

Avalon Ranch Lots 4, 5 and 6

SEC Power Road & Elliot Road Mesa, Arizona.

MAJOR SITE PLAN MODIFICATION AND
BONUS INTENSITY ZONE OVERLAY APPLICATION

Case No. ZON24-00649



AUGUST 26, 2024



Development Team

Applicant / Developer:	Avalon Development, LLC 7333 E. Doubletree Ranch Road Suite 140 Scottsdale, AZ 85258 Contact: David Lack Phone 480-376-8750 Email: dlack@avalondevelopment.com
Architect / Land Planning:	RKAA, Inc. 2233 E. Thomas Road Phoenix, AZ 85016 Phone 602-955-3900 Contact: Rajesh Gore Email: rgore@rkaa.com
Civil Engineer:	BFH Group 3707 E. Southern Avenue Phoenix, AZ 85206 Contact: David Bohn Phone: 480-734-1446 Email: davidb@thebfhgroup.com
Tenant / Representative:	McDonald's USA, LLC Phoenix, AZ Contact: Jack Horton Phone. (520) 697-2264 Email: jack.horton@us.mcd.com Desert De Oro Foods (Taco Bell) 1825 W Knudsen Dr, Suite 160 Phoenix, AZ 85027 Contact: John Rose Phone: (480) 322-3822 Email: johnrose@petersonburge.com Valvoline 100 Valvoline Way Lexington, KY 405090 Contact: James Boutchyard Phone: (210) 915-0042 Email: James.Boutchyard@valvoline.com

PURPOSE OF REQUEST

The purpose of this request is to seek approval for a Major Site Plan Modification, with a Bonus Intensity Zone Overlay on three (3) lots located at the southeast corner of Power and Elliot Roads (the "Site"). The lots will be developed with a McDonald's drive-thru on Lot 4, a Taco Bell drive-thru on Lot 5, and a Valvoline Instant Oil Change facility on Lot 6. Currently zoned LC (Limited Commercial and designated as "Mixed Use Activity / Employment" in the 2040 General Plan, the Site is anticipated for neighborhood-serving commercial uses. The Site is part of a 14.46 acre retail development that will include two anchor pads, ALDI and EōS, four restaurant pads with drive-throughs, and a service station/convenience store. Each lot will require building elevations to be presented in separate design review applications for approval.



RELATIONSHIP TO SURROUNDING PROPERTIES

On May 15, 2023, the Mesa City Council voted to approve the zoning of the property with site plan approval (ZON22-01271) to LC (Limited Commercial).

An Affidavit of Change will be required to modify the recorded lot configuration.

Three (3) of the seven (7) lots in Avalon Ranch are already approved for site plan and design review. These are an ALDI grocery on Lot 1, EoS Fitness on Lot 2, and a 7-Eleven convenience store on Lot 3.

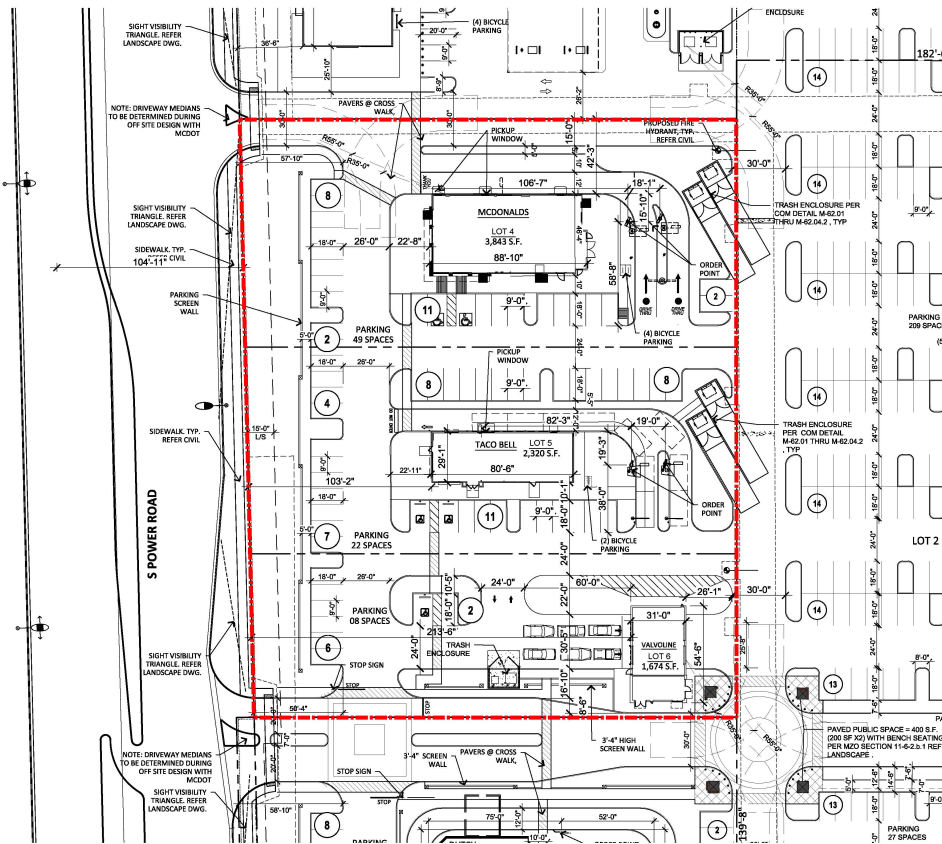
The Property is bounded by arterial roadways to the north (Elliot Road) and the west (Power Road) with undeveloped agricultural land at all four hard corners of the intersection. To the south of the Property is the Hillcrest Academy private school and Evo Swim School. To the east of the Property is the Roosevelt Water Conservation District's (RWCD) administrative offices. To the east of the administrative offices is the RWCD canal itself.

Given the surrounding commercial, retail and residential uses, these quick serve retail sites present a compatible land use that will provide a valuable service to the adjacent developments. Special design considerations have been made to ensure that the development respects the surrounding context, pedestrian scale and design goals outlined in the General Plan.

DEVELOPMENT PLAN

The proposed development consists of three (3) lots in the Avalon Ranch retail center. This combined site plan reconfigures three pads that were conceptually approved as part of case ZON22-01271. Now that tenants are identified and in contract negotiations with Avalon Development, the site plan requires modification to accommodate each of the tenants' design specifications, while maintaining traffic circulation, parking and landscape requirements from the previous site plan and zoning case.

