



At Avalon Ranch

SEC Power Road & Elliot Road Mesa, Arizona.

SITE PLAN AND DESIGN REVIEW BOARD APPLICATION

Case No. 23TMP-053841

Pre-Application Submittal:



ILEKIS ASSOCIATES

Architects and Designers

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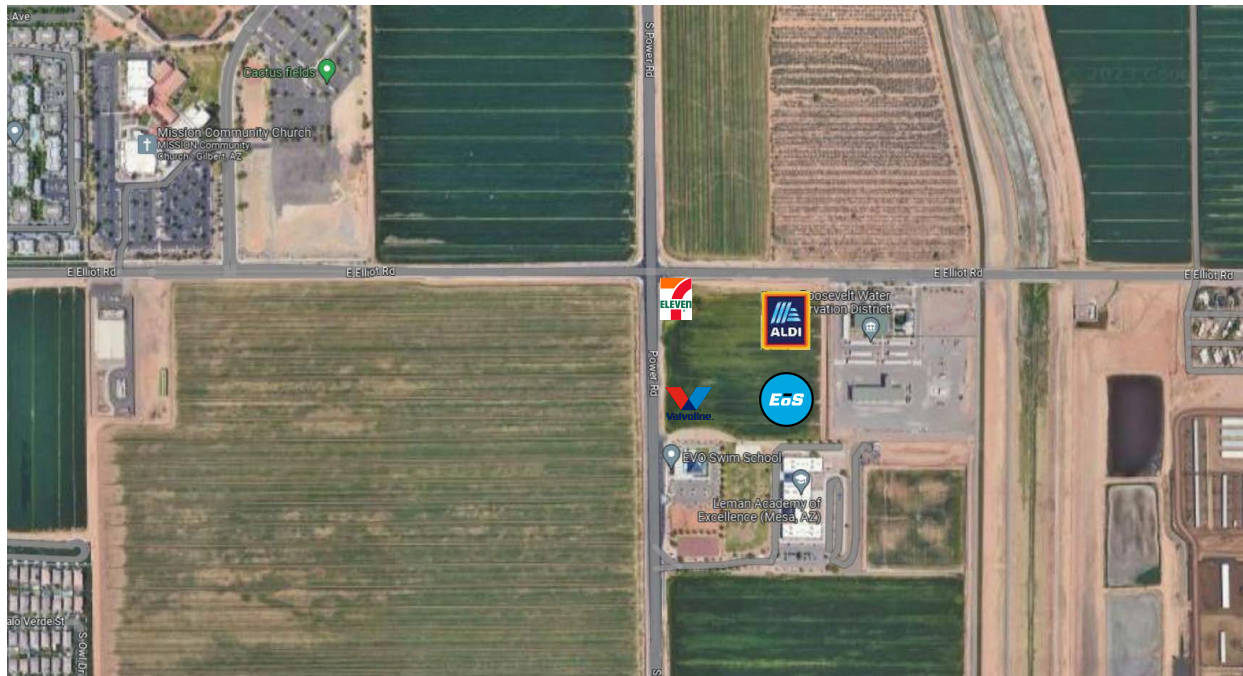
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PURPOSE OF REQUEST

The purpose of this request is to seek site plan and design review approval on a 1.472-acre site located at the southeast corner of Power and Elliot Roads (the "Site") for the development of a 7-Eleven convenience store with fuel pumps. Currently zoned LC (Limited Commercial) and designated as "Mixed Use Activity / Employment" in the 2040 General Plan, the Site is anticipated for a neighborhood-serving commercial use. The Site is on the hard corner and is part of a 14.46 acre retail development that will include two anchor pads, ALDI and EōS, three restaurant pads with drive-throughs, an automobile oil change facility and a service station/convenience store. Each pad will require the design to be presented in a separate design review application for approval once a user and elevations have been selected.



RELATIONSHIP TO SURROUNDING PROPERTIES

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

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 recently constructed Hillcrest Academy private school and Evo Swim School. To the east of the Property is the Roosevelt Water Conservation District's (RWCD) administrative offices, which were also recently developed. To the east of the administrative offices is the RWCD canal itself.

Given the surrounding commercial, retail and residential uses, this convenience store/gas station presents 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, as will be outlined further.

ABOUT 7-Eleven

Since 1927, 7-Eleven has shown the world just how convenient shopping could be. Today, 7-Eleven is a global brand with more stores than any other retailer in the world. Although 7-Eleven has grown significantly over the years, they remain laser-focused on innovating to meet the needs of customers.



DEVELOPMENT PLAN

The proposed development consists of a 4,650 square foot building and fuel canopy with sixteen (16) fuel pumps. The proposed site plan differs slightly from the approved Master Site Plan (ZON22-01271). Whereas that plan oriented the store building toward Elliot Road, this new plan is internalized and does not face onto either Elliot or Power Rower Roads. Architectural elements will be included along Power Road. Generous landscape setbacks are provided along both arterials and will include plant materials consistent with the approved Master Plan and the Mesa Zoning Ordinance. Ingress and egress to the Site will occur at right-in/right-out driveways on Power Road and Elliot Road. Additional full-access driveways on Power Road and 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.

The proposed architecture features a bold, contemporary design that allows customers to easily identify this store. The building facade features a distinctive entry and signage that provides both architectural interest and shade for pedestrians. High-quality, durable materials are integrated into the design such as a prefinished metal canopy, concrete masonry veneer bricks, corrugated metal wall panels, and fiber cement exterior cladding.

Parking spaces for 36 cars will be provided. The Master Site plan was approved with 43 spaces on this parcel and 526 spaces for the overall retail center. Although a loss of 7 spaces will occur, the total number of spaces provided in the center is 547 spaces. This results in a surplus of 21 spaces.

GENERAL PLAN

Mesa's General Plan 2040 establishes a community vision regarding quality design and development that guides decisions such as how the City grows and looks into the future. Designated as Mixed-Use Activity District on the General Plan land use map, this Site is identified as an area anticipated for community serving commercial use. The General Plan identifies that quality developments come from the use of architectural detailing to provide visual interest, use of materials that add texture and can be easily maintained. 7-Eleven believes in constructing their sites with durable and high-quality materials to reduce maintenance costs and ensure lasting buildings. Design considerations have been made to ensure that the proposed development is compatible with the surrounding uses and mitigates any potential deleterious impacts. Significant building setbacks are proposed that exceed the base requirements of the existing zoning district. Additionally, a planting quantities comparison chart has been included in this submittal to show where the base requirements have been exceeded to ensure a development that brings life and energy to the surrounding neighborhood.

Anticipated for future commercial uses by the General Plan and current zoning designation, this Site is the ideal location for community-serving retail. Special attention has been given to the design of the site layout and building architecture to ensure compatibility with the surrounding neighborhood. There are currently few grocery stores within a five-mile radius of this Site and, as stated previously, 7-Eleven caters to a different market than a typical convenience store. The quality of the neighborhood is improved by increased access to desired goods and services at convenient locations.

Please contact Avalon Development if you have any questions.