



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 22, 2022

CASE No.: ZON22-00338	PROJECT NAME: Avalon Apartment Homes
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Owner's Name:	Pacific Proving LLC
Applicant's Name:	Gammage & Burnham for Toll Brothers Apartment Living
Location of Request:	Within the 10120 to 10200 blocks of East Williams Field Road (south side). Located east of Crismon Road on the south side of Williams Field Road.
Parcel No(s):	304-35-004N
Request:	Site Plan Review and Special Use Permit. This request will allow for the development of a multiple residence project.
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	20.24± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
Hearing Date(s):	June 22, 2022 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **September 10, 2012**, the City Council annexed approximately 483± acres, including the western portion of the subject site, into the City of Mesa and established comparable zoning of Light Industrial (LI) (Ordinance No. 5113, Case No. Z12-027).

On **September 10, 2012**, the City Council approved a rezone of 483± acres, including the western portion of the subject site, from Light Industrial (LI) to Planned Community (PC) to allow for the establishment of the Pacific Proving Grounds North Community Plan. (Ordinance No. 5115, Case No. Z12-028)

On **August 26, 2018**, the City Council annexed approximately 161± acres, including the eastern portion of the subject site, into the City of Mesa (Ordinance No. 5521, Case No. ANX18-00031).

On **August 26, 2019**, the City Council approved a rezone of approximately 171± acres, including the subject site, from Agricultural (AG) and Planned Community to Planned Community (PC) to allow for establishment of the Avalon Crossing Community Plan (Ordinance No. 5523, Case No. ZON18-00951).

PROJECT DESCRIPTION

Background:

The applicant is requesting Site Plan Review of an Initial Site Plan for a multiple residence project and approval of a Special Use Permit for a parking reduction. The subject site is a 20.24± acres vacant parcel located on the south side of Williams Field Road just east of the future alignment of Crismon Road and is within the Avalon Crossing Community, specifically within the Development Unit 1. Therefore, the subject request must conform to the regulations set forth within the Community Plan, Development Unit Plan, the existing Development Agreement, and the Mesa Zoning Ordinance (MZO). Per the submitted site plan, the applicant is proposing thirteen buildings that are a mix of two- and three-stories for a total of 400 units, plus amenity areas that includes a clubhouse, pool, pickleball courts, entertainment pavilion, putting green, and barbeque area. Because the project has at least 100 multi-residence units, the site plan is a major site plan to be considered by the Planning and Zoning Board per the Avalon Crossing Community Plan.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character area designation on the property is Mixed Use Community. Per Chapter 7 of the General Plan, The Mixed Use Community character areas are larger land areas where it is possible to develop a mixture of uses that will create a complete and identifiable community. Areas designated as Mixed Use Community are expected to develop with one or more villages and/or urban core(s) and contain a mix of employment, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses to provide a complete community with a sense of place. As appropriate, uses should be integrated vertically and horizontally, and provide for a variety of transportation options. Staff reviewed the request and determined the proposed multiple residence community is consistent with the Mixed Use Community character area and meets the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Gateway Strategic Development Plan:

The property is also located within the Mixed-Use Community District of the Gateway Strategic Development Plan. According to this plan, the focus of the Mixed Use Community District is to provide sustainability through the creation of a live/work/play community with a wide variety of land uses to include low- to high-density residential, commercial, employment, civic, and recreational uses. The proposed request conforms to the goals of the Gateway Strategic Development Plan to create a sense of place for people to live, work, and play.

Zoning District Designations:

The subject property is currently zoned PC. Per the Avalon Crossing Community Plan and Development Unit Plan 1, multiple residence uses are permitted in the PC zoning district and within Development Unit Plan 1.

Site Plan and General Site Development Standards:

The proposed site plan shows twelve, two- to three-story multiple residence buildings with a density of approximately 23 dwelling units per acre. Unit types range from 1-bedroom to 3-bedroom, and each unit's private open space (i.e., balcony and ground-floor patio) exceeds the minimum size and dimensional requirements set forth in the MZO. Primary access to the site is from Williams Field Road via a gated entry drive that terminates at the proposed clubhouse. Secondary access is provided on the east side of the proposed site on E. Unity Avenue and is restricted to residents. Resident parking spaces are located around the perimeter of the buildings. Per Section 11-32-3 of the MZO, 840 parking spaces are required for the development, of which 400 spaces must be covered. According to the site plan submitted, 811 spaces will be provided, including 226 covered parking spots, and 348 standard and tandem style garage spots.