Ingress and egress to the Site will occur at an already approved full-access driveway from Power Road, next to Lot 6, and a right-in / right-out driveway next to Lot 4. Additional driveways from Elliot Road will provide efficient circulation to and from the overall retail center. ADA accessible sidewalks connect pedestrians throughout the Site and avoid conflicts with vehicular activity.



BONUS INTENSITY ZONE OVERLAY

Avalon Development also requests a Bonus Intensity Zone Overlay on the three lots. Given the dimensions and physical constraints with fitting three pads between the two (2) main access driveways, we request flexibility with foundation base and lot width requirements. The McDonald's restaurant on Lot 4 is substantially larger than the previously approved pad. A bigger building means more parking, so the updated site plan also affects the Taco Bell and Valvoline lots. Although the proposed restaurant pads provide at least 20 feet at the front of each building facing Power Road, the main entrances are on the sides of each building adjacent to parking areas. Avalon requests 10-foot foundation bases in lieu of the required 15 feet.

In addition, since McDonald and Taco Bell require more parking on Lots 4 and 5, lot lines will be adjusted through a separate application. Lot 6, the Valvoline site, has been reduced to ninety-two (92) feet in width where 100 feet is the minimum in LC Zoning. Therefore, Avalon requests a lot width reduction to 90 feet in lieu of the required 100 feet on Lot 6 only.

CONSISTENT WITH ZONING ORDINANCE

The intent of the Bonus Intensity Zone (BIZ) overlay is to provide for variation from the application of residential densities and other development requirements to encourage unique, innovative developments of superior quality. The intent of this District is to allow for higher intensity land use where appropriate, and to encourage development of bypassed or under-utilized properties, in locations where appropriate facilities and services are available. It must be demonstrated that the resulting development will be more consistent with the General Plan, Specific Plans and Council policies, and will provide significant social or economic benefits to the City.

Avalon Development is aware of the importance in providing a site design that adheres to the principles and standards detailed in MZO Section 11. We have determined that strict compliance to all principles under Section 11 is impractical. Due to the site constraints, previous approvals by the City on adjacent lots, and the need to utilize existing infrastructure and maintain site safety, the Avalon team is requesting a Bonus Intensity Zone (BIZ) Overlay District, as described in Mesa Zoning Ordinance (MZO) section 11-21-3.

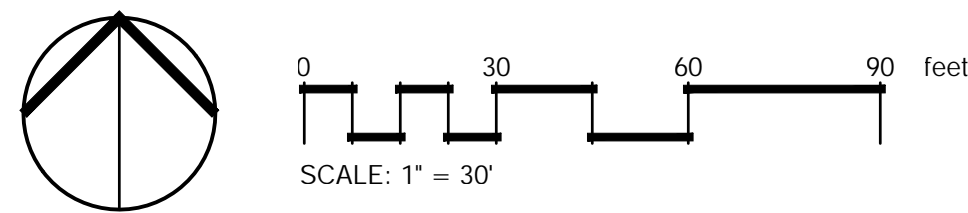
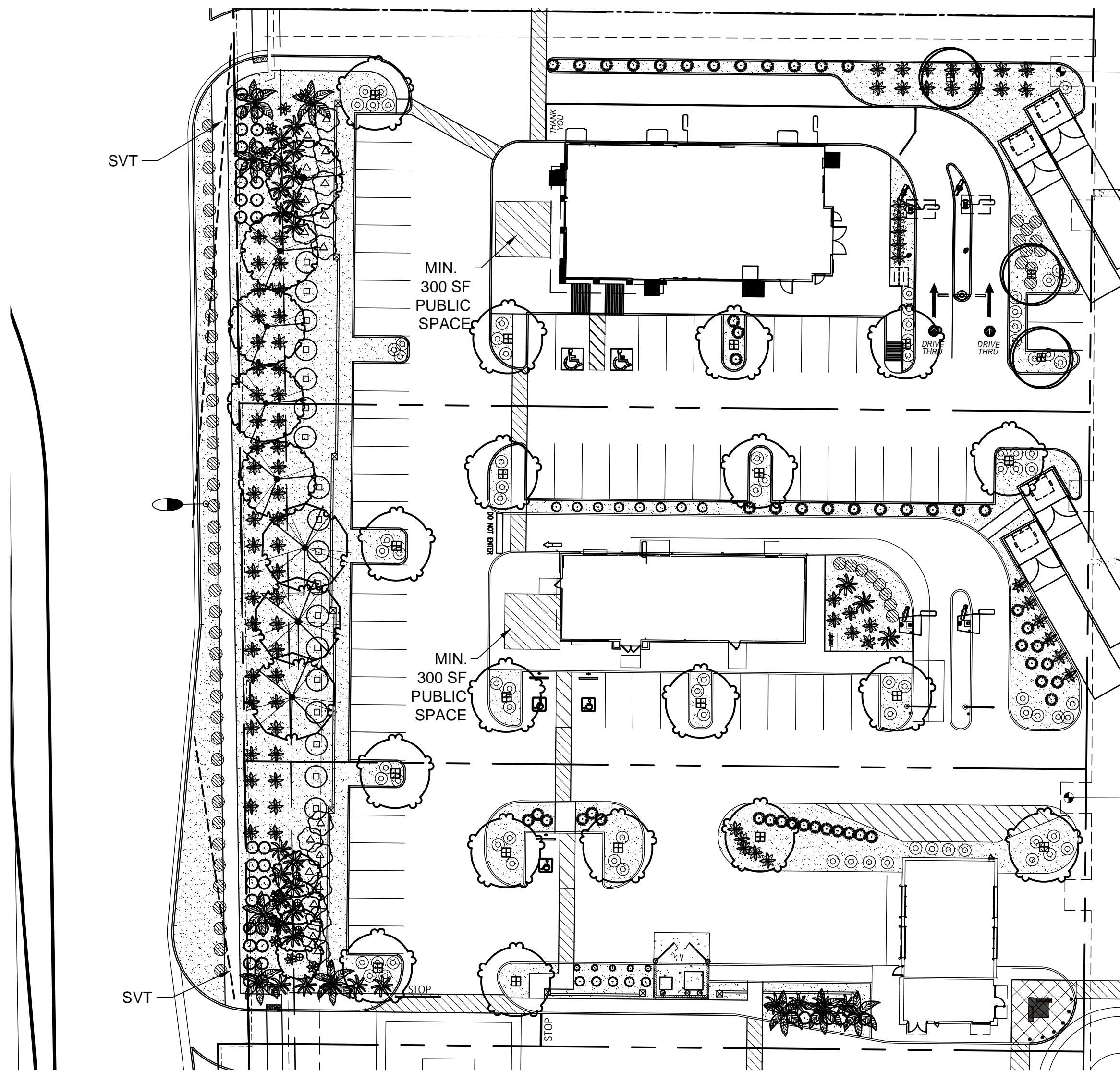
The table below summarizes the variances being requested. This BIZ overlay request is based on superior quality design elements that are being provided, and meet the Superior Design criteria per MZO Section 11-31-32.

