

Power & Elliot Commercial

**SEC Power Road & Elliot Road
Mesa, Arizona**

REZONE, SITE PLAN, and SUP
Citizen Participation Report

Submitted March 2, 2023

I. Introduction

The purpose of this Citizen Participation Report is to provide a summary of public outreach efforts associated with the request to rezone the subject property for the development of new commercial/retail development. The subject site is approximately 14.46 gross acres of vacant land located at the southeast corner of Power Road and Elliot Road (the "Property") as shown on the attached Aerial Map.

II. Contact

Benjamin Tate
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: ben@witheymorris.com

III. Notification

On February 7, 2023, the Applicant mailed notice letters to all property owners within a 1,000-foot radius of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the letter, mailing labels, and a map of the mailing area are attached to this report.

IV. Response

As of the writing of this report, the applicant has received no communications in response to the February 7th notice letter.



AVALON DEVELOPMENT
7333 E. Doubletree Ranch Rd Suite 140
Scottsdale, AZ 85258
Ph. 480-376-8750
www.avalondevelopment.com

February 7, 2023
Notice of Project
SEC Power Road & Elliot Road
ZON22-01271/DR22-01273

Dear Property Owner or Resident:

We are writing in regard to approximately 14.46 gross acres of vacant land located at the southeast corner of Power Road & Elliot Road in Mesa (the "Property"), as shown on the enclosed aerial map. The site is currently zoned LC (Limited Commercial) with PAD (Planned Area Development) and BIZ Overlays.

Avalon Development recently filed Rezoning and Development Review applications with the City of Mesa for the Property. We are requesting to rezone the site to Limited Commercial (LC) for the development of a commercial and retail center. Avalon Development is proposing the development of a community-scale commercial and retail development with approximately 76,100 square feet of retail shops, restaurants, a grocer, fitness user and a service station/convenience store. As part of our proposal, we are requesting approval of Special Use Permits for the service station as well as a modified parking ratio for the fitness facility.

The proposed project seeks to utilize the same underlying Limited Commercial zoning that is already approved for the site, but with a lower intensity commercial/retail center than was previously considered. The proposal matches the retail needs of the area and reflects the current demand in the retail market in terms of intensity and composition of land uses. The site has been designed to meet the high-quality design and development standards the City of Mesa strives for while providing an appropriate development capable of meeting the goals of the General Plan and the commercial needs of residents in the area.

When hearing dates are scheduled, we will send out another mailing notifying you of those dates and times. If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or ben@witheymorris.com.

Thank you for your courtesy and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Benjamin L. Tate', written over the word 'By'.

By Benjamin L. Tate
Withey Morris, PLC
On behalf of Avalon Development

Enclosures

Aerial Map



SEC Power Road & Elliot Road - Mesa, AZ



PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 304-17-211 THRU 304-17-219
EXISTING ZONING: LC -PAD-BIZ
NET SITE AREA: 12.04 ACRES (524,473 S.F.)
GROSS SITE AREA: 14.46 ACRES (630,003 S.F.)
MAX. LOT COVERAGE: 80%
LOT COVERAGE PROPOSED: 76,700 S.F. 14.62%
MAX. HEIGHT PER CODE: 30'-0"
PUBLIC SPACE REQUIRED: 5 SF / 1000 SF OF BUILD. AREA

PROPOSED USE: RETAIL/RESTAURANT/FITNESS/GAS STATION

BUILDING AREA:
PAD A: GAS STATION-CSTORE 5,000 S.F.
PAD B: RESTAURANT - DT 3,000 S.F.
PAD C: RESTAURANT - DT 2,500 S.F.
PAD D: RESTAURANT - DT 2,100 S.F.
PAD E: RESTAURANT - DT 1,000 S.F.
ALDI- RETAIL: 19,500 S.F.
EOS FITNESS 42,000 S.F.
TOTAL BUILDING AREA: 75,100 S.F.

