



Board of Adjustment



BOA24-00635

Red Mountain Storage

Expansion

Chloe Durfee Daniel, Planner II

November 6, 2024



Request

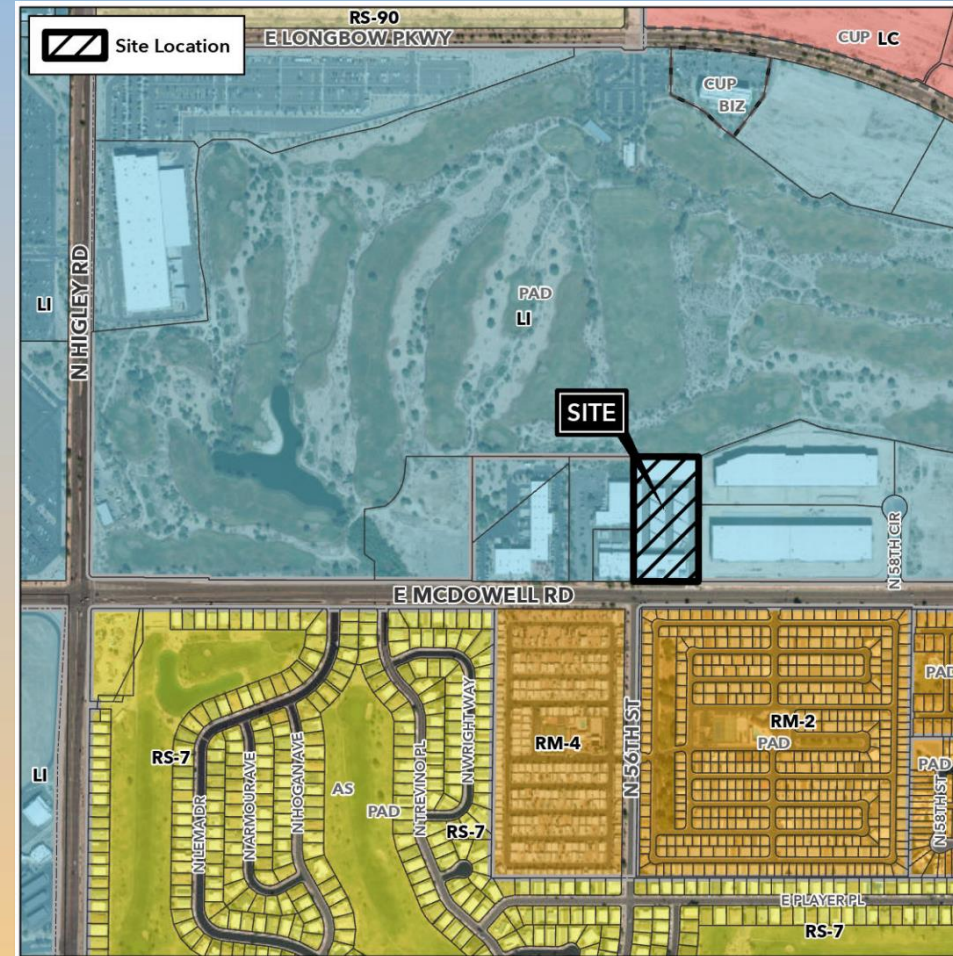
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards for an expansion to a self storage facility





