

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

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

4
A001/ 1/4" = 1'-0"

ZONING SUMMARY

ZONING CODE: CITY OF MESA ZONING ORDINANCE -
CADENCE AT GATEWAY, DEVELOPMENT UNIT 1 - PHASE 2.
SITE ADDRESS: SE CORNER OF RAY ROAD & ELLSWORTH RD.
ASSESSOR'S PARCEL #: 313-25-867 5B
PARCEL SIZE: 190,427.41 SF - 4.37 ACRES

PROPERTY DESCRIPTION: A PORTION OF THE NORTHWEST QUARTER OF SECTION 27 TOWNSHIP
1 SOUTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXISTING USE: UNDEVELOPED LAND
PROPOSED USE: RETAIL / COMMUNITY COMMERCIAL
ZONE: PC
JURISDICTION: CITY OF MESA

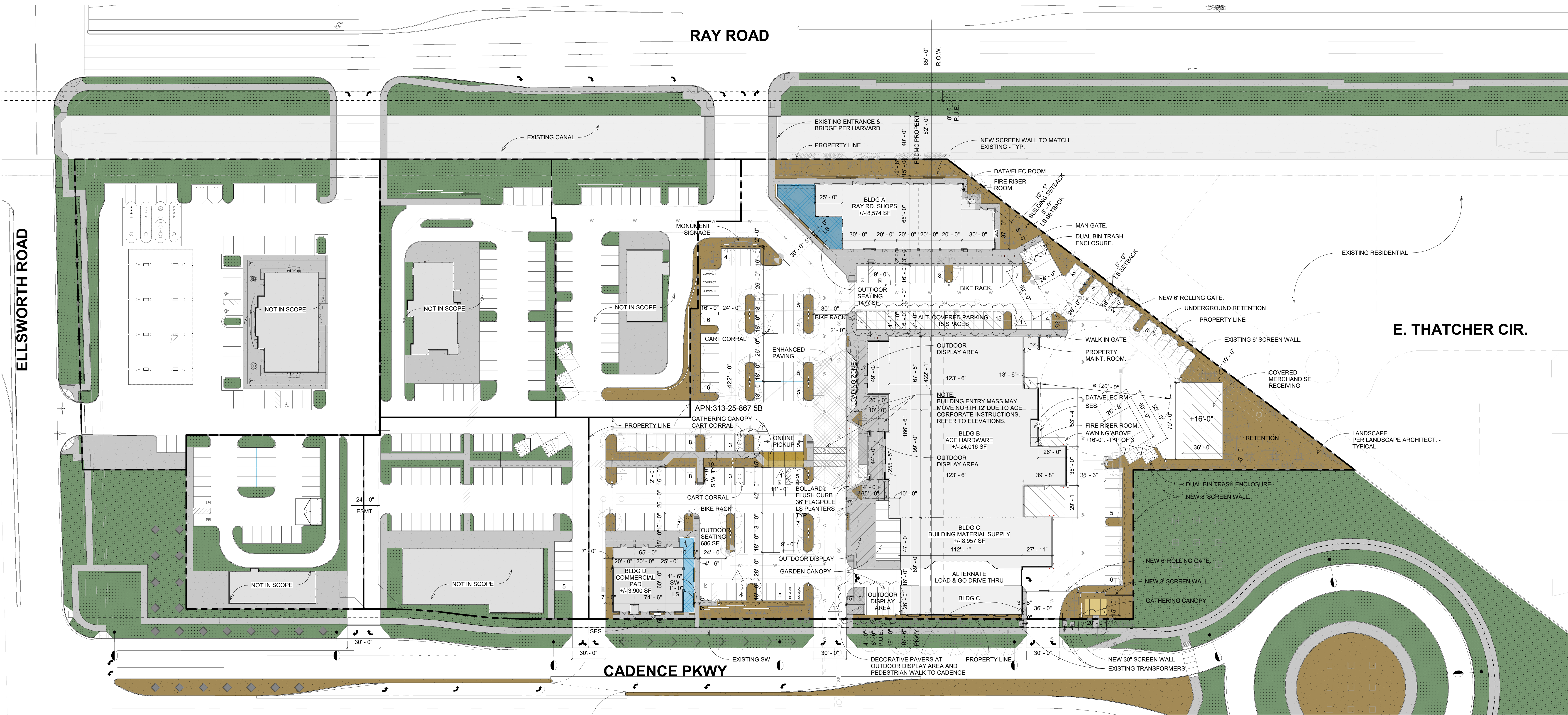
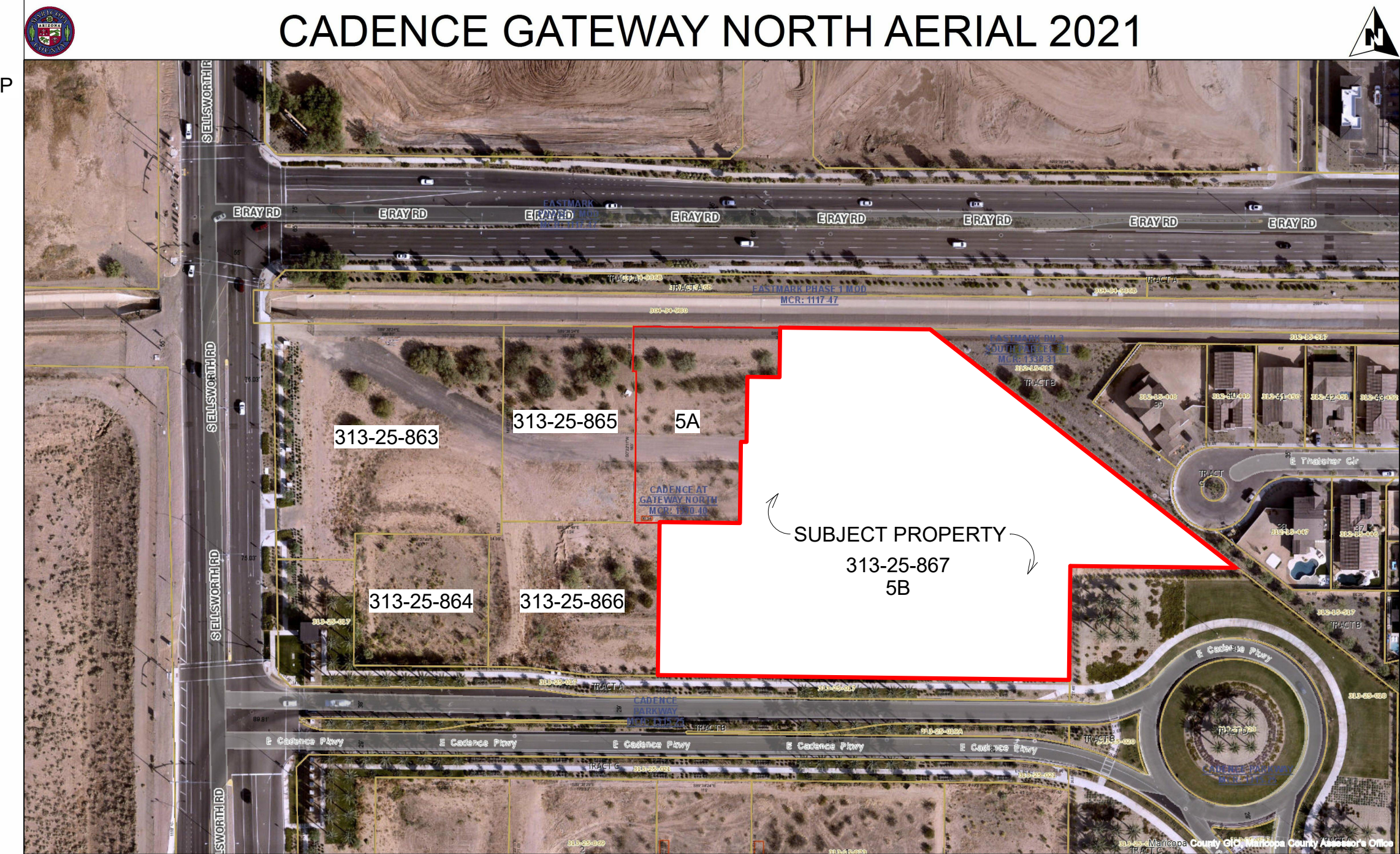
BUILDING INFORMATION
GROSS FLOOR AREA: 45,447 SF
BUILDING A = 8,574 SF
BUILDING B = 24,016 SF
BUILDING C = 8,957 SF
BUILDING D = 3,900 SF

