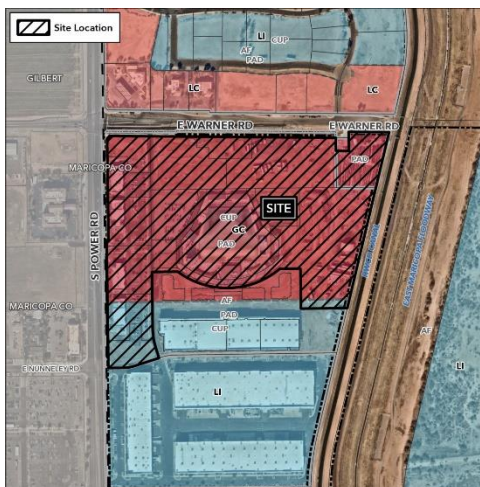


City Council Staff Report

May 12, 2025

Case No.	SUB24-00540		
Project Name	Cannon Beach Amended		
Request	Final Plat to establish 16 lots for an existing commercial subdivision		
Project Location	Located at the southeast corner of East Warner Road and South Power Road		
Parcel No(s)	304-30-947 304-30-948 304-30-950 304-30-951 304-30-952 304-30-953 304-30-954 304-30-011B	304-30-955 304-30-956 304-30-957 304-30-958 304-30-959 304-30-960 304-30-961	
Project Area	28± acres		
Council District	District 6		
Existing Zoning	General Commercial with a Planned Area Development Overlay (GC-PAD) and Light Industrial with a Planned Area Development Overlay (LI-PAD)		
General Plan Designation	Regional Employment Center		
Surveyor	Tom Snyder, EPS Group, Inc.		
Developer	Action Zone Business 40, LLC, Action Zone Business 17, LLC, and AZB Power Pads, LLC		
Staff Planner	Kwasi Abebrese, Planner II		

Recommendation

Staff finds that the Final Plat is in substantial conformance with the Preliminary Plat and meets the subdivision requirements of Chapter 6 of the Mesa City Code.

Staff recommends approval.

Project/Request Details

Final Plat:

- **Plat Name:** The applicant is requesting approval of a Final Plat titled, “Cannon Beach Amended.”
- **Lots:** The Final Plat will create 16 lots ranging in size from 7,910 square feet to 293,646 square feet. The plat does not propose any tracts.
- **Right-of-Way:** The Final Plat dedicates an additional 32 feet of right-of-way at the northeast corner for East Warner Road.

Preliminary Plat Approval:

- A Preliminary Plat for the project site was approved by the Planning and Zoning Board on March 22, 2023 (ZON22-01015).
- There has been one minor modification to the subdivision design following the Preliminary Plat approval. The approved Preliminary Plat included Lot 3, which was subsequently processed as a condominium plat and is not part of this request. However, the applicant is creating an additional lot (Parcel 17) in the area shown on the Preliminary Plat as Lot 1. Consequently, the Final Plat and the preliminary plat both show 16 parcels, but they are in a slightly different configuration. This change does not expand the boundaries of the plat as approved with the Preliminary Plat and does not materially impact the proposal.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Final Plat

Exhibit 3 – Preliminary Plat