



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

January 8, 2025

CASE No.: ZON24-00855	PROJECT NAME: The Craftsman on Elliot
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Owner's Name:	Stechnij H / Glenda TR / Etal
Applicant's Name:	Randy Litwin, Hunters Engineering, Inc.
Location of Request:	Located at the northwest corner of South Hawes Road and East Elliot Road.
Parcel No(s):	304-04-031
Request:	Approval of a Preliminary Plat titled, "The Craftsman on Elliot."
Existing Zoning District:	Mixed Use with a Planned Area Development overlay (MX-PAD)
Council District:	6
Site Size:	21± acres
Proposed Use(s):	Multiple Residence and Commercial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	January 8, 2025 / 4:00 p.m.
Staff Planner:	Kwasi Abebrese, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **February 22, 1990**, the City Council annexed 1,720± acres of land, including the project site, into the City of Mesa and established Agricultural (AG) zoning (Case No. A88-013; Ordinance No. 2482).

On **April 20, 2020**, the City Council approved a rezoning of 535± acres, including the project site, from AG to Mixed Use with a Planned Area Development Overlay (MX-PAD). Approval established the 'Hawes Crossing' PAD to guide the future review of specific development plans (Case No. ZON17-00606; Ordinance No. 5566).

On **April 29, 2020**, the Hawes Crossing Development Agreement was executed. This agreement addresses requirements pertaining to vesting rights, limitation of land uses, and timing of required infrastructure improvements (Recording No. 2020-0381318; Reference No. 20-A081).

On **May 6, 2024**, the City Council approved a Council Use Permit (CUP) and a Site Plan to allow for the development of a mixed-use development (Case No. ZON23-00343; Ordinance No. 2188).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a preliminary plat titled “Craftsman on Elliot” to subdivide an approximately 21± acre parcel on the northwest corner of the intersection of South Hawes and East Elliot Road (Proposed Project).

The Preliminary Plat shows 12 lots and four tracts. Four of the lots will contain commercial uses and six are designated for multiple residence uses. In addition, two of the lots will contain mixed uses. Tracts A through D are dedicated for cross parking, ingress and egress, utilities, drainage and retention, landscape, irrigation systems and signage.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Mixed Use Activity District with a Regional-Scale Sub-type. Per Chapter 7 of the General Plan, Mixed Use Activity areas are large-scale community and regional activity areas that usually have a significant retail commercial component including shopping centers, power centers, or lifestyle centers that are designed and developed to appeal to customers from a large radius. These districts may take on a significant residential character but will still have a strong mix of uses. The goal is to help these districts be strong and viable centers of commercial activity.

Mesa Gateway Strategic Development Plan:

The Proposed Project is also located within the Inner Loop District of the Gateway Strategic Development Plan. This district refers to the area south of the U.S. 60, between Power Road and the Loop 202 freeway. Per the Mesa Gateway Strategic Development Plan – Inner Loop District Update, the project site is designated as a Transit Corridor. Mixed Use (MX) is listed as a primary zone within the Transit Corridor; restaurants, retail, personal service, and multiple residence are also listed as primary land uses. Regarding building form, development within this corridor will be less intense, but still evolve into an urban pattern with buildings placed closer to the front property lines and parking areas situated behind or beside buildings.

The proposed Preliminary Plat supports the development of Craftsman on Elliot, a mixed-use project approved by the City Council in 2024 under Case No. ZON23-00343. The project was found to be consistent with the intent of the Mixed Use Activity District Character Area, the Regional Scale Sub-type, and the Mesa Gateway Strategic Development Plan.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision Standards require 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 12 lots and four tracts. Four of the lots will contain commercial uses and six are designated for multiple residence uses. In addition, two of the lots will contain mixed uses. Tracts A through D are dedicated for cross parking, ingress and egress, utilities, drainage and retention, landscape, irrigation systems and signage.

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:

Staff finds that the Proposed Project 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 with the following **Conditions of Approval:**

1. Compliance with all conditions of approval of Case No. ZON23-00343.
2. Compliance with all conditions of approval of Case No. DRB23-00342.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.
5. Prior to the issuance of any building permits, obtain approval of and record a final subdivision plat.
6. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
7. 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 – Preliminary Civil Plans
- Exhibit 6 – Power Point Presentation