	LC Zoning Required	Proposed
Foundation Base	15 Feet	10 Feet
Minimum Lot Width	100 Feet	90 Feet (Lot 6 Only)

PARKING

The Master Site Plan (ZON22-01271) was approved with 526 parking spaces for the overall retail center. This Major Site Plan Modification will provide 535 parking spaces and maintain a surplus of nine (9) spaces.

AVALON RANCH PARKING SUMMARY		
Lot	Approved Spaces (ZON22-01271)	Revised
1 (ALDI)	52	142 (ADM23-00714)
2 (EoS)	334	273 (ADM24-00062)
3 (7-Eleven)	43	36 (ADM24-00049)
4 (McDonald's)	29	39
5 (Taco Bell)	36	22
6 (Valvoline)	17	8
7 (TBD)	15	15
Total	526 minimum required	535 provided (+9 space surplus)



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Ebenopsis ebano Texas Ebony	24" Box	4
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	5
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"box	3
	Phoenix dactylifera Date Palm	15' Ht.	9
	Pistacia x 'Red Push' Pistache	24"box	3
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	18
SHRUBS			
	Agave desmettiana Dwarf Century Plant	5 gal.	9
	Agave geminiflora Century Plant	5 gal.	5
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	18
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	39
	Dasylium longissimum Toothless Desert Spoon	5 gal.	29
	Dodonaea viscosa 'Green' Green Hopseed Bush	5 gal.	18
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal.	84
	Lantana x 'New Gold' New Gold Lantana	1 gal.	59
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	51
	Ruellia penninsularis Wild Petunia	5 gal	84
	Russelia equisetiformis Firecracker Plant	5 gal.	13

PLANT SCHEDULE VALVOLINE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Ebenopsis ebano Texas Ebony	24" Box	4
	Phoenix dactylifera Date Palm	15' Ht.	6
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	7
SHRUBS			
	Agave desmettiana Dwarf Century Plant	5 gal.	5
	Agave geminiflora Century Plant	5 gal.	5
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	9
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	23
	Dasylium longissimum Toothless Desert Spoon	5 gal.	17
	Dodonaea viscosa 'Green' Green Hopseed Bush	5 gal.	2
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal.	11
	Lantana x 'New Gold' New Gold Lantana	1 gal.	10
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	17
	Ruellia penninsularis Wild Petunia	5 gal	27
	Russelia equisetiformis Firecracker Plant	5 gal.	5

ROCK SCHEDULE

SYMBOL	DESCRIPTION
	K-101 1/2" screened decomposed granite. Express Carmel color at 2" Depth.

32 EXTERIOR IMPROVEMENTS SCHEDULE

SYMBOL	CODE	DESCRIPTION
	32-01	Amenity Area - 300 SF minimum

NOTE:
LANDSCAPE TO BE IRRIGATED WITH PERMANENT, BELOW GRADE,
AUTOMATIC SYSTEM

THE CRITERIA USED FOR THE DESIGN OF THE SIGHT VISIBILITY
TRIANGLES IS A 50 MILES PER HOUR SPEED LIMIT WITH A CLEAR
DISTANCE OF 480 FEET.

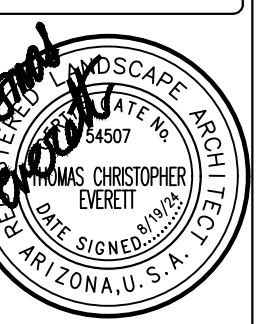
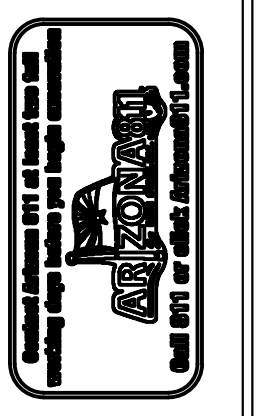
LANDSCAPE CALCULATIONS

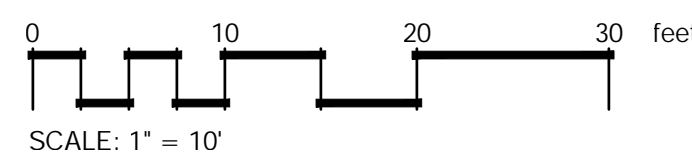
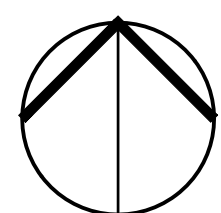
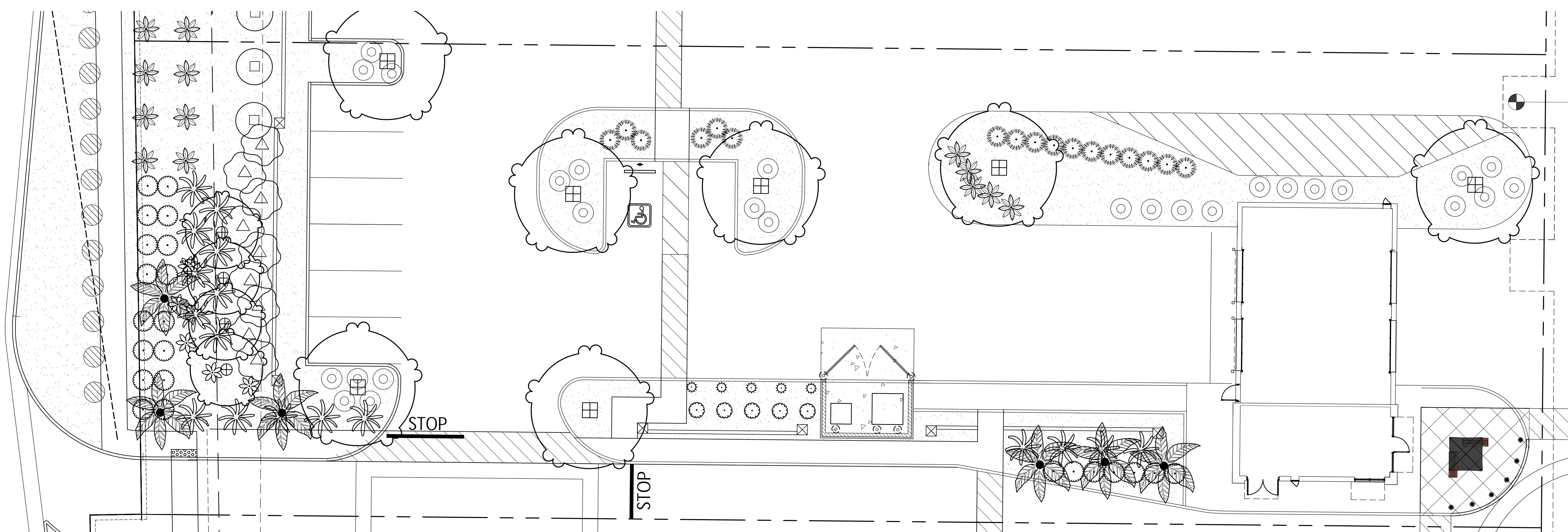
Total Open Space Area	148,937 Square Feet	
Plant Material Coverage	55,415 Square Feet (59%)	
Total Parking lot trees	114	
Foundation base length	699'	
	Required	Provided
Street Frontage Trees	50	66
36" Street Frontage Trees	13	35
Ocotillo substitution	N/A	N/A
24" Street Frontage Trees	25	31
Street Frontage Shrubs	300	519
5 Gal. Street Frontage Shrubs	150	318
36" box parking lot trees	12	16
Perimeter trees	44	45
Perimeter shrubs	120	308
Foundation base trees required	11	24
36" box foundation base trees	1	6
Foundation base LF required	191 (33%)	542 (94%)

