



PLANNING & ZONING BOARD

June 22, 2022



ZON22-00023



Request

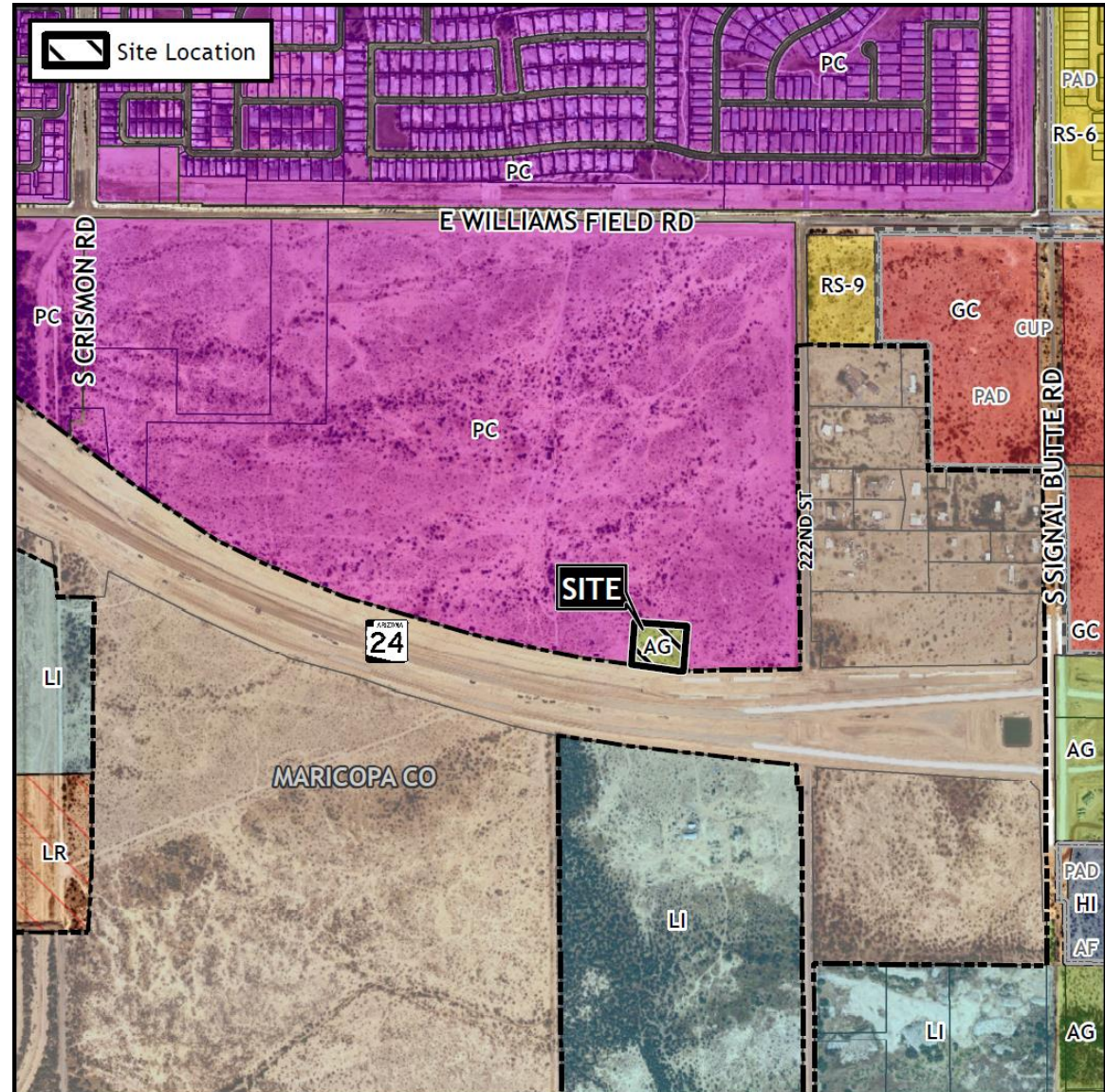
- Major Amendment to the Avalon Crossing Community Plan and Rezone

