

April 5, 2021

Avalon Crossing

City of Mesa, Arizona

Minor Amendment to the Community Plan

Prepared by:

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Phoenix, AZ 85014



PLANNING DIVISION
APPROVED BY PLANNING
AND ZONING BOARD

05-19-2021

Minor Amendment to the Community Plan

for

Avalon Crossing

April 5, 2021

Land Owner / Master Developer

Pacific Proving, L.L.C.

2801 E. Camelback Road, Suite 450
Phoenix, Arizona 85016
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602-268-8181
andrew@levineinvestments.com

**Civil Engineering / Entitlements
Consultant**

CVL Consultants, Inc.

4550 North 12th Street
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1. Purpose of Request

The purpose of this request is to obtain approval by the City of Mesa for a Minor Amendment to the existing, approved Community Plan (CP) for the Avalon Crossing project, which encompasses approximately 170.5 net acres of land located at the southeast corner of Williams Field Road and Crismon Road in the City of Mesa, AZ. See Exhibit A - Vicinity Map. This submittal is being made concurrently with the proposed Development Unit Plan (DUP) for Development Unit 2 (DU 2) within Avalon Crossing. 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 the Minor Amendment to the CP is for a modification to the existing approved boundary between Development Unit 1 (DU 1) and Development Unit 2 (DU 2) to better reflect market needs. The resulting changes to DU 1 and DU 2 are nominal.

The area calculations for the overall site are discussed in greater detail, in the Project Boundary and Area section of this report below.

2. Project Boundary and Area

The Avalon Crossing site, as noted within the CP, is 30.7 net acre for DU 1 and 139.8 net acre for DU 2, totaling 170.5 net acre. This area excludes all future R\W along 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. Upon further review of the base file used for the Avalon Crossing CP, it was determined that the actual areas for DU 1 and DU 2 are as follows: 29.1 acres for DU1 and 141.4 acres for DU2 totaling 170.5 acres.

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 arterial and collector R/W, is 139.1 net acre. See Exhibit F - Adjusted Areas. The CAD files utilized in the creation of the CP mentioned above, combined with the ALTA survey created for DU 2 yeilds an area of 31.4 net acre for DU 1.

Analysis of the project's southern boundary recently performed by City of Mesa GIS Staff has revealed a refinement of SR 24's R/W. This revision has created a surplus "sliver" of land between Avalon Crossing and the northern boundary of SR 24. CVL Consultants professional land surveyors believe that this "sliver" of land has been

inadvertently created by the slight reduction of the highway's alignment in this area. Further analysis of this issue will be delayed as ADOT has withdrawn the design plans and supporting information for SR 24 from the public realm due to an unrelated dispute with other land owners elsewhere along the alignment. CVL has issued a Letter of Professional Opinion regarding this issue, which along with a supporting exhibit is included within this narrative. See Exhibit F.

In the case of Avalon Crossing DU 2, the SR 24 boundary discrepancy will not effect the land plan within the site as the discrepancy is outside DU 2's boundary.

The area calculations for the Minor Amendment to the Avalon Crossing CP are detailed in Section 7 of this narrative.

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 within DU 2. The proposed Minor Amendment to the CP proposes a nominal realignment of the boundary line between DU 1 and DU 2 to better reflect market needs. The Minor Amendment has been carefully aligned so as to produce a near identical acreage of both DU's upon implementation of this proposed amendment. The proposed boundary shift between DU 1 and DU 2 will maintain previously contemplated arterial roadway access along Williams Field Road to the north and Crismon Road to the west. Future freeway access will remain available to the site via Williams Field Road as previously proposed. See Exhibit B - Existing Development Unit Plan (As Approved).

The Development Unit Plan for DU 2 will be crafted to build upon planning concepts and designs outlined within the 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 will be filed in the future: however the current proposed site plan, with an approximate lot count within DU 2 of 675 lots. This falls within the Land Use Budget allowance for DU 2 (500 residential dwelling units minimum, with 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.

