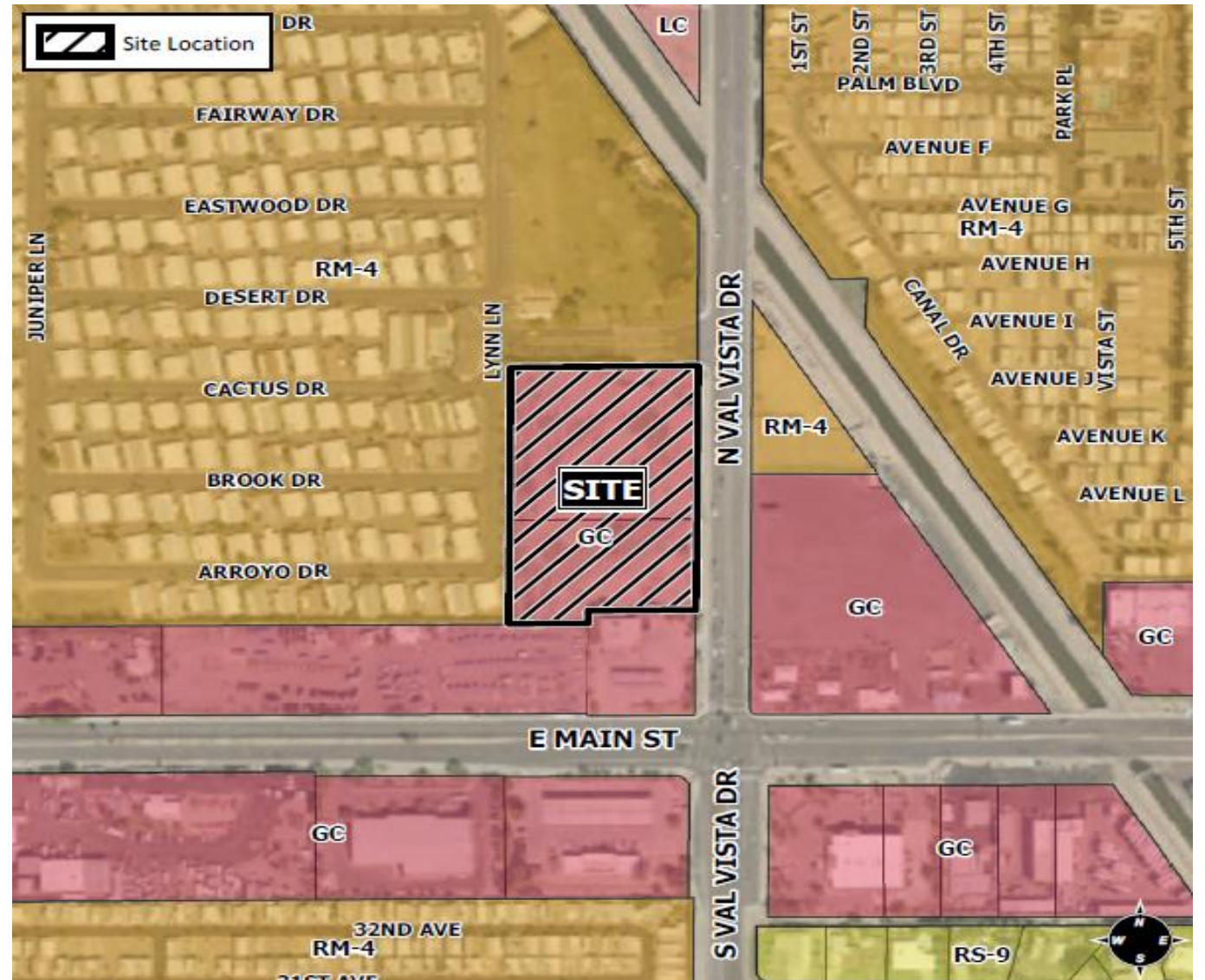




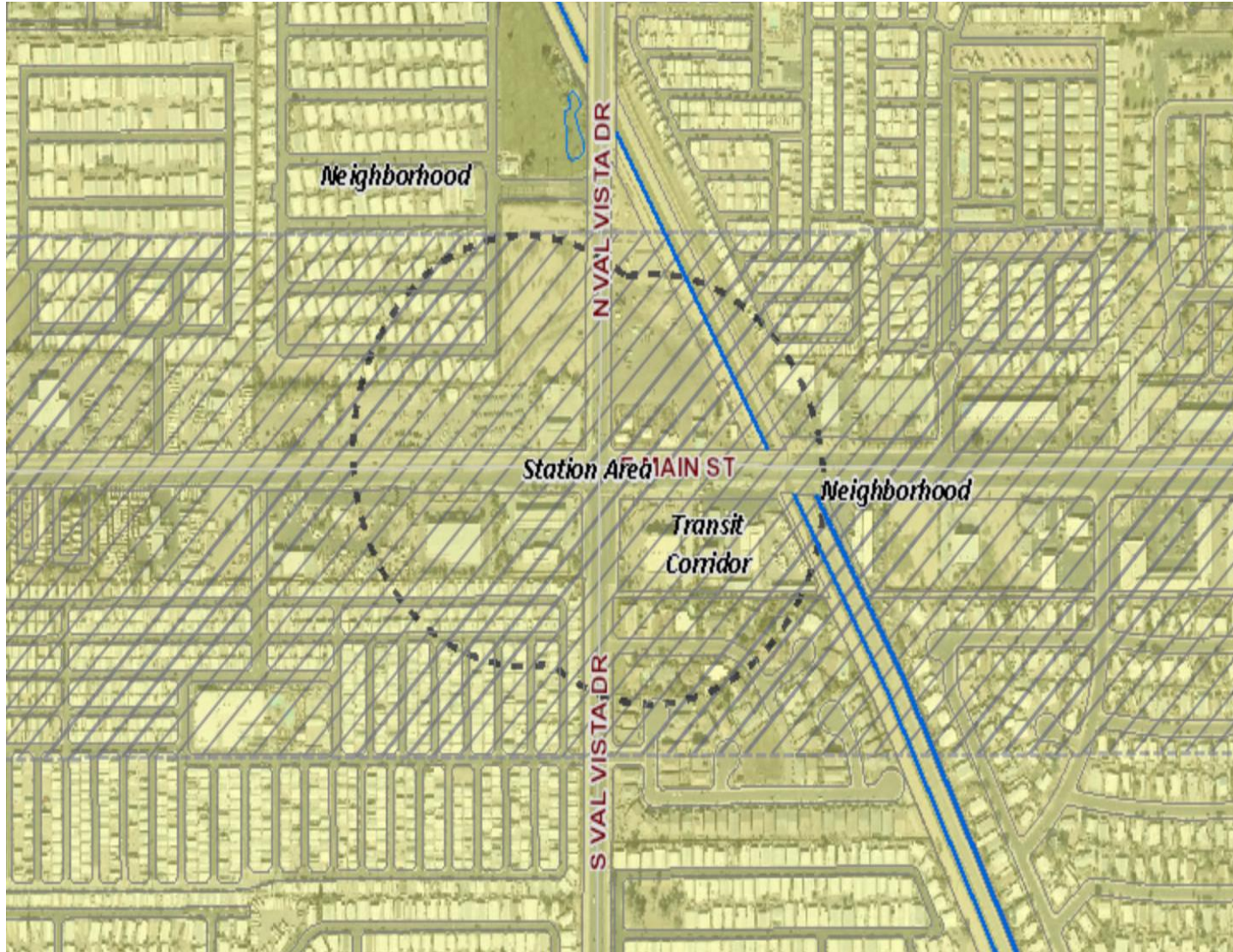
**ZON20-00106**