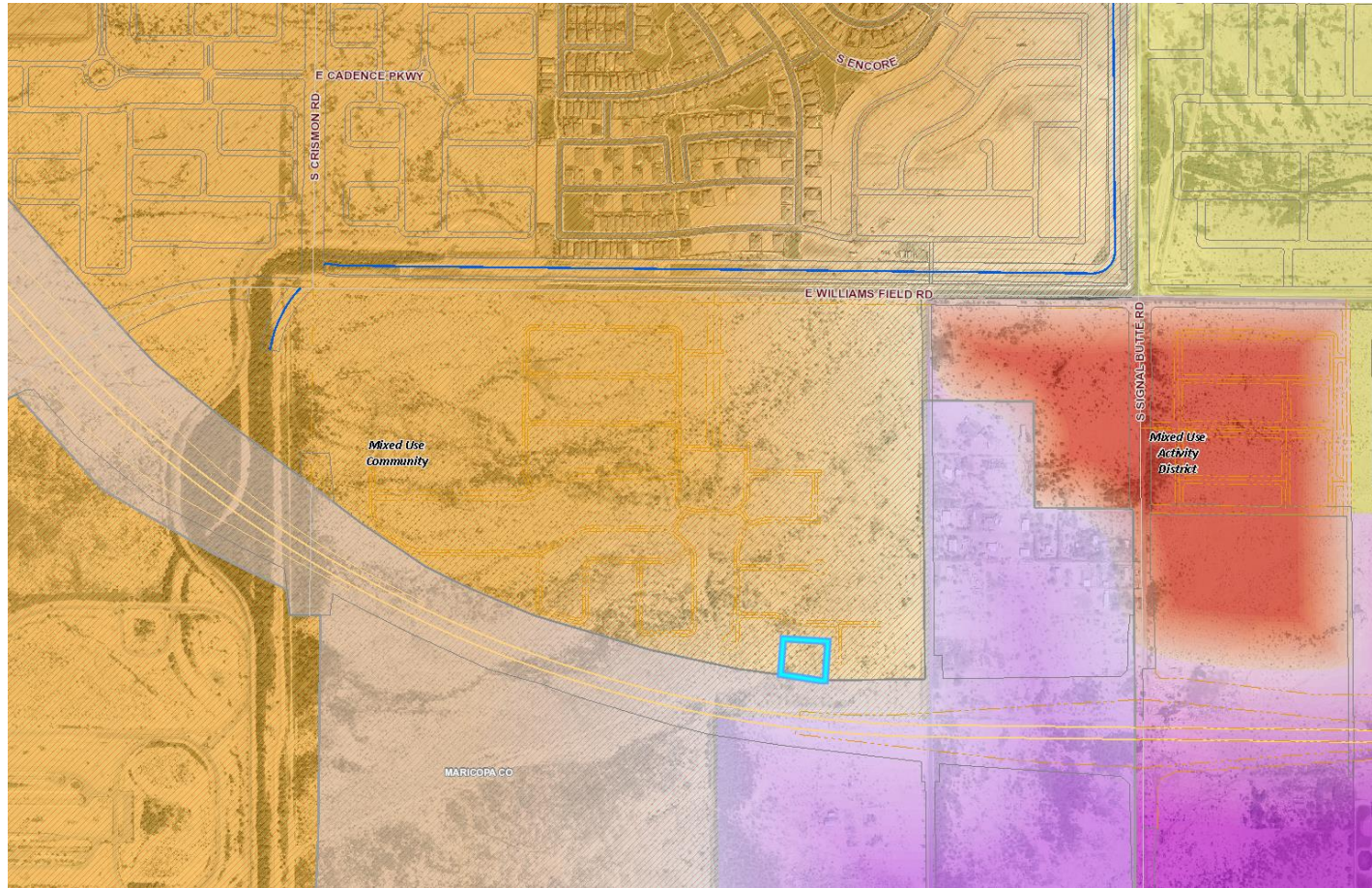
Purpose

- 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

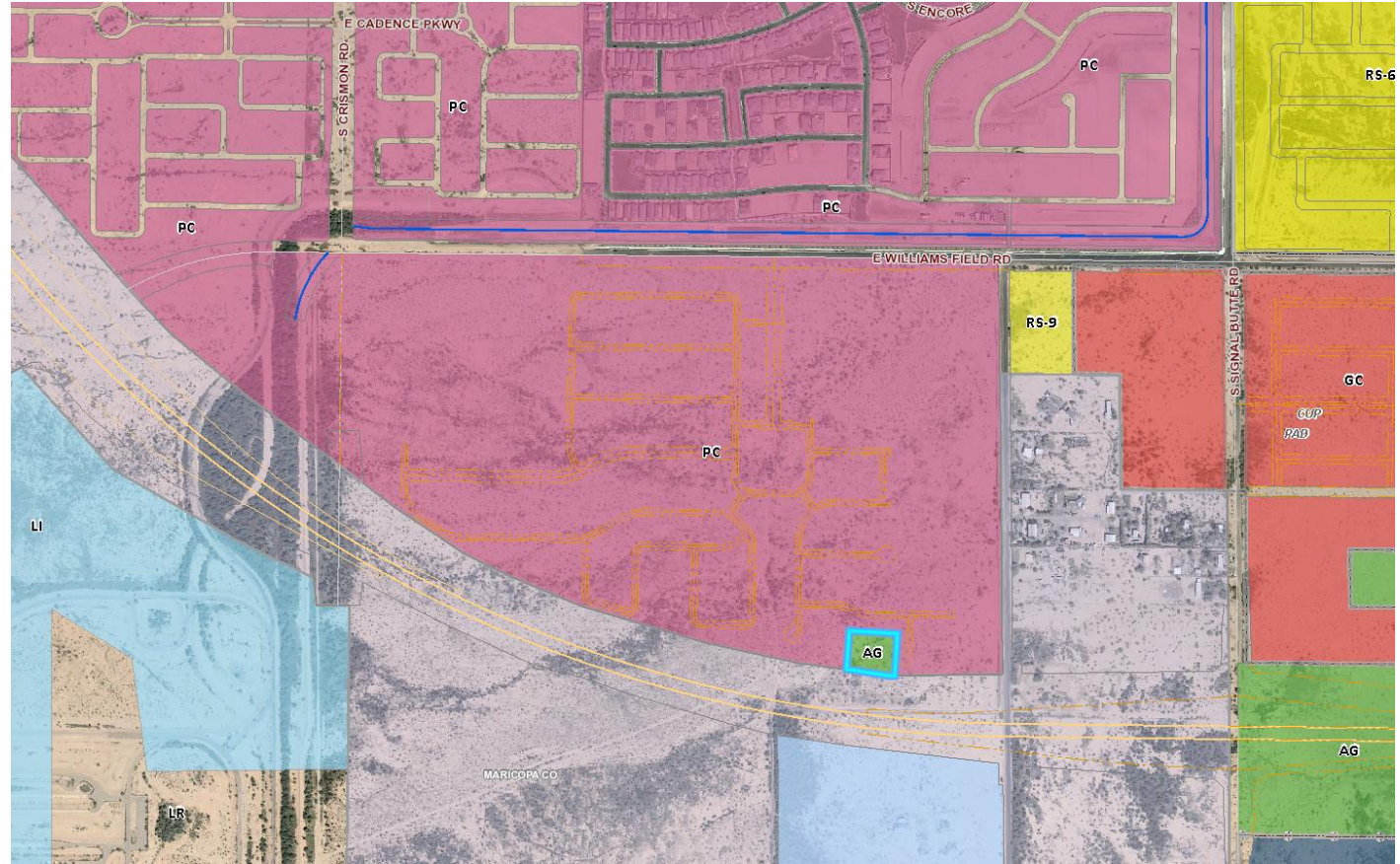
Mixed-Use Community District

- 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



