

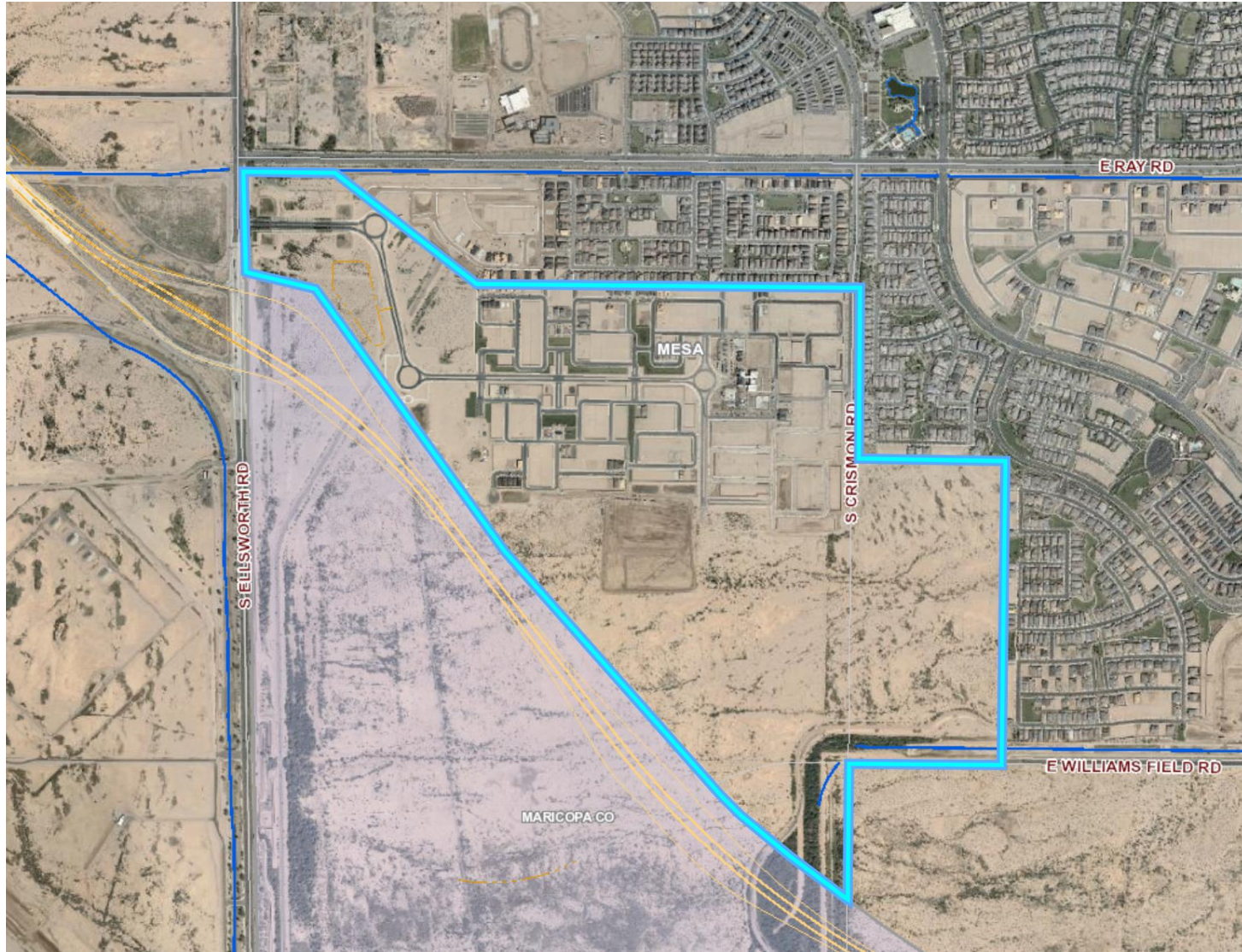


# PLANNING & ZONING BOARD

January 27, 2021



**ZON20-00491**



## Request

---

