



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 13, 2020

CASE No.: **ZON20-00106**

PROJECT NAME: **Intelliguard Storage Facility**

Owner's Name:	Intelliguard Group, LLC
Applicant's Name:	Nathan Palmer
Location of Request:	Within the 0 to 200 blocks of North Val Vista Drive (west side). Located north of Main Street on the west side of Val Vista Drive.
Parcel No(s):	140-21-004K and 140-21-004N
Request:	Site Plan Review
Existing Zoning District:	General Commercial (GC)
Council District:	2
Site Size:	4.0± acres
Proposed Use(s):	This request will allow for the development of a self-storage facility with associated boat and RV storage.
Existing Use(s):	Vacant
Hearing Date(s):	May 13, 2020 / 4:00 p.m.
Staff Planner:	Evan Balmer, AICP
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **January 8, 1972**, the subject property was annexed into the City of Mesa and subsequently zoned GC (Ord. #731). Specifically, the property was annexed as part of a 546± acre property into the City.

PROJECT DESCRIPTION

Background:

The subject request is to allow the development of a 51,414 square foot self-storage facility with associated boat and RV storage. The property is currently vacant, except for an installed billboard along the Val Vista Drive frontage of the site. According to the applicant, the billboard will be removed voluntarily as part of the development of site. Currently, there is an existing convenience store with associated fuel canopies located adjacent to the south of the site. There is also existing commercial uses to the east of the site, specifically across Val Vista Drive located east of the site.

General Plan Character Area Designation and Goals:

Per the City of Mesa 2040 General Plan, the site is designated as a Neighborhood character type. Additionally, the site is also located in a transit corridor area as outlined in Chapter 7 (page 7-29) of the General Plan. Currently, there are no plans for a light rail extension or a bus rapid transit route in the area. Per the General Plan, the primary focus of the neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Per the Plan, nonresidential areas within neighborhoods should be designed and located to bring people together and to not disrupt the fabric and functioning of the neighborhood as a place where people live.

Chapter 4 of the Mesa 2040 General Plan includes key elements of building strong neighborhoods. One of the key elements is providing pedestrian connectivity and walkability. The General Plan outlines several ways that pedestrian connectivity and walkability can be provided in neighborhoods, such as providing trees and shade along streets and pedestrian walkways. According to the site plan and project description submitted with the application, development of the site will include providing trees and landscaping along the eastern section of the site abutting Val Vista Drive. In addition, the entrance of the building will be located directly at the front setback line with a pedestrian walkway that connects to Val Vista Drive. The site plan also shows provision of landscape and hardscape at the building entrance. Overall, the proposed development of the site for a self-storage facility with associated boat and RV storage conforms to the goals of the Mesa 2040 General Plan. The use will contribute to creating strong neighborhood by providing storage options for surrounding residents.

Zoning District Designations:

The subject property is zoned General Commercial (GC). Per Section 11-6-2 of the City of Mesa Zoning Ordinance (MZO), the proposed self-storage building with associated boat and RV storage is allowed in the GC zoning district.

Site Plan and General Site Development Standards:

The site plan shows construction of a single-story building with a total size of 51,414 square feet. The site plan also show construction of 29,994 square feet of covered boat and RV storage on the site. The building elevations submitted with the application show the height of the building to be 21 feet. According to the information shown on the site plan, there will be two access points to the site from Val Vista Drive. The primary access will be at the south eastern portion of the site, specifically near the proposed leasing office shown on the site plan and will be used for both

ingress and egress onto the site. The second access point is proposed to be constructed at the north eastern portion of the site and will be for egress only.

Per Section 11-32-3 of the Mesa Zoning Ordinance, a minimum of four parking spaces are required for a mini-storage use. Overall, the site plan shows six parking spaces, which meets the minimum number of parking spaces. Per Section 11-33-5 of the MZO, buildings over 10,000 square feet in size are required to provide 900 square foot of entry plaza with a minimum dimension of 20 feet in width and 20 feet in depth. The submitted site plan, shows proposed location of an entry plaza off Val Vista Drive, specifically to be located in front of the leasing office (see Exhibit 3.2 -Site Plan). Overall, the proposed site plan conforms with the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance.

Design Review:

The Design Review Board reviewed the proposed elevations and landscape plan at their April 14, 2020 work session. The Board recommended minor changes to the proposed perimeter walls along Val Vista Drive and the fences along the west property line of the site.

Surrounding Zoning Designations and Existing Use Activity:

Table 1

Northwest RM-4 Existing Mobile Home Park	North RM-4 Existing Mobile Home Park	Northeast (Across Val Vista Drive) RM-4 Salt River Project Well Site
West RM-4 Existing Mobile Home Park	Subject Property GC Vacant	East (Across Val Vista Drive) GC Vacant
Southwest GC Existing Trailer Sales Lot	South GC Existing Convenience Store with Fuel Canopy	East (Across Val Vista Drive) GC Existing Retail

Compatibility with Surrounding Land Uses:

The subject property is located on a vacant parcel with existing commercial uses located adjacent to the south and east of the site. There is an existing mobile home park located adjacent to the west and north of the site. Currently, there are existing matured oleanders trees on the western section of the site. These trees will serve as a buffer between the proposed development and the adjacent mobile home park located west of the site. The landscape plan submitted with the application also shows installation of additional landscaping on the western section of the site to add to the buffer. The proposed self-storage with associated boat and RV storage use will be compatible with the surrounding area and uses.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 500-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. As of the writing of this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on May 13, 2020.

Staff Recommendations:

The subject request is consistent with the General Plan and meets the review criteria for Site Plan approval outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.

Exhibits:**Exhibit 1-Staff Report****Exhibit 2-Vicinity Map****Exhibit 3- Application Information**

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Landscape Plan
- 3.4 Elevations

Exhibit 4- Citizen Participation Report