DU 1 and DU 2 will likely be developed separately due to the unique nature of commercial and high density development as compared with traditional single family residential development. Market demand and conditions may dictate an even further diversification of development phasing.

4. Conformance to General Plan and Existing Zoning

The General Plan land use designation for Avalon Crossing is Mixed Use Community (MUC) character area. In addition, the property is located within the Mixed-Use Community District of the Gateway Strategic Development Plan. Adjacent uses to the north and west of the site are MUC (the Cadence Community), with properties to the east comprised of Employment and Neighborhood land uses. The Avalon Crossing project has been designed with the parameters of this land use designation in mind, and is 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.

The proposed Minor Amendment to the Avalon Crossing CP meets the criteria for a minor amendment to the previously approved zoning. See Exhibit D - Existing Zoning.

5. Relationship to Surrounding Properties

The Avalon Crossing property is currently comprised of predominantly undisturbed desert land, and is located adjacent to the east and south of the boundary 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. The GM Proving Grounds property was ultimately sold for development. Several residential and mixed use projects in this immediate 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 adjacent to Avalon Crossing to the north, northwest, and west, and is also under development. Destination at Gateway

is another master planned community located to the northeast of Avalon Crossing. The immediate eastern boundary of 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 extension of SR 24 is currently in the design phase with construction expected to start in October 2020. SR 24 will be extended to the southeast, adjacent to Avalon Crossing along its entire south boundary, and then continuing to the east.

Avalon Crossing has 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 Minor Amendment to the boundary between DU 1 and DU 2 of Avalon Crossing will create no new impacts to any surrounding properties.

6. Location and Accessibility

Avalon Crossing 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. 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.

7. Proposed Minor Amendment to Community Plan

The proposed Minor Amendment to the CP is intended to accommodate a minor realignment of the boundary line between DU 1 and DU 2 to better accommodate market needs and access considerations. The reconfigured DU 1 provides more frontage along Williams Field Road and creates a more developable parcel shape. DU 2 will gain the opportunity for a separate access point to the residential areas off Crismon Road. The acreages of DU 1 and DU 2 are minimally impacted by the proposed boundary shift between the two units. The overall area of the Avalon Crossing CP remains the same. See Exhibit E - DUP Changes.

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

marketability will all be improved with the implementation of the proposed Minor Amendment.

Unit	CP (net) Acreage as Approved	Proposed (net) Acreage Per CP Amendment	Change
DU 1	30.7	31.4 (calculated)	+0.7 acre
DU 2	139.8	139.1 (per ALTA)	-0.7 acre
Total	170.5	170.5	N/A

The proposed acreage revisions are as follows, and are shown graphically on the attached exhibits. See Exhibit E - DUP Changes, and Exhibit F - Adjusted Areas.

Revised Land Use Budget						
Development Unit	Net Acres (measured)	Residential Dwelling Units		Gross Floor Area Non-Residential ²		Maximum Percentage of Allowable Land Use Groups ³
		Minimum	Maximum	Minimum	Maximum	
DU 1	31.4	200	400	100,000	250,000	CR and/or CRSL: 20% CMR: 75% CC: 75% CMU:100%
DU 2	139.1	500	800	-	-	CR and/or CRSL: 100% CMR: 20%
TOTAL	170.5	700	1,200	100,000	250,000	

8. Proposed Development Unit Plan for Development Unit 2

Prior to development occurring within individual parcels at Avalon Crossing, a Development Unit Plan (DUP) must be reviewed and approved for each defined Development Unit (DU) as outlined within the Avalon Crossing CP. The DUP for DU 2 is being submitted concurrently with this Minor Amendment to the CP for Avalon Crossing.

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

DU 2 of Avalon Crossing is 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 modern 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 680 lots.

The DU 2 DUP 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:

- a. Development Unit Land Use Plan
- b. Development Parcel Allocation Exhibit
- c. Development Unit Design Guidelines - Including Details related to:
 - i. Common areas
 - ii. Landscaping
 - iii. Design character
- d. Development Unit Transportation Plan
- e. Development Unit Drainage Plan
- f. Development Unit Potable Water Plan
- g. Development Unit Wastewater Plan

9. Conclusion

The development team believes that this request represents an appropriate and minimal impact revision to the Community Plan for the Avalon Crossing project. Further, the approval of this Minor Amendment and associated Development Unit Plan will further the goals of the Avalon Crossing CP and will improve the proposed land use and marketability of the overall development, which ultimately translates to an improvement to the overall project.