- Major amendment to the Cadence Community Plan

## Purpose

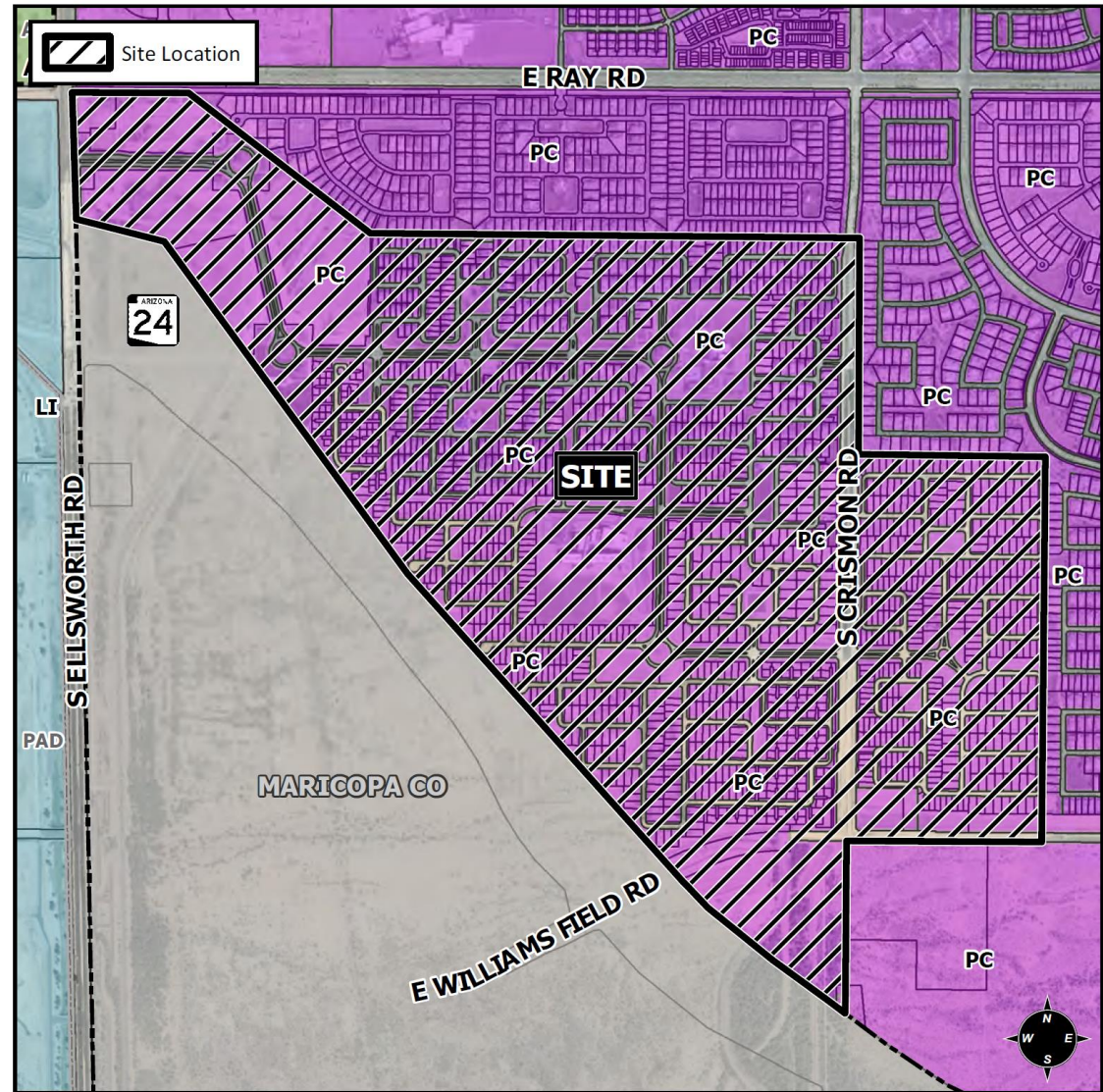
---

- Add residential uses to Development Unit 3