Location

- 5612 East McDowell Road
- North of Higley Road
- East of McDowell Road





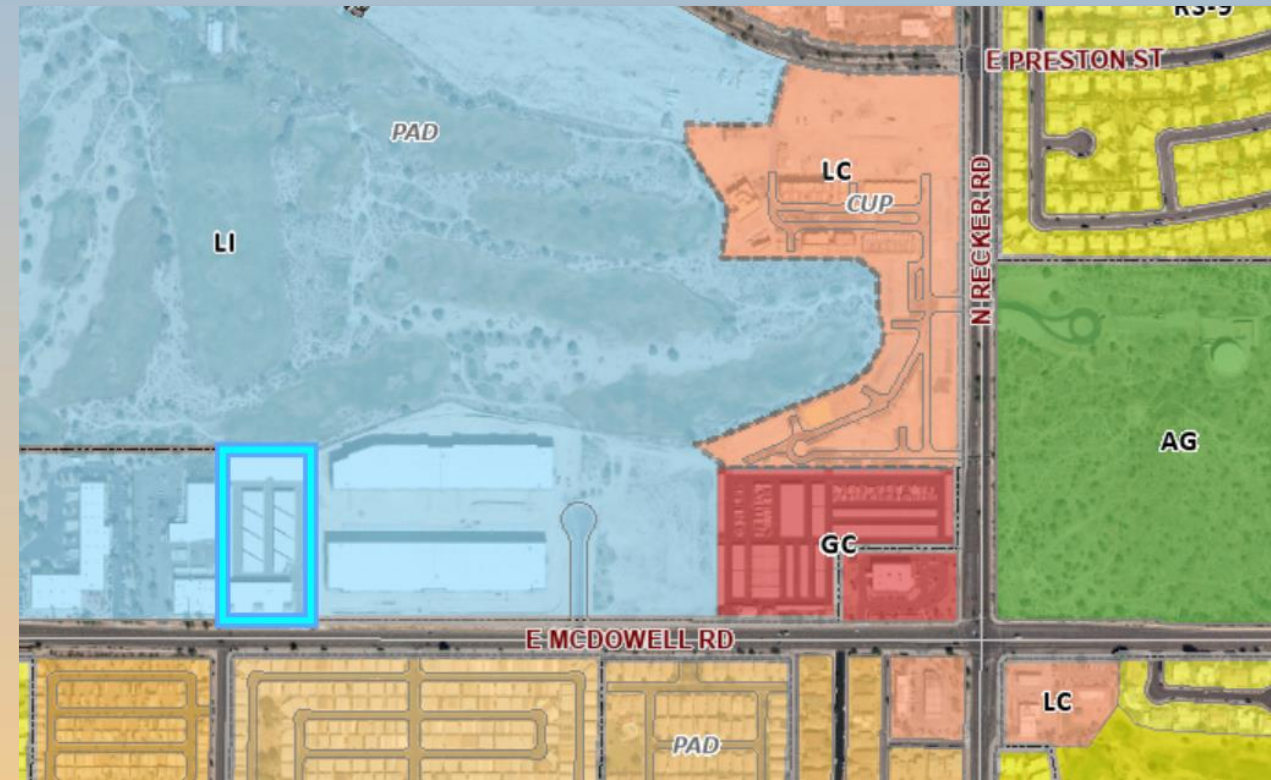
General Plan

Employment:

- Wide range of employment opportunities