

December 16, 2021

# **Avalon Crossing “Notch” Parcel**

City of Mesa, Arizona

## **Major Amendment to the Avalon Crossing Community Plan Project Narrative**

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**for**

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2. Existing Development Unit Plan (as approved).....Exhibit B
3. Proposed Development Unit Plan.....Exhibit C
4. Existing Zoning Map ..... Exhibit D
5. Proposed Site Plan .....Exhibit E

## 1. Purpose of Request

The purpose of this request is to obtain approval by the City of Mesa for a Major Amendment to the existing, approved Community Plan (CP) for the overall Avalon Crossing project, which encompasses approximately 170.5 Ac. gross of land located at the southeast corner of Williams Field Road and Crismon Road in the City of Mesa, AZ. The subject property is approximately 1.51 Ac. gross of land located along the southern boundary of the Avalon Crossing project, adjacent to recently revised S.R. 24 highway right-of-way, which borders both the Avalon Crossing project and the subject property along the south. See Exhibit A - Vicinity Map.

This project site, which is being referred to as the Avalon Crossing “Notch” property, totals approximately 1.51 Ac. of land, was previously reserved for use by the Arizona Department of Transportation (ADOT) for facilities associated with the adjacent State Route 24 (SR 24) project, currently under design. ADOT has recently refined the alignment of this regional transportation project, and as a result has identified parcels of land along this project’s alignment, including the subject property, which will no longer be needed to complete this roadway project. As a result, this “Notch” property is now being proposed for inclusion into the overall Avalon Crossing Community Plan project, which is the subject of this proposed Major Amendment. The Avalon Crossing project was originally approved on June 27, 2019, via City Council action (Zoning Case # ZON18-00951). As previously noted, accomplishing this goal requires a Major Amendment to the Avalon Crossing Community Plan (CP).

At the direction of City of Mesa Planning Staff, this submittal is being made prior to the filing of the proposed amendment to the Development Unit Plan (DUP) for Development Unit 2 (DU 2) and the Preliminary Plat for the same. This request and submittal to the City of Mesa (City) is initiated by Coe and Van Loo Consultants, Inc. (CVL) on behalf of and in conjunction with Pacific Proving, LLC, the property’s owner, at the request of the City. The specific purpose of this proposed Major Amendment to the Avalon Crossing Community Plan (CP) is for the inclusion of the 1.51 Ac. proposed land parcel within the overall Avalon Crossing project area, and specifically within the area of DU2 included therein.

Upon approval of this proposed Major Amendment to the Avalon Crossing CP, an amendment to the approved DUP for DU 2 will then be submitted, accompanied by a Preliminary Plat for the same, within which the design of the Avalon Crossing “Notch” parcel will be proposed. Both these documents will be discussed in greater detail, later within this narrative. These documents will address the pertinent development issues related to the project site, will clearly identify the proposed addition of said lands, and will include updated data tables and other pertinent related information.

With the approval of the proposed Major Amendment to the CP, the proposed amended DUP for DU 2 will officially include the Avalon Crossing “Notch” property, totaling approximately 140.61 Ac. When combined with DU 1, which constitutes the remainder of the Avalon Crossing project, the overall Avalon Crossing project area will total approximately 172.01 Ac. See Exhibit C - Proposed Development Unit Plan.

## **2. Project Boundary and Area**

The overall Avalon Crossing site, as noted within the CP, is 31.4 net acre for DU 1 and 139.1 net acre for DU 2, totaling 170.5 net acres. This net area excludes all future R\W along the project’s frontage to Crismon Road, Williams Field Road, and 222nd Street. The southern boundary of the project site is defined by the future alignment of SR 24 as it existed at the time of the CP’s approval in June 2019.

An ALTA survey has been prepared for DU 2 for this project. Plans and documents in support of DU 1 will be prepared by others at a later time. The area of DU 2 as determined by the ALTA, excluding the arterial and collector roadway R/W noted above, is 139.1 net acre excluding the “notch” parcel.

As previously mentioned, the refinement of the S.R. 24 R/W has resulted in small blocks and strips of land that are no longer needed to construct this roadway project. The subject parcel is one of those small blocks of land. Additionally, a few strips of land which are also no longer needed by ADOT exist directly adjacent to the Avalon Crossing project. These strips of property will be included within the final plats and improvement plans for the Avalon Crossing project as landscape tracts, resulting in a very slight increase in the overall project area, and a corresponding proportional decrease in the project’s density.