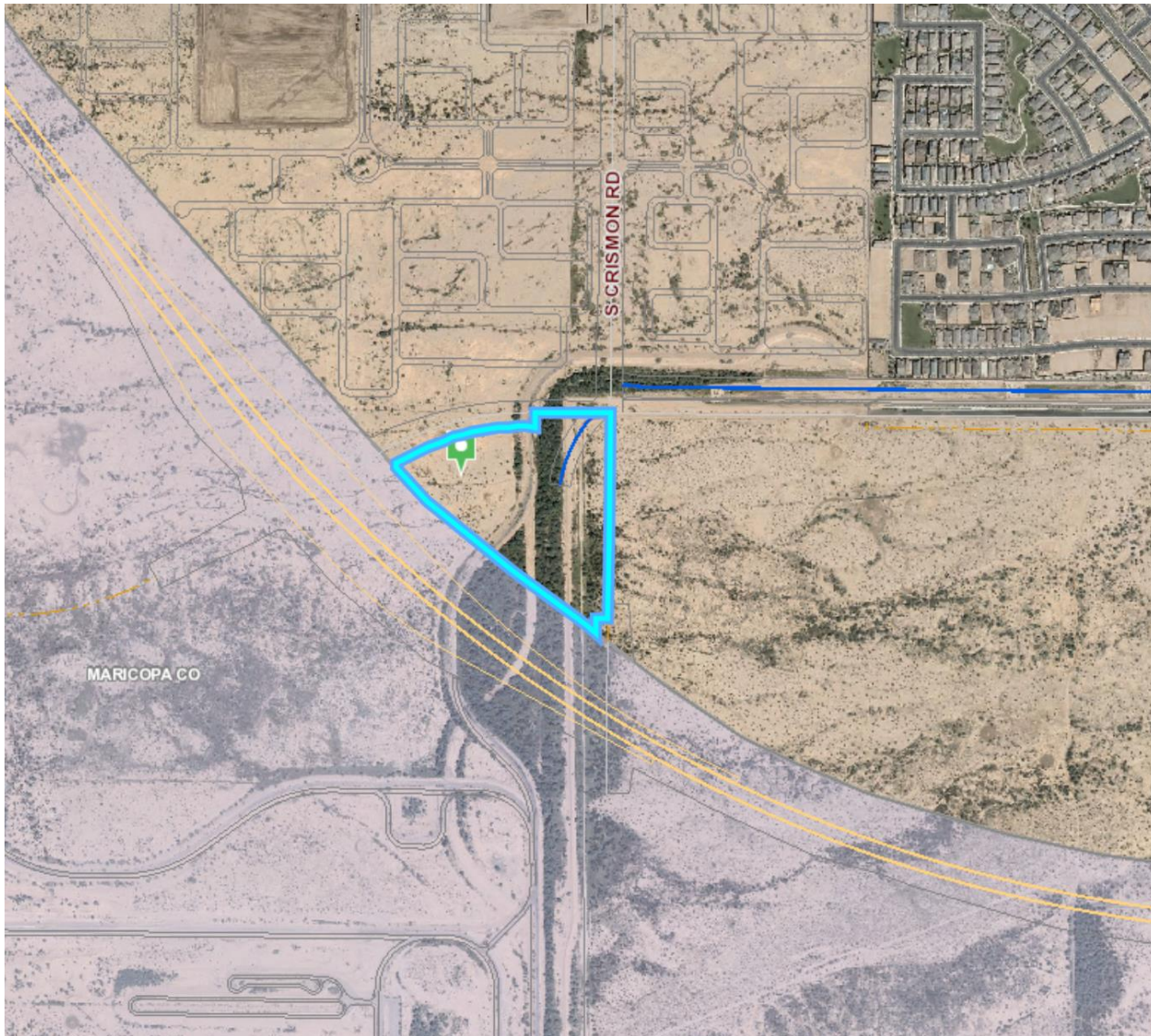


# Location

- South of Ray Road east of Ellsworth Road







## DU3 Location

