

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.

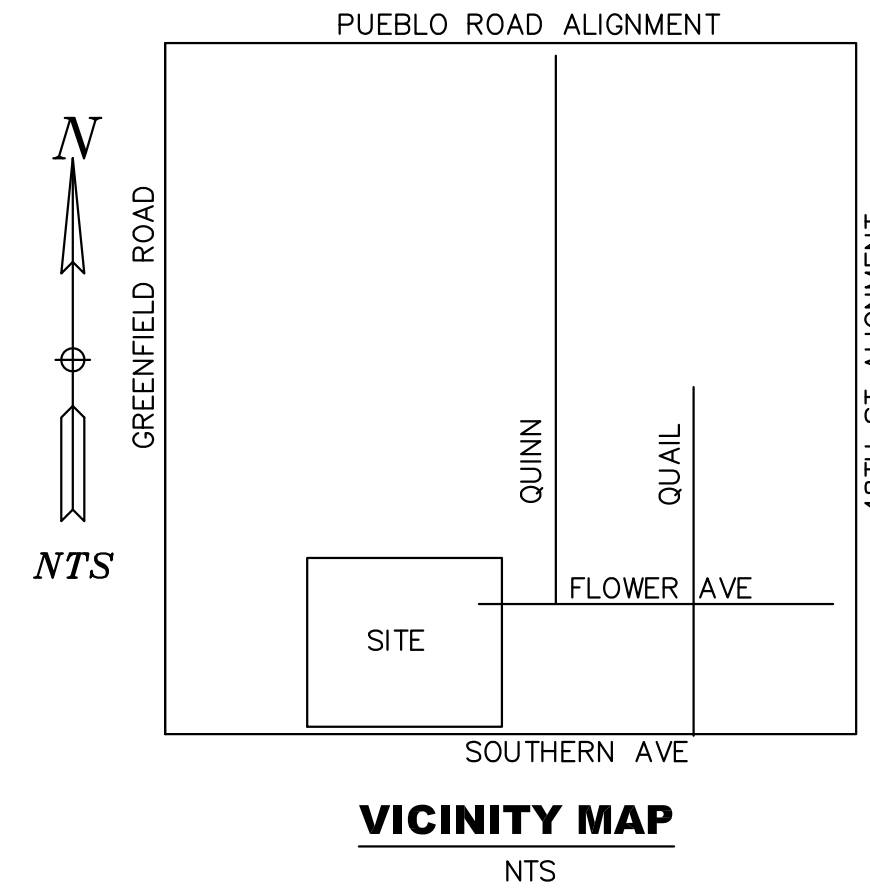
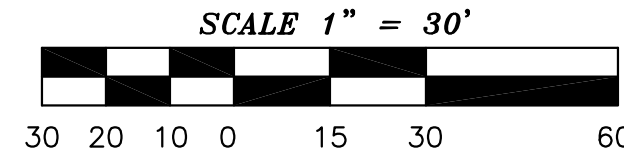
