

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

October 16, 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.

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

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|------------------------------------|---------------|
| 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