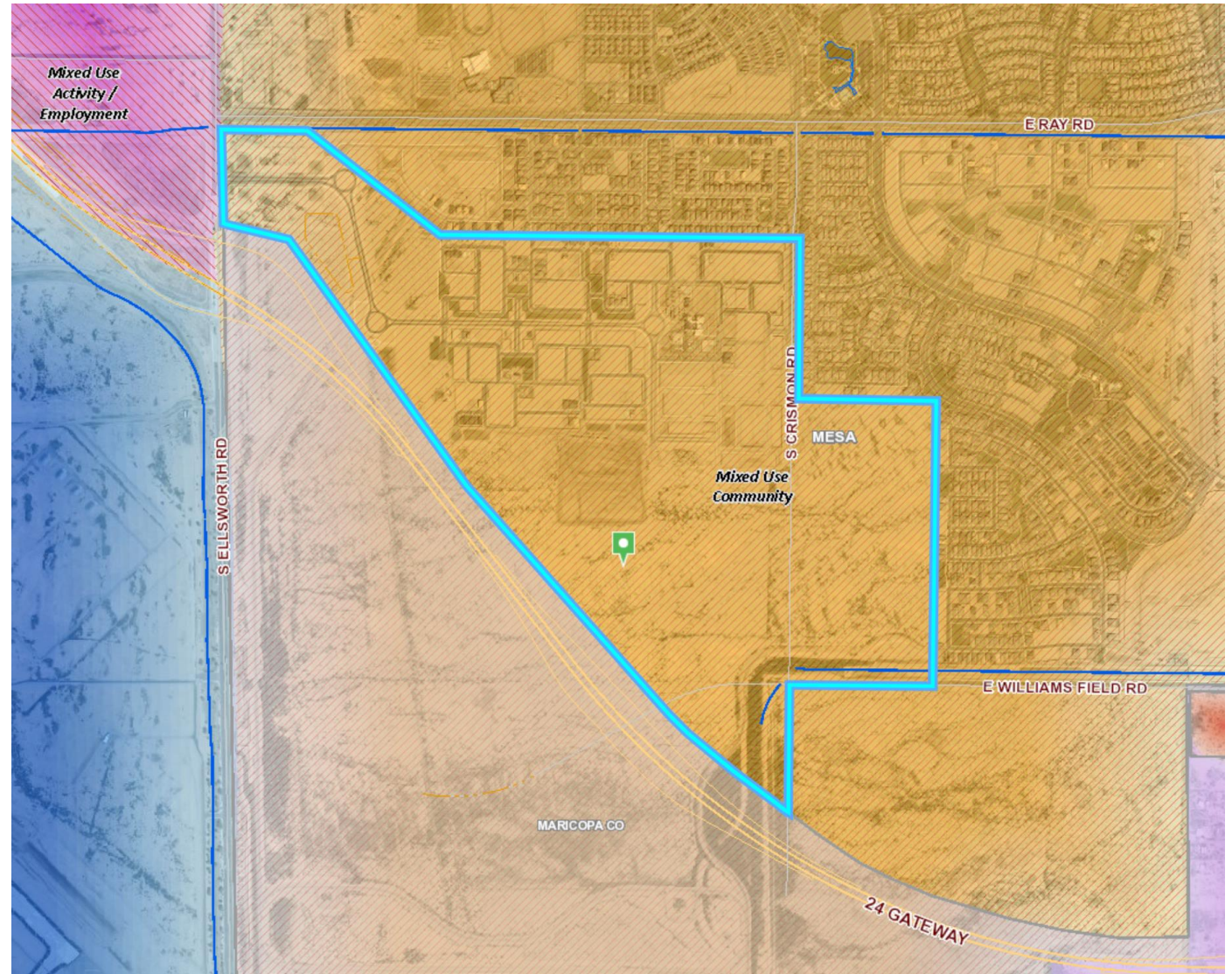
---

- Southwest corner of Crismon Road and Williams Field Road
- 19.9± acres

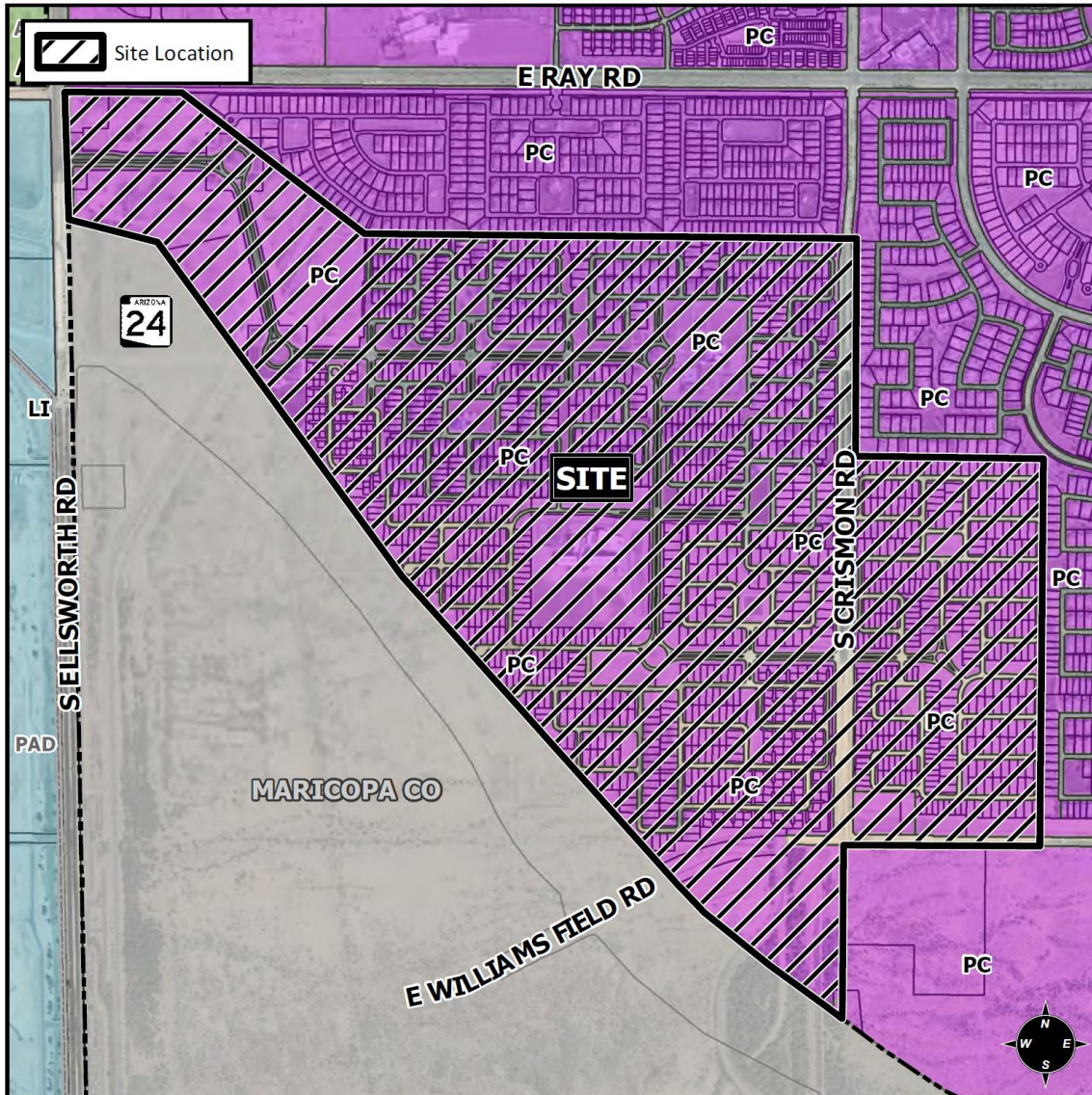


# General Plan

- Mixed Use Community
  - Mixture of uses to create complete community
  - Residential, commercial open space







