

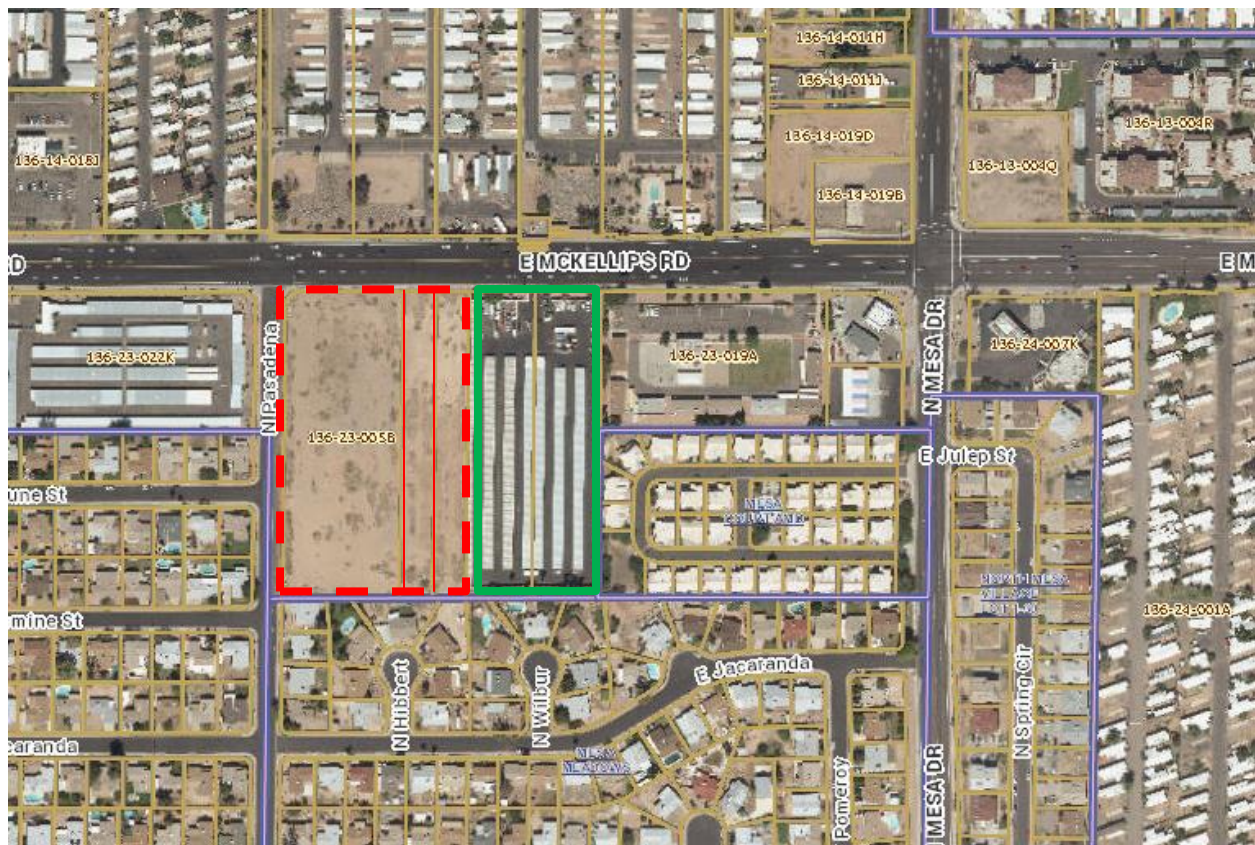
**U-Haul of Riverview
SEC of McKellips Road and North Pasadena
Mesa, Arizona
Project Narrative
REVISED: November 3, 2015**

Project Summary & Request

Pew & Lake, PLC, on behalf of AMERCO Real Estate Company (AMERCO), hereby submits this project narrative and illustrative exhibits in support of a zoning change request on the approximate 5.09 net acres located at southeast corner of McKellips Road and North Pasadena. We are requesting a rezone from Limited Commercial (LC) to Infill District-2 (ID-2) to accommodate the development of U-Haul of Riverview, a self-storage campus featuring traditional mini-storage facilities, RV and boat storage, equipment rentals and storage locker warehousing. While a mini-storage facility is an allowed use in the LC district, other activities which are proposed for the U-Haul campus require rezoning to ID-2, specifically Large Vehicle and Equipment Rentals, and Commercial Parking (RV and Boat Storage). Through the use of the ID-2 zoning district we will propose site-specific land uses and development standards

Site Description

The project site is comprised of three Maricopa County Assessor numbers and is located on the south side of McKellips Road, and the east side of Pasadena as shown outlined in red in the graphic below. The two parcels to the east, shown in green, are currently owned and operated by AMERCO as a traditional mini-storage facility and are not part of this application.