TOTAL PATIO AREA 1,600 S.F.
TOTAL GROSS AREA: 76,700 S.F.
SITE COVERAGE: 14.62 %

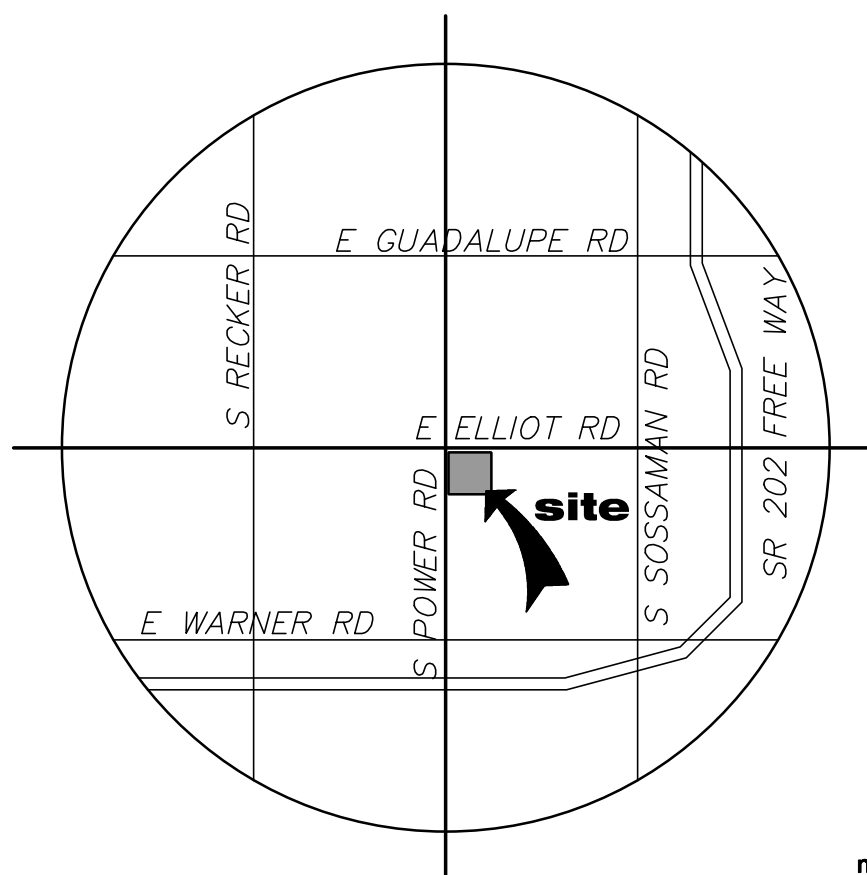
PUBLIC SPACE REQUIRED: 384 S.F.
PUBLIC SPACE PROVIDED: 400 S.F.

PARKING REQUIRED
GAS STATION-CSTORE-5000 SF : 1 PER 375 14 SPACES
RESTAURANT-8600 SF - DT: 1 PER 100 86 SPACES
PATIO SEATING: 1 PER 200 08 SPACES
ALDI - RETAIL : 1 PER 375 52 SPACES
EOS FITNESS : 1 PER 100 420 SPACES

TOTAL PARKING REQUIRED: 580 SPACES
TOTAL PARKING PROVIDED: 526 SPACES
(VARIANCE / PARKING REDUCTION APPROVAL REQUIRED)

ACCESSIBLE SPACES REQUIRED: 20 SPACES
ACCESSIBLE SPACES PROVIDED: 20 SPACES

BICYCLE SPACE REQUIRED 58 SPACES
BICYCLE SPACES PROVIDED: 64 SPACES



vicinity map
scale: n.t.s.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

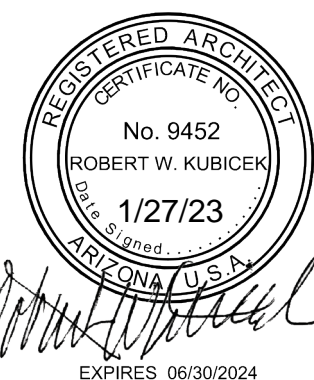
SITE PLAN

SCALE: 1" = 40'-0"