REVISIONS:

NO.	DESCRIPTION

Job No:	
Drawn By:	PJ
Checked:	DB





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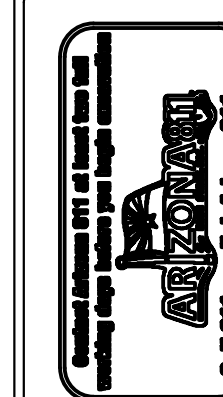
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REVISIONS:

PROJECT: **POWER & ELLIOT RETAIL**
3663 E. POWER ROAD MESA, ARIZONA 85212

Job No: _____
Drawn By: PJ
Checked: DB



EXP. 06/30/2025

JOB NO.
22035

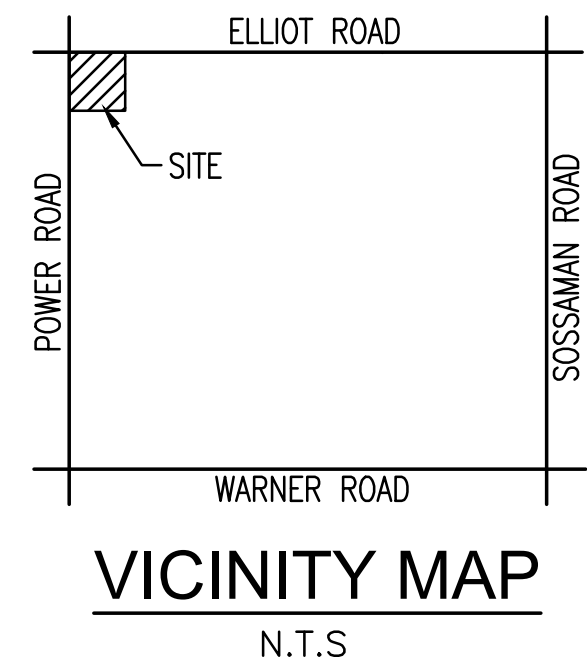
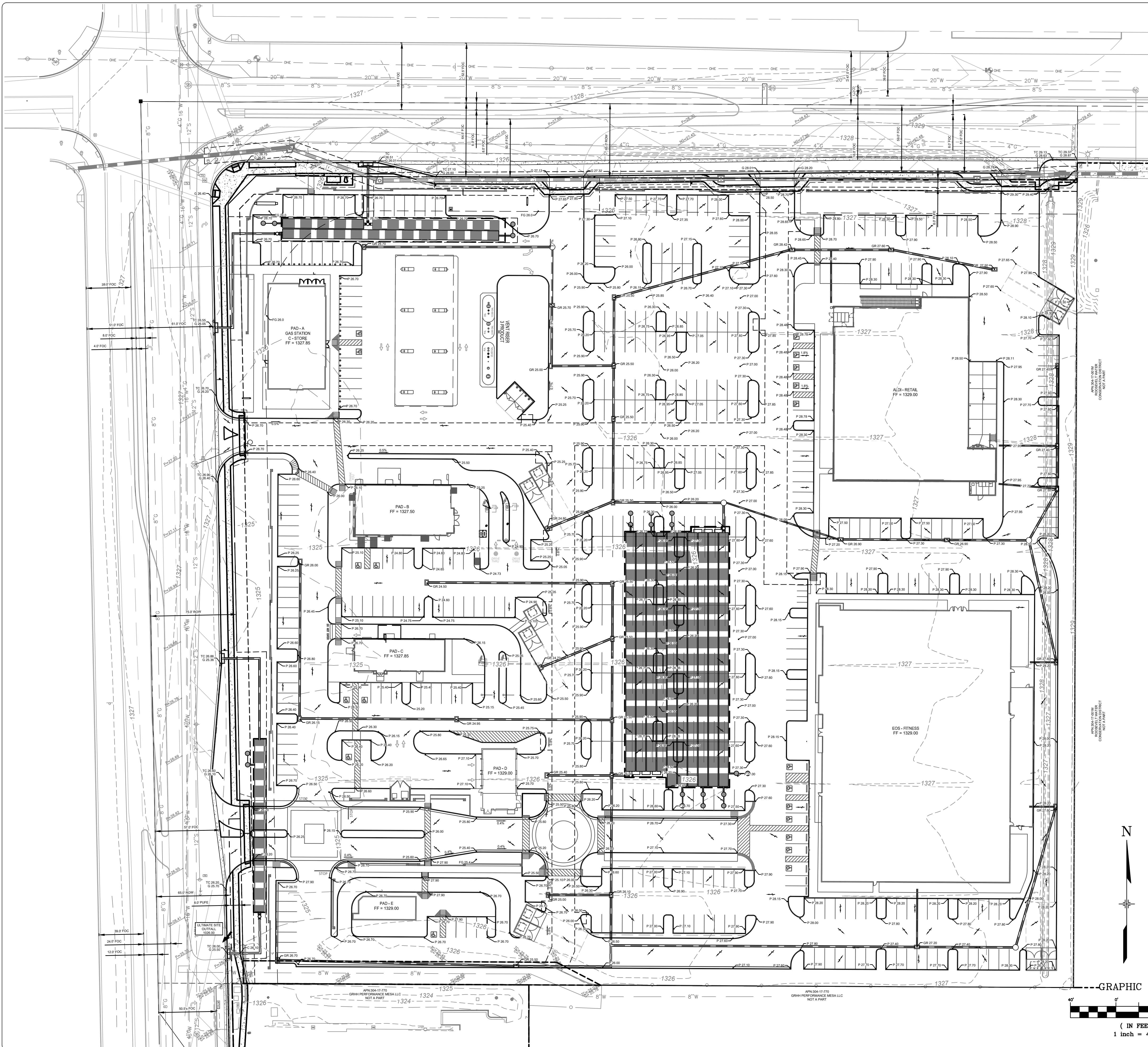
LANDSCAPE PLAN

SHEET NO.