The resulting area calculations for the project include a revised net area for the overall project of 172.01 Ac. which includes the existing net area of DU 1 of 31.4 Ac., and a revised net area of 140.61 Ac. for DU 2, which is inclusive of the subject 1.51 Ac. proposed parcel.

## **3. Description of Development Proposal**

The overall Avalon Crossing project is a mixed use development containing commercial uses, multi-family parcels, and single family neighborhoods. Consistent with the approved CP, the commercial and multi-family portions of this project are all contained within DU 1, with the remaining single family uses encompassing the balance of the subject property, all of which are being located within DU 2. As previously mentioned, the proposed Major Amendment to the CP proposes the addition of a nominally sized parcel of land into DU 2 of

the overall Avalon Crossing Project site. This Major Amendment as proposed has been carefully designed to function as a logical extension of the surrounding land use, matching the lot sizes used in these adjacent areas. The proposed modification to the boundary of DU 2 will be limited to the inclusion of this property, and will not otherwise affect the project. See Exhibit B - Existing Development Unit Plan (As Approved).

The Development Unit Plan for DU 2 has been crafted to build upon planning concepts and designs outlined within the approved Avalon Crossing CP. DU 2 is the primary location for single family neighborhoods within Avalon Crossing and will include a variety of moderate density and compact single family homes designed as a series of connected and pedestrian friendly neighborhoods. A detailed Preliminary Plat for the subject property will be filed with the City upon approval of this Major Amendment to the Avalon Crossing CP, which will contain approximately 10 lots, each with a minimum lot dimension of 40' x 130'. These proposed 10 additional lots, when combined with the 588 approved lots within the existing approved DUP for DU 2 result in a lot count of 598 lots. This lot count falls well within the Land Use Budget allowance for DU 2 (500 residential dwelling units minimum, and a maximum of 800 dwelling units). The current draft site plan for DU 2 contemplates the inclusion of a variety of lot sizes and configurations, which all fall within the CR and CRSL Land Use Groups. See Exhibit C - Proposed Development Unit Plan.

The subject property falls entirely within the Avalon Crossing CRSL Land Use Group. DU 1 and DU 2 will likely be developed separately due to the unique nature of for-rent, high density housing as compared with traditional single family residential development.

## **4. Conformance to General Plan and Existing Zoning**

The 1.51 Ac. subject parcel was annexed from Maricopa County into the City of Mesa as part of the overall Avalon Crossing project's annexation action.

The General Plan land use designation for the entirety of the Avalon Crossing, as well as that of the subject property, is Mixed Use Community (MUC). In addition, the Avalon Crossing project and the subject property are both located within the Mixed-Use Community District of the Gateway Strategic Development Plan. Adjacent uses to the north and west of the site are also MUC (the Cadence Community), with properties to the east comprised of Employment and Neighborhood land uses. The Avalon Crossing project has been designed within the parameters of this land use designation in mind, and as such are in conformance with Mesa's General Plan as well as the Gateway Strategic Development Plan.

This Avalon Crossing property was recently rezoned by the City of Mesa to the Planned Community (PC) zoning designation. Approvals were obtained for ZON18- 00951 on

8/26/19 through action Ord. # 5523, and for ZON19-00436 on 8/26/19 through action Ord. # 5522.

Concurrent with annexation, the subject property retains its underlying Maricopa County (AG) agricultural zoning, since it was not included within the rezoning action for the Avalon Crossing project. This proposed Major Amendment to the Avalon Crossing CP is required due to the proposed addition of subject property within the Avalon Crossing CP, and as proposed within this narrative, meets the CP's criteria for inclusion. See Exhibit D - Existing Zoning Map.