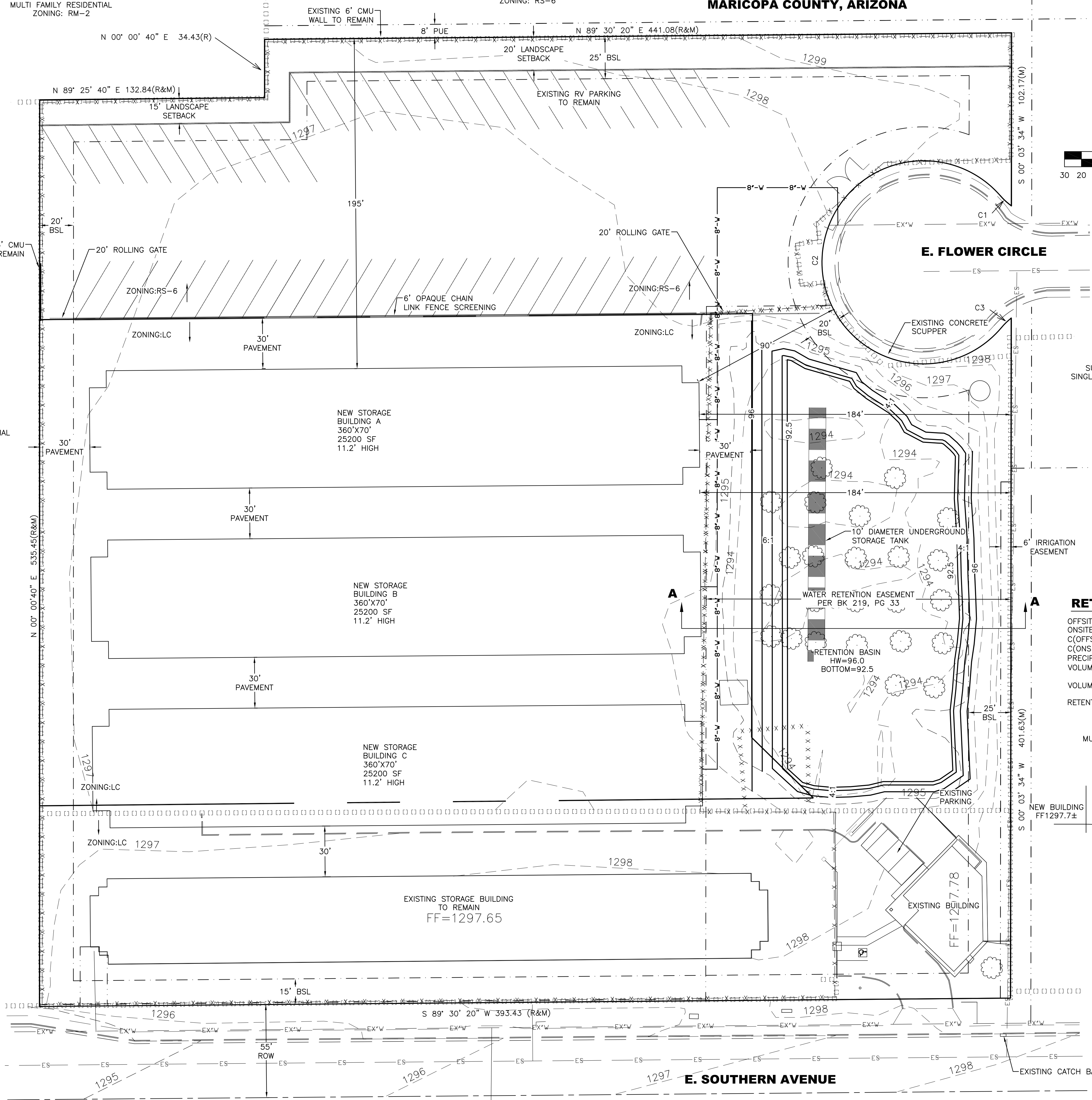
PRELIMINARY GRADING AND DRAINAGE PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE G.&S.R.B.&M.,
MARICOPA COUNTY, ARIZONA