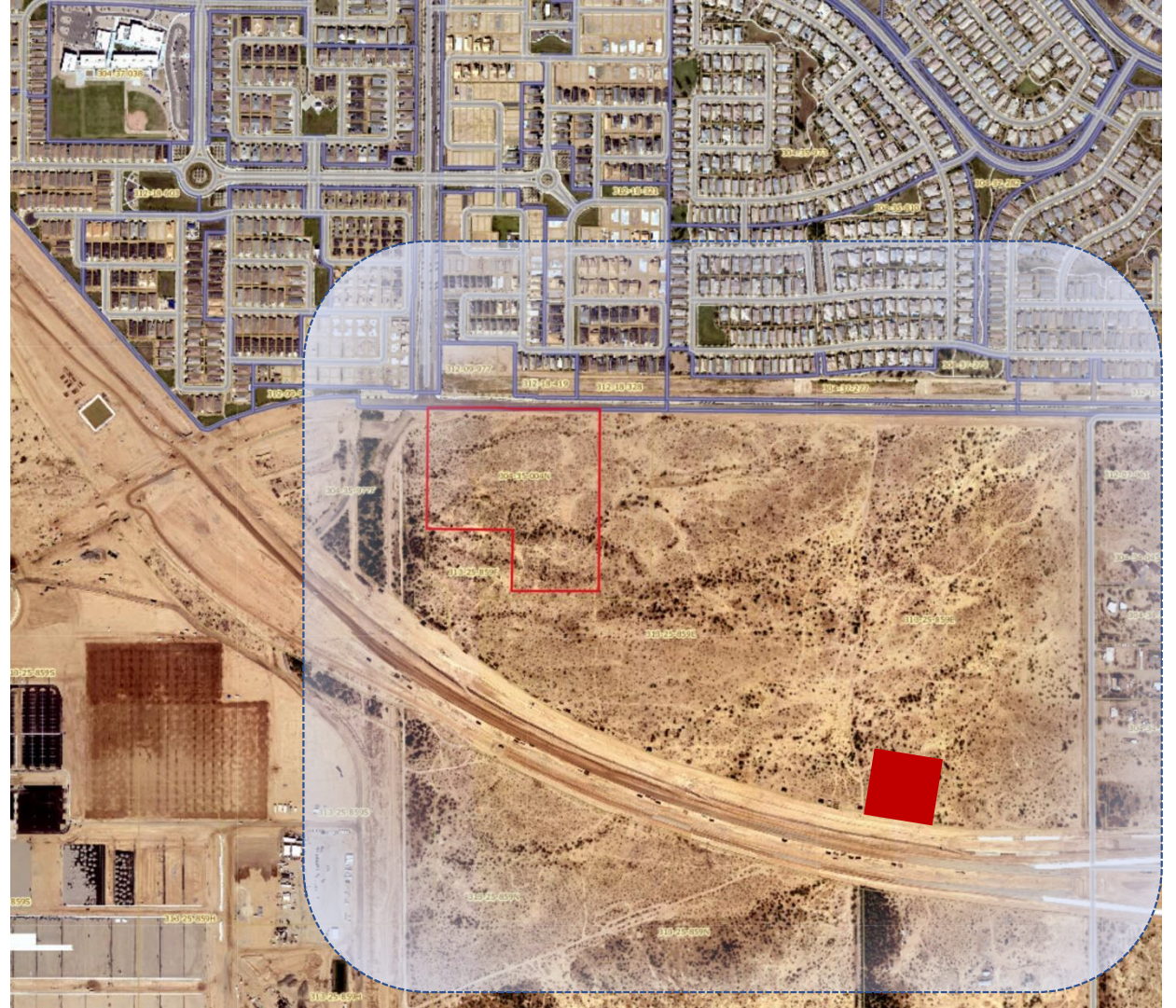
Site Photo



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

- Request complies with the 2040 Mesa General Plan
- Complies with Gateway Strategic Development Plan
- Meets the review criteria for a Community Plan Amendment per Section 11-11-4 of the MZO

Staff Recommendation

Approval with Conditions



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