# Zoning

## Planned Community District (PCD)

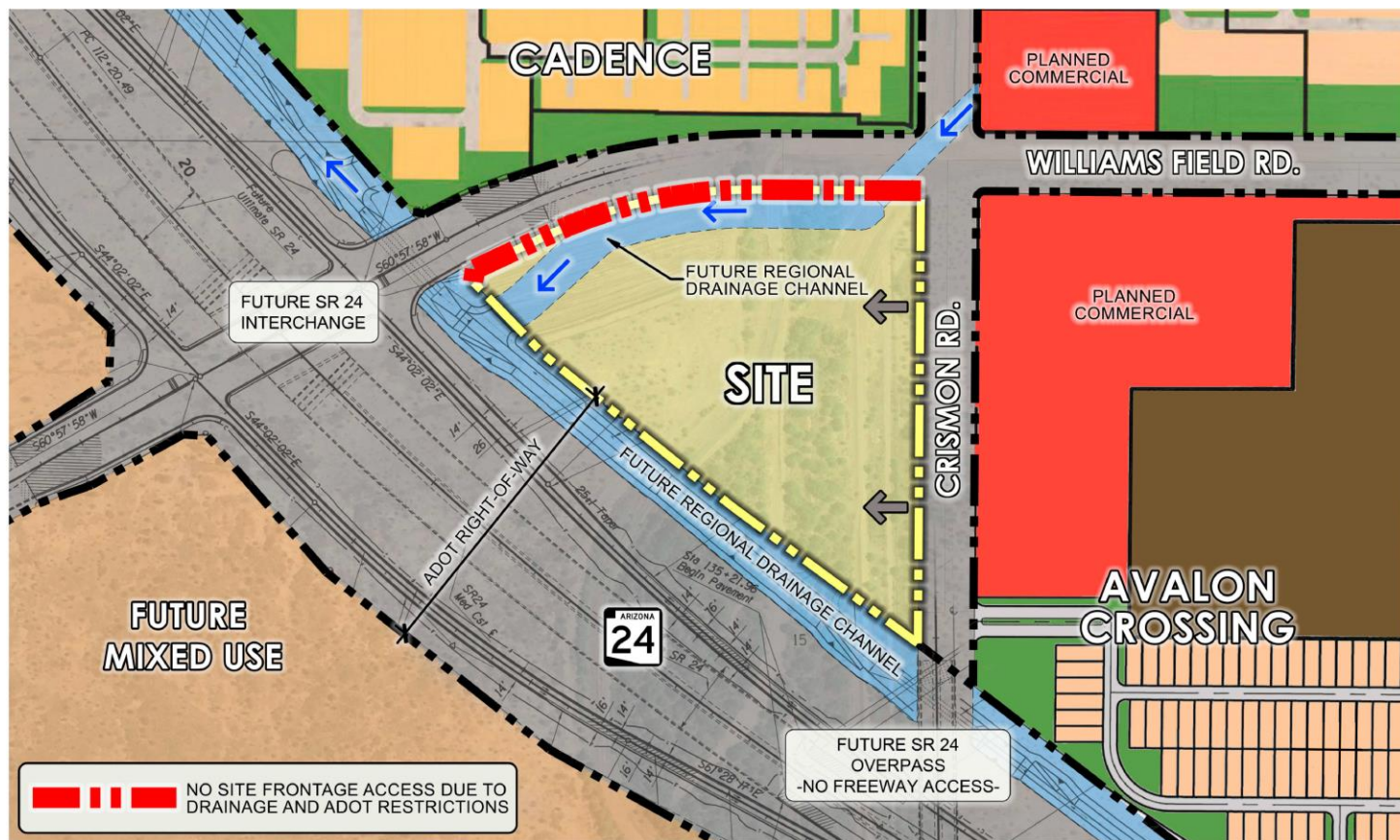
- Cadence

# Community Plan Amendment

- Modify the Land Use Budget for DU3
  - Add Community Multiple Residence (CMR) and Community Residential Small Lot (CRSL) Land Use Groups (LUG)
  - Increase residential dwellings from zero to 350
  - Reduce minimum gross floor area for non-residential from 75,000 to zero
  - Corresponding changes to overall Land Use Budget

Land Use Budget						
Development Unit	Acres	Residential Dwelling Units		Gross Floor Area Non-Residential <sup>1</sup>		Maximum Percentage of Allowable Land Use Groups <sup>2</sup>
		Minimum	Maximum	Minimum <sup>6</sup>	Maximum	
DU 1	60.4	300	700	350,000 <sup>6</sup>	550,000 <sup>5</sup>	CR and/or CRSL: 20% <sup>3</sup> CMR: 65% <sup>4</sup> CC: 65% CMU: 100% <sup>5</sup>
DU 2	296.9	750	2,200	50,000	125,000	CR and/or CRSL: 95% CMR: 20% CC: 20% CMU: 20%
DU 3	19.9	0	350	0	325,000	CRSL: 100% CMR: 100% CC: 100% CMU: 100%
DU 4	87.1	200	600	50,000	125,000	CR or CRSL: 95% CMR: 25% CC: 25% CMU: 25%
TOTAL	464.3	1,250	3,850	450,000	1,125,000	



