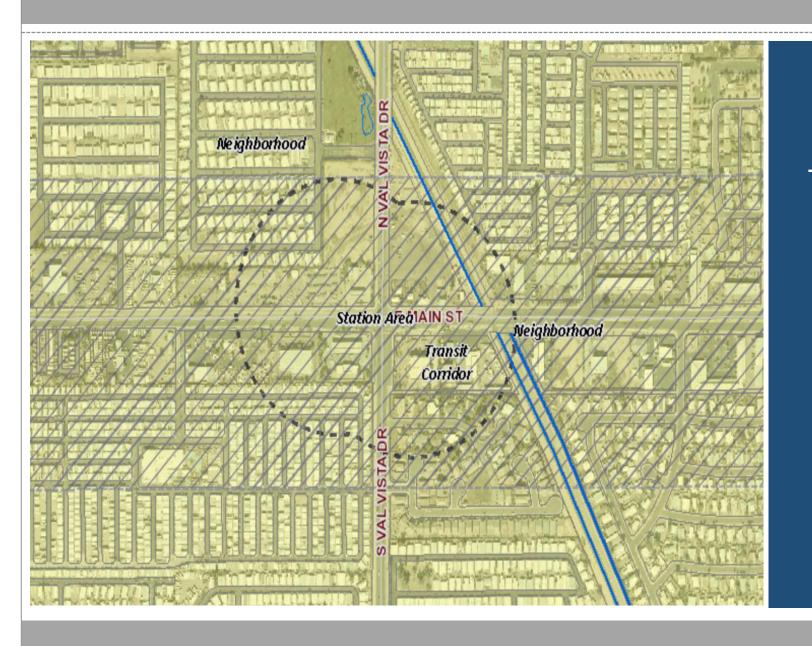


ZON20-00106

Location

 West side of Val Vista Drive north of Main Street





General Plan

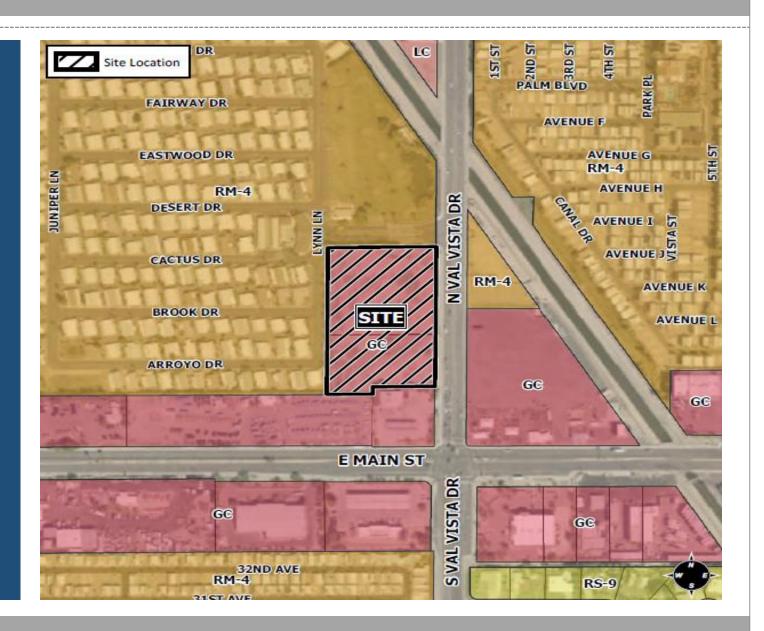
Neighborhood

- Transit Corridor
- Station Area
- Pedestrian connectivity and walkability

Zoning

General Commercial (GC)

