

4550 E SOUTHERN AVENUE - SELF STORAGE

Mesa, Arizona

REZONE, SCIP, SUP, PAD MODIFICATION, & SITE PLAN REVIEW PROJECT NARRATIVE

September 14, 2016

REVISED

A. PROJECT SUMMARY & REQUESTS

Welker Development Resources, LLC ("Applicant"), on behalf of RNF Investments ("Owner"), respectfully submits this project narrative and supporting documents in support of a zoning change on approximately 2.78 acres located at 4550 E Southern Avenue in Mesa, Arizona ("Property") and is commonly known as a portion of APN: 140-51-721 and Sunland Village 8, Tract A. The specific requests are as follows:

- A. Rezoning from Single Residence RS-6-PAD to Limited Commercial (LC) to allow the expansion of an existing self storage facility.
- B. A Substantial Conformance Improvement Permit (SCIP) via Case BA16-050 to facilitate additions to an existing mini-storage warehouse facility in the LC zoning district.
- C. A Special Use Permit to allow an existing recreational vehicle (RV) storage yard initially provided as an accessory use to a residential master plan development in the RS-6-PAD zoning district to be utilized by the general public
- D. Minor modifications to a Planned Area Development (PAD) overlay district related to development standards for that same RV storage yard. (PLN2016-00489)
- E. Site Plan Review (SPR).

B. HISTORICAL BACKGROUND/CURRENT USE OF PROPERTY

When Sunland Village was initially developed in 1979, Mesa's approvals included an outdoor storage site to accommodate recreational vehicles (RV's) on the approximately 7.33 acres that comprised Tract A. This site was considered an amenity of the Sunland Village community and designated for the use of the adjacent residents. In 1984, approximately 1.2 acres of the Property adjacent to Southern Avenue was rezoned to LC to allow the development of a self storage facility, which was constructed and continues to operate as originally approved.

C. PROJECT DESCRIPTION

As demonstrated on the site plan included with this application, the proposal involves the expansion of an existing self-storage business. The existing self storage business is located on the southern 1.2 acres of Tract A immediately adjacent to Southern Avenue. Open RV storage currently occupies the remaining 6.13 acres immediately adjacent to the north boundary of the existing self storage. Approval of this request would allow the Owner to expand the existing self storage business into the area currently occupied by RV storage.

The office being used to manage the existing self-storage facility will continue to be used to manage the proposed expansion. For clarification, the existing RV storage will be maintained along the north site boundaries consistent with current practices and as previously approved. The proposed 3 self-storage buildings are located in the center of the site to maximize functionality.

The demographics of retirement communities in this region are changing. Historically retirement developments have needed outdoor storage options for RV's and boats. Today the demand for outdoor RV storage is slowly shrinking and the demand for traditional self-storage facilities is growing.

D. EXISTING AND SURROUNDING SITE USES

The surrounding zoning and uses are identified as follows:

	Existing Zoning	Current General Plan	Existing Use(s)
North	RM-2 and RS-6	Neighborhood Suburban	Single Family Attached & Detached Homes
South	Southern Avenue RM-3 and OC	Neighborhood Suburban	Southern Avenue, Multi-Family Housing (apartments), Office Building
East	Flower Circle RS-6 and RM-4	Neighborhood Suburban	Single Family Detached Homes
West	RM-2 and RM-4	Neighborhood Suburban	Multi-Family Housing (apartments) and Single Family Attached Homes

E. ELEVATIONS & LANDSCAPE

The building elevations will be designed to compliment the existing self-storage building and consistent with Mesa's established Design Guidelines. No changes in the elevations for the existing self storage facility are proposed. Via separate application, all proposed elevations and design elements will be submitted for Design Review Board review and approval.

F. PARKING

Parking will be designed and provided in compliance with Mesa's standards for self-storage developments. Drive aisles adjacent to each self storage building is of sufficient width to allow for customer parking adjacent to each storage unit, while maintaining access/maneuverability for two way normal vehicular movements and emergency vehicle access/maneuverability.

G. PUBLIC STREET IMPROVEMENTS

The existing street improvements on Southern Avenue are built to current City standards and no new public street improvements are needed. The existing driveways on Southern Avenue will be brought into ADA compliance in conjunction with this proposed development.

H. PUBLIC RIGHT-OF-WAY

The existing public right-of-way already dedicated and no additional right-of-way or public easements are required in conjunction with this development. If determined to be necessary during construction document review, right-of-way dedication may be required to ensure the ADA sidewalk behind the existing are contained within the public domain.

