



mesa·az

## Planning and Zoning Board

---

### *Case Information*

**CASE NUMBER:** Z15-040 (PLN2015-00394)  
**LOCATION/ADDRESS:** 205 East McKellips Road.  
**GENERAL VICINITY:** Located on the southeast corner of McKellips Road and Pasadena.  
**REQUEST:** Rezoning from LC to ID-2 and Site Plan Review.  
**PURPOSE:** This request will allow for the development of a large vehicle rental facility, mini-storage facility and outdoor RV and boat storage.  
**COUNCIL DISTRICT:** District 1  
**OWNER:** Paul and Douglas Stecker Trustees; Margaret Mulhern Revocable Trust.  
**APPLICANT:** Ralph Pew, Pew & Lake, PLC  
**STAFF PLANNER:** Wahid Alam, AICP Planner II

### **SITE DATA**

**PARCEL NUMBER(S):** 13623005B, 13623018C and 13623018D  
**PARCEL SIZE:** 5.09± acres  
**EXISTING ZONING:** LC (Limited Commercial)  
**GENERAL PLAN DESIGNATION:** Neighborhood Suburban  
**CURRENT LAND USE:** Vacant.

### **ZONING HISTORY/RELATED CASES:**

**June 6, 1970:** Annexed to City (Ord. # 672) and subsequently zoned SR and R1-6  
**June 17, 1985:** Rezone from SR and R1-6 to C-2 subject to an RV parts and Service center and mini-storage facility (Z85-54, Ord. # 1953)  
**June 22, 1987:** Rezone from C-3 to C-2 (Z87-27, Ord. #2226)  
**September 6, 1988:** Rezone to C-2, previous zoning classification due to expiration of time stipulation (Z88-045, Ord. # 2372)

**STAFF RECOMMENDATION:** Approval with conditions.

**P&Z BOARD DECISION:** ☐ Approval with Conditions ☐ Denial

**PROPOSITION 207 WAIVER SIGNED:** ☐ Yes ☒ No

### **SITE CONTEXT**

**NORTH:** (across McKellips Road) Existing residential development -zoned RM-4  
**EAST:** Existing Mini Storage – zoned LC  
**SOUTH:** Existing Residential development – zoned RS-6  
**WEST:** (across Pasadena) Existing Mini Storage – zoned LC

### **PROJECT DESCRIPTION/REQUEST**

The applicant is requesting to rezone a 5± acre site from Limited Commercial (LC) to Infill District 2 (ID-2) and a site plan review for the development of a U-Haul rental, mini-storage, warehouse and RV storage. The site is located west of Mesa Drive on the south side of McKellips Road.

The proposed site plan includes an approximately 46,321 square-foot, two-story self-storage facility (40,121 sq. ft. of lockers & showroom with 6,200 sq. ft. of warehouse storage of U-Boxes) along the east property line facing west towards Pasadena. The southern portion of the site has a secure fenced yard containing 17 covered RV and Boat storage spaces.

Ingress and egress to the site is off of McKellips Road and also to Pasadena with signage for right-turn only. Vehicles/equipment will be parked along the frontage of McKellips and along the frontage of Pasadena north of the driveway access for display purposes. The proposed facility requires 21 parking spaces, where 26 spaces are provided. The site plan does not show a standard City of Mesa trash enclosure, however there is an enclosed refuse area inside the building. The applicant will be required to work with the City of Mesa Solid Waste Division to accept the alternative design standard.

### **NEIGHBORHOOD PARTICIPATION**

The applicant notified surrounding property owners within 1000'. They also notified registered neighborhoods or HOAs within a one-mile radius of the site. A neighborhood meeting was held on September 22, 2015 at Kerr Elementary School with surrounding property owners, citizens and interested parties to discuss the proposed project. The Citizen Participation Report was submitted on November 3, 2015.

To date staff has not received any comments or concerns from neighboring property owners regarding the request.

### **CONFORMANCE WITH THE GENERAL PLAN**

*Summary: The proposed use is consistent with the General Plan. Staff has worked with the applicant on some site layout issues and land uses that have improved the functioning of the site in relationship to the surrounding neighborhood to be in compliance with the General Plan.*

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and in commercial/employment areas of activity. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

### **Criteria for review of development**

The zoning ordinance requires that all site plans be consistent with the adopted General Plan. Determining consistency with the General Plan requires a review of the proposal against the character area requirements and the other goals and policies of the Plan and any adopted sub-

area plans. The following criteria have been developed for use during the review process to determine whether the proposed development is achieving the vision and goals established in this Plan and thus meeting the statute requirements.

**1. Is the proposed development consistent with furthering the intent and direction contained in the General Plan?**

The General Plan focuses on creating land development patterns that emphasize the character of place and focusing on those principles that build neighborhoods, stabilize the job base, and improve the sense of place.

