



PLANNING DIVISION  
STAFF REPORT

**Board of Adjustment**

**November 6, 2024**

CASE No.: <b>BOA24-00635</b>	PROJECT NAME: <b>Red Mountain Storage Expansion</b>
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Owner's Name:	CASA DE AMIGOS MOBILEHOME ESTATES, LP.
Applicant's Name:	Philip A Gollon, ARC Services Inc.
Location of Request:	5612 East McDowell Road. Located west of Recker Road on the north side of McDowell Road.
Parcel No(s):	141-42-009
Request:	Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for the expansion of a mini-storage facility.
Zoning District:	Light Industrial (LI)
Council District:	5
Site Size:	4.2± acres
Existing Use(s):	Mini-Storage Facility and RV Storage Facility
Hearing Date(s):	<b>November 6, 2024 / 5:00 p.m.</b>
Staff Planner:	Chloe Durfee Daniel, Planner II
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **May 14, 1979**, City Council annexed 263± acres, including the project site, into the City of Mesa (Ordinance No. 1234).

On **April 16, 1984**, City Council approved a rezoning of 19.7± acres, including the project property, from RS-35 to Conceptual M-1 (equivalent to current Light Industrial (LI)) (Case No. Z84-045, Ord. No. 1822).

On **July 15, 1985**, City Council approved a rezoning for 38± acres, including the project site, from R1-35 (equivalent to RS-35) to M-1 (equivalent to Light Industrial (LI)) to allow for the development of an industrial park (Case No. Z85-083, Ord. No. 1964).

On **January 20, 1998**, City Council approved a site plan modification for an industrial subdivision, including the project site (Case No. Z97-106, Ord. No. 3429).

On **February 21, 2018**, the Planning and Zoning Board approved a site plan for 4.2± acres to allow for a mini-storage and an RV storage facility on the project site (Case No. ZON17-00509).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) for 4.2± acres for an existing self-storage and RV storage facility. The original site was approved in 2018 (Case No. ZON17-00509) and does not meet several current code requirements including landscape setbacks, throat depth, and screening requirements. The Proposed Project is removing the existing RV storage on the site and replacing it with a two story 84,251 square-foot mini-storage building, and increasing the front landscaping to bring the site into substantial conformance with the Mesa Zoning Ordinance.

### **General Plan Character Area Designation and Goals:**

The Mesa 2040 General Plan Character Area designation on the property is Employment. Per Chapter 7 of the General Plan, the goal of the Employment Character Area is to provide for a wide range of employment opportunities in high quality settings. The request complies with the goals of the General Plan.

### **Falcon Field Sub-Area Plan:**

The property is also located within the Falcon Field Sub-Area. The Falcon Field Sub-Area Plan was adopted by the City Council in 2007 to provide a planning policy document that is focused on the unique characteristics of the area including airport operations and strong business linkages to the airport. One of the goals of the plan is to ensure the Falcon Field Sub Area is an oasis of abundant, high-quality employment for professionals, technical experts, and highly skilled labor. The Proposed Project meets the goals of the Falcon Field Sub-Area Plan.

### **Zoning District Designations:**

The parcel is currently zoned Light Industrial. Mini-storage is a permitted use in the LI zoning district with the approval of a Council Use Permit. A concurrent request for a Council Use Permit is on the November 13, 2024 Planning and Zoning Board agenda (Case No. ZON24-00636).

### **Airfield Overlay – MZO Article 3 Section 11-19:**

Per Section 11-19 of the MZO, the site is located within an Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area 3. The location of the property within the Airfield Overlay is due to its proximity to the Falcon Field Airport. Per Section 11-7-2 of the MZO, there are no use limitations imposed on industrial development in the LI district.