# Location

- West side of Val Vista Drive north of Main Street







# General Plan

## Neighborhood

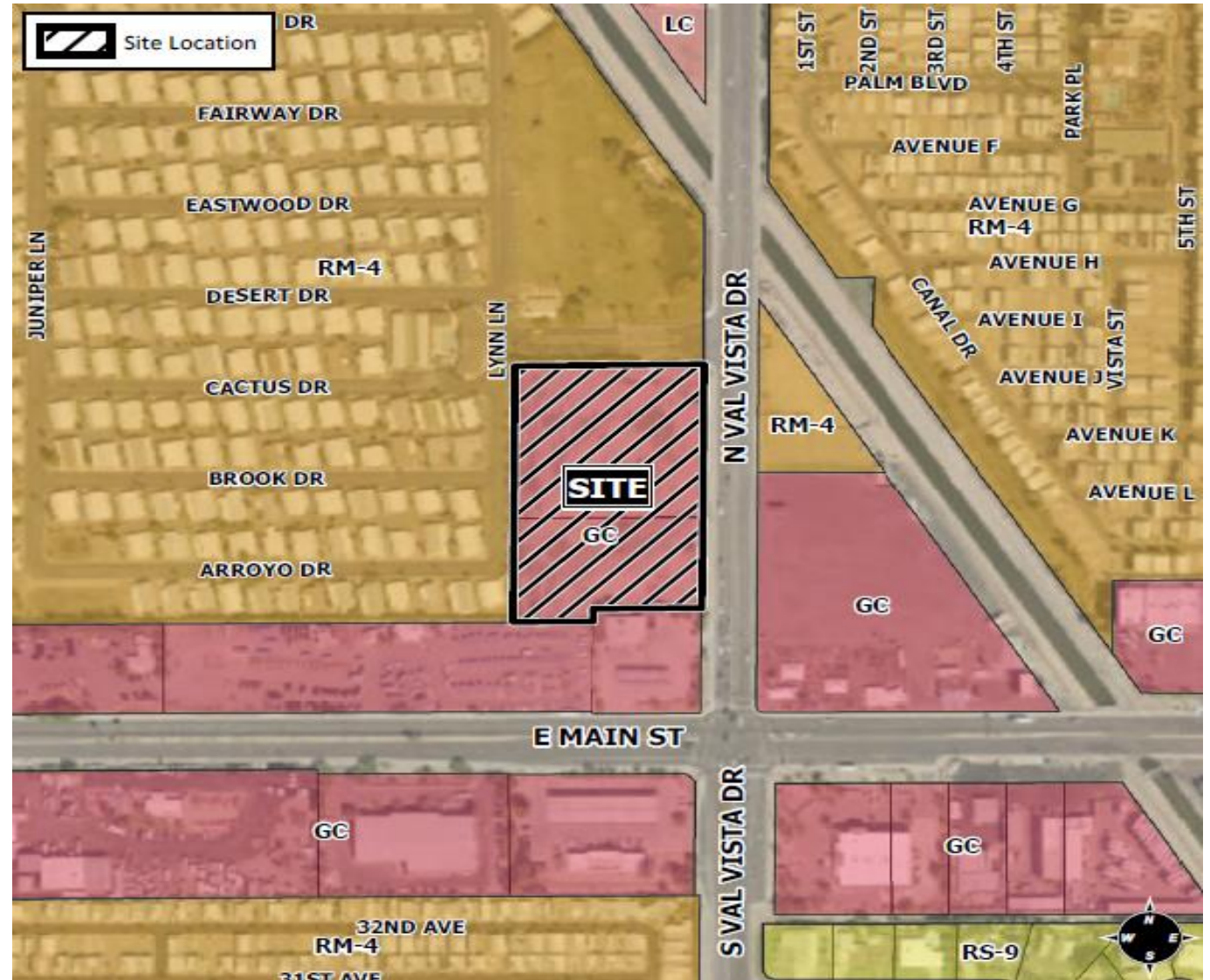
- Transit Corridor
- Station Area
- Pedestrian connectivity and walkability