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





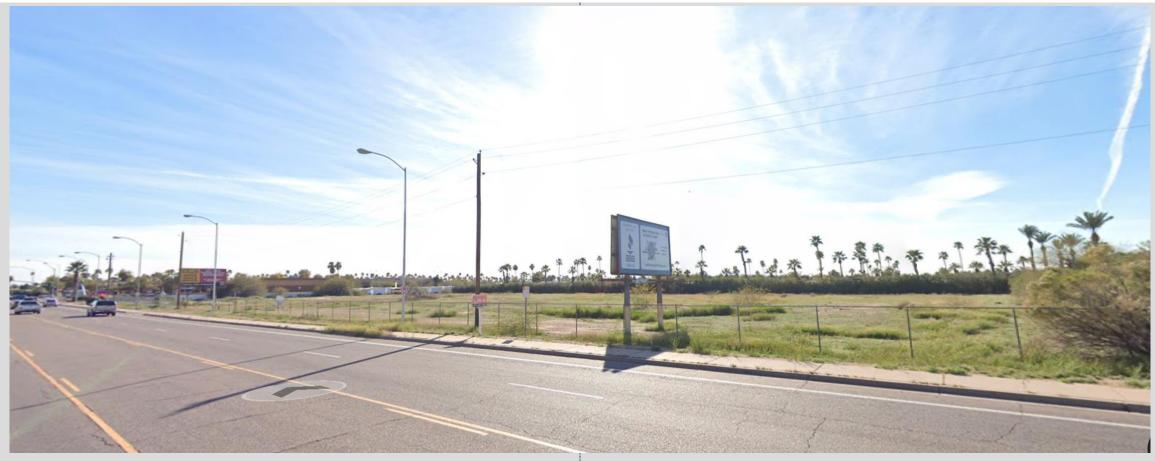
Request

Site plan review

Purpose

 Mini-storage with boat and RV storage

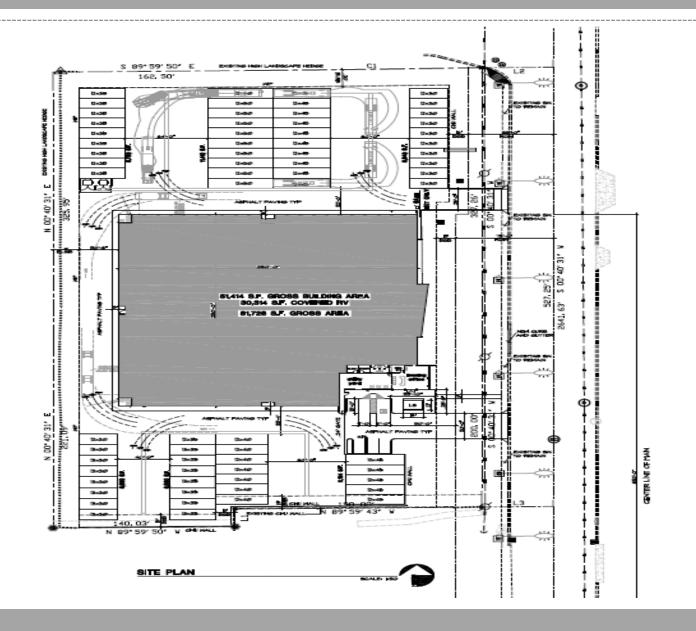
Site Photos

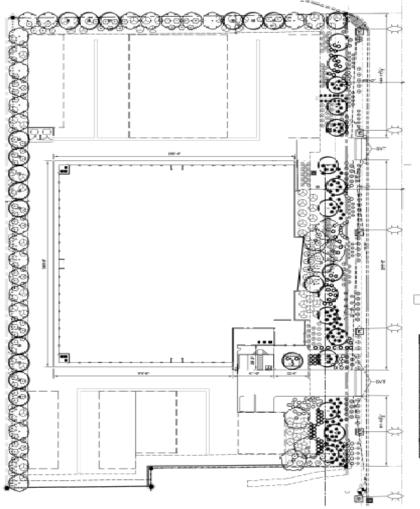


Looking southwest towards the site

Site Plan

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





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Sincet Fromage thrubs		2372"		

Landscape Plan

 Design Review Board April 14, 2020



Elevations

- 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