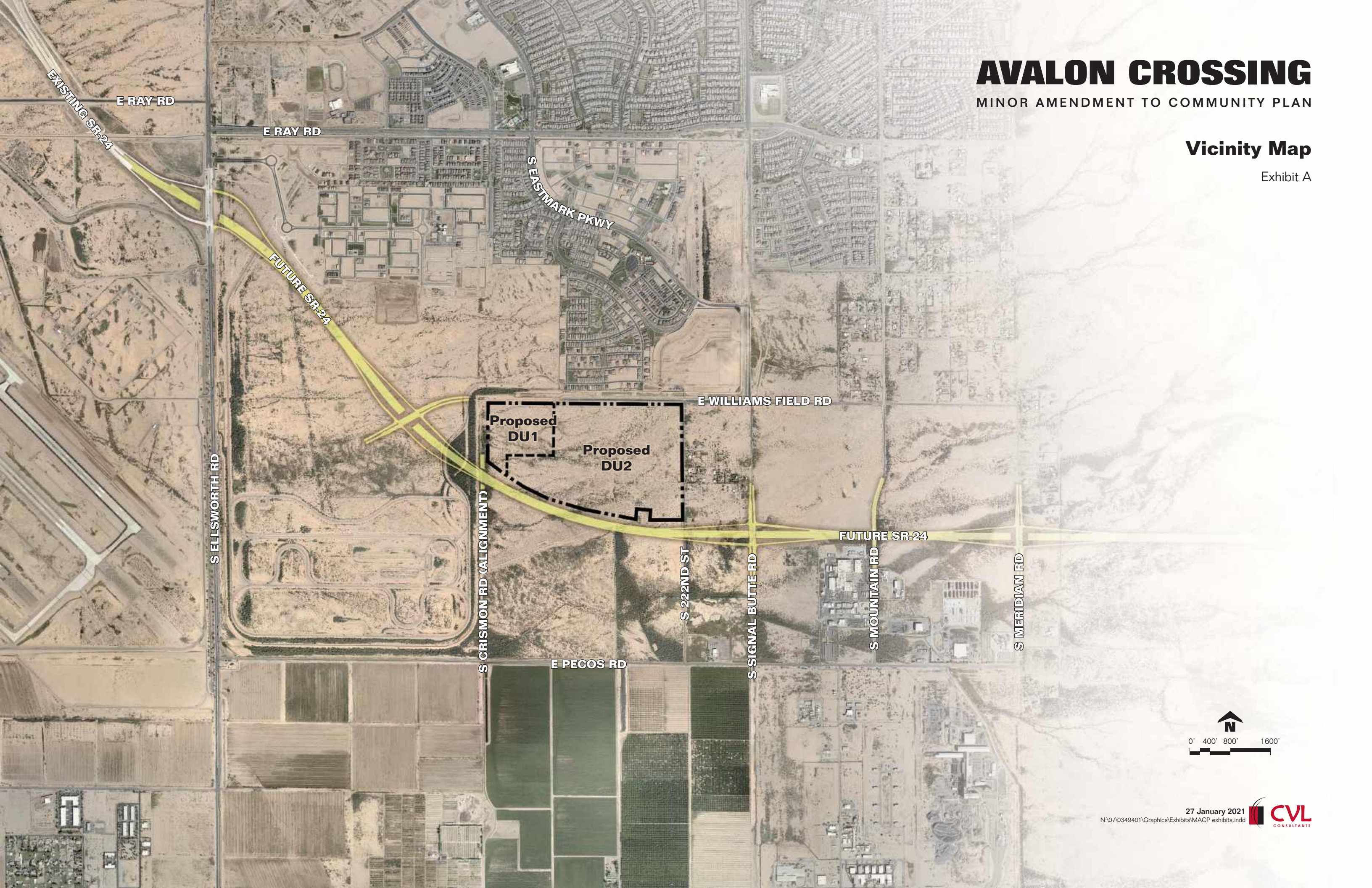
We look forward to working with City of Mesa in the review and approval of this project.