in high quality settings

Falcon Field Sub Area Plan:

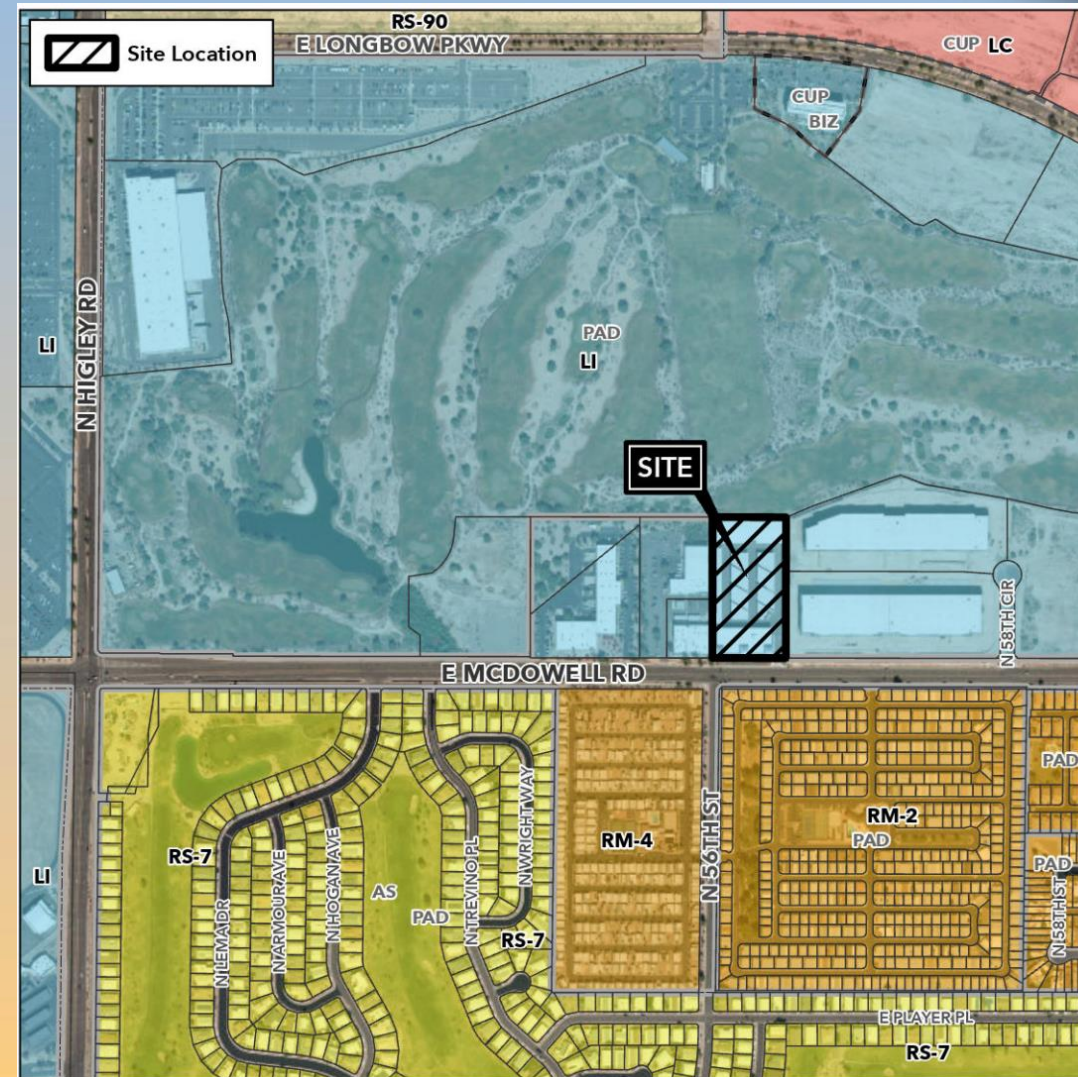
- High quality employment for professionals, technical experts, and highly skill labor





