle Barichello
Location of Request:	9410 East Cadence Parkway
Parcel Nos:	313-25-005B
Nature of Request:	Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a multiple residence development in the Planned Community (PC) District.
Zone District:	Planned Community (PC) District
Council District:	6
Site size:	16.3 ± acres
Existing use:	Multiple Residences
Hearing date(s):	January 5, 2025 / 5:30 p.m.
Staff Planner:	Charlotte Bridges
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **October 10, 2012**, City Council approved the annexation of the subject property as part of a larger 483± acre annexation and a comparable zoning of Limited Industrial (LI) (Case No. Z12-027, Ord. No. 5113, and Ord. No. 5114). On the same date, City Council also approved the rezoning of the 483± acres from LI to a Planned Community (PC) District and established the Pacific Proving Grounds North Community Plan, which was subsequently named the Cadence Community Plan (Case No. Z12-028, Ord. No. 5115).

On **June 6, 2018**, the Board of Adjustment approved a Special Use Permit for the Cadence Master Comprehensive Sign Plan which established community-wide sign types including major and minor entry monumentation, non-residential signs, facility/identical signs, directions signs and builder signs (Case No. BOA18-00328).

On **June 12, 2019**, the Planning and Zoning Board approved the Development Unit Plan for Development Unit 1, Phase 1 of the Planned Community District to guide development of 33.5± acres within the Cadence Community Plan, including the subject site (Case No. ZON19-00192).

On **March 25, 2020**, the Planning and Zoning Board approved a site plan for a multiple residence development on the subject site, which is within Development Unit 1, Phase 1 of the Cadence Community (Case No. ZON19-00848).

PROJECT DESCRIPTION

Background:

The subject request is for an individual Comprehensive Sign Plan (CSP) for a 16.3± acre multiple residence development in a Planned Community (PC) District with an approved Community Plan (CP).

The development, Tavallo @ Cadence Gateway, is located in Phase 1 of Development Unit 1 (DU1) of the Cadence CP, which identifies the land use group (LUG) for the subject site as Community Multi-Residence (CMR). Section 4.7 of the Cadence DU 1, Phase 1 Plan, stipulates that all permanent signage within the Cadence Community Plan be reviewed and approved as part of an individual CSP and includes general design standards applicable to all signs within the Cadence DU 1, Phase 1 Plan area. In addition, Section 4.7 of the Cadence DU 1, Phase 1 Plan refers to Chapter 15 of the Cadence Community Plan (CP) for specific standards for all signage types. Section 15.1 of the Cadence CP then establishes the sign standards and criteria as set forth in the Mesa Zoning Ordinance (MZO) as the base sign standards for use within the Cadence CP except as modified through an approved Comprehensive Sign Plan. Section 15.3 of the Cadence CP states that individual CSPs are required to be reviewed and approved by the Board of Adjustment in conjunction with the granting of a Special Use Permit (SUP).

Detached Signs

The requested CSP proposes two, detached signs at 23.35 square feet per sign with a height of eight feet per sign. Per Table 11-43-3(B) of the MZO, two signs are permitted per street front, attached, or detached. The allowed sign area is calculated by a formula of one square foot of sign area per five-lineal feet of street frontage up to a maximum of 32 square feet. The maximum allowed sign height is eight feet. The subject site has 971± lineal feet of street frontage, which allows two, 32 square foot detached signs with a maximum height of 8 feet. The proposed detached signs comply with the sign allowances of Table 11-43-3(B) of the MZO.

Section 11-43-2(C)(1)(c) of the MZO requires a 75-foot separation between detached permanent signs on the same parcel or group commercial center. The separation between the two detached signs identified in the proposed CSP is 64± feet. Section 15.3(a)(i) of the Cadence CP allows modifications to the MZO base sign standards through the CSP approval process. The proposed signs are placed on either side of primary access into the development as entry features to identify the development and create a sense of place.

General Plan Character Area Designation and Goals:

The property is located in a Mixed Use Community character area designation of the City's General Plan. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use character area designation is for large land areas where it is possible to develop a mixture of uses that create a complete and identifiable community. Such mix of uses include employment, industrial, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses to provide a complete community atmosphere. The requested CSP will advance the goals and objectives of the Mixed Use Community character area by accommodating a customized sign plan for the multiple residence development and help to create a complete an identifiable neighborhood as envisioned with the goals of the Mixed Use Community character designation.

