



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**October 13, 2021**

CASE No.: **ZON21-00653**

PROJECT NAME: **Cadence at Gateway**  
**Development Unit 3 Development Unit Plan**

Owner's Name:	PPGN-Williams, LLLP
Applicant's Name:	Susan Demmitt, Gammage and Burnham, PLC
Location of Request:	Within the 9800 to 9900 blocks of the East Williams Field Road alignment (south side) and within the 6000 to 6300 blocks of the South Crismon Road alignment (west side). Located on the southwest corner of the Crismon and Williams Field Road alignments.
Parcel No(s):	304-35-977F
Request:	This request will approve the Development Unit 3 Development Unit Plan within the Pacific Proving Grounds North Community Plan, also known as the Cadence Community Plan.
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	18.1 ± acres
Proposed Use(s):	Multiple residence and commercial
Existing Use(s):	Vacant
Hearing Date(s):	<b>October 13, 2021 / 4:00 p.m.</b>
Staff Planner:	Evan Balmer
Staff Recommendation:	APPROVAL with conditions

**HISTORY**

On **September 10, 2012**, the City Council approved the annexation of the 483± acre property into the City of Mesa and established Light Industrial (LI) zoning. On the same date, the City Council also rezoned the property from LI to a Planned Community (PC) District and approved the Pacific Proving Grounds North Community Plan, which was subsequently named as the Cadence Community Plan (Case No. Z12-028, Ordinance No. 5115).

On **August 26, 2019**, the City Council approved a major amendment to the Cadence Community Plan. Specifically, the approval amended boundaries of the Planned Community District and also removed Development Unit 5 from the approved PCD (Case No. ZON19-00436, Ordinance No. 5522).

On **March 1, 2021**, the City Council approved a major amendment to the Cadence Community Plan. Specifically, the approval amended the Land Use Budget allocations for Development Unit 3 (Case No. ZON20-00491, Ordinance No. 5603).

## **PROJECT DESCRIPTION**

### **Background:**

The subject request is for the approval of a Development Unit Plan for Development Unit 3 within the Pacific Proving Grounds North Community Plan (Cadence Community Plan). This request will allow development of single residence, multiple residence, commercial or mixed-use development within Development Unit 3. The subject property is approximately 18.2 acres and is located south of the Williams Field Road alignment and west of the Crismon Road Alignment. Overall, the Cadence Community Plan is approximately 434 acres.

In accordance with Section 3.7 of the approved Community Plan, approval by the City's Planning and Zoning Board is required for the establishment of Development Unit Plans (DUPs). Section 3.7 of the Community Plan outlines review requirements and submittal documents for DUPs. These submittal document requirements include a land use plan, design guidelines, and infrastructure plans. In reviewing the documents, the Planning and Zoning Board shall determine whether the proposed Development Unit (DU) conforms to the approved Community Plan.

### **General Plan Character Area Designation and Goals:**

The General Plan character area designation on the property is Mixed Use Community. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Community character area 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.

Staff reviewed the request and determined it is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

### **Mesa 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 by providing development to support the future commercial and office uses within the Community and creating a sense of place for people to live, work, and play.

**Airport Compatibility:**

The proposed development is located approximately 1.25 miles northeast of the Phoenix-Mesa Gateway Airport and is within the Airport Overflight Area (AOA) 3. The development is not in the direct flight path of the airport runways; however, it is in close proximity and will likely experience noise from the airport. Phoenix-Mesa Gateway Airport staff reviewed the subject request and did not express opposition to the proposed development of the site.

**Zoning:**

The subject property is zoned as a Planned Community District (PCD) with an approved Community Plan (CP). The proposed DUP is consistent with the purpose and intent of the PC district outlined in Section 11-11-1 of the Mesa Zoning Ordinance (MZO).

**Development Unit Plan:**

The approved Community Plan established that the subject DU could be developed with a variety of uses including single residence, multiple residence, commercial, and mixed-use development. The proposed DUP includes design guidelines for residential and non-residential uses to ensure high-quality development within DU3. The DUP also includes open space, landscape, and street design guidelines to ensure development within DU3 is compatible with the other DUs within the Cadence development.