Zoning

- Light Industrial
- Self Storage is permitted with a Council Use Permit





Site Photo

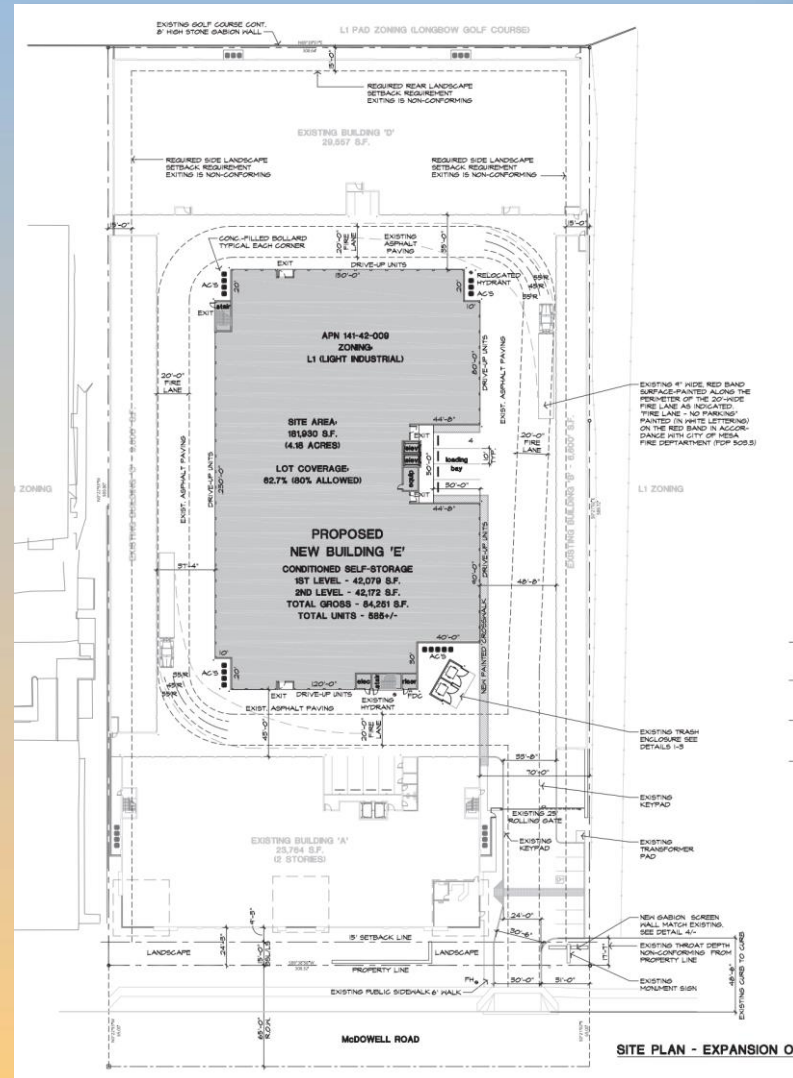


Looking North from McDowell Road



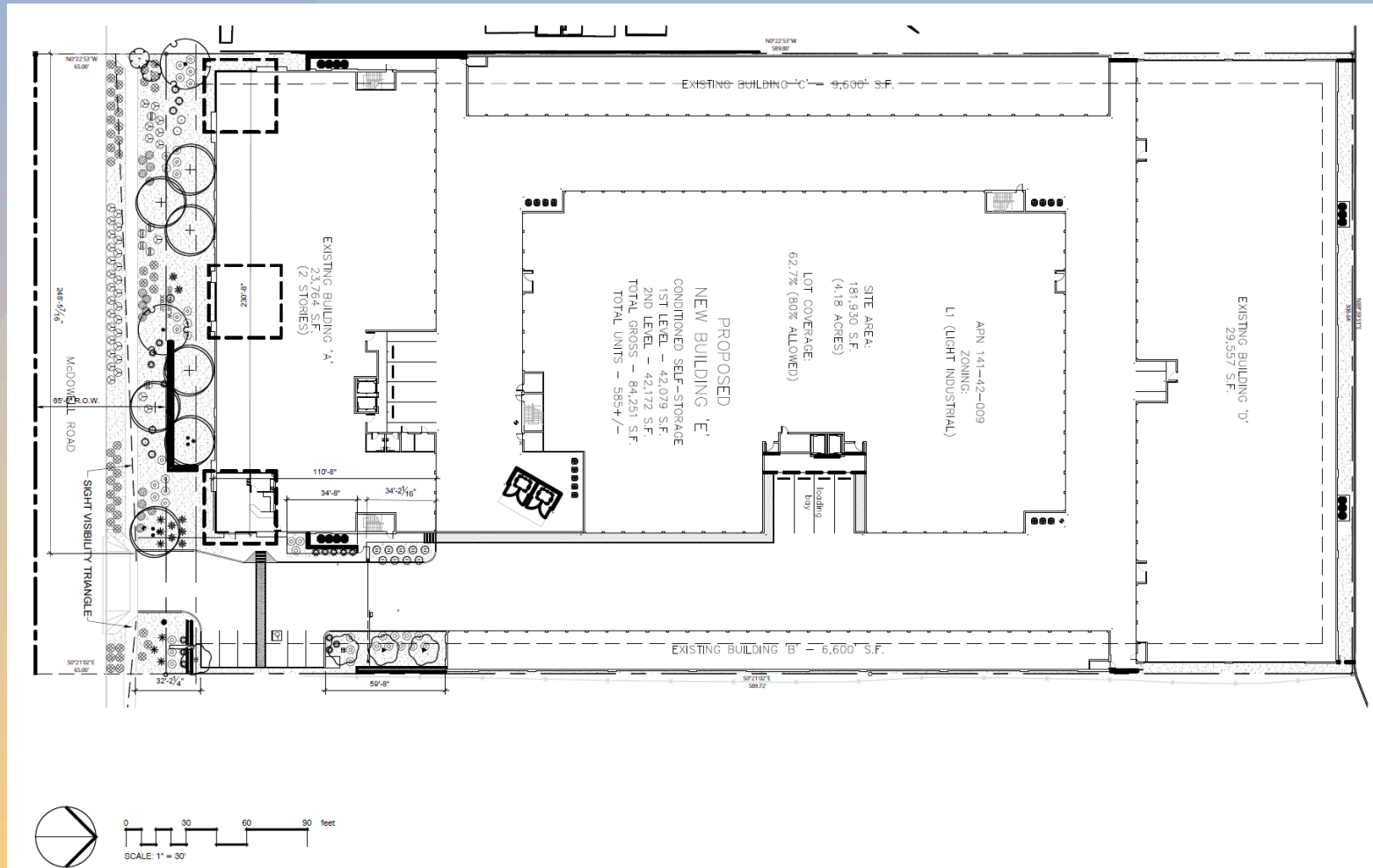
Site Plan

- Removed existing RV storage
- 2-story building for a gross of 84,251 sq. ft.
- 16 parking spaces provided