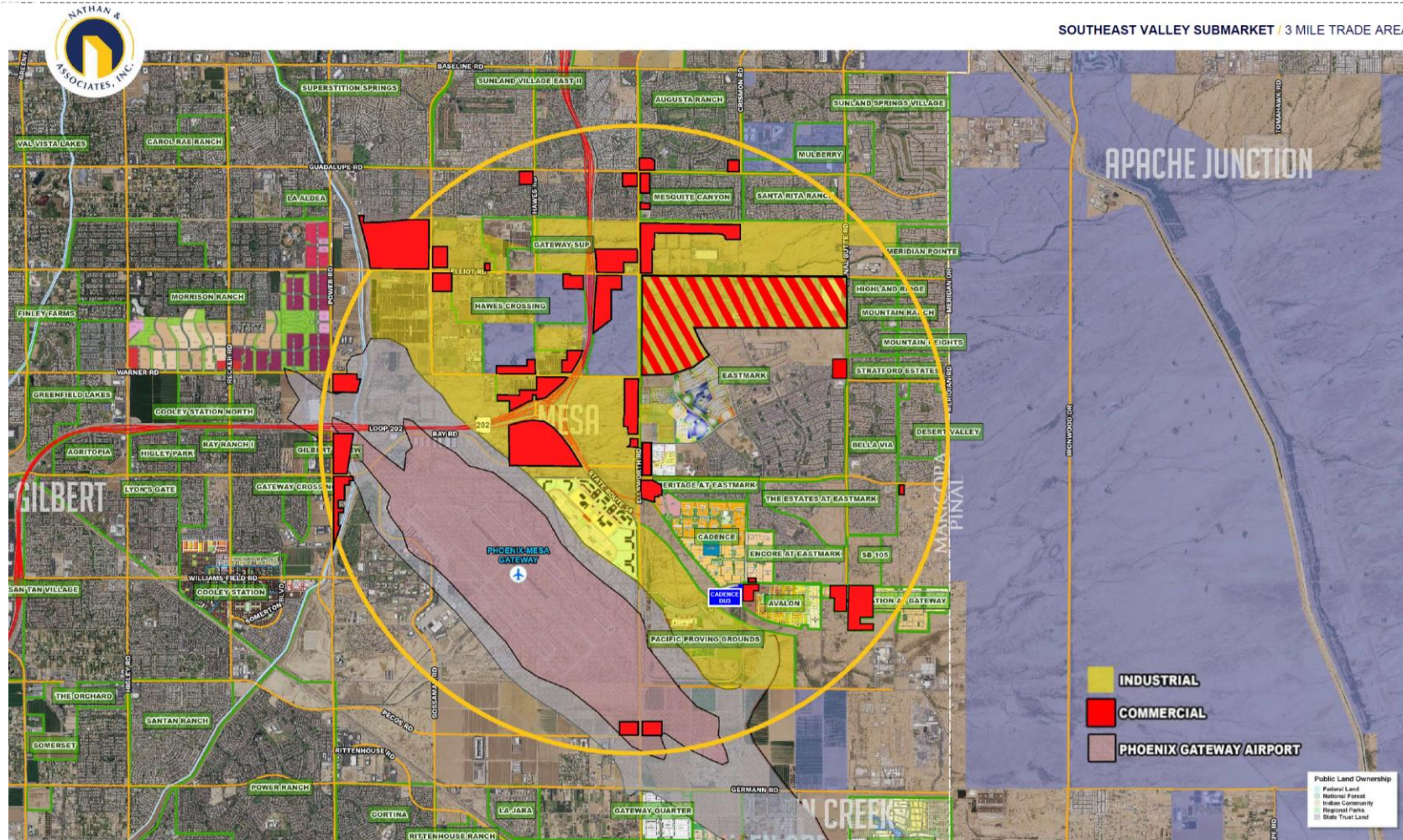


## Site Constraints

- ADOT restricted access along Williams Field Road due SR24 off-ramp
- Drainage channel along Williams Field Road frontage
- Future Crismon Road overpass