AVALON CROSSING

MINOR AMENDMENT TO COMMUNITY PLAN

Vicinity Map

Exhibit A



AVALON CROSSING

MINOR AMENDMENT TO COMMUNITY PLAN

Existing Development Unit Plan (As Approved)

Exhibit B

E WILLIAMS FIELD RD

DU 1
30.7 Ac.

DU 2
139.8 Ac.

S 222ND ST

S CRISMON RD (ALIGNMENT)

FUTURE SR-24



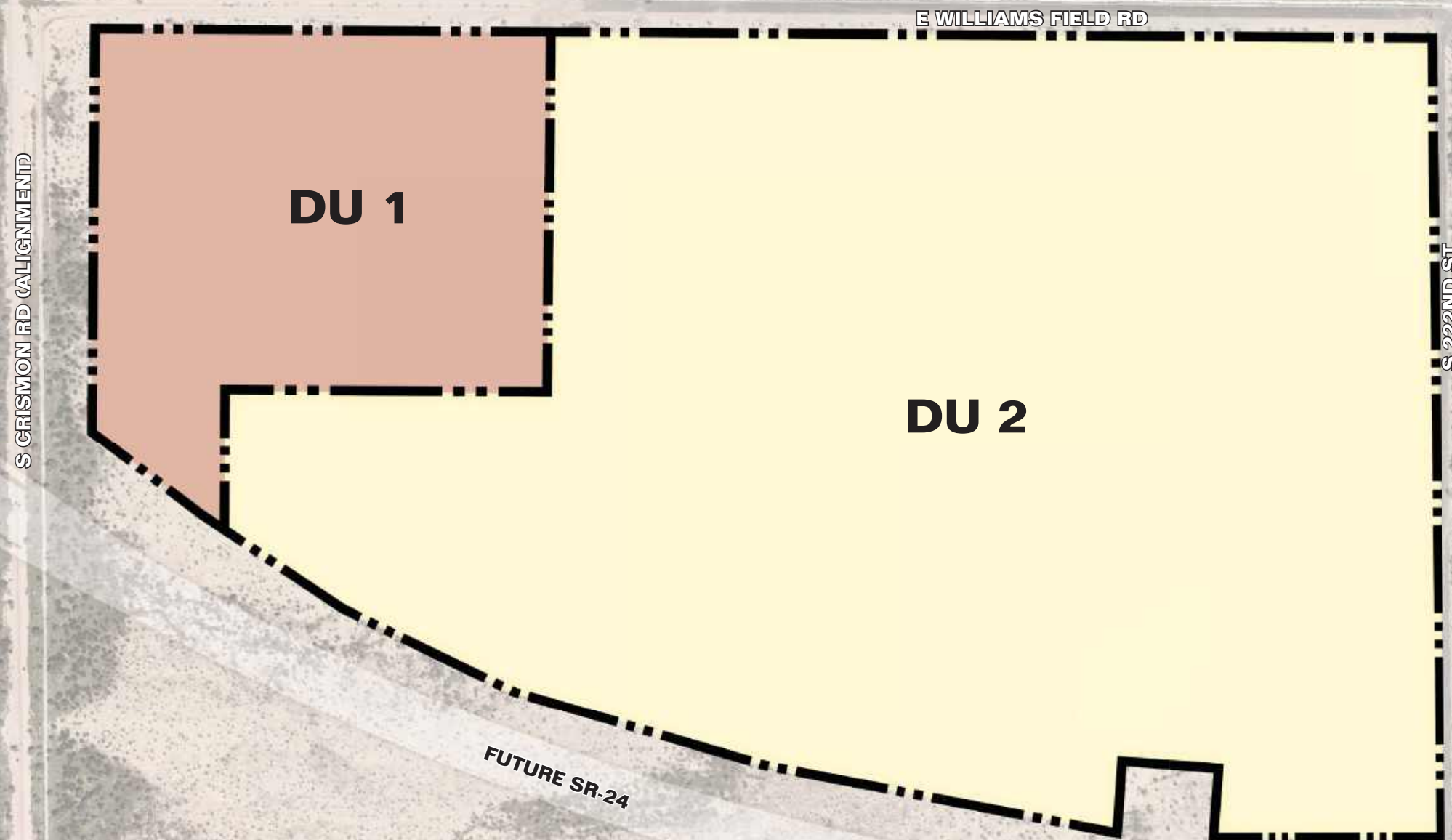
AVALON CROSSING

MINOR AMENDMENT TO COMMUNITY PLAN

Proposed Development Unit Plan

Exhibit C

Proposed Development Unit Plan - Data Table		
DU		DU AREA (NET)
	1	31.4 ac *
	2	139.1 ac *
Total		170.5 ac *