APN 140-51-002E
MULTI FAMILY RESIDENTIAL
ZONING: RM-2

SUNLAND VILLAGE 8
SINGLE FAMILY RESIDENTIAL
ZONING: RS-6

EXISTING 6' CMU
WALL TO REMAIN

APN 140-51-002E
MULTI FAMILY RESIDENTIAL
ZONING: RM-4



SITE DATA

APN: 140-51-721
GROSS AREA: 342994 SF (7.8741 AC)
NET AREA: 311457 SF (7.1501 AC)
EXISTING ZONING: LC & RS-6
PROPOSED ZONING: LC & RS-6

LEGAL DESCRIPTION

TRACT A SUNLAND VILLAGE EIGHT ACCORDING TO
BOOK 219, PAG 33, RECORDS OF MARICOPA
COUNTY, ARIZONA

RETENTION CALCULATIONS

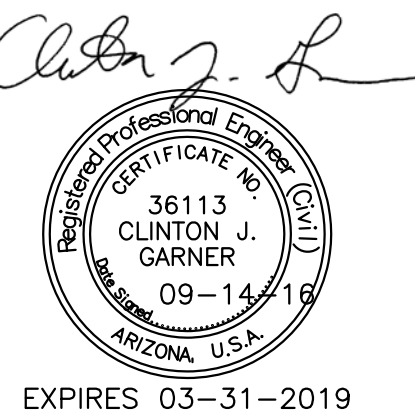
OFFSITE AREA DRAINAGE TO EXISTING RETENTION BASIN = 375100 SF
ONSITE DRAINAGE AREA = 311457 SF
C(OFFSITE) = 0.85
C(ONSITE) = 0.95
PRECIPITATION AMOUNT = 2.15" (0.18")
VOLUME REQUIRED = (375100(0.85) + 311457(0.95)) * 0.18" = 110650 CF
VOLUME PROVIDED = (34595 SF + 22113 SF)*3.5' + 150' * 78.54 SF = 111020 CF
RETENTION TO BE BLED OFF TO EXISTING CATCH BASIN ON SOUTHERN AVENUE

APN 140-51-006Y
MULTI FAMILY RESIDENTIAL
ZONING: RM-4

SECTION A-A

NTS

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	40.00	12° 48' 33"	8.94
C2	40.00	278° 55' 00"	292.08
C3	40.00	11° 39' 26"	8.14