As the graphic shows, this rezoning request is proposed for three different parcels which are known as Maricopa County Assessor parcel numbers 136-23-005B, 136-23-018D and 136-23-018C. The size of each parcel is shown below:

Parcel	APN Number	Square Feet	Acreage
1	136-23-005B	142,772	3.27
2	136-23-018C	40,075	.91
3	136-23-018D	40,075	.91
Total			5.09 net

Adjacent Zoning Districts and Existing Uses

As shown below, the site is bounded on the north by McKellips Road and a mobile home park, on the south by residential uses, and is nestled in between existing mini-storage uses on the east and west.

Direction	Current Zoning	Current Use
North	RM-4	McKellips Road/Mobile Home Park
South	R1-6	Residential
East	LC	Mini-Storage
West	LC	Mini-Storage
Project Site	LC	Vacant

General Plan Conformance

The property is designated in the City of Mesa General Plan as Neighborhood Suburban. Commercial uses in the Neighborhood Suburban designation are intended to be “small, neighborhood scale office, retail, restaurants, services in appropriate locations such as along arterials or at the intersection of arterials and collector streets. Nonresidential lots are typically 3-acres or less in size and the aggregate of any cluster of non-residential uses is generally less than 15 acres.” As previously noted, this property is 5.09 acres and is located at the intersection of an arterial street (McKellips Road) and a collector street (North Pasadena). The proposed storage use is intended to serve the storage needs of residents within a local trade area. Accordingly, this proposed use is consistent with the general plan designation for this property.

Proposed Project

As shown on the site plan attached as **Exhibit A** of this narrative, AMERCO is proposing to build a two-story, 46,321 square foot building. Climate controlled self-storage lockers of various sizes and a product showroom will occupy 40,121 square feet of the building. The remaining 6,200 square feet of the enclosed building will be dedicated to the warehouse storage of U-Boxes, which are small shipping containers

that are loaded at the customer's home, and then stored on the site on either a short or long-term basis. This warehouse storage area is open to employees only, and customer access is prohibited. In response to comments received from staff after the first submittal, the building has now been placed on the east side of the property. By orienting the building on the site in this manner, visual exposure from the intersection will be maintained, thereby reducing the visual impact of the building from Pasadena Street.

Access to the site is provided at driveways on both McKellips and Pasadena. After comments received from staff after the first submittal, the driveway on Pasadena has been shifted north so that it lines up directly opposite the driveway of the existing self-storage facility across Pasadena. Additionally, the Pasadena driveway will have directional striping and signage prohibiting left turns for southbound traffic on Pasadena.

The pavement interior to the site will also be striped asphalt to direct customers to the various areas of the site. Employees and directional signage will direct customers where to park and how to pick-up and return rental vehicles and equipment.

The southern one-third of the property will feature parking canopies and extra-deep parking spaces for covered RV and Boat storage. This area will be enclosed by an 8-foot wrought iron fence. The fence will be placed behind generously landscaped, 20-foot landscape buffers on the south and west sides of the property.

On the north and west sides of the property, a 32-inch high screen wall will be placed between the landscape buffers and the vehicle display and customer parking areas.

The site has been cleverly designed to provide a variety of storage uses with minimal impact to the surrounding neighborhood, while complying with all of the development standards in the underlying Light Commercial (LC) zoning district. It will be developed in a single phase.

Parking

The proposed project meets the Mesa Zoning Ordinance requirements for parking. According to the City of Mesa Zoning Ordinance, 21 parking spaces are required; 26 spaces are provided on the site, including three ADA accessible spaces.

City of Mesa Zoning Ordinance Sec. 11-12-1: Infill-Development District Purpose

As stated in the City of Mesa Zoning Ordinance, the purpose of the Infill Development (ID) Districts is to "promote and facilitate the development and redevelopment of by-passed, underutilized, or abandoned properties". The district provides for the establishment of specific land uses, development standards, alternative fees and streamlined review processes as incentives to stimulate re-investment and development of these properties in a manner that will contribute to the creation of a high quality context for employment opportunities and improve the overall economic viability of that area of the city.