## **5. Relationship to Surrounding Properties**

The Avalon Crossing property, including the subject property which lies within the Avalon Crossing project site, is currently comprised of predominantly undisturbed desert land, and is located adjacent to the east and south of what was previously the General Motors (GM) Proving Grounds site. The GM Proving Grounds site functioned for several decades as a desert environment testing facility for new automobiles produced by General Motors. With numerous land development projects encroaching into the vicinity of the GM Proving Grounds property over the past several years, the property was ultimately sold to land developers a few years ago. Several residential and mixed use projects in this area have been entitled and are now in various stages of land development. Encore, which is a phase of the large master planned Eastmark community, is currently under development to the north of Avalon Crossing. The Cadence master planned community is located to the north, northwest, and west, of the overall Avalon Crossing project site, which is also under development. Destination at Gateway is yet another master planned community located to the northeast of Avalon Crossing. The immediate eastern boundary of the overall Avalon Crossing is adjacent large lot residential, and large vacant residential land parcels, along the eastern side of 222nd Street. State Route 24 is a future State Highway, which currently ends approximately 1/2 mile to the northwest at Ellsworth Road. The future alignment of SR 24 will be extended to the southeast, adjacent to the overall Avalon Crossing project site, as well as the subject property within Avalon Crossing, along its entire southern boundary, and then continuing to the east.

The Avalon Crossing project, as well as the additional parcel which is the subject of this narrative have been designed to accommodate the ultimate right-of-way needs for SR 24. Lands located south of the SR 24 alignment are also predominantly undisturbed desert lands, located in Maricopa County.

The proposed Major Amendment to the Avalon Crossing Community Plan will create no new impacts to any surrounding properties.



Table 1: Land Uses surrounding the overall Avalon Crossing project site:

Direction	Existing Zoning	Existing Use
North	PC (Planned Community)	Eastmark and Cadence Master Planned Communities
East	RS-9 (County)	Vacant, Native Desert
East	RU-43 (County)	Large Lot Residential
South	RU-43 (County)	Vacant, Native Desert Future SR-24 Freeway
West	PC (Planned Community- DU 1 of Avalon Crossing)	Vacant, Native Desert

## 6. Location and Accessibility

The overall Avalon Crossing project is located at the southeast corner of Williams Field Rd. and Crismon Road in southeast Mesa, AZ. Multiple, strategically located points of access to both roadways are planned. The SR 24 regional highway will provide access to Avalon Crossing via Williams Field Road approximately 1/4 mile west of the site. See Exhibit A - Vicinity Map.

The DU 2 portion of the Avalon Crossing project, within which is the subject property, is located along the south side of Williams Field Road, approximately 1/4 mile east of Crismon Road. Primary access to the overall site is provided to Williams Field Road via a divided collector roadway located at the approximate midpoint of the project's northern frontage to Williams Field Road. Secondary access is provided west to Crismon Road through Avalon Crossing DU 1. This secondary access point will be constructed as part of the first phase of development within DU 2, and will serve as a shared access with the adjacent DU 1 mixed use development. In addition, a third point of access will be provided within DU 2 through a residential street connection near the northeast corner of the site, to Williams Field Road. Access to the subject parcel is provided by the internal residential roadway system contained within the Avalon Crossing project. The residential streets within the subject parcel functions as a logical and seamless continuation of the residential roadways within the overall project. (See Proposed Site Plan – Exhibit E).

## 7. Proposed Major Amendment to Community Plan

The proposed Major Amendment to the CP is intended to enable the addition of a small parcel of land within the overall Avalon Crossing project site. As a result of this proposed addition, the acreage of DU 2 is minimally increased to include the subject property, as previously described. The area of the overall revised Avalon Crossing CP will also increase slightly, for the same reason. See Exhibit C – Proposed Development Unit Plan.

The Land Use Budget, as outlined in the Avalon Crossing CP, and the design intent of the approved Community Plan for the same remain unchanged. Site circulation, open space

distribution, and marketability will all be improved with the implementation of the proposed Major Amendment to the Avalon Crossing CP.

## **8. Proposed Amendment to Development Unit Plan for Development Unit 2**

A Development Unit Plan (DUP) for each of the two portions of the overall Avalon Crossing project, DU 1 and DU 2 is required prior to development occurring within the individual parcels, by the City of Mesa. The DUP for DU 2, which has been prepared and approved by the City of Mesa, now requires an amendment, to allow for the addition of the subject parcel into DU 2. The Development Unit Plan for DU 1 will be created by the property owner at some point in the future, once an end user with an appropriate development concept for DU 1 has been selected. At the direction of the City of Mesa, an amended DUP for DU 2 will be submitted concurrently with a Preliminary Plat for the same, after the City has approved this Major Amendment to the CP application.