*This proposal will develop the vacant lot with a two story mini-storage facility along the arterial and covered RV-storage in the rear of the property. The proposed building is located along the east property line adjacent to the existing mini-storage. The landscaping and building architecture will improve the appearance of this section of McKellips Road. The proposed use of this property is consistent with the guiding principles of the General Plan.*

The Plan also describes 5 fundamentals to be considered with development to help move the City toward the goal of becoming a more complete, recognizable City. The five elements include:

1. High Quality Development
2. Changing Demographics
3. Public Health
4. Urban Design and Place-Making
5. Desert Environment

*The desert environment is acknowledged through the use of desert-appropriate plant materials and providing quality development for this infill vacant site.*

**2. Is the proposed development consistent with adopted sub-area or neighborhood plans?**

*This area is not within any established Sub-Area Plan.*

**3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?**

The Character Area map of the Mesa 2040 General Plan defines this location as *Neighborhood Suburban* which is defined as follows:

**Neighborhoods**

*Focus:* The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses. The total area devoted to local serving businesses (commercial and office activities) in one location is generally less than 15 acres and these businesses would typically serve people within a mile radius of the area. Existing strip commercial areas along the border of a neighborhood are considered part of this character type. The goal is to redevelop these strip commercial areas over time to provide more of a mix of uses and to integrate better into the surrounding neighborhood. Nonresidential areas within neighborhoods should be designed and located to bring people together and to not disrupt the fabric and functioning of the neighborhood as a place where people live. The design, development, and maintenance of neighborhoods focuses on ensuring clean, safe, and healthy areas where people want to live and maintain their investments. Neighborhoods are

also designed to provide opportunities for people to gain a sense of place and feel connected to the larger community.

**The Sub-Types: Suburban**

This is the predominant neighborhood pattern in Mesa. These neighborhoods are primarily single-residence in nature with most lots ranging in size from 6,000 sq. ft. to 18,000 sq. ft. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. Schools, parks, and religious institutions are frequently found in these neighborhoods. Streets are generally wide and contain sidewalks on both sides.

**Form and Guidelines:**

- The predominant building height is one- and two-stories, but there will be areas with three- and four-story buildings where higher density development is appropriate.
- Density is generally between two and 12 dwelling units per acre, but higher densities may occur along the arterial streets and at major intersections; changes in density should be gradual.
- Lot coverage is generally less than 40 percent but may be increased in small lot developments and Planned Area Developments.
- Homes are setback from the street to provide a front yard.
- Sidewalks are generally available on both sides of the street.
- In new subdivisions, use of cul-de-sacs is limited, block faces are typically less than 900 feet and block perimeters are typical less than 2400 feet.
- Some form of accessible, usable community space is spread throughout the community and provides a focus for smaller neighborhood areas.

**Typical Uses:**

- Single-residence, attached and detached
- Duplex and multiple residence
- 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.
- Compatible public, quasi-public, parks, and special uses such as schools, places of worship, etc.

The General Plan includes the following “form and guidelines” items that apply to this request:

- 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.

*The existing surrounding development fits the description of the subtype: Suburban. The proposed development in this area for a new mini-storage and RV storage facility is appropriate to this subtype to serve the neighborhood need. The proposed new development meets the location and size criteria identified above in typical uses. The proposed landscaping design and enhanced pedestrian connections should increase the curb appeal and also help improve this intersection.*

**4. Will the proposed development serve to strengthen the character of the area by:**

- **Providing appropriate infill development;**

*This site is an infill property within the existing neighborhood zoned LC. The new site plan is designed to provide pedestrian access from McKellips Road and appropriate screening to buffer the activities from the surrounding existing residential development.*

- **Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area;**

*This is vacant land that has been by-passed during previous development cycles; there is no development to remove.*

- **Adding to the mix of uses to further enhance the intended character of the area;**

*Infilling with proposed ministorage and RV storage in the rear of the property will enhance the intended character of the area.*

- **Improving the streetscape and connectivity within the area;**

*This request will provide a well landscaped streetscape appropriate to a "Neighborhood Suburban" district. Development of this property will provide the installation of the east half of Pasadena including additional pavement, curb, gutter, sidewalk and a 20 foot landscape setback which will improve the streetscape and connectivity in the surrounding area.*

- **Meeting or exceeding the development quality of the surrounding area;**

*The Design Review process will be used to ensure this development meets or exceeds the quality of the surrounding area.*

**5. Does the proposed development provide appropriate transitions between uses? In more urban areas these transitions should generally be accomplished by design elements that allow adjacent buildings to be close to one another. In more suburban locations these transitions should be addressed through separation of uses and/or screening;**

*The site design provides sufficient screening and separation from the neighboring residential development, which will help transition the new development with the existing surrounding uses.*

## **STAFF ANALYSIS**

### **SUMMARY:**

The applicant is requesting to rezone from Limited Commercial (LC) to Infill District-2 (ID-2) to accommodate the development of a U-Haul self-storage campus featuring traditional mini-storage facilities, RV and boat storage, equipment rentals and storage locker warehousing. The current LC zoning district allows mini-storage facility, however other additional activities proposed by the applicant require rezoning to a district that allows outdoor display and storage.