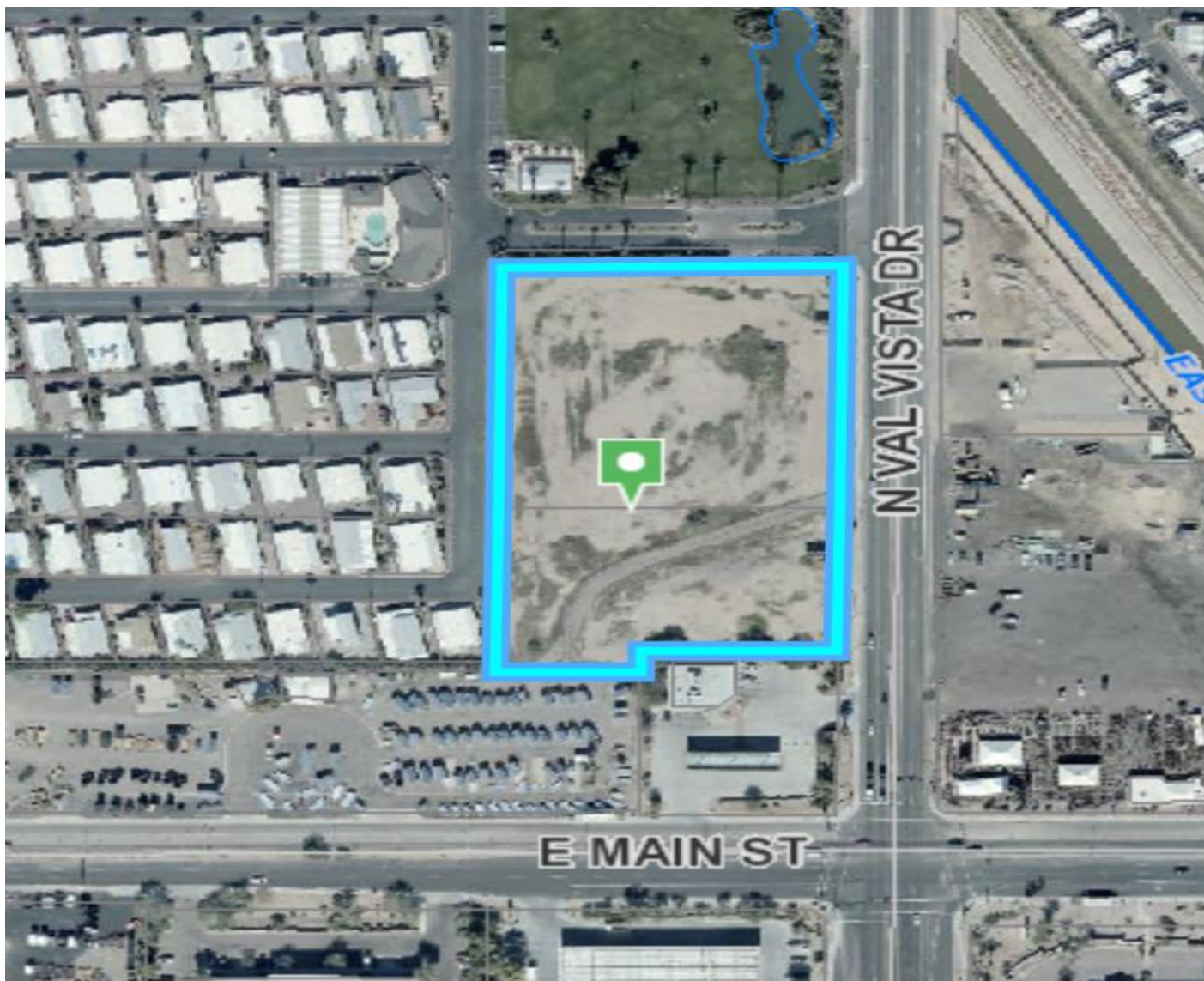


# Zoning

## General Commercial (GC)

- Indoor uses with limited outdoor display
- 4 - 5 mile trade area





## Request

- Site plan review

## Purpose

- Mini-storage with boat and RV storage



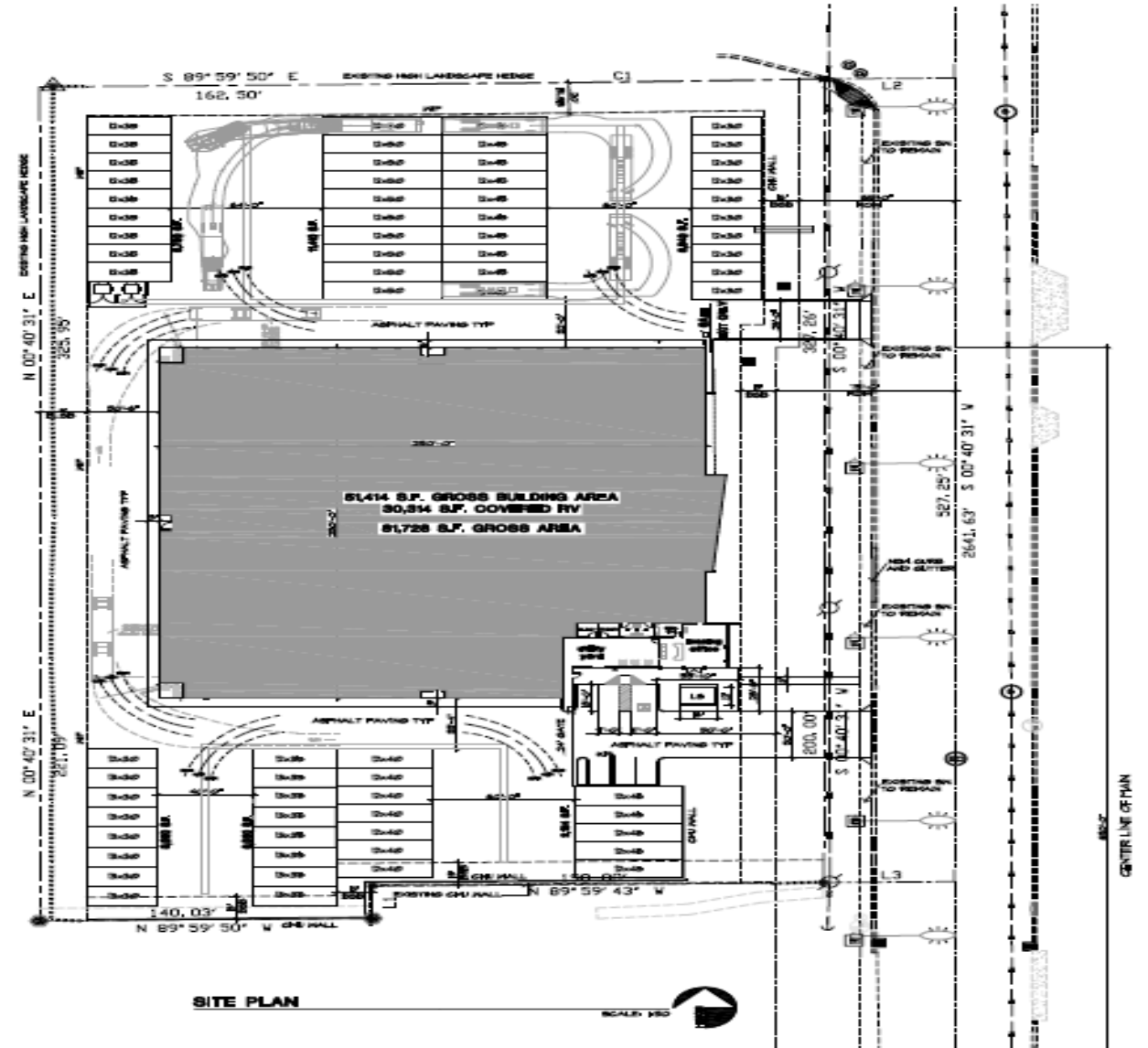
# Site Photos



Looking southwest towards the site

