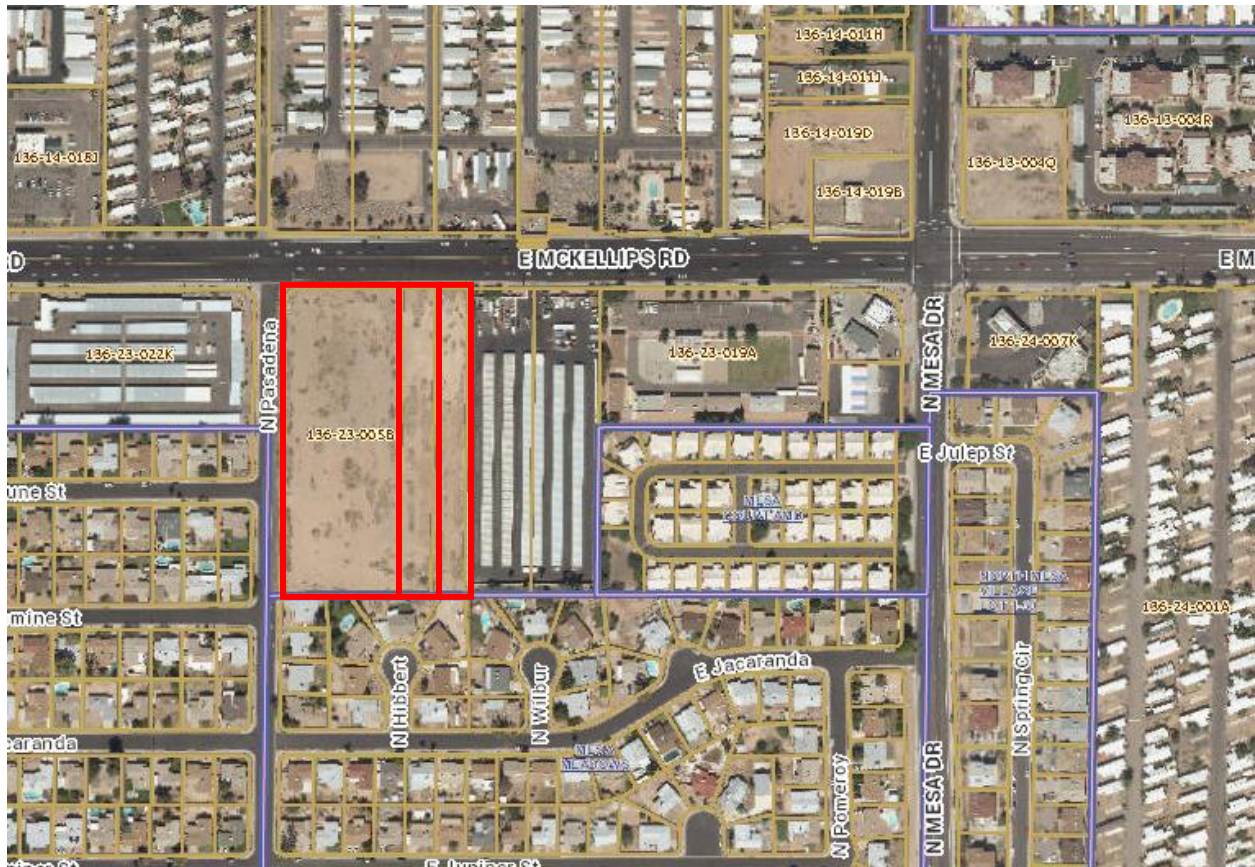


U-Haul of Riverview Infill Incentive Plan (IIP)

This IIP will serve as the regulating document for property development within the U-Haul of Riverview ID-2 zoning district.

A) IIP Map

The boundary of the proposed ID-2 zoning district will be as shown on the attached Proposed Site Plan (**Exhibit A**) and shown below in red. Specifically, the parcels are currently known as Maricopa County Assessor Parcel numbers 136-23-005B, 136-23-018C and 136-23-018D.



Existing Site Conditions. The project site is improved along McKellips Road. These improvements include curb, gutter, attached sidewalk and street lighting. The site is not improved on North Pasadena, however, this same level of improvement (curb, gutter, sidewalk, lighting) will be completed with the development of this project. There is an 8" waterline stub off McKellips Road which will be connected to for water service to this project. Similarly, there is a 10" sewer line in Pasadena which will provide a linkage for sewer services. All existing electrical utilities are currently underground. Bike lanes exist on both sides of McKellips Road. There are bus stops provided at the northwest

and southeast corners of McKellips and Mesa Drive, as well as at the southeast corner of Center Street and McKellips Road. There are no historical or archaeological significant structures in the immediate vicinity.