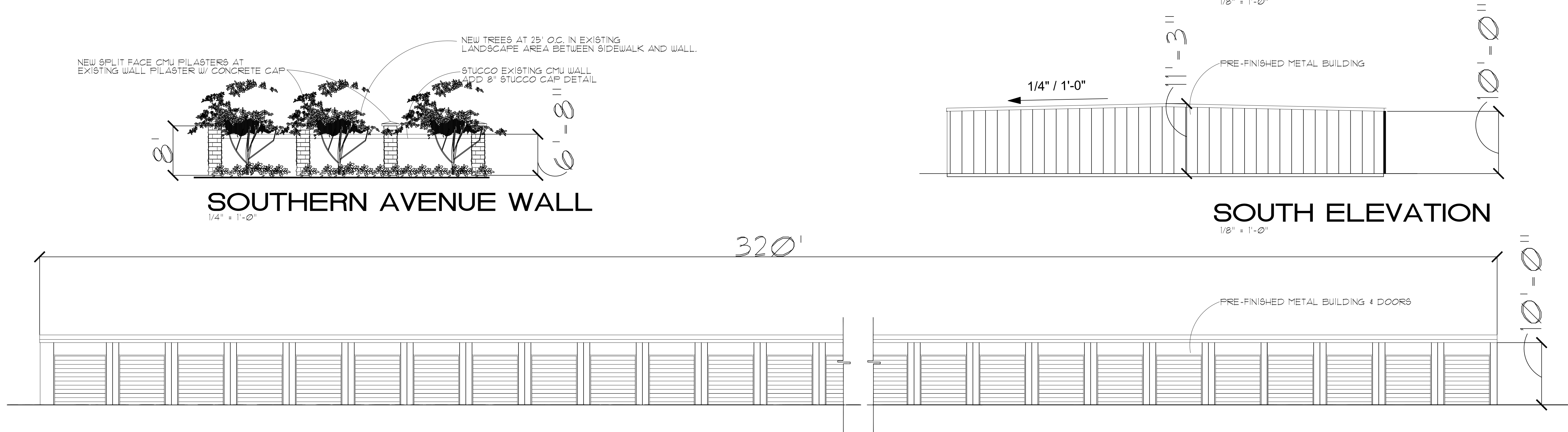
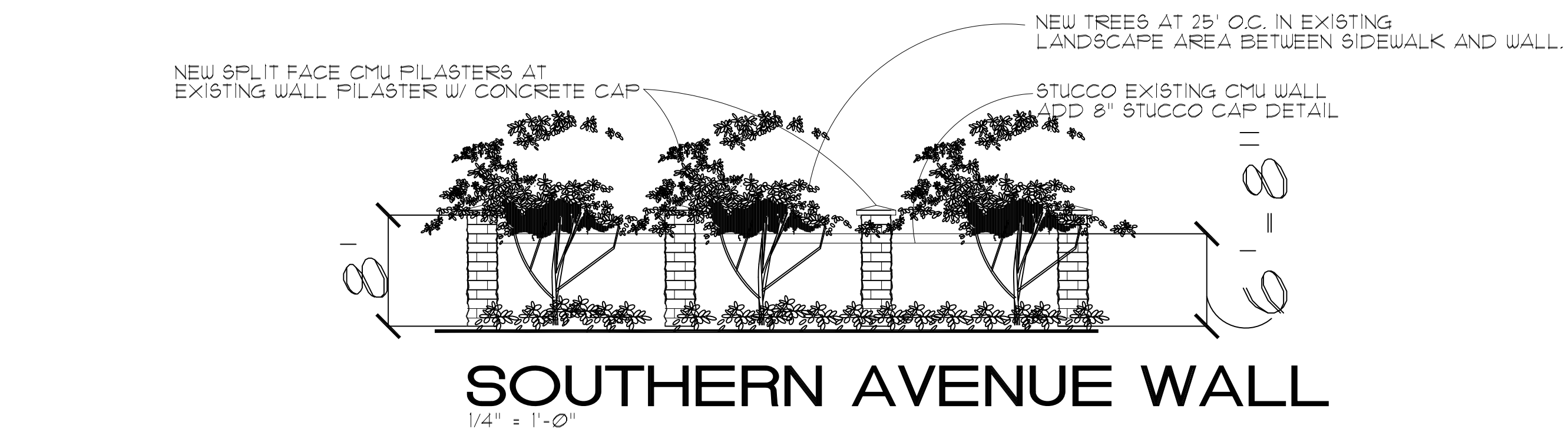
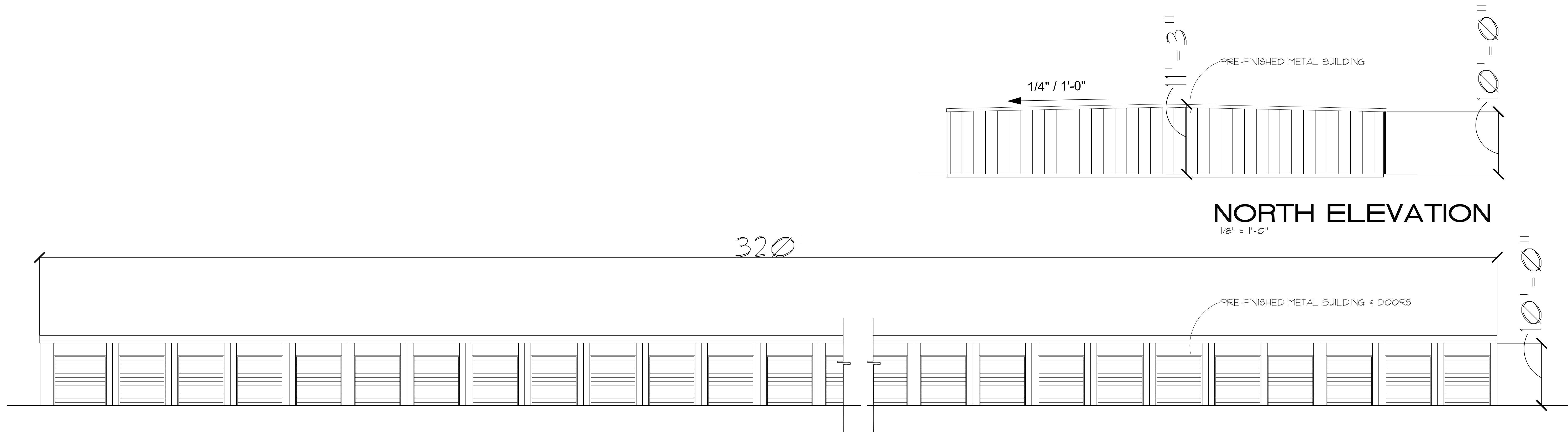


