



# Planning and Zoning Board



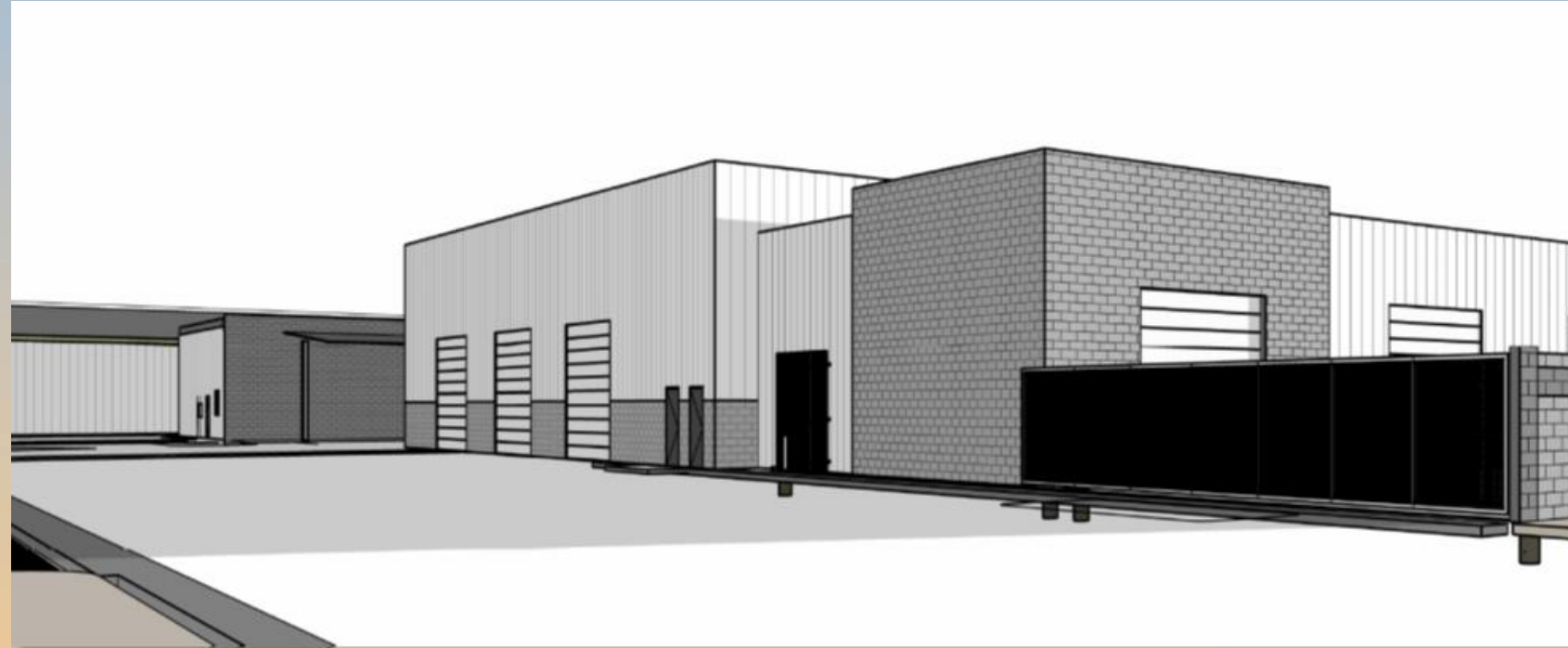
# ZON24-00525

## 202 RV Valet Storage Expansion



# Request

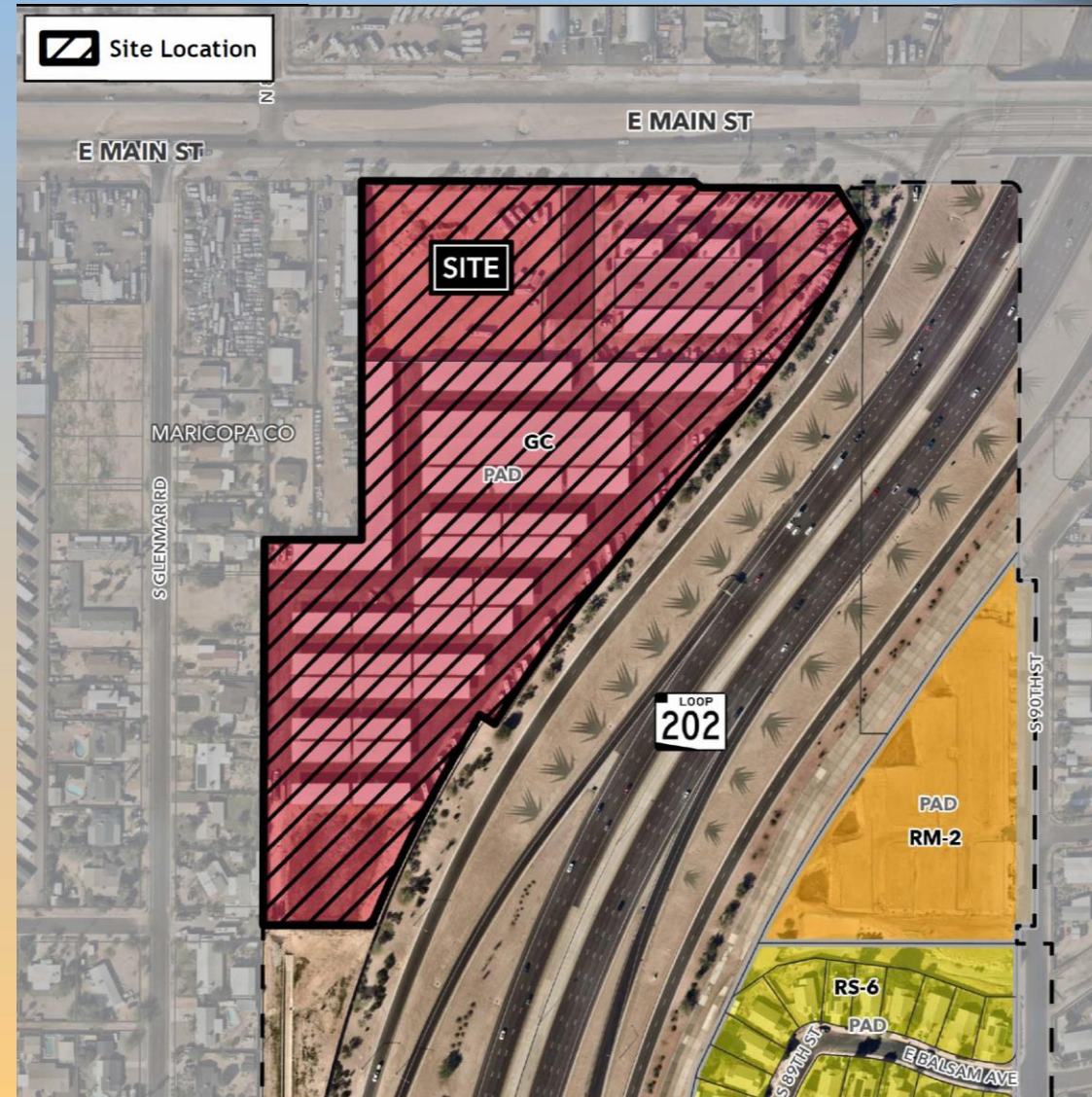
- Rezone from GC-PAD to GC-PAD
- Site Plan Review
- To allow for a Boat and Recreational Vehicle Storage Facility





# Location

- 8839 East Main Street
- West of Loop 202  
(South Mountain Freeway)
- South of Main Street