Landscape Plan



PLANT SCHEDULE SUPPLEMENTAL PLANTING

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Callia secundiflora Texas Mountain Laurel	24"box	2
	Chilopsis linearis Desert Willow	15 gal	2
	Chilopsis linearis Desert Willow	24"box	1
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde Existing	24"box	5
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36"box	2
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36"box	2
SHRUBS			
	Hesperaloe parviflora Red Yucca	5 gal	7
	Hesperaloe parviflora Red Yucca Existing	5 gal	6
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	3
	Lantana montevidensis 'New Gold' Trailing Lantana Existing	1 gal	15
	Muhlenbergia rigens Deer Grass	5 gal	6
	Muhlenbergia rigens Deer Grass Existing	5 gal	15
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal	5
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary Existing	1 gal	6
	Ruellia penninsularis Wild Petunia Existing	5 gal	19
	Russelia equisetiformis Firecracker Plant Existing	5 gal	10



Rendering





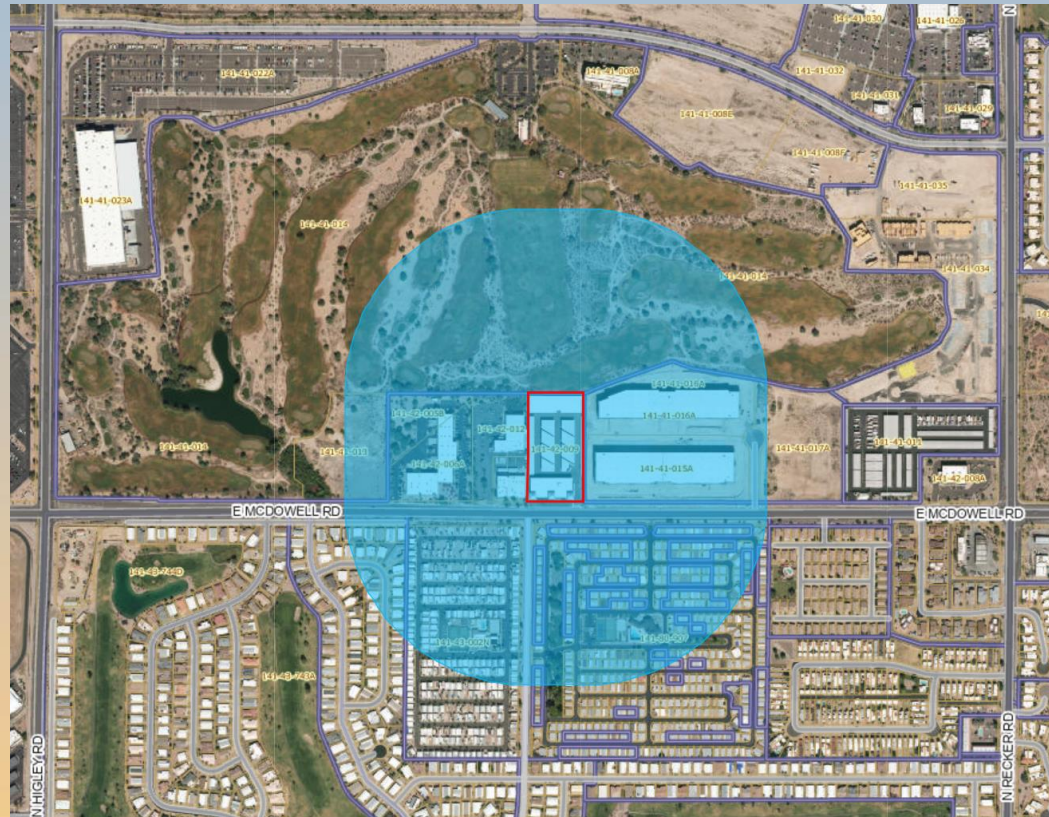
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Throat Depth – Section 11-32-4(A) of the MZO</i></p>	<p>50 feet</p>	<p>17 feet 7 inches</p>
<p><i>Landscape Yard - Section 11-33-3(B)2 of the MZO Non-Single Residential Uses Adjacent to other Non-Single Residential</i></p>	<p>North Side: 15 feet East Side : 15 feet</p>	<p>North Side: 10± feet East Side: 3± feet</p>
<p><i>Screening – Section 11-30-9.H of the MZO Parking areas</i></p>	<p>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.</p>	<p>No screen wall on the east side of the site between the existing parking and the property line</p>



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Staff has not received any comments





Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment