



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**June 22, 2022**

CASE No.: <b>ZON22-00293</b>	PROJECT NAME: <b>Avalon Crossing Development Unit 2 Development Unit Plan Amendment</b>
Owner's Name:	Pacific Proving LLC
Applicant's Name:	Susan Demmitt, Gammage and Burnham, PLC
Location of Request:	Within the 10100 to 10600 blocks of East Williams Field Road (south side) and within the 6000 to 6400 block of South 222nd Street (west side). Located east of Crismon Road on the south side of Williams Field Road and on the north side of the East 24 Gateway Freeway alignment.
Parcel No(s):	132-36-009A
Request:	This request will approve a major modification for Development Unit 2 of the Avalon Crossing Planned Community District. This request will allow for a single residence development.
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	1.5 ± acres
Proposed Use(s):	Single 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 **August 26, 2019**, the City Council approved the annexation of the 182± acre property into the City of Mesa and established a Planned Community (PC) District and approved the Avalon Crossing Community Plan (Case No. ANX18-00031, Ordinance No. 5521, Case No. Z18-00951, Ordinance No. 5523).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting to amend the Development Unit Plan for Development Unit 2 within the Avalon Crossing Community Plan to incorporate a 1.5-acre parcel that was previously not a part of the Avalon Crossing Community Plan. A separate application was filed by the applicant for a major modification of the Avalon Crossing Community Plan and rezone of the 1.5-acre parcel from Agriculture (AG) to Planned Community District (PCD).

Per Section 11-11-4(A)(9), if a Development Unit Plan application is filed prior to approval of the Community Plan, the DUP may be approved by City Council with the approval of the Community Plan. Since the proposed Development Unit Plan amendment was submitted concurrently with the proposed Community Plan Amendment, ZON22-00023, City Council may approve the proposed Development Unit Plan with the approval of the Community Plan.

Per Section 3.7 of the Avalon Crossing Community Plan, approval by the City's Planning and Zoning Board is required for the major amendment of Development Unit Plans (DUPs). Section 3.7 of the Community Plan outlines review requirements and submittal documents for DUPs. These submittal document requirements include a land use plan, design guidelines, and infrastructure plans. In reviewing the documents, the Planning and Zoning Board shall determine whether the proposed Development Unit (DU) conforms to the approved Community Plan. Staff reviewed the existing Development Unit Plan and compared it to the subject request for adding approximately 1.5 acres for a proposed residential use. Staff has verified that the proposed amendment meets the development parcel allocation, proposed residential uses are subject to the Development Unit Design Guidelines, is consistent with the Development Transportation Plan, Drainage Plans, Portable Water Plans, and Wastewater Plans of the overall Avalon Crossing Community and specifically within Development Unit 1.

### **General Plan Character Area Designation and Goals:**

The General Plan character area designation on the property is Mixed Use Community. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Community character area is for large land areas where it is possible to develop a mixture of uses that create a complete and identifiable community. Such mix of uses include employment, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses to provide a complete community atmosphere.

The primary zoning district listed in the General Plan to accomplish this intent is the Planned Community District (PCD). However, per Section 11-11-2 of the MZO, the minimum required land area needed to qualify for a PCD is 160 contiguous acres. Furthermore, per Chapter 7 of the General Plan, Mixed Use Communities must contain a significant commercial component (minimum 40%). However, as part of a rezoning, City Council may approve minor deviations to the minimum required primary land use(s) or primary zoning district(s) or both and minor deviations to the maximum permitted secondary land uses or secondary zoning districts or both. Additionally, City Council may approve land uses or zoning districts or both that are not listed (both primary and secondary). A deviation from the minimum use of the primary zoning district

must clearly demonstrate the proposed development or rezoning will achieve the intended character of the area is a better option than the land use(s) or zoning districts listed for that character type. Approval of the PC District will allow the property to be developed in conjunction with the surrounding Avalon Crossing Planned Community. If not incorporated, the parcel would likely remain vacant as it is surrounded by proposed development and without street frontage.