### **Site Plan and General Site Development Standards:**

The applicant is proposing to remove the existing RV storage located in the center of the site and replace it with a two story, 84,251 square-foot mini-storage building. The new building is proposed to match the existing building elevations.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> LI-PAD Golf Course	<b>North</b> LI-PAD Golf Course	<b>Northeast</b> LI-PAD Golf Course
<b>West</b> LI Industrial	<b>Project Site</b> LI Mini-Storage and RV Storage	<b>East</b> LI-PAD Office/Warehousing
<b>Southwest</b> (Across McDowell Road) RM-4 Multiple Residence	<b>South</b> (Across McDowell Road) RM-2-PAD Multiple Residence	<b>Southeast</b> (Across McDowell Road) RM-2-PAD Multiple Residence

**Compatibility with Surrounding Land Uses:**

The subject site is consistent with the surrounding multiple residence uses to the south, the industrial uses to the east and west, as well as the Longbow Golf Course to the north. The proposed self-storage facility expansion on the property will not be out of character with the surrounding development.

**Mesa Zoning Ordinance Requirements and Regulations:**

**Substantial Conformance Improvement Permit (SCIP) MZO Section 11-73:**

The subject site is legal non-conforming as it does not conform to setbacks, landscape yard, and parking area design standards of the MZO. Table 1 below summarizes the minimum MZO requirements and the existing legal non-conforming conditions of the site.

Table 1: Development Standards

Development Standard	MZO Requirements	Existing Conditions
<i>Throat Depth – Section 11-32-4(A) of the MZO</i>	50 feet	<b>17 feet 7 inches</b>
<i>Landscape Yard - Section 11-33-3(B)2 of the MZO Non-Single Residential Uses Adjacent to other Non-Single Residential</i>	North Side: 15 feet East Side: 15 feet	<b>North Side: 10± feet East Side: 3± feet</b>
<i>Screening – Section 11-30-9(H) of the MZO Parking areas</i>	Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet.	<b>No screen wall on the east side of the site between the existing parking and the property line</b>

To bring the site into substantial conformance with the development standards of the MZO, the applicant proposes the following improvements as identified on the site plan and landscape plan:

- New landscape material adjacent to McDowell Road to meet MZO requirements.
- New screen wall to the south of the existing parking.

Per Section 11-73-3 of the MZO, when deciding on a SCIP, the Board of Adjustment shall find upon sufficient evidence that:

A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with the MZO that can be attained without causing or creating any of the following conditions:

1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or

**Significant alterations to the site, including demolition of the building foundation, parking area, and on-site circulation would need to occur to bring the site into full conformance with current MZO development standards.**

*The request complies with this criterion.*

2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.

**Full compliance with current development standards would not allow the existing site to be used as a self-storage facility and would discourage redevelopment on this site.**

*The request complies with this criterion.*

3. The creation of new non-conforming conditions.

**No new non-conforming conditions will be created with the redevelopment of the site.**

*The request complies with this criterion.*

B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

**The proposed improvements will provide increased landscaping. The improvements will bring the site into further compliance with the MZO, enhance the appearance of**

**the site and improve the streetscape. Therefore, staff does not believe that the proposed request will be detrimental to adjacent properties or neighborhoods.**

***The request complies with this criterion.***

**SCIP Findings:**

- A. The site is zoned LI, and the self-storage site plan was approved in 2018 and was allowed by right.
- B. In 2020, Ordinance Number 5593, changed the requirements for self-storage facilities to require a Council Use Permit.
- C. Full compliance with current MZO would require significant alterations to the site including demolition of portions of the existing building and alterations to the on-site circulation.
- D. Improvements to the existing site include landscape improvements and additional screening to the front parking area.
- E. The modifications requested along with the proposed improvements are consistent with the degree of change requested to improve the site and to bring the site into a closer degree of conformance with current MZO standards.
- F. The proposed improvements will not create any new non-conformities.
- G. The proposed improvements will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

**Staff Recommendations:**

Based on the application received and preceding analysis, staff finds the request for a Substantial Conformance Improvement Permit meets the required findings of Section 11-73-3 of the MZO, and therefore recommends approval with the following conditions.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with the final site plan and landscape plan as submitted
2. Approval of the Site Plan and Design Review requests, and compliance with those conditions of approval for ZON24-00636 and DRB24-00637.
3. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

**Exhibits:**

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Landscape Plan
- Exhibit 6 - Elevations