



City Council Report

Date: February 26, 2018
To: City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development Services Director
John D. Wesley, AICP, Planning Director
Beth Hughes-Ornelas, Deputy Director Development Services
Subject: Development Agreement limiting land uses and deferring sewer improvements associated with RV Renovators located at 8855 East Main Street
Council District 5

Purpose and Recommendation

This resolution is for the approval of a development agreement that will limit land uses and defer sewer improvements for the development of RV Renovators at the southwest corner of Loop 202 Red Mountain Freeway and Main Street.

Staff recommends the approval of the development agreement with the property owner.

Background

The property owner has submitted an application to rezone approximately 16.3 acres from GC and RS-43 to GC-PAD to allow for the development of an RV sales, service and storage facility. The southern portion of the proposed development is adjacent to existing residential development in Maricopa County. To address staff concerns pertaining to the intensity of some uses allowed in the GC zoning district, the property owner has agreed to limit land uses on the property where adjacent to those existing Maricopa County residential uses.

As a result of the rezoning request, the proposed RV sales, service and storage facility is required to develop in accordance with Mesa City Code, which includes extending sewer lines to the property. Due to special conditions associated with the property, such as the project's minimal demand for wastewater services, the closest available sewer main located approximately 3,200' from the property and the limited availability of future customers along the alignment, the property owner has requested a deferment of the requirement to extend a sewer line to the property.

Discussion

The purpose of the development agreement is to reaffirm the requirements of the approved rezoning. The following is a brief summary of what is in the agreement:

The owner is agreeing to prohibit certain uses on any portion of the property that is located 600' or more from the Main Street right-of-way. The prohibited land uses are

as follows:

- Group Housing
- Automobile Rentals
- Automobile/Vehicle Sales and Leasing
- Automobile/Vehicle Repair, Major
- Automobile/Vehicle Service and Repair, Minor
- Large Vehicle and Equipment Sales, Services, and Rental
- Banquet and Conference Center
- Building Materials and Services
- Commercial Recreation Small-Scale
- Commercial Recreation Large-Scale
- Restaurants with Drive-Thru Facilities
- Restaurants with Live Entertainment
- Maintenance and Repair Services
- Funeral Parlors and Mortuaries (including Accessory Crematorium)
- Hotels and Motels
- Light Fleet-Based Services
- Handicraft/Custom Manufacturing
- Light Assembly/Cabinetry
- Research and Development
- Reverse Vending Machine
- Small Indoor Collection Facility
- Transportation Passenger Terminals
- Utilities, Minor
- Heliports

In lieu of extending a sewer main line and connecting to the City system, the property owner may install a fully contained on-site wastewater treatment system (aka septic system) to serve 10,900 square feet of office and RV service areas containing no more than three restrooms. The owner is agreeing to extend the sewer main line and connect to the City's system if any of the following occur:

- The size of the office or RV service area or the number of restrooms associated with the office increases or expands;
- The RV Storage expands and substantively increases the wastewater volume;
- Any alternative use of the property;
- Any change in use that is a more intense use of the property; or
- Any use that creates a substantive increase in wastewater volume.

Alternatives

APPROVAL OF THE DEVELOPMENT AGREEMENT.

The approval of the development agreement will facilitate the development of an RV sales, service and storage facility. Both the City and the owner will benefit economically from the proposed development.

DO NOT APPROVE THE DEVELOPMENT AGREEMENT.

If the development agreement is not approved, the property owner will not proceed with the project and the property will remain vacant.