In support of this proposed Major Amendment to the CP, the following summary is included as part of this application, for informational purposes.

DU 2 of Avalon Crossing is currently comprised of 139.1 net acres and is located east of the southeast corner of Williams Field and Crismon Roads, and is located directly adjacent to DU 1 to the east. DU 2 is planned as the primary location for single family neighborhoods within Avalon Crossing and will include a variety of moderate density and compact single family homes. The community will include a central neighborhood park along with a series of smaller parks and open spaces that will be connected by a cohesive pedestrian trail and sidewalk system. The allowed Land Use Groups within DU 2 are Community Residential, Community Residential Small Lot, and Community Multi-Residence. DU 2 is planned to develop as 100% Community Residential and Community Residential Small Lot with approximately 598 lots.

The DUP for DU 2 will build upon the planning concepts and guidelines within Avalon Crossing CP and must be approved by the City of Mesa Planning and Zoning Board pursuant to the requirements of Avalon Crossing CP prior to the approval of any preliminary plats or site plans within DU 2. As required by the Avalon Crossing CP, the DUP will include the following components:

DU 2 of the Avalon Crossing project will be developed within two phases. Phase 1 will include the approximate western half of the project, and Phase 2 will encompass the remainder of the project (east half). The Site's overall design accommodates conveyance of on-site and off-site drainage flows through a system of interconnected retention basins and offsite drainage conveyances which traverse the project site, and which will allow for the project phasing as proposed. Two continuous points of all-weather fire access will be maintained at all times, concurrent with both Phase 1 and Phase 2 development. The locations of these points of fire access will be either via a permanent paved roadway, of via

temporary access at a location to be approved by City of Mesa Fire Dept. Provision for the phasing, related looping of waterlines, adequate fire flow, all-weather vehicular turn-around, etc. will be provided for as required by the City of Mesa, and illustrated on the Preliminary Plat and within the related utility master planning documents as required.

During this process, Shea Homes will develop and submit for approval the architectural design for the proposed housing product associated with this development, and in conformance with the development standards approved concurrent with the CP and Preliminary Plat for this project. Site improvements will likely commence with approval of the Final Plat and Civil Engineering improvement plans, in conformance with City Site Development requirements.

## **9. Proposed Preliminary Plat**

A Preliminary Plat for the subject property will also be prepared, and will be filed with the City of Mesa concurrent with the amended DUP for DU 2. As previously noted, the area encompassed within this future preliminary plat, is surrounded by and adjacent to the existing approved Preliminary Plat for the Avalon Crossing project along the west, north, and east. The southern boundary of both the Avalon Crossing project and the subject property is adjacent to the future SR 24 freeway along the south. This Preliminary Plat, as confirmed with City of Mesa Planning Staff, will include as part of this submittal, revised Preliminary Plat sheets from the previously approved Avalon Crossing Preliminary Plat, which are affected by the inclusion of the subject property, and in need of revision. These additional sheets, including the revised cover sheet with updated site data tables, will be reviewed concurrent with the Preliminary Plat for the subject property, with the resulting site plan revisions incorporated within the civil engineering improvement plans and final plat currently under development.

## **10. Conclusion**

The development team believes that this request represents an appropriate land use for the subject property, which is a natural extension of the design for the surrounding property, and will address local engineering concerns and provides enhancements and amenities for the residents to enjoy. Furthermore, the design of the associated Preliminary Plat is consistent with both the existing Amended Community Plan and the proposed amendment to Development Unit Plan for DU 2, both of which will be submitted to the City for review upon approval of this proposed Major Amendment to the Avalon Crossing Community Plan.

The community will add to the positive aesthetic of the area and provide for the needs of the residents and neighbors of the site alike. Further, the approval of the associated Preliminary Plat will further the goals of the City of Mesa for this area.

The proposed land use for the project site is well suited for a development of this type. The design and parameters of the to-be submitted Preliminary Plat is harmonious with the housing density and lot sizes of existing housing stock and entitled lots already in the immediate vicinity. The proposed development will add to the synergy of development already at work in the development of other surrounding parcels in this part of the City of Mesa.

The development team believes that this request represents an appropriate and beneficial use of the site. We look forward to working with staff in the processing of this project.