L2

2 OF 8

S:\BPA\2022\0202210170POWER & ELLIOT RETAIL\CONV.MD_2024-08-23\Onsite Grading.dwg, 06/26/2024 9:46:40 AM



OWNER/DEVELOPER

AVALON RANCH
 7333 E. DOUBLETREE RANCH ROAD
 SUITE 140
 SCOTTSDALE, AZ 85258
 PHONE: 480.589.8166
 ATTN: DAVID LACK

ENGINEER

MATRIX DESIGN GROUP, INC.
 222 N STAPLEY DR.
 MESA, ARIZONA, 852036
 PHONE: 480.734.1446
 ATTN: DAVID M. BOHN

PROJECT INFORMATION

LOCATION: SOUTHEAST CORNER OF POWER ROAD & ELLIOT ROAD, MESA, ARIZONA

ZONING: LC

PARCEL NUMBER: 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

SITE AREA: 524,476.34 S.F. - 12.03 A.C.

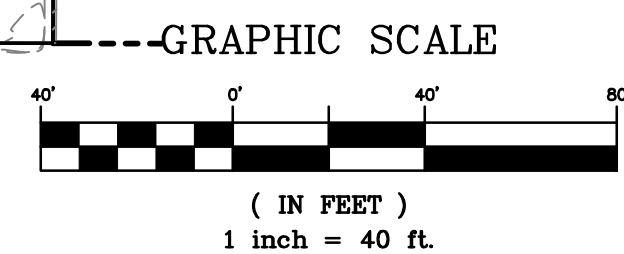
LEGEND

- PROPOSED CURB
- PUE
- SVT
- RIGHT OF WAY (R/W)
- BOUNDARY LINE
- SIDEWALK LINE
- CENTER LINE
- LIGHTS
- ⊗ WATER VALVE
- 8" 8" SEWER LINE
- 8" 8" WATER LINE
- SEWER MANHOLE
- ☀ EXISTING STREET LIGHT
- EXISTING ELECTRIC LINE
- EXISTING POWER POLE
- STORM DRAIN PIPE
- CATCH BASIN

RETENTION CALCULATIONS

DRAINAGE AREA DESCRIPTION	ACRES	P (IN.)	C VALUE	CALCULATED Vr	VOL PROVIDED AS SHOWN ON PLAN	VOL PROVIDED AS SHOWN ON PLAN
OFFSITE	2.58	2.20	0.95	19,553 CF	UGST - 01 + 02	21,493 CF
ONSITE	11.89	2.20	0.90	85,428 CF	UGST - A	89,919 CF
TOTAL	14.46			104,981 CF		111,412 CF

$V_r = A(P/12)(C)$
 WHERE: Vr = CALCULATED VOLUME REQUIRED
 A = DRAINAGE AREA
 P = INCHES OF RAIN FOR A 100-YR, 2-HR STORM
 = 2.20" COM ENGINEERING STANDARDS MANUAL; NOAA = 2.17"
 C = RUNOFF COEFFICIENT = 0.90 ONSITE; 0.95 OFFSITE

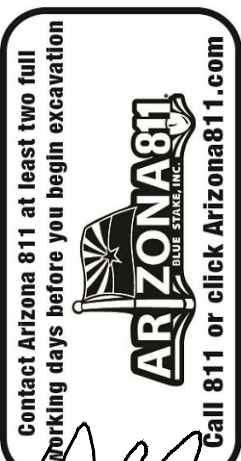


REVISIONS:

PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT: POWER & ELLIOT RETAIL

SOUTHEAST CORNER POWER & ELLIOT, MESA, AZ



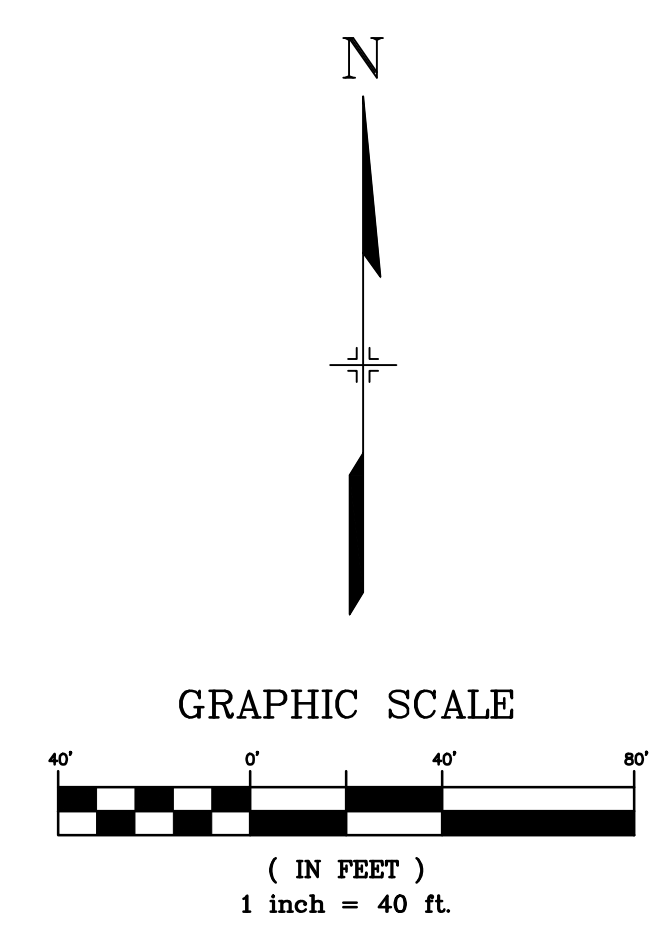
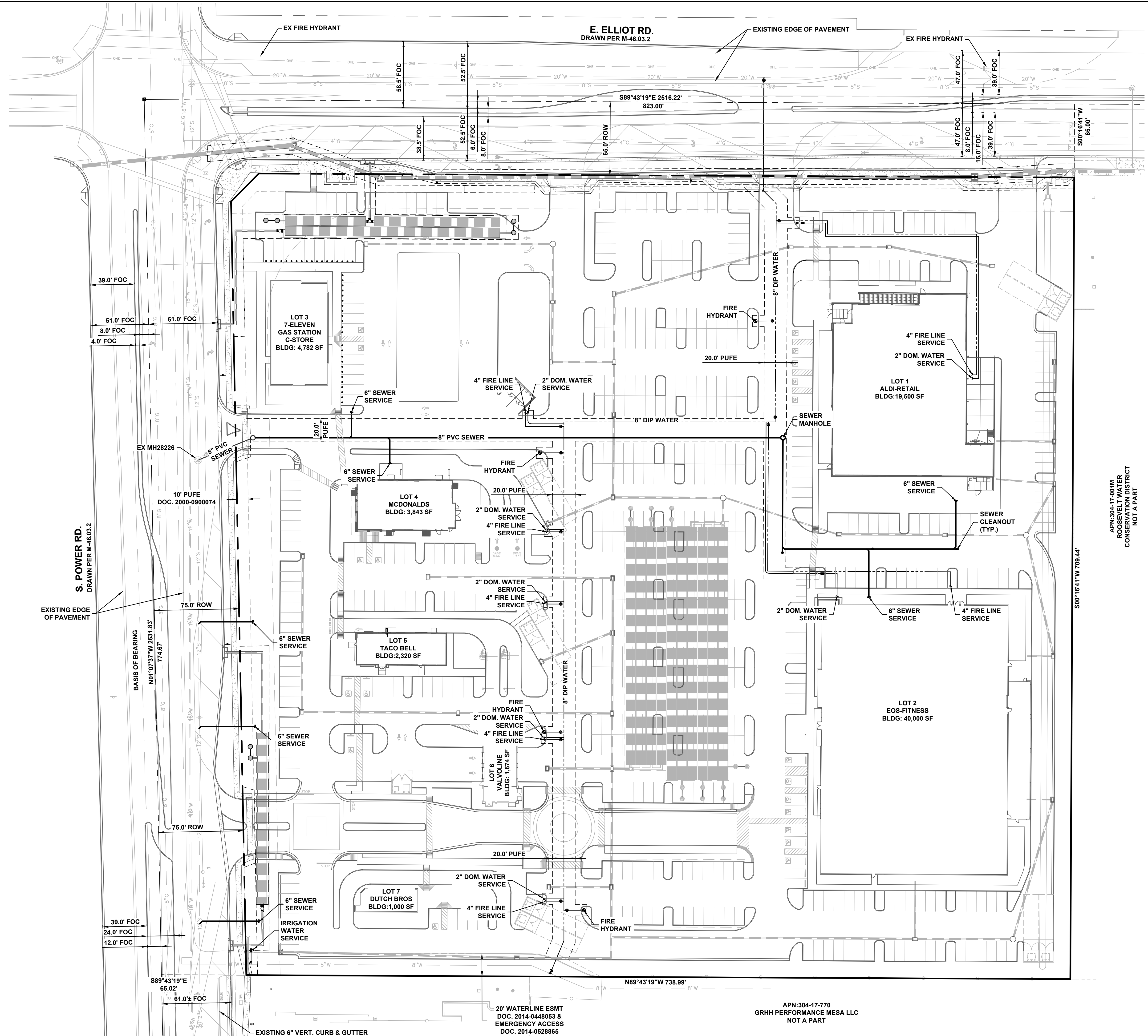
JOB NO.

SHEET NO.
PGD1

1 OF 2

Matrix
 Excellence in Design
 222 N. STAPLEY DRIVE
 MESA, ARIZONA, 85203
 PHONE: 480.734.1446

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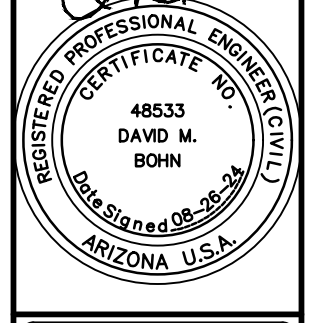
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 222 N. STAPLEY DRIVE
 MESA, ARIZONA, 85203
 PHONE: 480.734.1446

REVISIONS:

PRELIMINARY UTILITY PLAN
POWER & ELLIOT RETAIL
 SOUTHEAST CORNER POWER & ELLIOT, MESA, AZ

JOB No.:
 Drawn By: PJ
 Checked: DB

Contact Arizona B11 at least two full working days before you begin excavation
ARIZONA
 Call B11 or click ArizonaB11.com



JOB NO.

SHEET NO.
PUT1

2 OF 2

APN:304-17-001M
 ROOSEVELT WATER
 CONSERVATION DISTRICT
 NOT A PART

APN:304-17-770
 GRHH PERFORMANCE MESA LLC
 NOT A PART

20' WATERLINE ESMT
 DOC. 2014-0448053 &
 EMERGENCY ACCESS
 DOC. 2014-0528865

Avalon Ranch Lots 4, 5 and 6

SEC Power Road & Elliot Road Mesa, Arizona.

MAJOR SITE PLAN MODIFICATION AND
BONUS INTENSITY ZONE OVERLAY
APPLICATION

Case No. ZON24-00649

Initial Submittal: July 22, 2024

I. Introduction

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting a Major Site Plan Modification, and Bonus Intensity Zone Overlay on Lots 4, 5, and 6 at Avalon Ranch, for the development of new commercial/retail developmentS. The Lots are part of a 14.46 acre retail development that will include two anchor pads, ALDI and EōS, four restaurant pads with drive- throughs, and a service station/convenience store. Each lot will require building elevations to be presented in separate design review applications for approval. The subject site is located at the southeast corner of Power Road and Elliot Road (the "Property") as shown on the attached Aerial Map.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

II. Contact

David Lack
Avalon Development, LLC
7333 East Doubletree Ranch Road, Suite 140
Scottsdale, Arizona 85258
480-376-8750
Email: dlack@avalondevelopment.com

III. Contact List

Parties affected by the applications may include properties owners within 1000-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. To provide additional outreach, the Applicant has decided to expand the notification to 1,000 feet. A copy of the contact list and map of the mailing area are attached.