NUMBER OF STORIES ALLOWED: 2
NUMBER OF STORIES PROPOSED: 1
MAXIMUM HEIGHT ALLOWED: 60'-0"
MAXIMUM HEIGHT PROPOSED: TBD

PARKING
PARKING SPACES REQUIRED PER DU - 1 PHASE 2 - TABLE 13.3.
SHELL BUILDING (NO SPECIFIED USE) 1/275 > 12,474/275 = 46 SPACES
OUTDOOR SEATING 1/200 > 2,152/200 = 11 SPACES
RETAIL, OUTDOOR SALES 1/375 > 32,973/375 = 88 SPACES
NUMBER PARKING SPACES REQUIRED: 145
NUMBER PARKING SPACES PROVIDED: 156
NUMBER OF REQUIRED ADA PARKING SPACES: 5
NUMBER ADA COMPLIANT SPACES PROVIDED: 5
NUMBER OF COMPACT SPACES PROVIDED: 5 (INCLUDED IN TOTAL COUNT)

BIKE PARKING REQUIRED: 1/10 = 16
BIKE PARKING PROVIDED: 16

VICINITY MAP



REVISION	DATE	DESCRIPTION	BY
1	08/16/2022	Site Plan Markups	

PROJECT NO.	22-1000
DATE	10.06.2022
SCALE	As indicated
DRAWING TITLE	CONCEPTUAL SITE PLAN
DRAWING NUMBER	A001