Staff reviewed the request and determined that the residential use and zoning designation is consistent with the Gateway Strategic Development Plan, is consistent with the adjacent residential zoning, and meets the intent of the Mixed Use Community District by providing residential uses that further supports a mixture of uses. Finally, staff finds that the proposed development meets the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

**Mesa 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 by providing development to support the future commercial and office uses within the Community and creating a sense of place for people to live, work, and play.

**Airport Compatibility:**

The proposed development is located approximately 1.5 miles northeast of the Phoenix-Mesa Gateway Airport and is within the Airport Overflight Area (AOA) 3. The development is not in the direct flight path of the airport runways; however, it is in close proximity and will likely experience noise from the airport. Phoenix-Mesa Gateway Airport staff reviewed the subject request and did not express opposition to the proposed development of the site.

**Zoning:**

The subject property is zoned as a Planned Community District (PCD) with an approved Community Plan (CP). The proposed DUP is consistent with the purpose and intent of the PC district outlined in Section 11-11-1 of the Mesa Zoning Ordinance (MZO).

**Development Unit Plan:**

The approved Community Plan established that the subject DU could be developed with Single Residences. The proposed DUP includes design guidelines for residential uses to ensure high-quality development within DU2. The DUP also includes open space, landscape, and street design guidelines to ensure development within DU2 is compatible with the other DUs within the Avalon Crossing development.

Section 11-11-5(E) of the MZO sets forth review criteria for DUPs. Per this section of the MZO, applications for a DUP within an adopted Planned Community District shall only be approved if the application and supporting materials are consistent with the approved Community Plan and conditions of approval associated with the Community Plan. Specifically, the DU is required to be consistent with the approved Community Plan based on the following review criteria:

1. The land use budget for a development unit shall remain identical to, or within the range established by the approved Community Plan budget for that development unit.
2. Development Unit Plans shall be consistent with any major or minor amendments of the Community Plan.
3. All other relevant policies and guidelines as outlined in the Community Plan shall remain as adopted.

The proposed DUP conforms to the outlined criteria. The land use budget submitted with the request conforms to those approved for the development within the Community Plan. In addition, there are no proposed changes to any significant policies approved with the Community Plan. Overall, the subject request is consistent with the vision and approval requirements of DUs with the Avalon Crossing Community Plan.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> PCD Avalon Crossing DU2 Residential	<b>North</b> PCD Avalon Crossing DU2 Residential	<b>Northeast</b> PCD Avalon Crossing DU2 Residential
<b>West</b> PCD Avalon Crossing DU2 Vacant	<b>Subject Property</b> AG Vacant	<b>East</b> PCD Avalon Crossing DU2 Vacant
<b>Southwest</b> State Route 24	<b>South</b> State Route 24	<b>Southeast</b> State Route 24

**Compatibility with Surrounding Land Uses:**

The site is located within the Avalon Crossing Community and is surrounded to the north, east, and west by the existing Avalon Crossing DU 2 and is bordered to the south by the alignment of State Route 24. Approval of single residence uses within the DU will be consistent with the Community Plan and not out of character with surrounding area developments and uses.

**Neighborhood Participation Plan and Public Comments:**

Section 3.7(b)(iv) of the Avalon Crossing Community Plan establishes Citizen Participation requirements. The applicant submitted a Citizen Participation Plan that conforms to the requirements of the Community Plan. The Citizen Participation Plan included notifications to the master developer, Queen Creek Unified School District, all registered neighborhood associations within one-half mile of DU2, all property owners within DU2 and all property owners within 750-feet of the boundary of DU2. As of the writing of this report, neither staff nor the applicant has received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on May 25, 2022.

**Staff Recommendations:**

The subject request is consistent with the criteria for approving a Development Unit Plan outlined in Section 11-11-5(E) of the MZO and is compatible with the approved Avalon Crossing Community Plan and its vision. The subject request will also be compatible with the Mesa-

Gateway airport and surrounding neighborhoods. Therefore, staff is recommending approval of the Development Unit Plan with the following conditions:

**Conditions of Approval:**

1. Compliance with the Development Unit Plan for Development Unit 2 submitted.
2. Compliance with all conditions of approval of zoning case ZON22-00023.

**Exhibits:**

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

    3.1 Development Unit Plan

    3.2 Citizen Participation Plan

Exhibit 4-Citizen Participation Report