



PLANNING & ZONING BOARD

June 22, 2022



ZON22-00293
&
ZON22-00293



Request

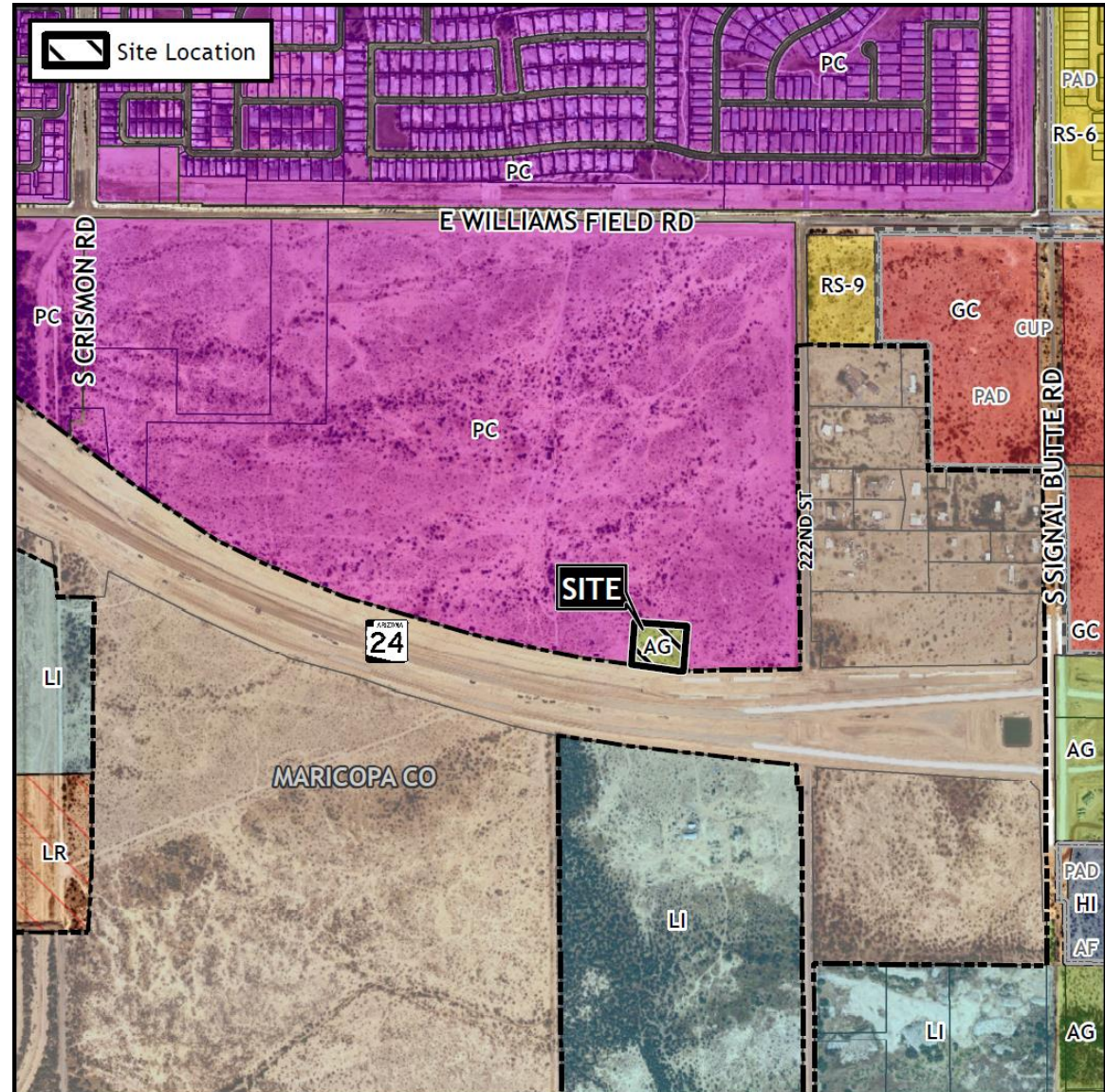
- Development Plan Amendment for Avalon Crossing and associated Preliminary Plat