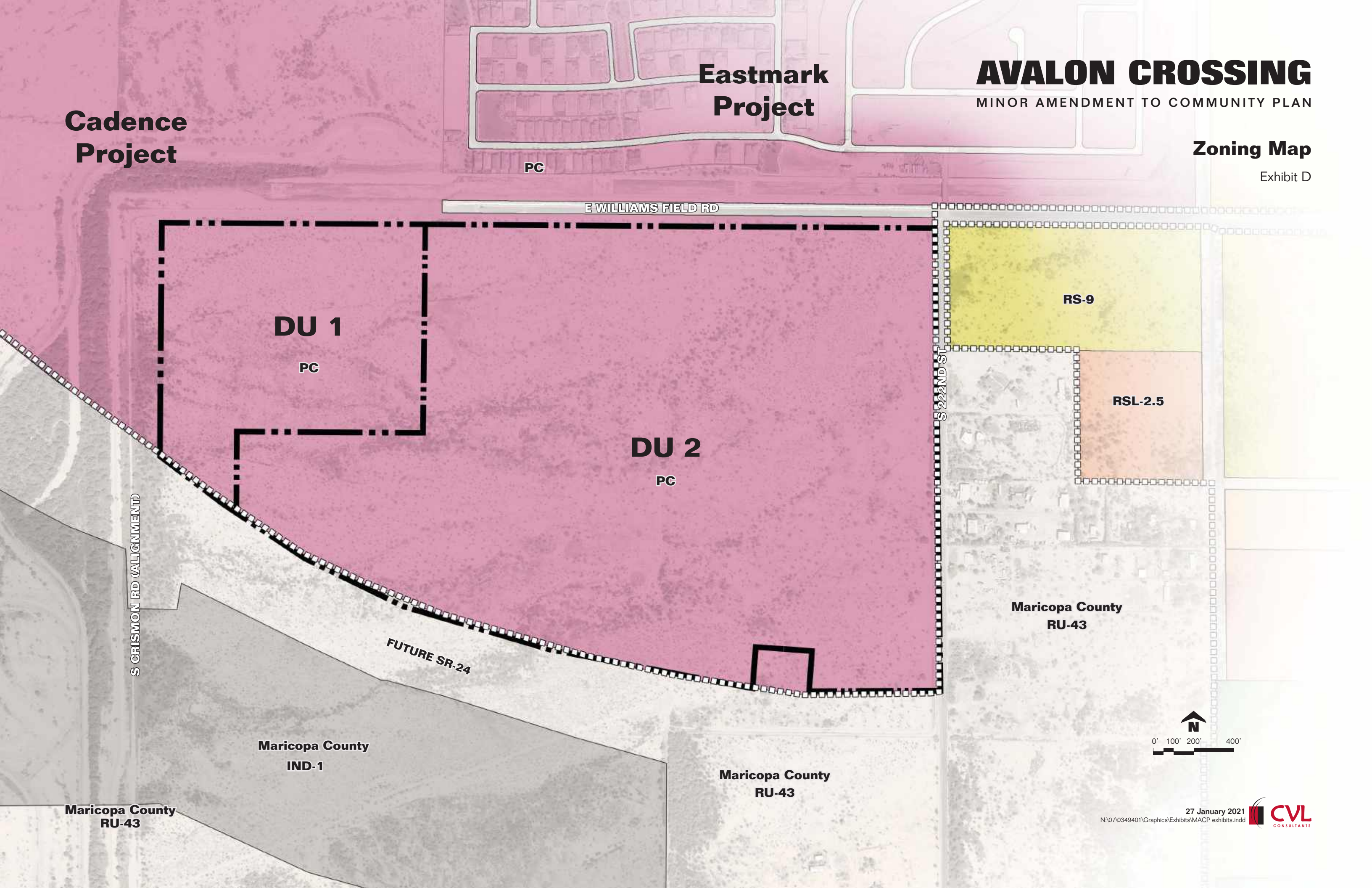


**Cadence
Project**

**Eastmark
Project**

AVALON CROSSING
MINOR AMENDMENT TO COMMUNITY PLAN

Zoning Map
Exhibit D



**Maricopa County
RU-43**

**Maricopa County
IND-1**

**Maricopa County
RU-43**

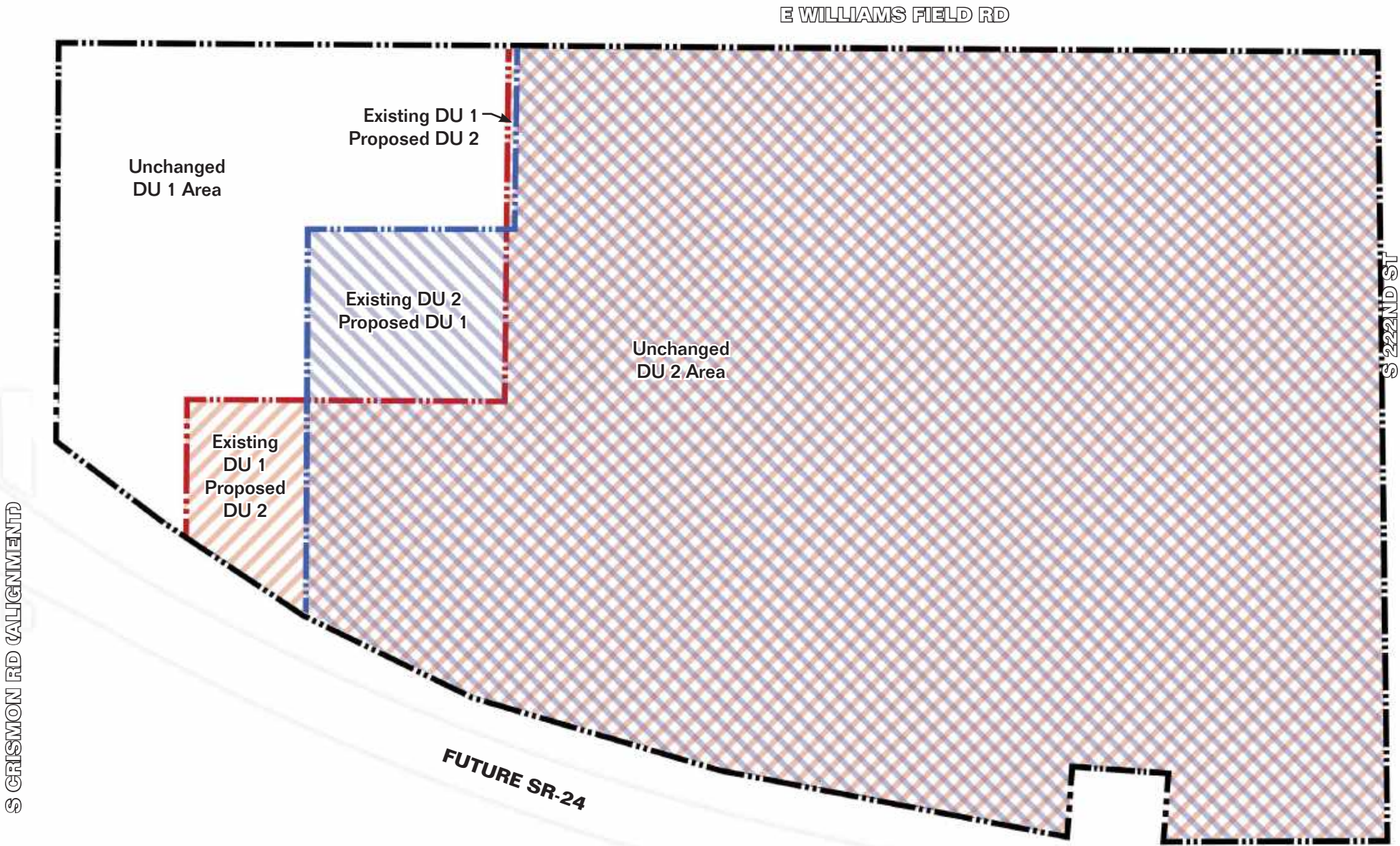
**Maricopa County
RU-43**

AVALON CROSSING

MINOR AMENDMENT TO COMMUNITY PLAN

DUP Changes

Exhibit E



Legend

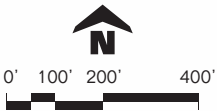
Existing DU 1 & DU 2 Boundary

Existing DU 2

Proposed DU 1 & DU 2 Boundary

Proposed DU 1

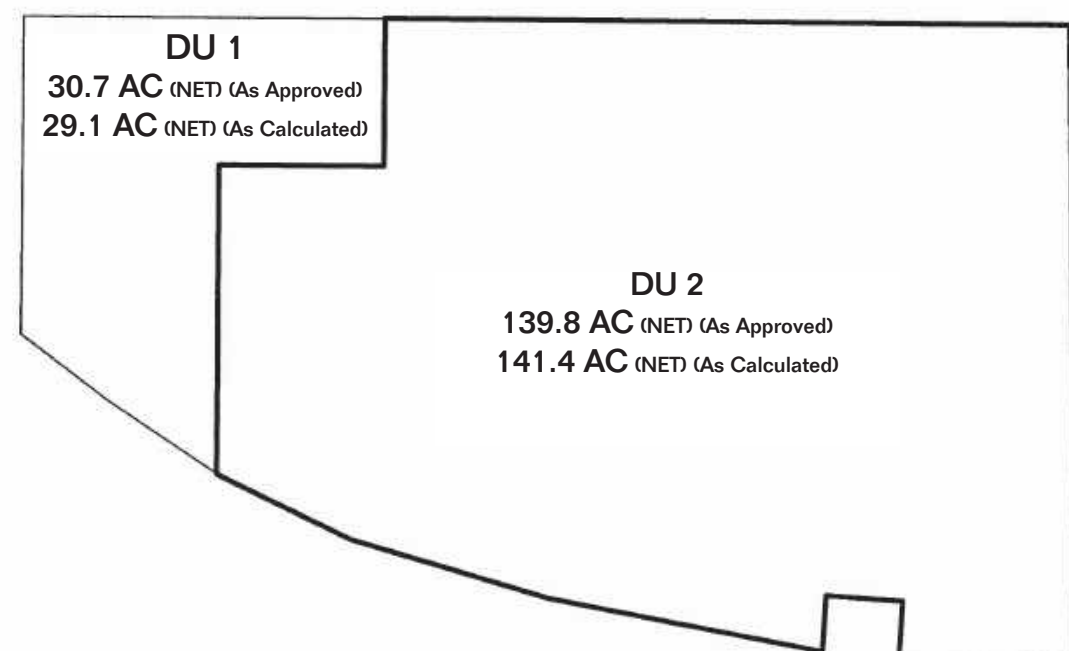
Perimeter for DU 1 & 2



Adjusted Areas