IV. Notification Technique / Notice of Meetings

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the rezone application will be notified of the application through an informational mailing to be sent in late March. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments.

Once hearings are scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

V. Response Procedures

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

VI. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

VII. Inquiries

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

VIII. Schedule for Implementation

- | | |
|------------------------------------|---------------|
| 1. Submittal | July 22, 2024 |
| 2. Notification Letter | TBD |
| 3. Planning & Zoning notifications | TBD |
| 4. Planning & Zoning Board hearing | TBD |
| 5. City Council hearing | TBD |

Aerial Map

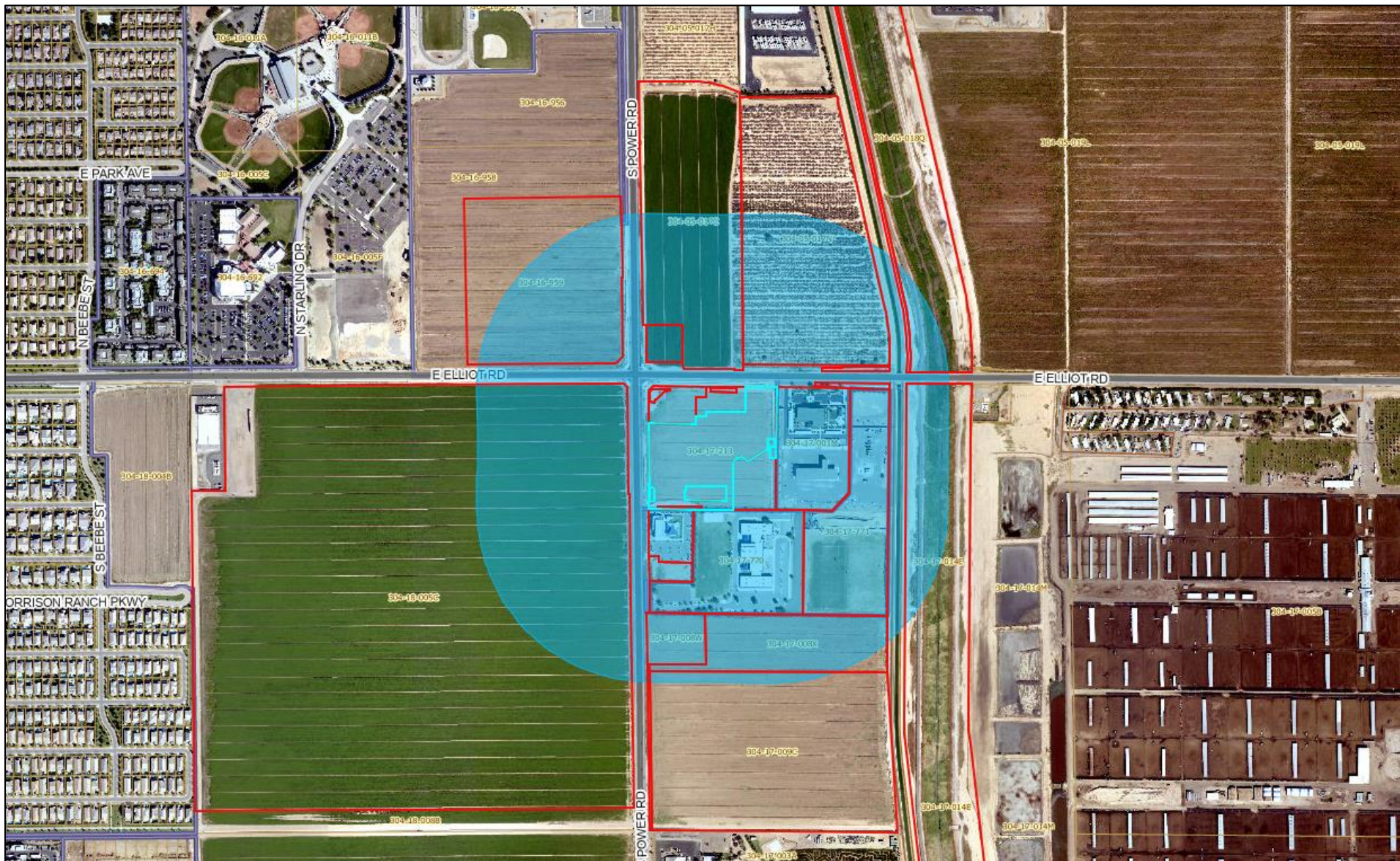


SEC Power Road & Elliot Road - Mesa, AZ



Owner	Address	City	State	ZIP
SAIA FAMILY LP	2120 E 6th ST 16	TEMPE	AZ	85288
ELLIOT POWER OZB LLC	5501 E ESTRID AVE	SCOTTSDALE	AZ	85254
LANGLEY PROPERTIES I LP	2738 E GUADALUPE RD	GILBERT	AZ	852345100
EILLOT MESA COMMERCE CENTER LLC	660 NEWPORT CENTER DR SUITE 1300	NEWPORT BEACH	CA	92260
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
FRED MEYER STORES INC	1014 VINE ST	CINCINNATI	OH	452021100
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236
ROOSEVELT WATER CONSERVATION DISTRICT	2344 S HIGLEY RD	GILBERT	AZ	85212
EVO 2 LAND HOLDINGS LLC	2161 E PECOS RD	GILBERT	AZ	85295
P&E REALTY HOLDINGS LLC	4570 E WATERMAN ST	GILBERT	AZ	85297
ROCKALL POWER LLC	14207 E COYOTE RD	SCOTTSDALE	AZ	85259
SOUTH POWER ROAD JOF AZ LLC	100 DUNBAR ST STE 400	SPARTANBURG	SC	29306
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
LESUEUR INVEST VI LLC/ETAL	1223 S CLEARVIEW AVE STE 103	MESA	AZ	85209
LEMAN ACADEMY OF EXCELLENCE INC	3300 E SUNRISE DR STE 150	TUCSON	AZ	85718
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236
PENDING	PENDING	PENDING		
THE DALE C MORRISON TRUST	1733 N GREENFIELD RD STE 101	MESA	AZ	85205

Maling Map



SEC Power Road & Elliot Road – Mesa, AZ



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The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

II. Contact

David Lack
Avalon Development, LLC
7333 East Doubletree Ranch Road, Suite 140
Scottsdale, Arizona 85258
480-376-8750
Email: dlack@avalondevelopment.com

III. Contact List

Parties affected by the applications may include properties owners within 1000-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. To provide additional outreach, the Applicant has decided to expand the notification to 1,000 feet. A copy of the contact list and map of the mailing area are attached.