I. PUBLIC UTILITIES & SERVICES

It is not anticipated that any new City of Mesa water, wastewater, or gas utility services will be needed for this proposed development beyond the extension of water mainlines inside the site boundaries as needed to accommodate required fire hydrants and/or other fire suppression systems.

J. STORMWATER RETENTION

Stormwater retention for this site is maintained in an existing basin located adjacent to the east property line. While no changes in drainage patterns are proposed, any increase in stormwater runoff from the proposed self storage expansion will be directed to and retained in the aforementioned basin.

It is anticipated that the existing retention basin will need to be regraded to accommodate the construction of a 30' drive aisle on the east side of the three new self-storage buildings. Accordingly, the Owner's engineer will prepare the requisite drainage calculations and G&D design showing compliance with Mesa's adopted standards.

K. LOCATION AND ACCESSIBILITY

The site is located approximately ¼ of a mile east of the north east corner of Greenfield Road and Southern Avenue. Primary access is via an existing commercial driveway off Southern Avenue and a secondary access exists off Flower Circle and is only for use by Sunland Village residents that are storing RV's.

L. CIRCULATION SYSTEM

The site is near the corner of two major arterial streets and will not have a significant impact on the surrounding circulation system. The on-site circulation will be simply controlled by the proposed drive aisles within the site. Site ingress and egress will not change from its current use. Once inside the securely fenced area, the width of the drive aisles are sized to accommodate two way normal vehicular movements and emergency vehicle access/maneuverability. Access will be via the existing commercial driveway on Southern Avenue.

As demonstrated on the plan documents, a 6' fence with access gates on the east and west ends, will create a clear and practical separation between the existing RV storage and proposed self-storage expansion. This access control between the two uses does not allow commingling of uses, but does accommodate a secondary means of RV vehicle access that minimizes RV traffic on Flower Circle.

M. COMMUNITY FACILITIES AND SERVICES

Due to the nature of the type of proposed use, additional services such as parks, schools, or other regional amenities are not needed or required.

N. SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT (SCIP) CRITERIA

This SCIP request is to allow the existing conditions to remain as recognized deviations from the zoning code. The approval of this SCIP is necessary and justified because: (a) compliance with current landscape standards for the existing self-storage will cause a practical and unreasonable hardship, (b) requiring the proposed self storage expansion to comply with current landscape standards is not necessary to achieve the intended goals of these standards and (c) the non-conformities, such as foundation landscaping and perimeter landscape requirements, do not impose unreasonable encroachments to surrounding properties and their uses.

Accordingly, the Applicant hereby requests a SCIP to address the following code requirements:

1. Deviation from the required foundation base (Sect. 11-33-5A). The existing building hardscape is minimal at the front (+/-10'-0") and non-existing at rear and sides. Existing construction is such that conforming to the code would be a hardship that would jeopardize typical self storage operations.
2. Deviation from the required perimeter landscaping on the west and north sides (Sect. 11-6-3A, 11-33-3, & 11-33-4). Due to the unique location of this site within the boundaries of an existing RV storage lot, conforming to these code sections would be unnecessary and a hardship.
3. Deviation from Mesa Standards for Pedestrian Access through parking area (Sect. 11-30-8A). We will not be adding any pedestrian access to the existing main parking field.
4. Deviation from Mesa Standards for Trash and Refuse Collection Areas (Sect. 11-30-9G 11-30-12). The solid waste container on the existing self storage site will not be modified as part of his proposal.

As noted above, the reason for these requests is to allow an expanded use of the Property for the Owner's self-storage business operations. The proposed expansion is within the boundaries of the existing RV storage site, will not substantially change adjacencies to any of the existing residential land uses, is surrounded by a 6-foot tall masonry wall, and self storage expansion will generally not be visible from Southern Avenue or the adjacent properties.

Along the east boundary of the proposed self storage expansion is an approximately 35,000 s.f. fully landscaped retention basin with 20 mature trees. While located on the east perimeter only, it's size far exceeds the aggregate square footage of perimeter landscaping that would normally be required on the west and north boundaries.

Compliance with current landscape requirements is not needed to improve the appearance of the community or soften the appearance of the expansion. The requested deviations are consistent with similar approvals with the development of both the outdoor RV storage and self storage facilities. The proposed expansion of the self storage on the site is compatible with the surrounding commercial and residential uses.

Strict adherence to these code requirements would create a practical difficulty and unnecessary hardship to the Owner, especially because the site is already developed and operational.

O. CONCLUSION

By taking a holistic view of this property, surrounding retirement-oriented neighborhoods, and the opportunity to expand the existing self storage use; we submit that this proposal achieves an appropriate balance that more effectively addresses the changing demands of local users. Accordingly, we respectfully request staff's support for this project.