



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

April 24, 2024

CASE No.: ZON24-00082	PROJECT NAME: Avalon Ranch
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Owner's Name:	Avalon Ranch, LLC
Applicant's Name:	David Lack, Avalon Development
Location of Request:	Within the 6800 to 6900 blocks of East Elliot Road (south side) and within the 3600 to 3700 blocks of South Power Road (east side). Located south of Elliot Road and east of Power Road.
Parcel No(s):	304-17-211, 304-17-212, 304-17-213, 304-17-214, 304-17-215, 304-17-216, 304-17-217, 304-17-218, 304-17-219
Request:	Preliminary Plat for a seven (7) lot subdivision. This request will allow for a commercial development.
Existing Zoning District:	Limited Commercial (LC)
Council District:	6
Site Size:	12± acres
Proposed Use(s):	Commercial Center
Existing Use(s):	Vacant
P&Z Hearing Date(s):	April 24, 2024 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **October 23, 1998**, the City Council annexed approximately 154± acres of property, including the subject site, into the City of Mesa (Case No. A98-004, Ord. No. 3535); and subsequently zoned the property to Single Residence (RS-43) (Case No. Z98-103, Ord. No. 3577).

On **April 5, 1999**, the City Council approved a rezone of 82± acres of land, including the subject site, from RS-43 to Limited Commercial (LC), Multiple Residence 3 (RM-3), and Light Industrial (LI) to allow a mixed-use development (Case No. Z99-016, Ord. No. 3610).

On **August 25, 2008**, the City Council approved a rezone of the subject site from LC to LC with a Planned Area Development and Bonus Intensity Zone Overlay (LC-PAD-BIZ) to allow a commercial center (Case No. Z08-044, Ord. No. 4873).

On **May 15, 2023**, the City Council approved a rezone and site plan review of the subject site from LC-PAD-BIZ to Limited Commercial (LC) to allow for a commercial center (Case No. ZON22-01271, Ord. No. 5781).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a preliminary plat titled “Avalon Ranch” to create seven commercial lots within a proposed group commercial center on approximately 12± acres in the LC zoning district (Proposed Project). The project site is located south of Elliot Road and east of Power Road.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is the Mixed Use Activity District with a Community-Scale District sub-type. Per Chapter 7 of the General Plan, Mixed Use Activity character areas are large in scale (over 25 acres) and provide community and regional activity areas. Per the Plan, these areas generally have a substantial commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designated and developed to attract customers from a large radius. The goal of this district is to also help create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences.

The requested preliminary plat to create seven commercial lots is consistent with the intent of the Mixed Use Activity District character area.

Mesa Gateway Strategic Development Plan:

The site is also located within the Inner Loop District of the Mesa Gateway Strategic Development Plan. Per the Plan, the focus of the Inner Loop District is to provide a high-quality, mixed-use environment that is compatible with increasing over-flight activities associated with the Phoenix-Mesa Gateway Airport operations. The proposed commercial development is consistent with the goals and intent of the Mesa Gateway Strategic Development Plan.

As a recommendation of the Mesa Gateway Strategic Development Plan, the City of Mesa conducted a specific land use study in 2018 (i.e. the 2018 Inner Loop Land Use Study) for the Inner Loop Area of the Plan. The intent of the study was to ensure appropriate allocation of land uses and distribution that aligns with the goals of the Mesa Gateway Strategic Development Plan. The proposed development conforms with the recommendation of the land use study.

In summary staff finds that the Proposed Project is consistent with the Mixed Use Activity District character area designation, the Mesa Gateway Strategic Development Plan, and the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject property is zoned Limited Commercial (LC). Per Section 11-6-2 of the MZO, retail, small-scale commercial recreation and restaurants with drive-thrus are permitted uses in the LC zoning district. The proposed development of the site for commercial uses conforms to the goals of the LC district. The proposed lots conform to the development standards for the LC district per MZO Section 11-6-3.

Airfield Overlay – MZO Article 3, Section 11-19:

Per Section 11-19 of the MZO, the site is located within the Airfield Overlay District, specifically within the Airport Overflight Area Three (AOA 3). The location of the property within the Airfield Overlay is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-6-2 of the MZO, there are no use limitations within the AOA 3 beyond those permitted in the LC zoning district.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Elliot Road & Power Road) Town of Gilbert Vacant	North (Across Elliot Road) LC Vacant	Northeast (Across Elliot Road) LI-PAD Vacant
West (Across Power Road) Town of Gilbert Vacant	Subject Property LC Vacant	East LC Offices
Southwest (Across Power Road) Town of Gilbert Vacant	South LC & LI-PAD Commercial & School	Southeast LI-PAD School

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. The property south of the subject property is currently developed for a school and swim school. An existing government office is located to the east of the subject site. The properties to the north and west of the subject site are located within the Town of Gilbert and expected to develop for commercial uses.

The proposed preliminary plat for the creation of seven commercial lots will not be out of character with the surrounding development.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision Standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series of the progressive stages. This review includes

the evaluation of the overall site, including utilities layout and retention requirements. The Preliminary Plat is reviewed and approved by the Planning & Zoning Board. Per Section 9-6-2 of the City's subdivision regulations, all plats are subject to Final Plat approval through the City Council.

The proposed Preliminary Plat will create seven commercial lots, consistent with the previously approved site plan for a commercial development.

The Proposed Project meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Staff Recommendation:

The subject request is consistent with the Mesa 2040 General Plan and meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Staff recommends approval of the Proposed Project with the following **Conditions of Approval:**

1. Compliance with all conditions of approval of Case No. ZON22-01271, Ordinance No. 5781.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with the Subdivision Regulations.
4. Prior to the issuance of any building permits, obtain approval of and record a final subdivision plat for the subject parcel.
5. Prior to the issuance of any building permits, record a cross-access easement and reciprocal parking agreement between all parcels shown as shown on the proposed Avalon Ranch subdivision plat.
6. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Project Narrative

Exhibit 4 – Preliminary Plat

Exhibit 5 – Power Point Presentation