EXPIRES 03-31-2019

I-STORAGE
PRELIMINARY GRADING AND DRAINAGE PLAN
APN 140-51-721
4550 E. SOUTHERN AVENUE

JOB NUMBER 16-030
DRAWING PGD16030
DATE 09-14-16
SHEET 1 OF 1

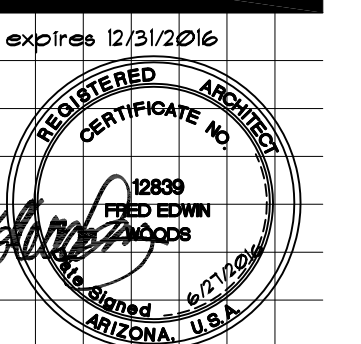




4550 E SOUTHERN MESA AZ

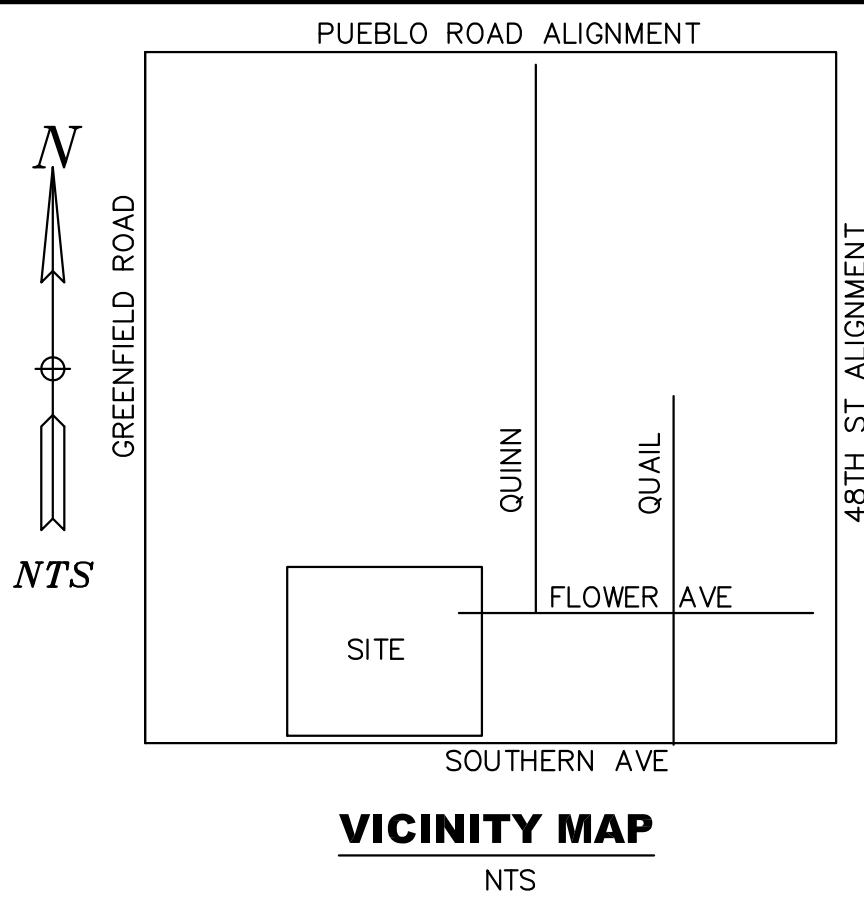
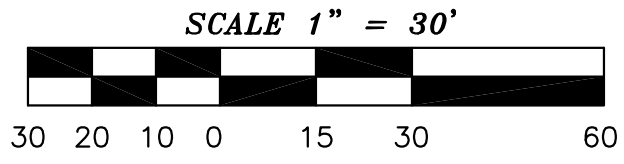
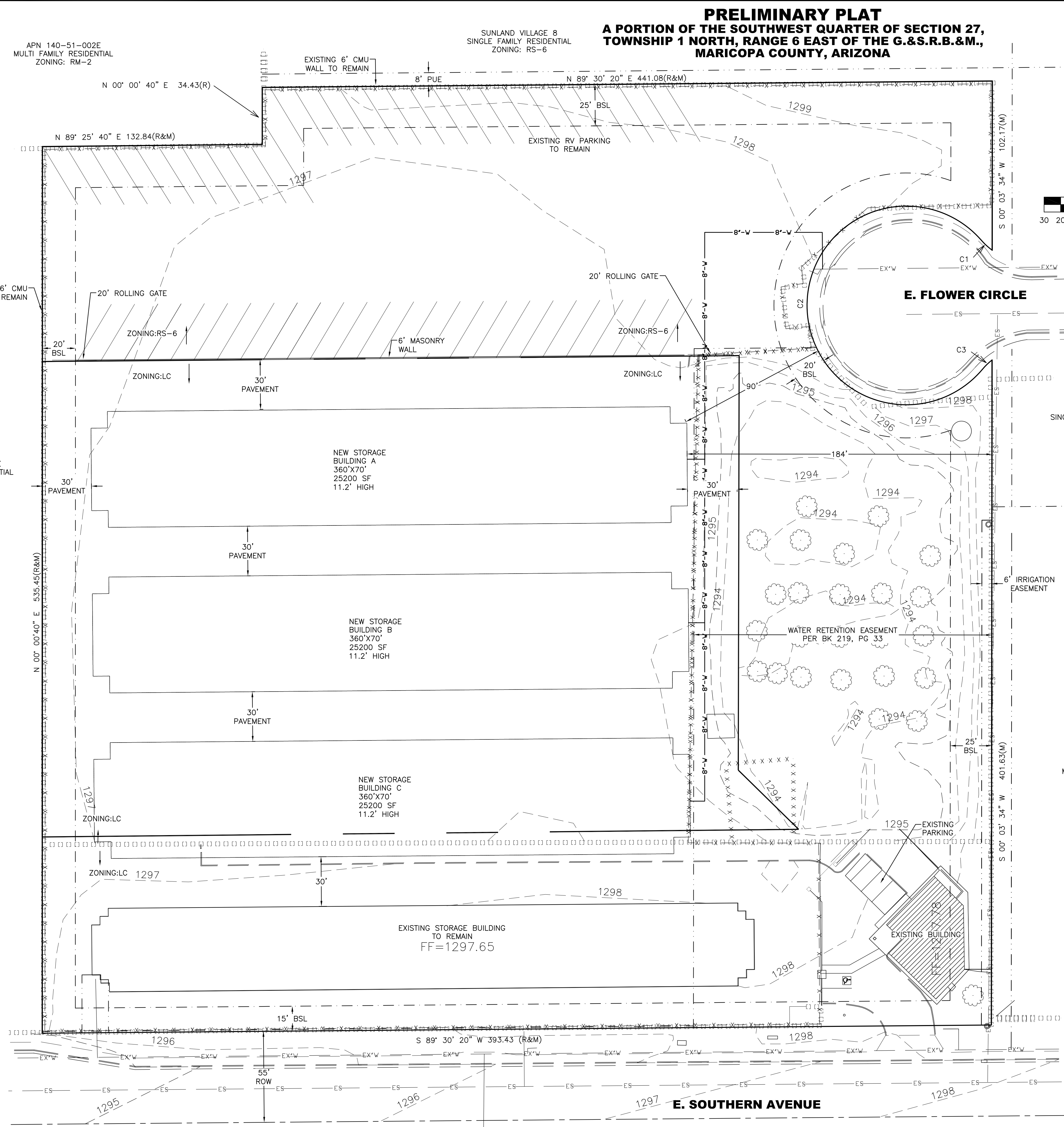
PRONO FARNIE
DATE: 6/27/16
DRAWN BY: JWW
REVISIONS:
8/24/16

RNF INVESTMENTS
4550 E SOUTHERN SELF STORAGE
4550 E SOUTHERN AVE MESA AZ



WOODS ASSOCIATES
ARCHITECTS, LLC
3319 E. McDOWELL RD.
MESA, ARIZONA 85213
(480) 962-7672

PRELIMINARY PLAT
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE G.&S.R.B.&M.,
MARICOPA COUNTY, ARIZONA



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Clinton J. Garner
Registered Professional Engineer
36113
CLINTON J. GARNER
08-24-16
ARIZONA, U.S.A.
EXPIRES 03-31-2019