Section 11-11-5(E) of the MZO sets forth review criteria for DUPs. Per this section of the MZO, applications for a DUP within an adopted Planned Community District shall only be approved if the application and supporting materials are consistent with the approved Community Plan and conditions of approval associated with the Community Plan. Specifically, the DU is required to be consistent with the approved Community Plan based on the following review criteria:

1. The land use budget for a development unit shall remain identical to, or within the range established by the approved Community Plan budget for that development unit.
2. Development Unit Plans shall be consistent with any major or minor amendments of the Community Plan.
3. All other relevant policies and guidelines as outlined in the Community Plan shall remain as adopted.

The proposed DUP conforms to the outlined criteria. The land use budget submitted with the request conforms to those approved for the development within the Community Plan. In addition, there are no proposed changes to any significant policies approved with the Community Plan. Overall, the subject request is consistent with the vision and approval requirements of DUs with the Cadence Community Plan.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> (Across Williams Field Road) PCD Cadence DU2	<b>North</b> (Across Williams Field Road) PCD Cadence DU2	<b>Northeast</b> (Across Williams Field Road) PCD Cadence DU4
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Residential <b>West</b> State Route 24	Residential <b>Subject Property</b> PCD Vacant	Residential <b>East</b> (Across Crismon Road) PCD Avalon Crossing DU1 Vacant
<b>Southwest</b> State Route 24	<b>South</b> State Route 24	<b>Southeast</b> (Across Crismon Road) PCD Avalon Crossing DU1 Vacant

**Compatibility with Surrounding Land Uses:**

The site is located within the Cadence at Gateway Community and adjacent to residential development within Cadence DU2 and DU4 to the north and planned commercial, single residential, and multiple residential with the Avalon Crossing Community Plan to the east. Approval of single residence, multiple residence, commercial or mixed-use development uses within the DU will be consistent with the Community Plan and not out of character with surrounding area developments and uses.

**Neighborhood Participation Plan and Public Comments:**

Section 3.7(b)(iv) of the Cadence at Gateway Community Plan establishes Citizen Participation requirements. The applicant submitted a Citizen Participation Plan that conforms to the requirements of the Community Plan. The Citizen Participation Plan included notifications to the master developer, Queen Creek Unified School District, all registered neighborhood associations within one-half mile of DU3, all property owners within DU3 and all property owners within 750-feet of the boundary of DU3. As of the writing of this report, neither staff nor the applicant has received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on October 13, 2021.

**Staff Recommendations:**

The subject request is consistent with the criteria for approving a Development Unit Plan outlined in Section 11-11-5(E) of the MZO and is compatible with the approved Cadence Community Plan and its vision. The subject request will also be compatible with the Mesa-Gateway airport and surrounding neighborhoods. Therefore, staff is recommending approval of the Development Unit Plan with the following conditions:

**Conditions of Approval:**

1. Compliance with Ordinance numbers 5115 and 5603 and the adopted Pacific Proving Grounds North Community Plan (Cadence Community Plan).
2. Compliance with Cadence at Gateway Development Unit 3 Development Unit Plan submitted.
3. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).

4. Written notice be provided to future property owners, and acknowledgment received that the project is within 1 mile of Phoenix Mesa Gateway Airport.
5. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance
6. Provide a 4-foot x 4-foot sign at the entrance to the sales office for this development, with notice to all prospective buyers that the project is within an Overflight Area for Phoenix Mesa Gateway Airport as specified in Section 11-19-5 of the Zoning Ordinance.
7. Prior to the issuance of a building permit, provide documentation by a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.

**Exhibits:**

**Exhibit 1-Staff Report**

**Exhibit 2-Vicinity Map**

**Exhibit 3-Application Information**

3.1 Development Unit Plan

**Exhibit 4-Citizen Participation Report**

**Exhibit 5-Avigation Easement**