Gateway Strategic Development Plan:

The property is also located within the Mixed Use Community District of the Gateway Strategic Development Plan. According to this 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 to create a sense of place for people to live, work, and play.

Site Characteristics:

The Tavallo at Cadence project is located south of Ray Road and East of Ellsworth Road on the east side of Cadence Parkway and is a gated, 195-unit detached, single-story multiple residence development on 17± acres within the Cadence Planned Community. Interior to the site, groupings of two to five units are constructed around supporting open space areas that promote small community gatherings of residents. Three large amenity areas support the development and include a community building/leasing office, swimming pool area, lawn gaming areas and dog run areas. Primary access to the site is from Cadence Parkway and a secondary exit only access is provided on the southeastern side of the site. The site plan shows 411 parking space provided throughout the development, 410 parking are required. Pedestrian connectivity is provided to surrounding uses. As stated above, the proposed signs are placed on either side of primary access into the development as entry features to identify the development and create a sense of place.

Surrounding Zoning Designations and Existing Use Activity:

Northwest PCD Vacant	North PCD (Eastmark) Single-Residence	Northeast PCD (Eastmark) Single-Residence
West (Across Cadence Parkway) PCD Single-Residence	Subject Property PCD Multiple Residence	East PCD Single-Residence
Southwest (Across Cadence Parkway) PCD	South PCD	Southeast PCD

Single-Residence	Single-Residence	Single-Residence
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Cadence Community Plan Requirements:

Section 15.3(a)(i) Review Criteria of the Cadence CP stipulates that an individual CSP may contain signage standards and criteria that exceed the permitted height, area and number of signs specified in the MZO based on the following criteria:

1. **Placement.** All signs shall be placed where they are sufficiently visible and readable for its function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access point, site features, structures, and sign orientation relative to viewing distance and viewing angles.

The proposed signs are placed at the primary entryway of the overall development and are placed outside of all sign visibility triangles or conflict area. This placement is common for identification signs into residential developments.

The proposed CSP meet this criteria.

2. **Quantity.** The number of signs that may be approved shall be no greater than that required to provide reasonable project identification and entry signs, internal circulation and directional information to destinations and development sub-areas, and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions.

The proposed CSP complies with the number of signs allowed by Table 11-43-3(B) of the MZO for multiple residence developments.

The proposed CSP meet this criteria.

3. **Size.** All signs shall not be larger than necessary for visibility and readability unless unique land use or architectural considerations exist. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and presence of distractive influences.

The proposed CSP complies with the sign area and height allowance of Table 11-43-3(B) of the MZO for multiple residence developments.

The proposed CSP meet this criteria.

4. **Material.** Sign material shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style , or use of a consistent lettering style or copy.

All proposed sign materials are consistent with the architectural materials of the project.

The proposed CSP meet this criteria.

5. **Context.** The design of all signs should respect the context of the surrounding area and the character established by existing signage. Items to be considered include, but are not limited to, lettering style, sign placement, and architectural style.

Specifications for lettering style, sign placement and architectural style are included in this individual CSP and respect the context of the surrounding area and the character established by existing signage. Additionally, a letter from the master developer has been provided to reiterate this compliance.

The proposed CSP meet this criteria.

6. **Sign Illumination and Brightness.** Signs, when illuminated, shall conform to the Mesa Lighting and Electrical Code, and shall conform to the brightness standards specified in the Mesa Sign Ordinance.

Staff has included a condition of approval to address this requirement.

Mesa Zoning Ordinance Requirements and Regulations:

Special Use Permit MZO Section 11-70-5

Per Section 11-70-5(E) of the City of Mesa Zoning Ordinance, the Board of Adjustment shall also find the following criteria are met for approval of a SUP:

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 property is located in a Mixed Use Community character area designation of the City's General Plan and the Mixed Use Community District of the Gateway Strategic Development Plan. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use character area designation is for large land areas where it is possible to develop a mixture of uses that create a complete and identifiable community. Such mix of uses include employment, industrial, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses to provide a complete community atmosphere. The requested CSP will advance the goals and objectives of the Mixed Use Community character area by accommodating a customized sign plan for the multiple residence development and help to create a complete and identifiable neighborhood as envisioned with the goals of the Mixed Use Community character designation.

The proposed CSP meets this criteria.