GarnerGroup
engineering
EMAIL: CLINT@GARNERGROUP.COM
(P) 480-292-2673 (F) 480-287-9019
2064 E. NORCROFT ST. MESA, AZ 85213

JOB NUMBER 16-030
DRAWING PP16030
DATE 08-24-16
SHEET 1 OF 1

PRELIMINARY PLAT
APN 140-51-721
4550 E. SOUTHERN AVENUE

REVISION
DATE

48TH ST ALIGNMENT

CITIZEN PARTICIPATION REPORT

SELF-STORAGE PROJECT

4550 E SOUTHERN AVENUE

Mesa, Arizona

September 1, 2016

PURPOSE

The purpose of this Citizen Participation Report is to provide initial results of the implementation of the Citizen Participation Plan to inform citizens, property owners, neighborhood associations, and businesses in the vicinity concerning the Applicant's request to the City of Mesa for the property located at 4550 E Southern Avenue. Also known as Maricopa County Parcel 140-51-721 and Sunland Village 8, Tract A ("Property"). The specific requests are as follows:

1. Rezoning from Single Residence RS-6-PAD to Limited Commercial (LC) to allow for an expansion of the existing self-storage business.
2. Substantial Conformance Incentive Permit (SCIP) to allow the majority of existing site conditions associated with the existing self-storage site and buildings to remain.
3. Site Plan Review (SPR)/Site Plan Modification (SPM).

This report helps demonstrate that those potentially affected by this application have had an adequate opportunity to learn about and comment on the proposed development.

CONTACT

Those coordinating the Citizen Participation activities are listed as follows:

Jeff D. Welker
Welker Development Resources, LLC
3125 E. Dover Street
Phone: 480-209-7167
Email: jeffw@wdrllc.net

ACTIONS

A total of 525 notification letters for the neighborhood meeting were mailed to those individuals listed on the contact list (see attached); including all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property were also be notified (the registered neighborhood contacts list was obtained from the City of Mesa).

NEIGHBORHOOD MEETING

On August 24, 2016, a neighborhood meeting was held at the Sunland Village auditorium at 4601 E Dolphin Avenue. This meeting provided attendees a review of the project and an opportunity to ask questions and state concerns. A sign-in list was used at the meeting. Via this report, copies of the sign-in lists are provided to the City of Mesa Planner assigned to this project. While comment cards were made available to all in attendance, none were returned with comments.

RESULTS

As noted above, 525 notification letters were mailed as of the date of this Citizen Participation Report. A total of 11 individuals signed in at the August 24, 2016 neighborhood meeting, but there were actually 18 people in attendance. Accordingly, not all who attended signed the sign-in list. Several of the owner's were present at the meeting and participated in the discussion.

1. SUMMARY OF ISSUES AND COMMENTS FROM AUGUST 24, 2016 MEETING

After an introduction and description of the proposal, the primary interests expressed by attendees involved the following:

- Questions and concerns about stormwater runoff and retention.
- Questions self-storage and RV storage outside lighting.
- Questions about surface material within the self-storage and RV storage areas.
- Questions about the height of the self-storage buildings.
- Concerns about feral cats.
- Questions about access for self-storage versus RV storage.
- Concerns about commercial use of RV storage area.
- Questions about Mesa's approval processes related to this proposal.
- Questions about how the reduced number of RV storage spaces would be allocated.

2. HOW ISSUES FROM THE AUGUST 24, 2016 MEETING WERE ADDRESSED:

As noted above, one of the primary issue of discussion regarding the self-storage expansion involved stormwater runoff and retention. Specific questions and concerns regarding current drainage patterns and if stormwater runoff would be increased, decreased and/or redirected. In addition, there were inquiries about how stormwater retention was going to be achieved within the existing retention basin that is located on the east side of the site.

Complete responses were provided to all stormwater-related questions and assurances given that the owner's were fully committed to complying with all of the City of Mesa stormwater retention requirements.

