

Valvoline Instant Oil Change

Lot 6, Avalon Ranch

SEC Power Road & Elliot Road Mesa, Arizona.

DESIGN REVIEW BOARD APPLICATION

Case No. DRB25-00285



MAY 19, 2025



Development Team

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PURPOSE OF REQUEST

The purpose of this request is to seek design review approval on an approximately 0.67-acre site located at the southeast corner of Power and Elliot Roads (the "Site") for the development of a Valvoline Instant Oil Change facility. 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 part of a 14.46 acre retail development called Avalon Ranch, that will include two anchor pads, ALDI and EōS, three restaurant pads with drive-thrus, 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.

A Final Plat for Avalon Ranch was recorded on June 19, 2024. This plat created the seven (7) lot subdivision known as Avalon Ranch. The Valvoline building will be located on Lot 6.

A Major Site Plan Modification and Bonus Intensity Zone Overlay was approved by the Mesa City Council on December 2, 2024 (ZON24-00649). This request was for combined site plan approval on Lots 4, 5 and 6.

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 automobile oil and lube facility 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.



DEVELOPMENT PLAN

The Valvoline Instant Oil Change branded facility will consist of a 1,674 square-foot primary building with two service bays for oil change and service, as well as a customer waiting area, restroom, office, and ancillary spaces. A subterranean area of the same size will house the workstations (under the vehicles,) a changing room, and equipment.

Access to the Property is facilitated by three driveways – a primary full access driveway on the south side of the Property, an entry-only on the west side of the site (west of the building), and an exit-only on the east side of the site (east of the building). Customer vehicles will enter the service bays from the west side of the site and exit via the exit-only driveway on the east side of the building.

Deliveries are facilitated by an approximately 16-foot-deep loading bay on the north side of the building as indicated by the diagonally striped area on the site plan. The loading bay will be on-grade with the site and bordered by a mountable rolled curb per Mesa Transportation Department staff direction. New oil products are delivered and waste oil is picked up and recycled via portholes installed in the loading bay area. Standard delivery vehicles for Valvoline are 26-foot straight trucks.

The proposed project will offer a total of eight (8) parking spaces in a small parking lot west of the primary building, with one accessible space adjacent to the lobby/waiting room entrance.

The proposed development will be landscaped with a mix of drought-tolerant, low water use trees, shrubs, and groundcover consistent with Mesa Zoning Ordinance standards, as illustrated in the Landscape Plan submitted with this application.

Solid waste for the proposed development will be stored within a screened dumpster enclosure adjacent to the south property line just west of the primary building. Waste oil will be stored in underground tanks and periodically retrieved by Valvoline delivery trucks for recycling. Valvoline recycles 100% of materials generated from primary services and minimizing energy and water usage at every establishment.

The Valvoline facility is designed to match the aesthetic of the adjoining commercial buildings within the new retail center. Using gray and dark metal tones, brick veneer base, light wall color, and trellis accents, the proposed Valvoline is contemporary in design.

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. Valvoline believes in constructing their sites with durable and high-quality materials to reduce maintenance costs and ensure lasting buildings.