IV. Notification Technique / Notice of Meetings

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the rezone application will be notified of the application through an informational mailing to be sent in late March. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments.

Once hearings are scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

A Notification Letter were sent to all property owners, within 1,000 feet, on October 8, 2024. As of October 16, 2024 there has been no response from any of those neighbors. In addition, a Public Hearing Notice sign was also installed on the site.

V. Response Procedures

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

VI. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

VII. Inquiries

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

VIII. Schedule for Implementation

- | | |
|------------------------------------|---------------|
| 1. Submittal | July 22, 2024 |
| 2. Notification Letter | TBD |
| 3. Planning & Zoning notifications | TBD |
| 4. Planning & Zoning Board hearing | TBD |
| 5. City Council hearing | TBD |

Aerial Map

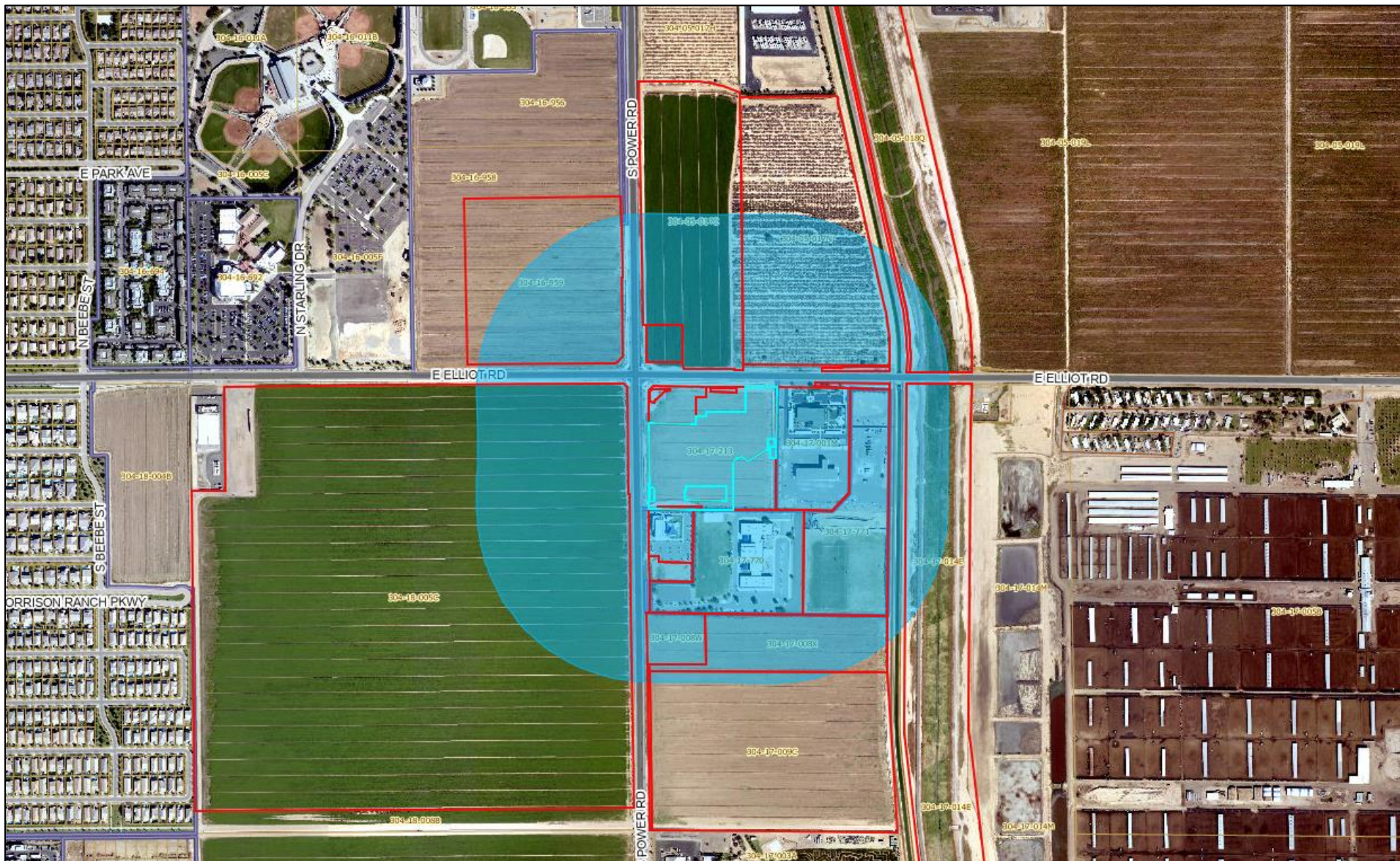


SEC Power Road & Elliot Road - Mesa, AZ



Owner	Address	City	State	ZIP
SAIA FAMILY LP	2120 E 6th ST 16	TEMPE	AZ	85288
ELLIOT POWER OZB LLC	5501 E ESTRID AVE	SCOTTSDALE	AZ	85254
LANGLEY PROPERTIES I LP	2738 E GUADALUPE RD	GILBERT	AZ	852345100
EILLOT MESA COMMERCE CENTER LLC	660 NEWPORT CENTER DR SUITE 1300	NEWPORT BEACH	CA	92260
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
FRED MEYER STORES INC	1014 VINE ST	CINCINNATI	OH	452021100
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236
ROOSEVELT WATER CONSERVATION DISTRICT	2344 S HIGLEY RD	GILBERT	AZ	85212
EVO 2 LAND HOLDINGS LLC	2161 E PECOS RD	GILBERT	AZ	85295
P&E REALTY HOLDINGS LLC	4570 E WATERMAN ST	GILBERT	AZ	85297
ROCKALL POWER LLC	14207 E COYOTE RD	SCOTTSDALE	AZ	85259
SOUTH POWER ROAD JOF AZ LLC	100 DUNBAR ST STE 400	SPARTANBURG	SC	29306
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
LESUEUR INVEST VI LLC/ETAL	1223 S CLEARVIEW AVE STE 103	MESA	AZ	85209
LEMAN ACADEMY OF EXCELLENCE INC	3300 E SUNRISE DR STE 150	TUCSON	AZ	85718
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236
PENDING	PENDING	PENDING		
THE DALE C MORRISON TRUST	1733 N GREENFIELD RD STE 101	MESA	AZ	85205

Maling Map



SEC Power Road & Elliot Road – Mesa, AZ

