



## Planning and Zoning Board

### *Staff Report*

**CASE NUMBER:** ZON18-00441  
**LOCATION/ADDRESS:** Within the 3800 block of South Sossaman Road (east side).  
**GENERAL VICINITY:** Located south of Elliot Road on the east side of Sossaman Road.  
**REQUEST:** Site Plan Review.  
**PURPOSE:** This request will allow for the development of a RV and boat storage facility.  
**COUNCIL DISTRICT:** District 6.  
**OWNER:** Timothy Quigley  
**APPLICANT:** Winton Architects  
**STAFF PLANNER:** Wahid Alam, AICP

#### **SITE DATA**

**PARCEL NO. :** A portion of 30430007N  
**PARCEL SIZE:** 16± acres  
**EXISTING ZONING:** LI  
**GENERAL PLAN CHARACTER:** Mixed Use Activity/ Employment  
**CURRENT LAND USE:** Vacant

#### **SITE CONTEXT**

**NORTH:** Vacant zoned LI district.  
**EAST:** Vacant zoned LI district.  
**SOUTH:** Vacant in Maricopa County.  
**WEST:** (Across Sossaman Road) Maricopa County.

#### **HISTORY/RELATED CASES**

**November 7, 2005:** Annexed into the Mesa City limit (A04-09, Ordinance# 4473)  
**January 23, 2006:** Established City of Mesa Zoning R1-43 from Maricopa County Rural 43 (Ordinance# 4512)  
**June 26, 2018:** Rezoning by City of Mesa from R1-43 to C-2 and M-1 to bring to conference to General Plan (Z06-035, Ordinance# 4560)

**STAFF RECOMMENDATION:** Approval with conditions.

### PROJECT DESCRIPTION / REQUEST

The request is to develop 12± acres of the existing 16± acres parcel. The proposed site plan consists of an outdoor RV and Boat storage area with a two-storied building that includes a sale's office on the 1<sup>st</sup> floor and caretaker's quarter on the 2<sup>nd</sup> floor. The proposed RV and Boat storage area will be screened by an 8' tall masonry wall. The balance of the site (4± acres) will be vacant for future development. The circulation area will be asphalt pavement and the parking stall area will have G.S.A. pavement. The parking stalls will be covered with metal canopy.

### NEIGHBORHOOD PARTICIPATION:

The applicant will complete a Citizen Participation Process, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a mile.

At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the September 18, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

### STAFF ANALYSIS

#### MESA 2040 GENERAL PLAN:

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 and has determined that the proposed use is in conformance with the General Plan.



The proposed RV and Boat Storage facility is compatible with the Mixed Use Activity- employment character type designation in the Mesa 2040 General Plan. As part of a mixed use activity area, there may be industrial type uses like commercial parking that serve the people within the surrounding neighborhood. The proposed use may not be the ideal one as it does not create jobs with long term investment. On the other hand the surrounding area is undeveloped within Maricopa County and is yet to be annexed. The subject property is currently zoned Light Industrial, which allows storage of RV and Boat storage facility. Typically RV and Boat storage facilities are not an intense type of development and has the potential for redevelopment in the future that may create more jobs permanently.

#### Mesa Gateway Strategic Development Plan

The proposed site is located within the Inner Loop District of the Mesa Gateway Strategic Development Plan. The character of development for the Inner Loop District is described in the plan as follows:

The Inner Loop District will contain a wide variety of uses. The District should provide a high-quality, mixed use environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport operations. Since this area will be subject to the most revisions to the airport

noise contours, land uses in this area may need to be generally nonresidential and the City should weigh new developments carefully. Over time, flexibility will be important as development should begin to transition to mixed uses, with concentrations of light industrial, office, and retail, with a possibility of higher-density residential uses in the future.

The proposed site plan is in conformance with the character of the Inner Loop District of the Mesa Gateway Strategic Plan.

#### **ZONING:**

The existing zoning on the site is Light Industrial (LI). The proposed RV and Boat storage facility is allowed as commercial parking within the LI district. The applicant is requesting a site plan review to create an RV and Boat storage facility with a building for sales office and care taker's residence. The proposed use is allowed within the LI district.



#### **SITE PLAN - MZO Section 11-69-5:**

Staff has reviewed the site plan against the criteria for site plan review found in section 11-69-5 of the zoning ordinance. Staff has a few minor issues that need to be resolved with the consideration of the site plan. The submitted plans need to be revised with detail and accurate information.

##### Site Plan Layout

The proposed site plan shows an RV and Boat storage facility on 12± acres site of an existing 16± acres parcel. The proposed development is laid out with a new driveway access from Sossaman Road located at the northwest corner of the lot with a two storied building accommodating a sales office on the ground floor and a care taker's residence on second floor. The entire site is screened by an 8' tall masonry wall and controlled access by a gate facing Sossaman Road. The balance of the site bout 4± acres will remain vacant at this time, all future development will require Site Plan Review by the P&Z Board.

##### Screen Wall

The proposed retention basin in the middle of the site is laid out in an east/west direction and will be shared by the future development on the balance of the property, therefore the proposed 8' tall screen wall needs to be relocated further south to include the retention basin within the first phase of development (Condition #5a).

The applicant has not submitted a site plan for the balance of the property and is not a part of this submittal therefore the the proposed 8' tall screen wall along Sossaman Road and the south property line needs to be removed (Condition #5b).

##### Off-Site Improvments

Sossaman Road is currently not improved, therefore the construction of off-site improvements,

including landscaping along the entire frontage of Sossaman, must be completed prior to issuance of the Certificate of Occupancy (Condition #6).

#### Phased Development

The applicant has indicated that the Boat and RV storage facility might be built in phases. Should the development occur in phases, extruded concrete curbing and a 5-foot-wide landscape area along the undeveloped edge(s) shall be provided per Section 11-33-2: L, unless otherwise approved. (Condition #7).

#### **CONCLUSION:**

The proposed project complies with the General Plan, the development standards of the Mesa Gateway Strategic Development Plan and meets 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 shown on the site plan, landscape plan and preliminary elevations submitted.
2. Site Plan Review through the public hearing process of future development plans.
3. Compliance with all requirements of Design Review.
4. Compliance with all City development codes and regulations.
5. Prior to submittal of a building permit, submit a revised site plan for review and acceptance by the Planning Director that includes the following items:
  - a. Relocate the 8' tall screen wall located along the northern edge of the retention basin, that is located in the middle of the site, to the southern edge of the retention basin. This wall must be constructed in the first phase of development.
  - b. Remove the proposed 8' tall screen wall that is located along Sossaman Road and the south property line.
6. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
7. In the first phase of construction, provide extruded concrete curbing and a 5-foot-wide landscape area along the undeveloped edge(s) per Section 11-33-2: L.
8. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
  - b. Written notice be provided to future property owners, and acknowledgment received that the project is within 5 mile(s) of Phoenix-Mesa Gateway Airport.
  - c. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.
  - d. Documentation by a registered Professional Engineer or registered Professional Architect demonstrating compliance with noise level reductions required by Section 11-19-5 prior to issuance of a building permit.

P&Z Hearing Date: September 19, 2018  
P&Z Case No.: ZON18-00441