# Commercial Opportunities 3 Mile Trade Area

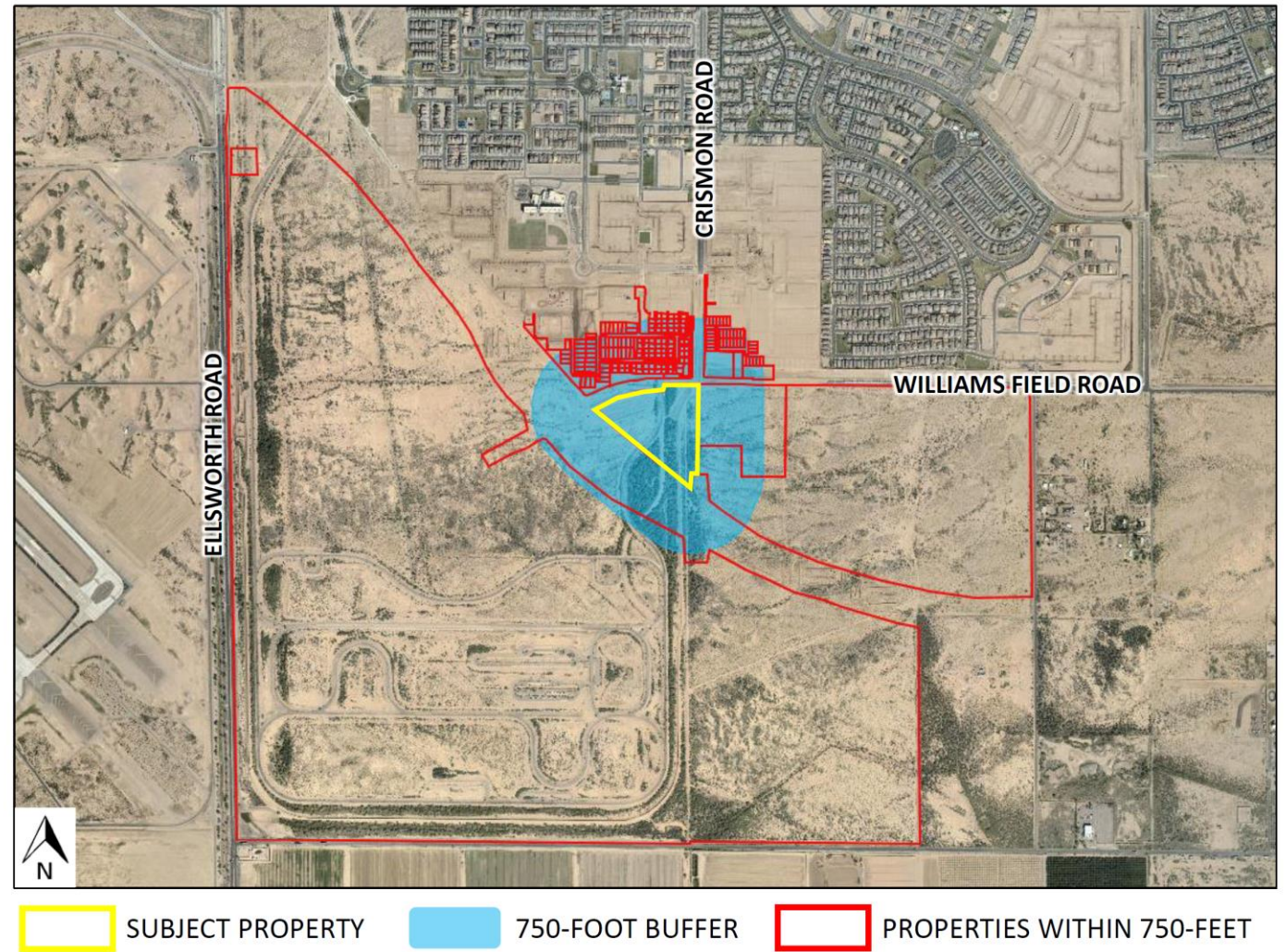




# Citizen Participation

- Cadence residents
- Property owners within 750' of DU3
- Neighborhood meeting 12/9/2020
- 10 attendees
- No major concerns

PROPERTY OWNERS WITHIN 750-FEET OF DEVELOPMENT UNIT 3



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Purpose of a Planned Community in Section 11-11-1 of the MZO
- ✓ Meets the required elements of a Planned Community District in Section 11-11-4 of the MZO

## Staff Recommendation

Approval with Conditions





# PLANNING & ZONING BOARD

January 27, 2021