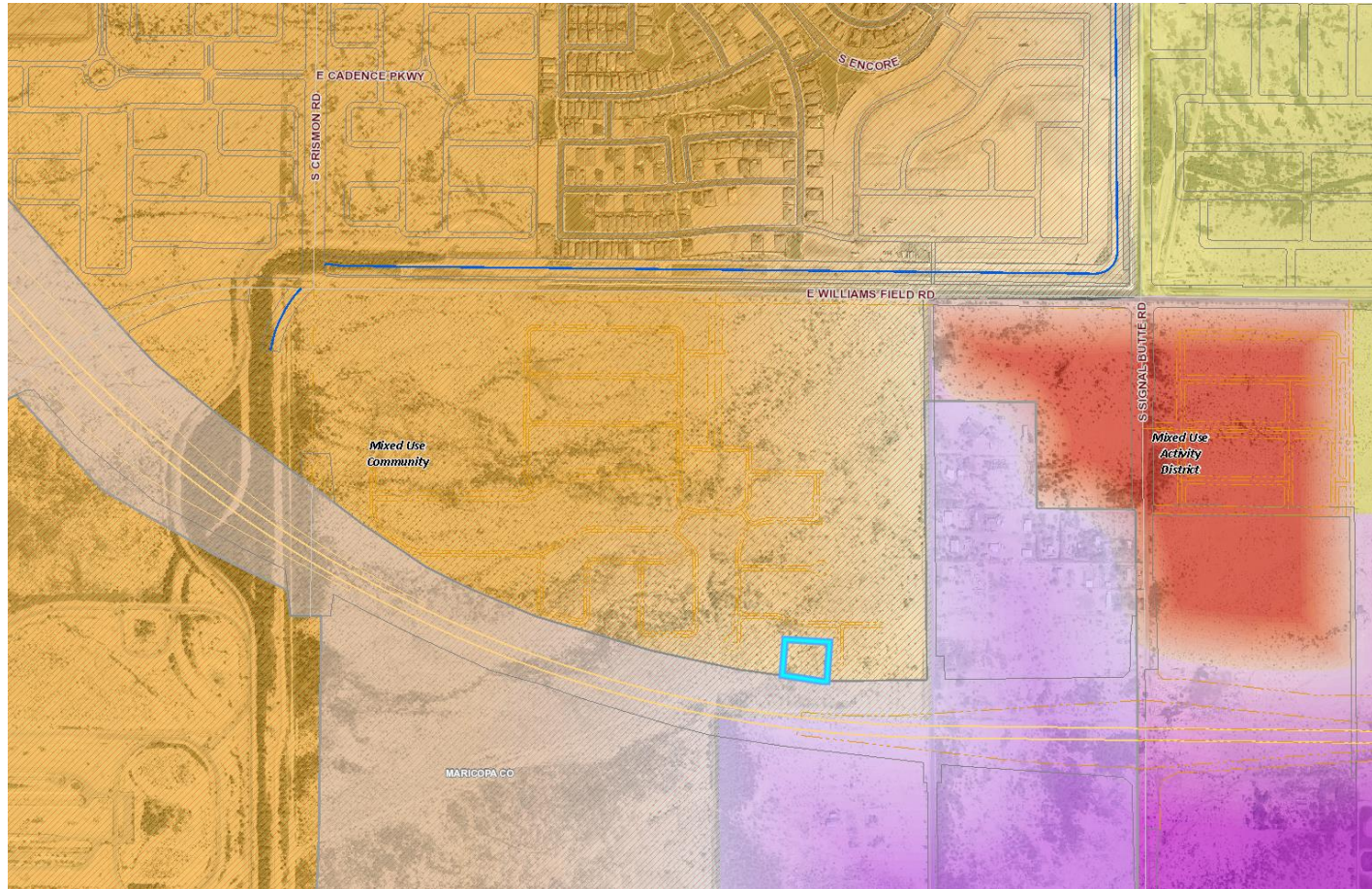
Purpose

- To allow for the expansion of a new single residence community within the Avalon Crossing Community