The Zoning Ordinance states, it is the intent of this district to:

1. Encourage flexibility in the development, redevelopment, investment and reinvestment of by-passed, underutilized and/or abandoned properties that meet the criteria below for establishment of this district through the use of Infill Incentive Plans.
2. Encourage the use of innovative approaches to development that utilize sustainable development practices and incorporate environmental performance standards.
3. Where an urban form is anticipated or desired, encourage a mix of uses in close proximity of each other to promote pedestrian activity and reduce vehicle miles traveled. This goal includes consideration of off-site activities.
4. Facilitate the development, redevelopment, and use of properties in Mesa where the public infrastructure is in place.

Our application for the Infill Development designation does not seek alternate development fees nor does it seek a streamlined review process. The decision to seek the Infill Development District classification is to add Commercial Parking for boats and RV's, and limit other uses on the property. This is being done so that the City of Mesa and interested neighbors may have a level of confidence in the uses which will be permitted on this property, and that the ultimate development will conform to the exhibits submitted with this proposal. This is the best tool available in the ordinance which will address the needs of the property owners, the City and adjacent property owners.

Infill-Development 2 (ID-2) Applicability

The ID-2 District is for use with sites of 2.5 acres or more that would benefit from a more comprehensive modification of standard development requirements in order to develop or redevelop. This site is 5.09 acres. However, we are not seeking this zoning district to obtain any relief from the underlying zoning district development standards. Rather, we are seeking the ID-2 District to add the commercial parking element to the list of LC uses and to eliminate potential uses that could be perceived as incompatible with existing development in the area.

ID-2 Land Use Regulations

The property owner is requesting to rezone the property to ID-2 with the base zoning district for land uses and development standards to be the City of Mesa Limited Commercial (LC) Zoning District, the existing zoning designation on the property. The table below demonstrates all of the allowed uses in the U-Haul of Riverview ID-2 Zoning district.

P= permitted in the ID-2 District.

U-Haul of Riverview ID-2 Land Use Regulations	
Public and Semi Public Uses	
Community Garden	P

Day Care Center	P
Government Offices	P
Hospitals and Clinics	
Clinic	P
Nursing and Convalescent Home	P
Place of Worship	P
Animal Sales and Services	
Small Animal Day Care	P
Kennels	P
Pet Stores	P
Veterinary Services	P
Automobile/Vehicle Sales and Services	
Accessory Automobile Rentals	P
Automobile Rentals	P
Automobile/Vehicle Service and Repair, Minor	P
Large Vehicle and Equipment- Sales, Service and Rental	P
Banks and Financial Facilities	P
With Drive Through Facilities	P
Banquet and Conference Center	P
Building Materials and Services	P
Business Services	P
Commercial Entertainment	P
Eating and Drinking Establishments	
Coffee Shops/Cafes	P
Restaurants, Full Service	P
Restaurants, Limited Service	P
With Drive-Through Facilities	P
With Outdoor Seating Areas	P
Food and Beverage Sales	
General Market	P
Hotels and Motels	P
Offices	
Business and Professional	P
Medical and Dental	P
Parking, Commercial	P
Retail Sales	
General	P
Warehousing and Storage	
Mini-Storage	P

*All uses listed above shall be subject to the "Note" limitations contained in Table 11-6-2 of the City of Mesa Zoning Ordinance.

Infill Incentive Plan (IIP)

Provided with this narrative is the U-Haul of Riverview Infill Incentive Plan (IIP). The IIP is the regulating document for the development within the U-Haul of Riverview ID-2 Zoning District. The IIP contains the boundary map and statement of need for the district, as well as the development goals, development standards, and design guidelines for the property.

Summary

This request proposes a well-conceived plan which will provide for a compatible, commercial use on the highly travelled McKellips Road in the City of Mesa. The landscape buffering and fencing on the southern and western boundaries complies with current zoning ordinance requirements and will provide a generous buffer from the very passive and quiet RV and boat storage element of this project, to the benefit of the residential neighbors to the south and west. Additionally, the plan meets the following goals and objectives which should be evaluated when considering a proposed ID District:

- This project conforms to the purposes and intents of the ID District as listed in Section 11-12-1.
- This project provides a land use that is arranged and designed in a manner which integrates with and is similarly consistent with self-storage uses in the immediate surrounding area, the existing roadway system, and other public services.
- This project adequately, reasonably, and conveniently integrates into existing and planned streets, transit systems, and public services, utilities, and public facilities.
- The proposed development is appropriate to and well integrated with its environmental setting, including existing vegetation, soils, geology, topography, and drainage patterns.
- This project features modern design and environmental sustainability.
- The proposed development is compatible with, and not detrimental to, adjacent properties or the surrounding neighborhood(s).

The proposed development will also provide an appropriate infill use for this bypassed property.