POWER & ELLIOT RETAIL

3663 E POWER ROAD MESA ARIZONA 85212
SEC OF S POWER ROAD AND E ELLIOT ROAD
DATE: 01-27-2023 (PRELIMINARY)



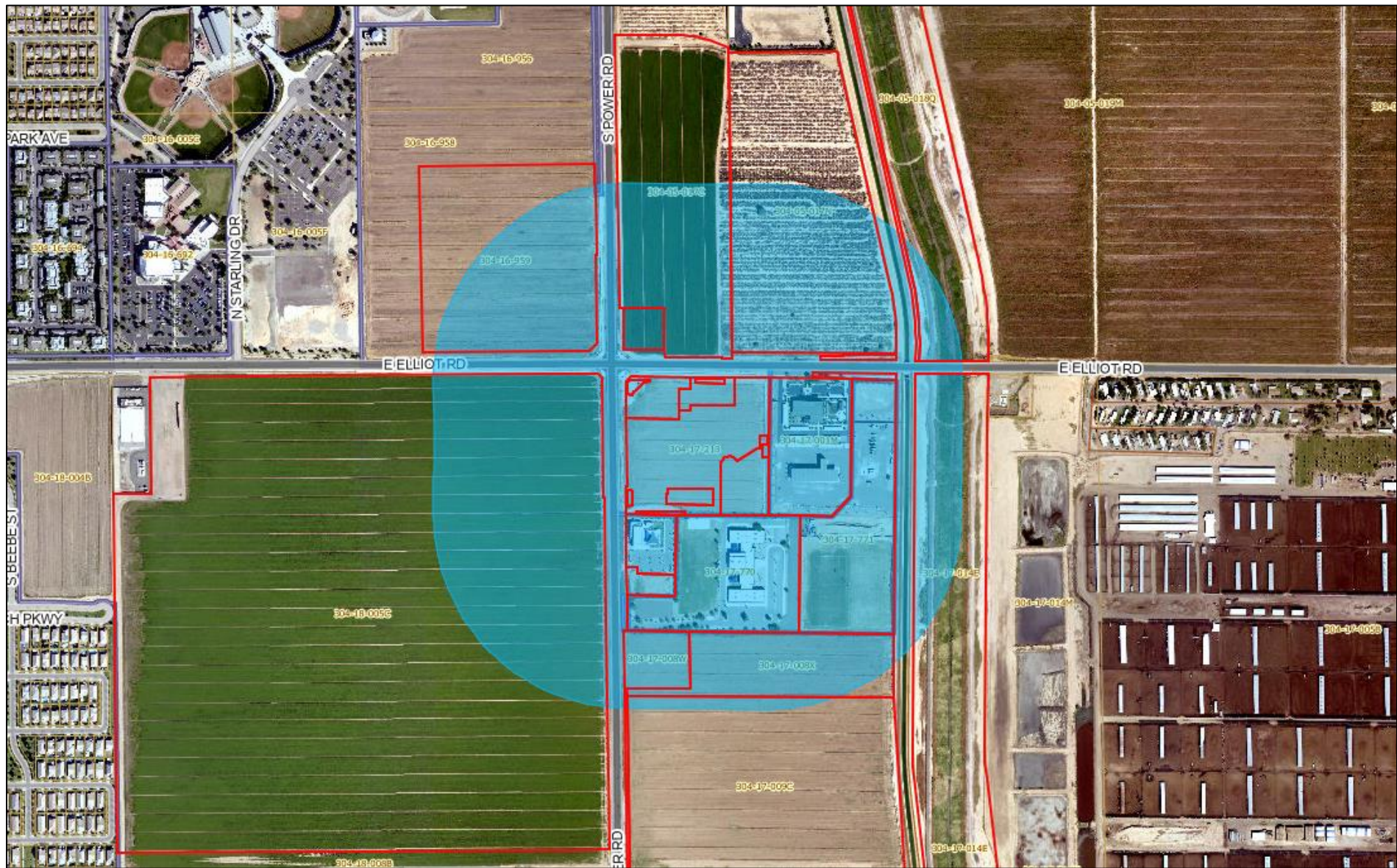
© 2017 RKA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

SP-1

RKAA# 22223.50



Maling Map



SEC Power Road & Elliot Road – Mesa, AZ



EILLOT MESA COMMERCE CENTER LLC
660 NEWPORT CENTER DR SUITE 1300
NEWPORT BEACH, CA 92260

ELLIOT POWER OZB LLC
5501 E ESTRID AVE
SCOTTSDALE, AZ 85254

EVO 2 LAND HOLDINGS LLC
2161 E PECOS RD
GILBERT, AZ 85295

FLOOD CONTROL DISTRICT OF
MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009

FRED MEYER STORES INC
1014 VINE ST
CINCINNATI, OH 45202

LANGLEY PROPERTIES I LP
2738 E GUADALUPE RD
GILBERT, AZ 85234

LEMAN ACADEMY OF EXCELLENCE INC
3300 E SUNRISE DR STE 150
TUCSON, AZ 85718

LESUEUR INVEST VI LLC/ETAL
1223 S CLEARVIEW AVE STE 103
MESA, AZ 85209

P&E REALTY HOLDINGS LLC
4570 E WATERMAN ST
GILBERT, AZ 85297

ROCKALL POWER LLC
14207 E COYOTE RD
SCOTTSDALE, AZ 85259

ROOSEVELT WATER CONSERVATION
DISTRICT
2344 S HIGLEY RD
GILBERT, AZ 85212

ROOSEVELT WATER CONSERVATION
DISTRICT
PO BOX 100
HIGLEY, AZ 85236

SAIA FAMILY LP
2120 E 6th ST 16
TEMPE, AZ 85288

SOUTH POWER ROAD JOF AZ LLC
100 DUNBAR ST STE 400
SPARTANBURG, SC 29306

THE DALE C MORRISON TRUST
1733 N GREENFIELD RD STE 101
MESA, AZ 85205



AVALON DEVELOPMENT
7333 E. Doubletree Ranch Rd Suite 140
Scottsdale, AZ 85258
Ph. 480-376-8750
www.avalondevelopment.com

March 7, 2023
Notice of Public Hearings
SEC Power Road & Elliot Road
ZON22-01271

Dear Property Owner or Resident:

This letter is a follow-up to our previous correspondence on February 7, 2023 regarding approximately 14.46 gross acres of vacant land located at the southeast corner of Power Road & Elliot Road in Mesa (the "Property"), as shown on the enclosed aerial map. The site is currently zoned LC (Limited Commercial) with PAD (Planned Area Development) and BIZ Overlays. As you may recall, we are requesting to rezone the site to Limited Commercial (LC) for the development of a commercial and retail center. Avalon Development is proposing the development of a community-scale commercial and retail development with approximately 76,100 square feet of retail shops, restaurants, a grocer, fitness user and a service station/convenience store. As part of our proposal, we are requesting approval of Special Use Permits for the service station as well as a modified parking ratio for the fitness facility.

The proposed project seeks to utilize the same underlying Limited Commercial zoning that is already approved for the site, but with a lower intensity commercial/retail center than was previously considered. The proposal matches the retail needs of the area and reflects the current demand in the retail market in terms of intensity and composition of land uses. The site has been designed to meet the high-quality design and development standards the City of Mesa strives for while providing an appropriate development capable of meeting the goals of the General Plan and the commercial needs of residents in the area.

This application is scheduled for consideration by the Mesa Planning and Zoning Board for their meeting held on March 22, 2023 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.


For help with the online comment card, or for any other technical difficulties, please call 480-644-2099. The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. He can be reached at 480-644-2951 or Cassidy.Welch@MesaAz.gov, should you have any questions regarding

the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Thank you for your courtesy and consideration.

Sincerely,

By


Benjamin L. Tate
Withey Morris, PLC
On behalf of Avalon Development

Enclosures

Aerial Map



SEC Power Road & Elliot Road - Mesa, AZ

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2500 N. CENTRAL AVENUE, SUITE 200
PHOENIX, ARIZONA 85016
CONTACT: NEA FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 304-17-211 THRU 304-17-219
EXISTING ZONING: ADI 304-17-001M, ZONING - LC
GROSS SITE AREA: 12.04 ACRES (524,473 S.F.)
14.46 ACRES (630,003 S.F.)
MAX. LOT COVERAGE PER CODE: 80%
MAX. LOT COVERAGE PROPOSED: 79.1%
MAX. HEIGHT PER CODE: 30'-0"
MAX. HEIGHT PROPOSED: 38'-0"
TOTAL BUILDING AREA: 19,500 S.F.
TOTAL PATIO AREA: 15,500 S.F.
TOTAL GROSS AREA: 76,700 S.F.
PUBLIC SPACE PROVIDED PER M2D 11-6-2 b.1: 5 SF / 1000 SF OF BUILD AREA
PUBLIC SPACE PROVIDED PER M2D 11-6-2 b.1: 400 S.F.

PROPOSED USE

RETAIL/RESTAURANT/FITNESS/GAS STATION

BUILDING AREA

PAD A: GAS STATION-CSTORE
1,000 S.F.
PAD B: RESTAURANT-DT
2,000 S.F.
PAD C: RESTAURANT-DT
2,000 S.F.
PAD D: RESTAURANT-DT
1,000 S.F.
PAD E: RESTAURANT-DT
1,000 S.F.
ALDI RETAIL
19,500 S.F.
EOS FITNESS
42,000 S.F.
TOTAL BUILDING AREA:
75,100 S.F.

TOTAL PATIO AREA

15,500 S.F.

TOTAL GROSS AREA

76,700 S.F.

SITE COVERAGE

14.62 %

PUBLIC SPACE PROVIDED:

384 S.F.

PARKING REQUIRED

14 SPACES

RESTAURANT: 5000 SF - 1 PER 375

RESTAURANT: 8000 SF - DT: 1 PER 100

PATIO SEATING: 1 PER 200

ALDI - RETAIL: 1 PER 375

EOS FITNESS: 1 PER 100

420 SPACES

TOTAL PARKING REQUIRED:

580 SPACES

TOTAL PARKING PROVIDED:

526 SPACES

(VARIANCE / PARKING REDUCTION APPROVAL REQUIRED)

ACCESSIBLE SPACES REQUIRED:

20 SPACES

ACCESSIBLE SPACES PROVIDED:

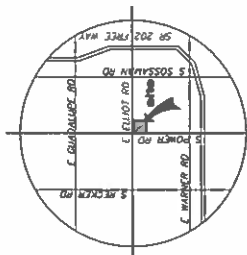
20 SPACES

BICYCLE SPACE REQUIRED:

58 SPACES

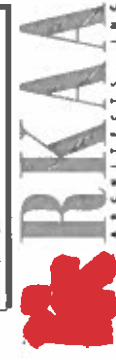
BICYCLE SPACE PROVIDED:

64 SPACES



VIOLATION MAP

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY LINES, ADJACENT LOTS, AND ALL UTILITIES ARE SHOWN AS APPROXIMATE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE BASIS FOR ANY REGULAR ENGINEERING DEPARTMENT.



SP-1

RKAA# 22223.50



POWER & ELLIOT RETAIL
3663 E POWER ROAD MESA, ARIZONA 85212
SEC OF S POWER ROAD AND E ELLIOT ROAD
DATE: 03-02-2023 (PRELIMINARY)



SITE PLAN
SCALE: 1" = 40'-0"

