



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00902
LOCATION/ADDRESS: Within the 1600 block of South Alma School Road (east side)
GENERAL VICINITY: Located at the southeast corner of Alma School Road and the US 60 Superstition Freeway
REQUEST: Site Plan Modification
PURPOSE: This request will allow for the development of a self-storage facility
COUNCIL DISTRICT: District 3
OWNER: PV Alma School Road LLC
APPLICANT: Neil Feaser, RKAA Architects
STAFF PLANNER: Ryan McCann, Planner I

SITE DATA

PARCEL NO.: 134-26-316B
PARCEL SIZE: 9.6± acres
EXISTING ZONING: Limited Commercial (LC) PAD
GENERAL PLAN CHARACTER: Mixed Use Activity District
CURRENT LAND USE: Commercial

SITE CONTEXT

NORTH: US 60 Superstition Freeway
EAST: Existing single residence, zoned Single Residence (RS-6)
SOUTH: Existing single residence, zoned Single Residence (RS-6) PAD
WEST: (Across Alma School Road) Existing commercial, zoned LC PAD

HISTORY/RELATED CASES

January 1973: Annexed into the City of Mesa and subsequently zoned R1-6-PAD, within the Dobson Ranch D.M.P.
October 1978: Rezoned from Single Residence (R1-6-PAD) to Limited Commercial-Development Master Plan (C-2-DMP)
August 1982: Site Plan Modification to allow a two-story office development (Case# SPM82-4)
November 1992: Site Plan Modification for the development of a home furnishings center (Case# Z92-57)

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Modification to allow an addition of a 27, 207 square foot self-storage facility to the site. Currently, there is an existing 89,504 square foot storage facility that consist of two buildings on the property.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile. The applicant was contacted by two neighbors in the surrounding area. Their concerns were related to potential increase in vehicular traffic , potential increase in noise, and site lighting. As of writing this report, staff have been contacted by one resident in the surrounding area to express concerns with likely light spillage on adjacent residential developments to the site, and potential increase in vehicular traffic. The applicant will be providing an updated Citizen Participation Report prior to the February 19th, 2019 Study Session. Staff will provide any new information during the Board's scheduled 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 Mesa 2040 General Plan Character area designation is Mixed Use Activity District. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Activity District is to create community and regional activity areas that usually have a significant retail commercial component that are developed and designed to attract customers from a large radius.

The proposed project is consistent with the General Plan by providing a service to serve the immediate neighborhood and surrounding community. Per Chapter 7 of General Plan, the proposed use which is determined to fall under the "services" category is listed as a typical use within the Community-Scale Districts. The existing LC PAD zoning is an allowed district in the Community-Scale District.

ZONING:

Per Section 11-6-2 of the MZO, the proposed self-storage facility is a permitted use within the LC PAD District. The site is surrounded by the US 60 Superstition Freeway to the north, single residences to the south (RS-6 PAD) and east (RS-6) and LC PAD zoning to the west (across Alma School Road).

SITE PLAN - MZO Section 11-69-5:

The submitted site plan shows the new buildings will be added to the east side of the existing facility. The additions will consist of two buildings, totaling 27,207 square feet. The site plan also shows the site will continue to utilize existing access to the site, which will be from Alma School Road and Emerson Road.

Design Review:

The project will be going before the Design Review Board at the February 12, 2019 meeting.

CONCLUSION:

The proposed project is consistent with the General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of Case# Z92-57, except as modified by this request.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Design Review.