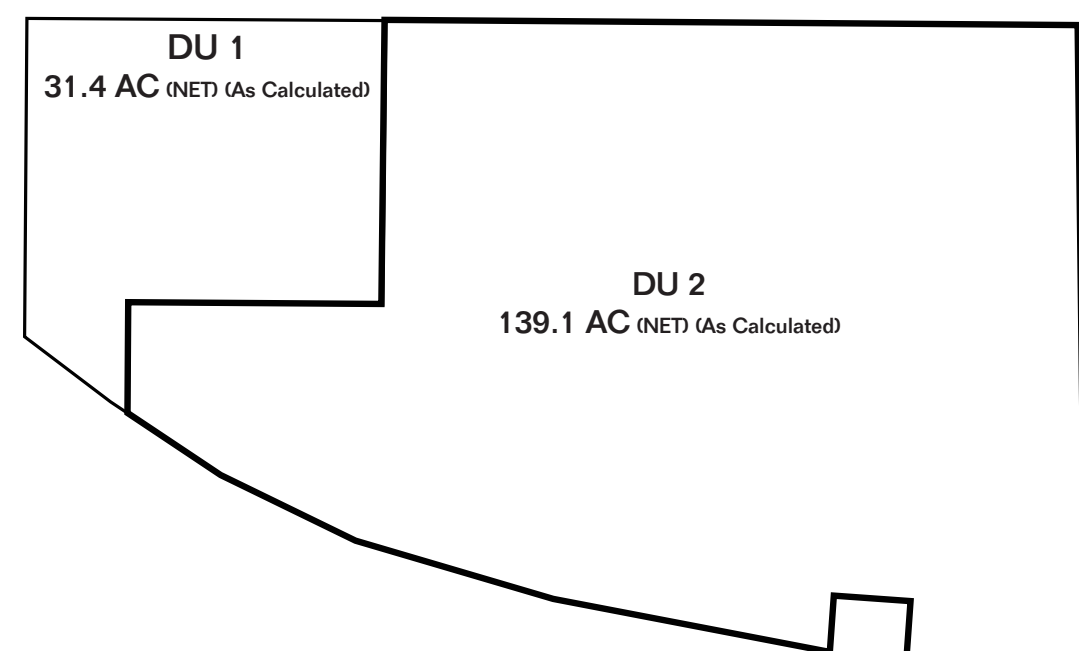
Exhibit F

**Original
DU 1 / DU 2 Configuration**



TOTAL
170.5 AC (NET) (As Approved)
170.5 AC (NET) (As Calculated)

**Revised
DU 1 / DU 2 Configuration**



TOTAL
170.5 AC (NET) (As Calculated)



4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

AVALON CROSSING

MINOR AMENDMENT TO COMMUNITY PLAN

State Route ROW

Exhibit G

November 2, 2020

Mr. Evan Balmer, AICP
55 N. Center Street
Mesa, AZ 85201

Re: Avalon Crossing
CVL Project No.: 07-03494-01

Dear Mr. Balmer;

The CVL boundary for Avalon Crossing matches will to the ALTA/ACSM Land Title Survey by Rosendahl Millet & Associates, dated December 20, 2010. The legal description within our title report also reflects this boundary within survey tolerances.

Rosendahl Millet & Associates, had a survey from 2017 kept the same mathematics, but makes reference to the State Route 24 right of way plans from ADOT. When CVL began working on the plans for this project we looked up the ADOT right of way plans, which were no longer available for the area adjacent to our subject property. ADOT in February 2020 confirmed that the plans were unavailable as this area was in dispute.

In March 2020, Hilgart Wilson issued a survey which has a different geometry along State Route 24, but cited it was per a Rosendahl Survey. The legal description provided from Hilgart Wilson is also unsigned/unsealed. They were incomplete in stating what survey, or why they determined that that was correct to use.

Ultimately all of the ALTA surveys and legal descriptions include language for the intent of the “Right of Way for State Route 24”, but until ADOT finalizes its plans in that area and closes its dispute, the final geometry is unknown.

Sincerely,

Mike Russo, Survey Project Manager
COE & VAN LOO
Consultants, Inc.