# Site Plan

- 51,414 sq. ft. building
- 30,314 sq. ft. RV storage
- Two access points



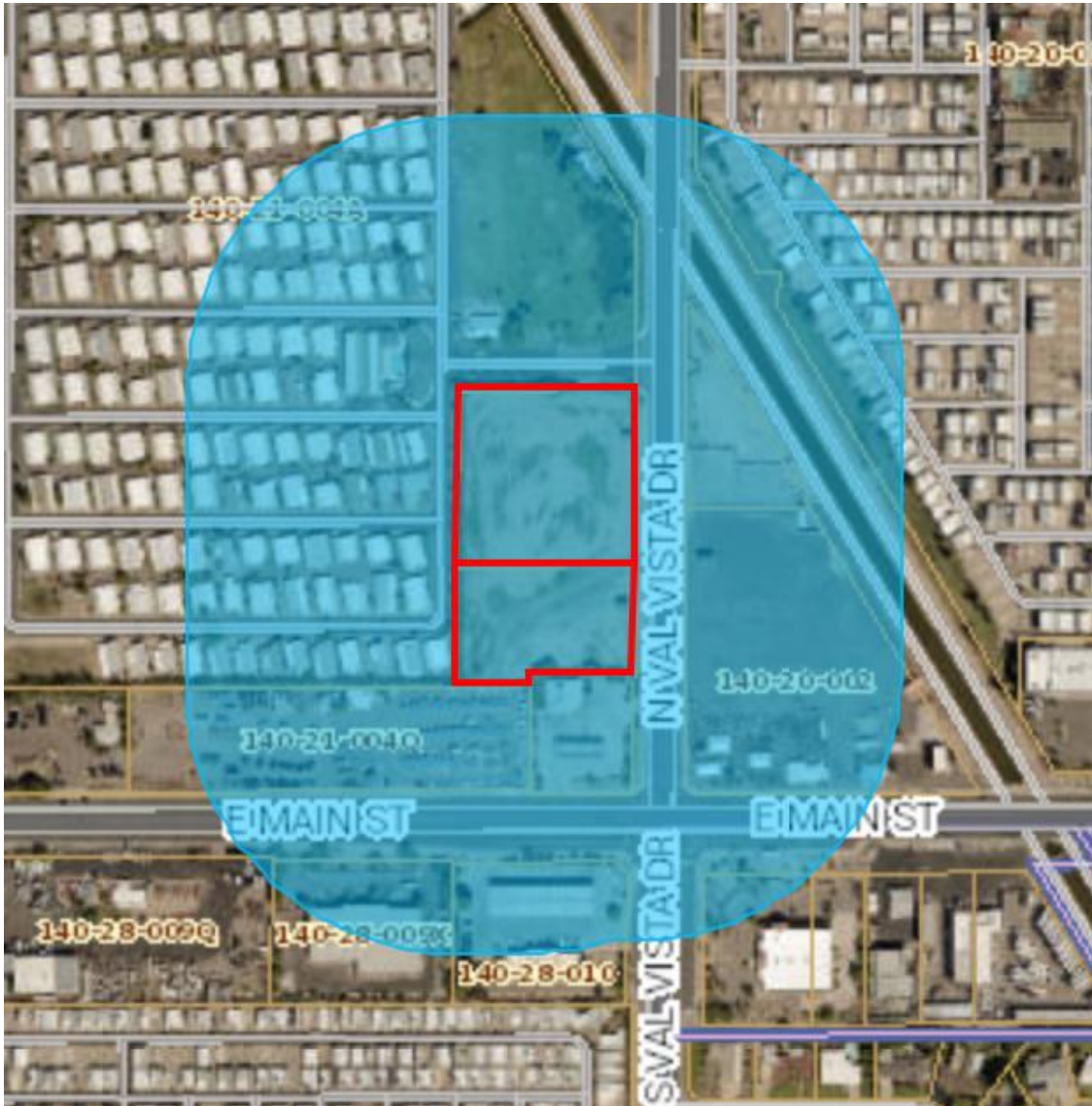




- Design Review Board  
April 14, 2020
- Minor changes to  
screening along Val  
Vista Drive

- Design Review Board  
April 14, 2020
- Minor changes to  
screening along Val  
Vista Drive





## Citizen Participation

- Letters to property owners within 1,000'
- HOAs and registered neighborhoods within 1 mile
- Applicant and staff have not received any neighborhood feedback

# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets Site Plan Review criteria in MZO 11-69-5

## Staff Recommendation

Approval with Conditions