Location

- South of Williams Field Road
- East of the Crismon Road Alignment





General Plan

Mixed Use Community

- 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



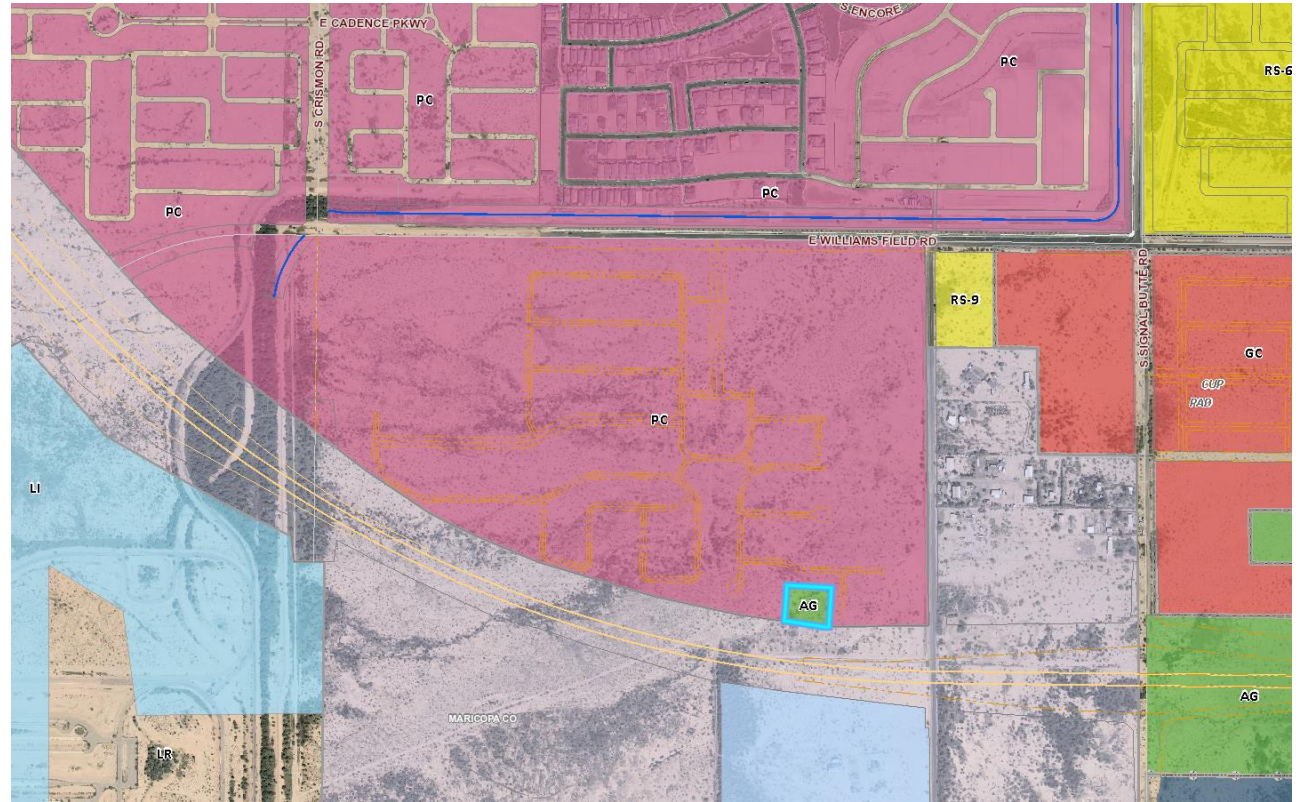
Mesa Gateway Strategic Development Plan

Mixed-Use Community District

- Provide for a sustainable community through the creation land uses for people to live, work, and play

Zoning

- Currently zoned AG
- Request is to add the “Notch” Parcel to the Avalon Crossing Community and an associated Rezone from AG to PC



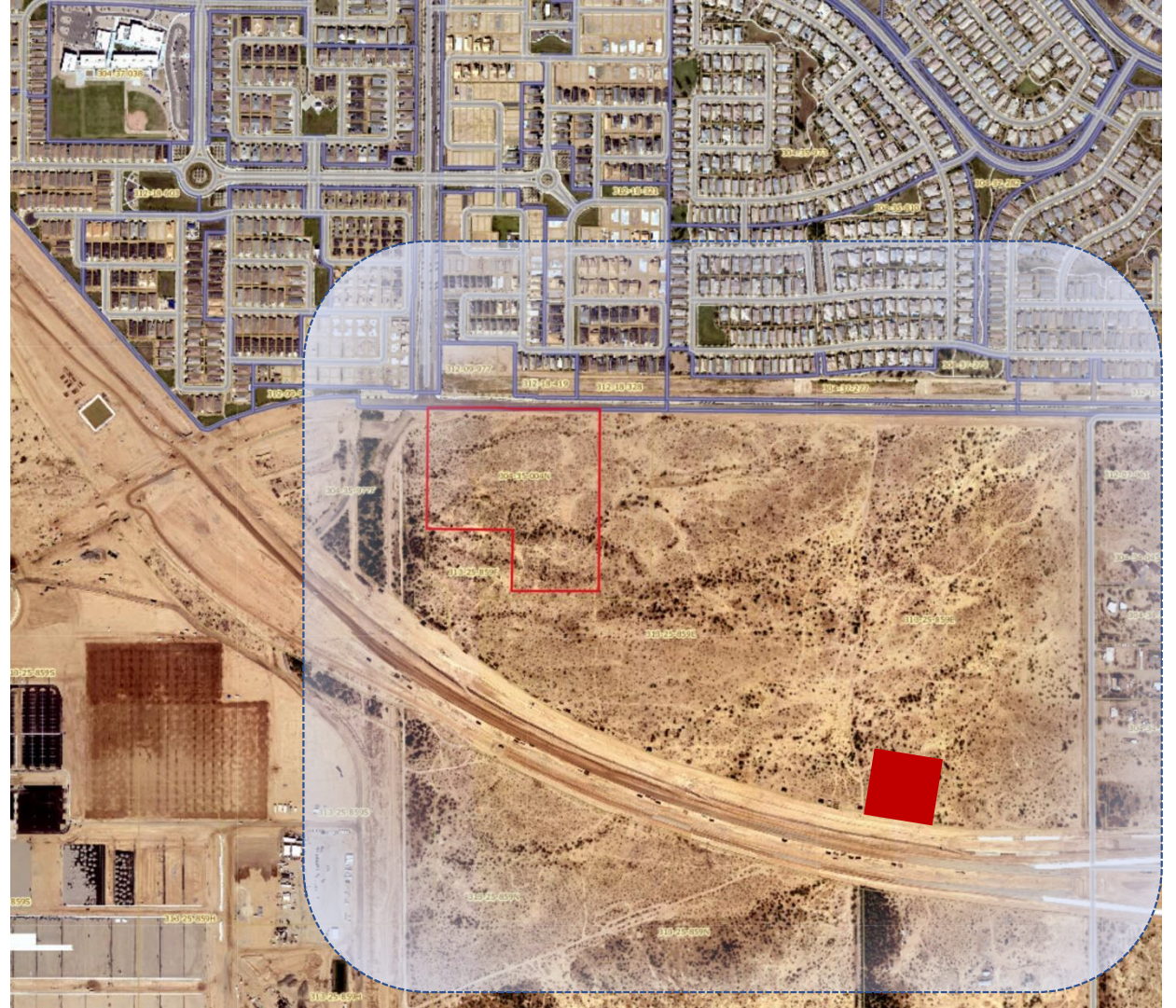
Site Photo



Looking southwest towards the site from Williams Field Road and S. 222nd St.

Citizen Participation

- Property owners within 1,000 feet, HOAs, & Registered Neighborhoods
- No comments from interested parties



Summary

Findings

- Complies with the 2040 Mesa General Plan
- Complies with Gateway Strategic Development Plan
- Meets the review criteria for a Development Plan Amendment
- Meets the review criteria for a Preliminary Plat

Staff Recommendation

Approval with Conditions



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