One option for the property would be to rezone to the GC, General Commercial District. Staff discussed this option with the applicant and it was rejected due to the number of incompatible uses that could be allowed adjacent to the residential neighborhood. A related option would be to rezone to GC PAD and use the PAD process to limit the range of uses. While this could work, staff believed that the current proposal is not a proper use of the PAD which is intended to "allow for innovative design and flexibility in projects..."

Another option to provide for the desired use and development of this infill parcel is to use the Infill Development District. The Infill Development District is used to "promote and facilitate the development and redevelopment of by-passed, underutilized, or abandoned properties."

Because of the size of the property, 5.09 net acres, the ID-2 District is the appropriate choice for this location. The ID-2 District allows the property owner to customize the zoning requirements for the parcel(s) involved. This option provides the flexibility to address the needs of this specific locations and consider uses that are not allowed in the existing LC District while still providing a means to respond to the needs of the adjacent neighborhood.

In this case the applicant is seeking the Infill Development District classification to add Commercial Parking for boats and RVs as permitted uses, while limiting 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.

The applicant has submitted a detailed applicability analysis in their Infill Incentive Plan (IIP). Staff has reviewed this plan and determined that it meets the criteria identified in Section 11-12-2 of current Mesa Zoning Code.

The proposed uses and development standards in the IIP are provided below. The applicant used the LC uses as the starting point and modified those uses to provide for the currently desired development. Staff encouraged maintaining other appropriate uses for the area to facilitate modification in the future without having to rezone.

#### **Land Uses:**

The table below demonstrates all of the proposed allowable uses in the U-Haul of Riverview ID-2 Zoning district.

P= permitted in the ID-2 District.

<b>U-Haul of Riverview ID-2 Land Use Regulations</b>	
<b>Public and Semi Public Uses</b>	
Community Garden	P
Day Care Center	P
Government Offices	P
<b>Hospitals and Clinics</b>	
Clinic	P
Nursing and Convalescent Home	P
Place of Worship	P
<b>Animal Sales and Services</b>	
Small Animal Day Care	P
Kennels	P
Pet Stores	P
Veterinary Services	P
<b>Automobile/Vehicle Sales and Services</b>	
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.

**Development Standards:** The Development Standards for the U-Haul of Riverview ID-2 Zoning District included in the IIP are shown below. Most of these are the same as the development standards established in the underlying LC Zoning District of the City of Mesa Zoning Code. Two exceptions are: the Interior Side setback which is kept at a consistent 20 feet and the south setback is kept at a consistent 60 feet in the IIP rather than increasing with taller buildings as provided in the LC District.

Development Standards	
Lot and Density Standards:	
Minimum Lot Area	10,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Building Form and Location	
Maximum Height	30 feet
Setbacks:	
McKellips Road (6-Lane Arterial)	15 feet
Pasadena (Local Street)	20 feet
Interior Side (next to LC district)	20 feet
South Setback (next to R1-6 district)	60 feet
Parking Setback	25 feet
Minimum Separation Between Buildings	
Building Heights between 20 and 40 feet	30 feet
Ground Floor transparency applies	Yes
Main Building Orientation requirement applies	Yes

In addition to the standards provided above, the IIP states the proposed development will comply with all general development standards pertaining to Signage, Materials, Fencing,

Landscaping, Lighting, Parking, Trash Storage and Loading as outlined in Title 11 of the Mesa City Code. The proposed development will also comply with the Design Guidelines applicable to the underlying LC zoning district and Article 4 Chapters 30 through 33 of the City of Mesa Zoning Ordinance.

Staff appreciates the site layout which will enhance this intersection of Pasadena and McKellips Road. However the building design needs further improvement to be compatible to some recently approved design and built mini-storage facilities in Mesa. Staff will continue to work with the applicant through the Design Review process to ensure the quality of building design, material, texture and color including landscape plan.

#### **CONCLUSIONS:**

Staff does not have any unresolved concerns with the proposed infill development for the U-Haul rental, mini-storage and RV storage facility at this location, subject to the Design Review process. Therefore, staff recommends approval of case Z15-040 for rezoning from LC to ID-2 and Site Plan Review subject to the following conditions.

#### **CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and building elevations submitted unless modified by the following conditions.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. **Compliance with all conditions of Design Review process for architectural and landscaping design.**
5. **Submission to the Planning Director for sign-off prior to building permit submittal, a revised site plan incorporating the following items as discussed in the report:**
  - a. **Provide a 15-foot landscaped setback along the entire length of the east property line.**
  - b. **Provide a raised landscape island with plant materials for the length of the vehicle parking on both sides of the driveway access off of McKellips Road and Pasadena.**
  - c. **Install pedestrian crossings with enhanced materials such as stamped concrete or other alternative design (striped asphalt is not acceptable).**
  - d. **Provide an 8-foot wide raised landscape median with plant materials at the end of parking stalls facing the west elevation of the building.**