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 any other applicable City plan or policies;

The location, size, and design of the proposed signage is consistent with the Cadence CP District and also conforms with the Mixed Use Community character area of the General Plan. The proposed signage, which includes similar materials for sign structures, faces, and architectural style, as well as colors, complements the architectural character of the development and reflects the established design themes within the Cadence CP. All signs are strategically located to be sufficiently visible, readable for their function and properly and appropriately located relative to traffic movement and access points, site features, planned buildings, and orientation relative to distances and viewing angles.

The proposed CSP meets this criteria.

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 CSP will not be injurious or detrimental to the surrounding properties, nor to the general welfare of the City. The design, placement, quantity, and size respect the existing and planned context and character of the area.

The proposed CSP meets this criteria.

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

This CSP has no impact on public services, public facilities, or public infrastructure. Adequate public services, public facilities, and public infrastructure are available to serve Arrival at Cadence.

The proposed CSP meets this criteria.

Findings

- A. Tavallo at Cadence is 16.3 ± acres, multiple residence development located south of Ray Road and east of Ellsworth Road, on the east side of Candence Parkway and within the Cadence Planned Community.
- B. The Tavallo at Cadence individual CSP conforms with Section 4.7 of the Cadence DU 1, Phase 1 Plan Cadence CP.
- C. The Tavallo at Cadence individual CSP conforms with the purpose and intent of Chapter 15 of the Cadence CP by establishing flexible sign criteria tailored to a specific development project with standards appropriate to the unique character of the development.

- D. The Tavalo at Cadence individual CSP conforms to Section 15.1 of the Cadence CP, which establishes the sign standards and criteria as set forth in the MZO as the base sign standards and criteria for use within the Cadence CP except as modified by this CSP.
- E. The Tavalo at Cadence individual CSP provides the required information for each proposed sign type in compliance with Section 15.3(a) of the Cadence CP.
- F. The two, detached signs, which are 23.35 square feet in area and eight feet in height per sign and separated by 64± feet, as proposed by the Tavola at Cadence individual CSP, meet the review criteria in Section 15.3(a)(i) of the Cadence CP.
- G. Approval of the CSP will advance the goals and objectives of the General Plan and the Gateway Strategic Development Plan by accommodating a customized sign plan for the planned commercial/retail, employment, restaurant, and/or service uses within development.
- H. The location, size, and design of the proposed signage is consistent with the existing PC District, Cadence CP, and also conforms with the Mixed Use Community character area of the General Plan and the Mixed Use Community District of the Gateway Strategic Development Plan.
- I. The Tavalo at Cadence CSP will not be injurious or detrimental to the surrounding properties, nor to the general welfare of the City. The design, placement, quantity, and size respect the existing and planned context and character of the area.
- J. The Tavalo at Cadence CSP has no impact on public services, public facilities, or public infrastructure. Adequate public services, public facilities, and public infrastructure are available to serve Arrival at Cadence development.

Neighborhood Participation Plan and Public Comments:

The applicant sent the required notification letters to all property owners within 500-foot of the subject site. As of writing this report, staff has not been contacted by any resident or property owner to express support or opposition to the request.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds the Tavalo at Cadence CSP conforms to the review criteria as outlined in Section 4.7 of the DU1 Phase 1 Plan, Chapter 15 of the Cadence CP, and the review criteria for a Special Use Permit outlined in Section 11-70-5 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

- 1. Compliance with the sign plan documents submitted, except as modified by the conditions listed below;
- 2. All signs shall comply with Section 11-43-2 Design Standards for Permanent Signs and Sign Structures of the Mesa Zoning Ordinance, as required by Section 15.1 of the Cadence CP; and
- 3. All signs, when illuminated, shall conform to the City of Mesa Lighting and Electrical Code, and shall conform to the brightness standards specified in the Mesa Sign Ordinance as required by Section 15.3(a)(i)(6) of the Cadence CP; and
- 4. Compliance with all requirements of the Development Services Department in the issuance of sign permits.

Attachments:

Exhibit 1-Vicinity Map

Exhibit 2-Staff Report

Exhibit 3-Narrative and Justification

Exhibit 4-Comprehensive Sign Plan

Exhibit 5-Site Plan

Exhibit 6-Development Unit 1 Phase 1 – Section 4.7

Exhibit 7-Chapter 15 of the Cadence CP