



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00580
LOCATION/ADDRESS: The 8700 through 8800 blocks of East Broadway Road (south side).
GENERAL VICINITY: Located on the south side of Broadway Road, west of the 202 Red Mountain Freeway.
REQUEST: Rezone from RM-3 PAD to LC-BIZ; and Site Plan Review
PURPOSE: This request will allow for the development of a self-storage facility
COUNCIL DISTRICT: District 5
OWNER: Paul Whittle
APPLICANT: George Pasquel, Withey Morris PLC
STAFF PLANNER: Cassidy Welch

SITE DATA

PARCEL NO.: 218-53-466B
PARCEL SIZE: 3.2 ± acres
EXISTING ZONING: Multiple Residence – RM-3 PAD
GENERAL PLAN CHARACTER: Neighborhood: Suburban
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across Broadway Rd) Existing single family residential – County land, R1-6
EAST: (Across 202 Red Mountain Freeway) Existing multiple family residential – Zoned RM-2 PAD
SOUTH: Existing single family residential – Zoned RS-6 PAD
WEST: Existing single family residential – Zoned RS-6 PAD

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD RECOMMENDATION: ☐ Approval with conditions. ☐ Denial

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

HISTORY/RELATED CASES

February 21, 1995: Annexed to the City of Mesa
April 17, 1995: Establish comparable zoning of RM-3 PAD for recently annexed land (Z95-014; Ord. #3016)

PROJECT DESCRIPTION / REQUEST

This is a request for Rezoning from RM-3 PAD to LC-BIZ and Site Plan Review for the development of a two-story self-storage facility. The proposed development is located on the south side of Broadway Road, just west of the 202 Red Mountain Freeway. The development proposed consists of a 30-foot tall, two story building that has a footprint of 43,650 square feet with an overall square footage of 87,000 square-feet.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs within one half mile and registered neighborhoods within a mile. The applicant held a neighborhood meeting on November 16, 2017 at Red Mountain Multigenerational Center, which is located approximately 2 miles from the site. Two neighbors attended that meeting. A neighbor from the neighborhood directly south of the property attended the Design Review work session on February 13, 2018 with concerns regarding the land use and allowed height of the development. As the comments were not related to the design of the project, they were advised to attend the Planning and Zoning Board hearing on March 21, 2018. The applicant has received additional inquiries regarding this case, one in support. At the time that this report was written, staff has not been contacted directly by any residents or property owners in the area.

The applicant will be providing an updated Citizen Participation Report prior to the March 20, 2018 Study Session. An update will be provided by staff at the Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The General Plan character area for this site is Neighborhood: Suburban. Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. As a part of the neighborhood area, commercial uses are permitted along arterial frontages. The proposal is consistent with the intent of the Neighborhood District and will support the surrounding residential neighborhoods.

ZONING:

The subject site is currently zoned RM-3 PAD. This zoning was established in 1995, when the property was annexed into the City of Mesa. The storage facility is a permitted use within the LC zoning district. There will be no outdoor storage proposed for this facility.

BIZ OVERLAY MODIFICATIONS – MZO Article 3:

The applicant has requested a BIZ overlay to accommodate deviations to building and landscape setback requirements. Staff does not have concerns with the proposed modifications.

Development Standards – MZO Table 11-6-3.A	Required	Proposed
Maximum Building Height	30'	Meets
<i>Street-side Setbacks</i>		
North building – Broadway Road	15'	Exceeds
North landscape – Broadway Road	15'	Meets
East building – 202 Red Mountain Freeway	30'	Exceeds
East landscape – 202 Red Mountain Freeway	30'	5'
<i>Interior Lot Line Setback</i>		
West building, adjacent to RS-6 PAD	50'	40'
West landscape, adjacent to RS-6 PAD	20'	10'
South building, adjacent to RS-6 PAD	50'	40'
South landscape, adjacent to RS-6 PAD	20'	10'
Parking Standards – MZO Table 11-32-3.A	Required	Proposed
Storage Facility	6 spaces	6 spaces

There is an existing public utility easement along the west property line adjacent to the neighboring residential. Due to the location of the public utility easement, a reduction in the required landscaping is necessary. As a part of the Design Review process, staff is working with the applicant to provide landscaping that will adequately screen the neighboring residential properties while not impacting the underground utilities.

Section 11-21-3 of the Zoning Ordinance establish the criteria for consideration and approval of a BIZ overlay. The first criteria is for superior design quality (Section 11-21-3 B.1). The proposed building features a unique building design and quality architecture. The applicant has met with the Design Review Board and received minimal feedback and direction on architectural design. They are working with staff to continue to provide this standard of quality.

The second criteria is for the project to address several environmental performance standards (11-21-3 B.2). This development is on property that is already served by utilities and will not require the addition of new infrastructure. The site has provided the minimum number of parking spaces and the building has been designed with the consideration for energy efficiency.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan meets all of the review criteria of MZO Section 11-69-5 of the Zoning Ordinance for layout and functionality. The site is located on the south side of Broadway Road, west of the 202 Red Mountain Freeway on an approximately 3.2 acres. The site is currently vacant and is a remnant

parcel from the construction of the freeway. This proposal is for a 2-story self-storage facility with a building footprint of 43,560 square feet and a total of 87,000 square feet for both floors within the building. The building is placed centered on the site and is encircled by a drive-aisle. Drive-up storage units are located along the east, south, and west building faces with additional landscaping provided at the building corners. The building features a unique loading drive-thru that allows vehicles to pass through the center of the building. Smaller storage units are in the interior with access to these units through the loading drive-thru and by the stairwells at the north and south. The ingress and egress from Broadway Road will be right-in/right-out only from a single driveway.

CONCLUSION:

The proposed development complies with the Mesa 2040 General Plan and all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, including the modified development standards (BIZ modifications), and the site plan submitted; and compliance with the preliminary elevations and landscape plans that are approved through the Design Review process.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations, except as modified by this BIZ.