Overall, the proposed site plan, with the accompanying Special Use Permit described below, conforms to the requirements of the MZO including the review criteria for Site Plan Review in Section 11-69-5 of the MZO.

Special Use Permit:

Section 11-66-2(C)(2) of the MZO allows the Planning and Zoning Board to hear and take action on a SUP when requested in conjunction with another request requiring action or recommendation by the Planning and Zoning Board.

Parking Reduction:

Per Section 11-32-3 of the MZO, 840 parking spaces are required for the proposed use. The applicant is requesting to reduce the number of parking spaces from 840 to 811, a 29-space reduction. Section 11-32-6 of the MZO establishes criteria for approval of a SUP to allow the reduction in the number of parking spaces. Below is a summary of the criteria for the SUP and findings:

Parking Reduction Required Findings (MZO Section 11-32-6)	Findings
1. Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site exist that will reduce the parking demand at the site.	The proposed multi-residential development includes 207 one-bedroom, 147 two-bedroom units, and 45 three-bedroom units. The Mesa Zoning Ordinance requires 2.1 parking spaces per unit regardless of whether it is a studio, one-, two-, three- or four-bedroom unit. According to the applicant, applying this overall requirement results in a much higher ratio of parking spaces to actual units/bedrooms.

2. The use will adequately be served by the proposed parking.	Per the applicant, the proposed 2.03 parking spaces per dwelling unit is an appropriate parking ratio based on the project’s actual unit and bedroom count. The applicant cites as justification that the proposed parking ratio is consistent with other jurisdictions in the Phoenix-area.
3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.	Per the Parking Demand Study submitted with this request, the parking demand is not anticipated to exceed the capacity provided or impact the supply of on- street parking in the area.

Per Section 11-70-5 of the MZO, the granting of an SUP must also advance the goals and objectives of the General Plan and not be detrimental to the neighborhood or to the general welfare of the city. As previously stated, the proposed development of the multiple residence use is consistent with the goals of the General Plan by providing housing. According to the applicant, the parking provided is sufficient to meet the needs of the end user.

Design Review:

The Design Review Board is scheduled to review the subject request on July 12, 2022. Staff will be working with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

<p align="center">Northwest (Across Williams Field Road) PC Cadence DU 3</p>	<p align="center">North (Across Williams Field Road) PC Cadence DU 3</p>	<p align="center">Northeast (Across Williams Field Road) PC Cadence DU 5</p>
<p align="center">West PC Vacant – Avalon Crossing DU 1</p>	<p align="center">Subject Property PC Vacant – Avalon Crossing DU 1</p>	<p align="center">East PC Avalon Crossing DU 2</p>
<p align="center">Southwest PC Avalon Crossing DU 2</p>	<p align="center">South PC Avalon Crossing DU 2</p>	<p align="center">Southeast PC Avalon Crossing DU 2</p>

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. To the north of the site is Williams Field Road and the Cadence Community, specifically DU 3 and 5. To the east and south of the site is a single residence development currently in construction as part of Avalon Crossing DU 2. West of the site is vacant land within Avalon Crossing DU 1. The proposed multi-residential development is compatible with the surrounding development and land uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site as well as HOAs within ½ mile or registered neighborhoods within one mile of the site. As of the date of this report, staff has not been contacted by any neighbors or other interested parties. Staff will provide the Board with any new information during the scheduled Study Session on June 22, 2022.

Staff Recommendations:

Based on the application received and the proceeding analysis, staff finds the subject request is consistent with the General Plan, the Avalon Crossing Community Plan, the Development Unit Plan for Development Unit 1, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and meets the review criteria for a Special Use Permit outlined in Section 11-70-5 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with Ordinance Number 5523 and the adopted Avalon Crossing Community Plan.
3. Compliance with the Avalon Crossing Development Unit 1 – Development Unit Plan dated April 13, 2022.
4. Compliance with all requirements of DRB22-00541.
5. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1- Vicinity Map

Exhibit 2- Staff Report

Exhibit 3-Application Information

3.1 Site Plan

3.2 Grading and Drainage Plans

3.3 Landscape Plan

3.4 Elevations

3.5 Project Narrative

3.6 Parking Demand Study

3.7 Citizen Participation Plan

Exhibit 4-Citizen Participation Report