B) Statement of Need (Infill-Development-1 (ID-2) Applicability Analysis)

This proposed development meets the criteria outlined in Section 11-12-2 which states that “an ID District may be established for any area where the City Council finds that the property meets the definition of “by-passed parcel” as defined in this Ordinance, without regard to lot size.”

The City of Mesa Zoning Ordinance defines a “by-passed parcel” as “any lot or parcel which meets all of the following”:

A. Does not exceed 2.5 net acres, and has been in its current configuration for more than 10 years; or

Not applicable.

B. Does not exceed 5 net acres and was created by the assembly of individual, contiguous parcels, each not more than 2.5 acres in area; and

This property is 5.09 acres and has been assembled from three contiguous parcels measuring 3.27, .91 and .91 acres.

C. Is served by, or has direct access to, existing utility distribution facilities; and

The proposed site is located on a main arterial with available connections to water, sewer, gas and electric utilities.

D. Is surrounded by properties within a 1,200-foot radius in which:
1. The total developable land area is not more than 25% vacant;
and

There are 417 distinct parcels within a 1200’ radius from this proposed development. Of those, only three remain vacant. The three vacant parcels are approximately 600’ from this proposed development; at the northeast and northwest corners of McKellips Road and Mesa Drive.

2. Greater than 50% of the total number of lots or parcels have been developed 15 or more years ago.

The parcels found within the 1200’ foot radius are primarily comprised of two residential subdivisions to the south, and

two mobile home parks to the north. The residential subdivisions were developed in the late 1970's, and the mobile home parks were developed in the early 1970's. The majority of the commercial properties along McKellips were developed in the mid to late 1980's.

The proposed district must also meet at least three of the following enumerated requirements. For the purposes of this proposed ID-2 district this analysis is only being applied to the commercially designated properties along McKellips Road.

- There is a high percentage of vacant older or dilapidated buildings or structures;
 - **The non-residential and commercial development along the McKellips Road corridor between Center and Mesa Drive consists of various shapes, sizes and uses of buildings that are typically more than 30 years old. Over time, many of these buildings have alternated between vacant and occupied as spontaneous uses emerged and evaporated. Most of the existing buildings have not been refurbished, restored or remodeled during their expected economic and serviceable life expectancies.**
- There is a high percentage of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes, buildings designed for obsolete land uses, or environmentally contaminated sites;
 - **Recognizing the high volume of traffic on McKellips Road at this location, customary land use developments that can take advantage of the traffic volume would typically have emerged and evolved over the past decades. However, in this area of the City, underused parcels dominate the commercial streetscape and little or no creative/unique land development or reuses have occurred.**
- There is a high percentage of buildings or other places where nuisances exist or occur;
 - **Not applicable.**
- There is an absence of development and investment activity compared to other areas in the City;
 - **For the reasons stated in the second bullet point above, there has been a notable absence of investment capital expended to redevelop or enhance existing structures in this area of McKellips Road as compared to portions of other major arterial roads such as Baseline Road or Southern Avenue.**
- There is a high occurrence of crime; or,
 - **Not applicable.**

- There is a continuing decline in population.
 - **A review of the residential properties within close proximity to this proposed development finds that most of these structures are approximately 35 years old. As such, it can be inferred that the population in this area has aged along with the homes, and likely has also declined.**

C) Development Goals

This proposed development provides for an organized and thoughtful plan which has considered both the needs of the property owner and the needs of the adjacent neighbors.

As shown on the proposed site plan, 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.

D) ID-2 Development Regulations

Permitted Uses. 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 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.

Development Standards. The Development Standards for the ID-2 zoning are the development standards established in the underlying LC Zoning District of the City of Mesa Code and as shown in Table 11-6-3A with the following changes:

- Interior Side and Rear Adjacent to Non-Residential District shall be 15 feet for two story building.
- Delete “Ground-Floor Transparency Requirement Applies”.
- Delete “Main Building Entrance Orientation Requirement Applies”.

E) General Development Standards

Additionally, the 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, except as modified herein under Paragraph (D) “Development Standards”.

F) Design Guidelines

The proposed development will 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.