



PLANNING DIVISION
STAFF REPORT

City Council Meeting

August 22, 2022

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| CASE No.: ZON22-00023 | | PROJECT NAME: Avalon Crossing Community Plan Amendment |
| Owner’s Name: | Pacific Proving LLC | |
| Applicant's Name: | CVL Consultants | |
| Location of Request: | Within the 10100 to 10600 blocks of East Williams Field Road (south side) and within the 6100 to 6400 blocks of South 222 nd Street (west side). Located east of Crismon Road, south of Williams Field Road, and on the north side of the East 24 Gateway Freeway alignment. | |
| Parcel No(s): | 132-36-009A | |
| Request: | Major modification to the Avalon Crossing Planned Community District Community Plan; Rezone from Agriculture (AG) to Planned Community (PC). | |
| Existing Zoning District: | Agriculture (AG) | |
| 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 | |
| Planning and Zoning Board Recommendation: APPROVAL with Conditions (Vote: 5-0) | | |
| Proposition 207 Waiver Signed: Yes | | |

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 a major modification to the Avalon Crossing Planned Community District Community Plan to expand the boundaries of the Avalon Crossing Community to add an approximate 1.5-acre property into the Avalon Crossing Community. The subject 1.5-acre property is currently zoned Agriculture (AG) and applicant is requesting that the property be added to the Avalon Crossing Community and thus rezoned to Planned Community (PC). This request will allow for the development of a single residence development within Development Unit 2.

Per Section 3.6 of the Community Plan, major amendments shall be processed following the same procedures required for the original PCD set forth in the Mesa Zoning Ordinance. Per Section 11-11-4 of the Mesa Zoning Ordinance (MZO), recommendation by the City's Planning and Zoning Board and approval by City Council is required for the major amendment of a Community Plan. Staff has verified that the proposed amendment is consistent with the previously approved Community Plan and conforms to the requirements of MZO Section 11-11-4 and Section 3.6 of the Avalon Crossing Community Plan.

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 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 District Designations:

The subject property is currently zoned as Agriculture (AG) and applicant is requesting that the property be added to the Avalon Crossing Community and rezoned to a Planned Community District (PCD) with an approved Community Plan (CP). The proposed Community Plan amendment is consistent with the purpose and intent of the PC district outlined in Section 11-11-1 of the Mesa Zoning Ordinance (MZO) and is consistent with the General Plan Designation of Mixed Use Community. Overall, the proposed addition to Avalon Crossing and the proposed use of single residence is consistent with the uses allowed by the Avalon Crossing Community Plan within Development Unit 2 and within the proposed Planned Community District.

Surrounding Zoning Designations and Existing Use Activity:

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

Compatibility with Surrounding Land Uses:

The site is located adjacent to 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 DU2 will be consistent with the Community Plan and not out of character with surrounding area developments and uses.

Neighborhood Participation Plan and Public Comments:

Per Section 3.6 of the Community Plan, major amendments shall be processed following the same procedures required for the original PCD set forth in the Mesa Zoning Ordinance, therefore the request is subject to the public participation and noticing requirements of the MZO. The applicant submitted a Citizen Participation Plan that conforms to the requirements of Section 11-11-8(D). Public notification included Queen Creek Unified School District, registered neighborhood associations within one-half mile of Avalon Crossing, all property owners within Avalon Crossing and all property owners within 750-feet of the boundary of Avalon Crossing. 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 June 22, 2022.

Staff Recommendations:

Based on the application received and the preceding analysis, staff finds that the requested major modification to the Avalon Crossing Planned Community District Community Plan and rezone is consistent with the Community Plan Amendment criteria outlined in Section 11-11-4 of the MZO and is compatible with the approved Avalon Crossing Community Plan and its vision. Therefore, staff is recommending approval of the Community Plan amendment and rezone with the following conditions.

Conditions of Approval:

1. Compliance with Ordinance Number 5523, except compliance with the Avalon Crossing Community Plan submitted with this request instead of the Avalon Crossing Community Plan submitted with Zoning Case ZON18-00951.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Community Plan

3.2 Citizen Participation Plan

Exhibit 4 -Citizen Participation Report