After explaining the the exterior lighting on the new self-storage buildings would not exceed the height of the buildings and likely be the height of the access doors, a request was made by one attendee to evaluate lowering the existing light poles within the RV storage area. While not a part of this application, the owner's committed to evaluating options and alternatives for lighting in this area as part of a future maintenance project.

There were a couple of questions related to the type of surfacing materials to be used for the self-storage expansion. The attendees were informed that the owner's were proposing to install asphalt in the new self-storage drive aisles as had be done within the existing self-storage area.

In response to inquiries about the height of the proposed self-storage buildings, attendees were informed the buildings were designed as single story and very close to the same height as the existing self-storage building.

Several neighbors stated there was a problem with feral cats in the Sunland Village neighborhood and expressed their opinion that the RV storage might be a haven to these animals. While not connected to this proposal, the owner's committed to investigating the issue further.

It was confirmed for all in attendance that self-storage customers would not be allowed to access the self-storage site from Flower Circle. That access point would be maintained for Sunland Village residents only - who are storing RV's within the open storage area. The only access to the self-storage facility will be from the existing commercial driveway on Southern Avenue.

Comments were made that suggested businesses were also using the RV storage area for commercial purposes. As that is not an allowed use, the owner's committed to investigating those claims and resolving any related issues.

At the request of one attendee, the remaining rezoning process steps were described and opportunities to attend and comment at public meetings made clear.

There were several questions regarding how the owner's intended to allocate the reduced number of RV storage spaces when the self-storage expansion is completed. While not germane to this application, the owner's noted that no formal process had yet been devised and/or implemented, but that a fair and balanced approach would be taken.

Comment cards were made available to attendees that wanted to express their interests and/or concerns in writing. No (zero) comment cards were filled-out and returned to the applicant at the end of the meeting. The associated sign-in sheets are attached to this report.

Attached Exhibits:

- A) Neighborhood meeting sign-in sheets.

Schedule:

- Pre-Application Submittal- May 9, 2016
- Pre-Submittal Conference- May 23, 2016
- Formal Application (P&Z) Submittal - June 27, 2016
- Neighborhood Meeting - August 24, 2016
- Follow-up submittal & CP Report - September 1, 2016
- Planning and Zoning Board Hearing - September 21, 2016
- City Council Introduction - October 3, 2016 (Anticipated)
- City Council Final Action - October 17, 2016 (Anticipated)

NEIGHBORHOOD MEETING SIGN-IN SHEET

APPLICANT
Welker Development Resources, LLC

PROJECT LOCATION
4550 E Southern Avenue

DATE
August 24, 2016

MEETING LOCATION
Sunland Village Auditorium
4601 E Dolphin Avenue
Mesa AZ 85206

MEETING TIME
6:00 PM

CASE NO.
Z16-

#	NAME	ADDRESS	ZIP	EMAIL	PHONE
1	JUNE TSCHILAR	4544 E FARMDALE CIR	85206		480-785-9099
2	CAROL WOLDMOE	4615 E EMERALD AVE	85206		480-218-9510
3	Rod & Darlene Lustig	4558 E. Farmdale Cir	85206		480-235-3461
4	Carina Garner	4525 E. Florian Circle	85206	baggarner@man.com	480-313-9575
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14					
15					

NEIGHBORHOOD MEETING SIGN-IN SHEET

APPLICANT

Welker Development Resources, LLC

PROJECT LOCATION

4550 E Southern Avenue

DATE

August 24, 2016

MEETING LOCATION

Sunland Village Auditorium
4601 E Dolphin Avenue
Mesa AZ 85206

MEETING TIME

6:00 PM

CASE NO.

Z16-

#	NAME	ADDRESS	ZIP	EMAIL	PHONE
1	Loy Ann Holloway	4565 E Florian Circle	85206	N/A	480-924-6728
2	CATHERINE ROSSLEY	4549 " " "	"	240551ay@gmail.com	480-807-3254
3	Walter & Millie Harvey	4625 E. FARMDALE AVE	85206		
4	Brad Ahlstrom			brad@springsrealtyaz.com	480-223-2498
5	JAMES TURNBULL	4541 E Flower Cir	85206		480-218-8528
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