

# Taco Bell

Lot 5, Avalon Ranch  
SEC Power Road & Elliot Road Mesa, Arizona.

DESIGN REVIEW BOARD APPLICATION

Case No. DRB24-00990



DECEMBER 30, 2024



Development Team

<p><b>Applicant / Developer:</b></p>	<p><b>Avalon Development, LLC</b> 7333 E. Doubletree Ranch Road, Suite 140 Scottsdale, AZ 85258 Contact: David Lack Phone 480-376-8750 Email: dlack@avalondevelopment.com</p>
<p><b>Owner / Representative:</b></p>	<p><b>Hot Tacos, Inc. (Taco Bell)</b> 1825 W Knudsen Dr, Suite 160 Phoenix, AZ 85027 Contact: John Rose Phone: (480) 322-3822 Email: johnrose@petersonburge.com</p>

## **PURPOSE OF REQUEST**

The purpose of this request is to seek design review approval on an approximately 0.74-acre site located at the southeast corner of Power and Elliot Roads (the "Site") for the development of a Taco Bell drive-thru restaurant. Currently zoned LC (Limited Commercial) and designated as "Mixed Use Activity / Employment" in the 2040 General Plan, the Site is anticipated for a neighborhood-serving commercial use. The Site is part of a 14.46 acre retail development called Avalon Ranch, that will include two anchor pads, ALDI and EoS, three restaurant pads with drive-thrus, an automobile oil change facility and a service station/convenience store. Each pad will require the design to be presented in a separate design review application for approval once a user and elevations have been selected.



## **RELATIONSHIP TO SURROUNDING PROPERTIES**

On May 15, 2023, the Mesa City Council voted to approve the rezoning of the property with site plan approval (ZON22-01271) to LC.

A Final Plat for Avalon Ranch was recorded on June 19, 2024. This plat created the seven (7) lot subdivision known as Avalon Ranch. The Taco Bell restaurant building will be located on Lot 5.

A Major Site Plan Modification and Bonus Intensity Zone Overlay will be heard by the Mesa Planning Board on October 23, 2024. This request is for combined site plan approval on Lots 4, 5 and 6

The Property is bounded by arterial roadways to the north (Elliot Road) and the west (Power Road) with undeveloped agricultural land at all four hard corners of the intersection. To the south of the Property is the recently constructed Hillcrest Academy private school and Evo Swim School. To the east of the Property is the Roosevelt Water Conservation District's (RWCD) administrative offices, which were also recently developed. To the east of the administrative offices is the RWCD canal itself.

Given the surrounding commercial, retail and residential uses, this automobile oil and lube facility presents a compatible land use that will provide a valuable service to the adjacent developments. Special design considerations have been made to ensure that the development respects the surrounding context, pedestrian scale and design goals outlined in the General Plan, as will be outlined further.



## **DEVELOPMENT PLAN**

The proposed development consists of a 2,320 square foot building encircled by landscaping. Ingress and egress to the Site will occur from the main shopping center driveway on Power Road. Additional driveways on Elliot Road will provide efficient circulation to and from the overall retail center. ADA accessible sidewalks connect pedestrians throughout the Site and avoid conflicts with vehicular activity.

The Taco Bell is designed to match the aesthetic of the adjoining commercial buildings within the new retail center. Using gray and dark metal tones, brick veneer base, light wall color, and trellis accents, the proposed Taco Bell is contemporary in design.

## **GENERAL PLAN**

Mesa's General Plan 2040 establishes a community vision regarding quality design and development that guides decisions such as how the City grows and looks into the future. Designated as Mixed-Use Activity District on the General Plan land use map, this Site is identified as an area anticipated for community serving commercial use. The General Plan identifies that quality developments come from the use of architectural detailing to provide visual interest, use of materials that add texture and can be easily maintained. ALDI believes in constructing their sites with durable and high-quality materials to reduce maintenance costs and ensure lasting buildings.

Design considerations have been made to ensure that the proposed development is compatible with the surrounding uses and mitigates any potential deleterious impacts. Significant building setbacks are proposed that exceed the base requirements of the existing zoning district. Additionally, a planting quantities comparison chart has been included in this submittal to show where the base requirements have been exceeded to ensure a development that brings life and energy to the surrounding neighborhood.

Anticipated for future commercial uses by the General Plan and current zoning designation, this Site is the ideal location for community-serving retail. Special attention has been given to the design of the site layout and building architecture to ensure compatibility with the surrounding neighborhood. There are currently few grocery stores within a five-mile radius of this Site and, as stated previously, ALDI caters to a different market than a typical large-scale grocer. The quality of the neighborhood is improved by increased access to desired goods and services at convenient locations.

Please contact Avalon Development if you have any questions.