# General Plan

## Neighborhood/Manufactured Home Subtype

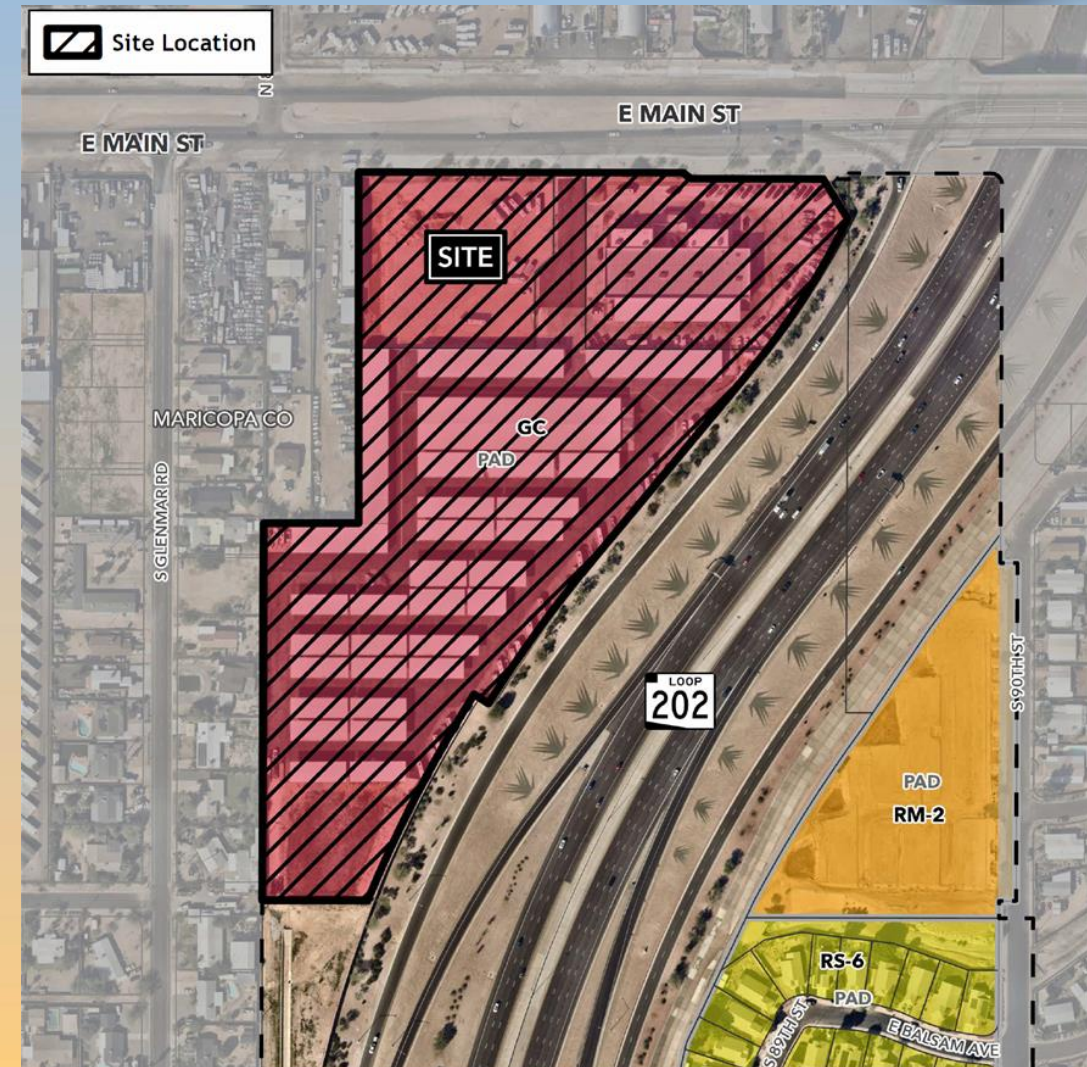
- To provide safe places for people to live where they can feel secure and enjoy their surrounding community





# Zoning

- Site is currently zoned GC-PAD
- Proposed rezone to General Commercial with a new PAD overlay (GC-PAD)
- A Boat and RV Storage Facility is permitted in the GC District through the approval of a Council Use Permit





# Site Photo



Looking south towards the site from Main Street



# Site Photo (Phase 1)



Looking southwest from Main Street



# Site Photo (Phase 2)

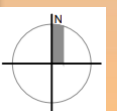
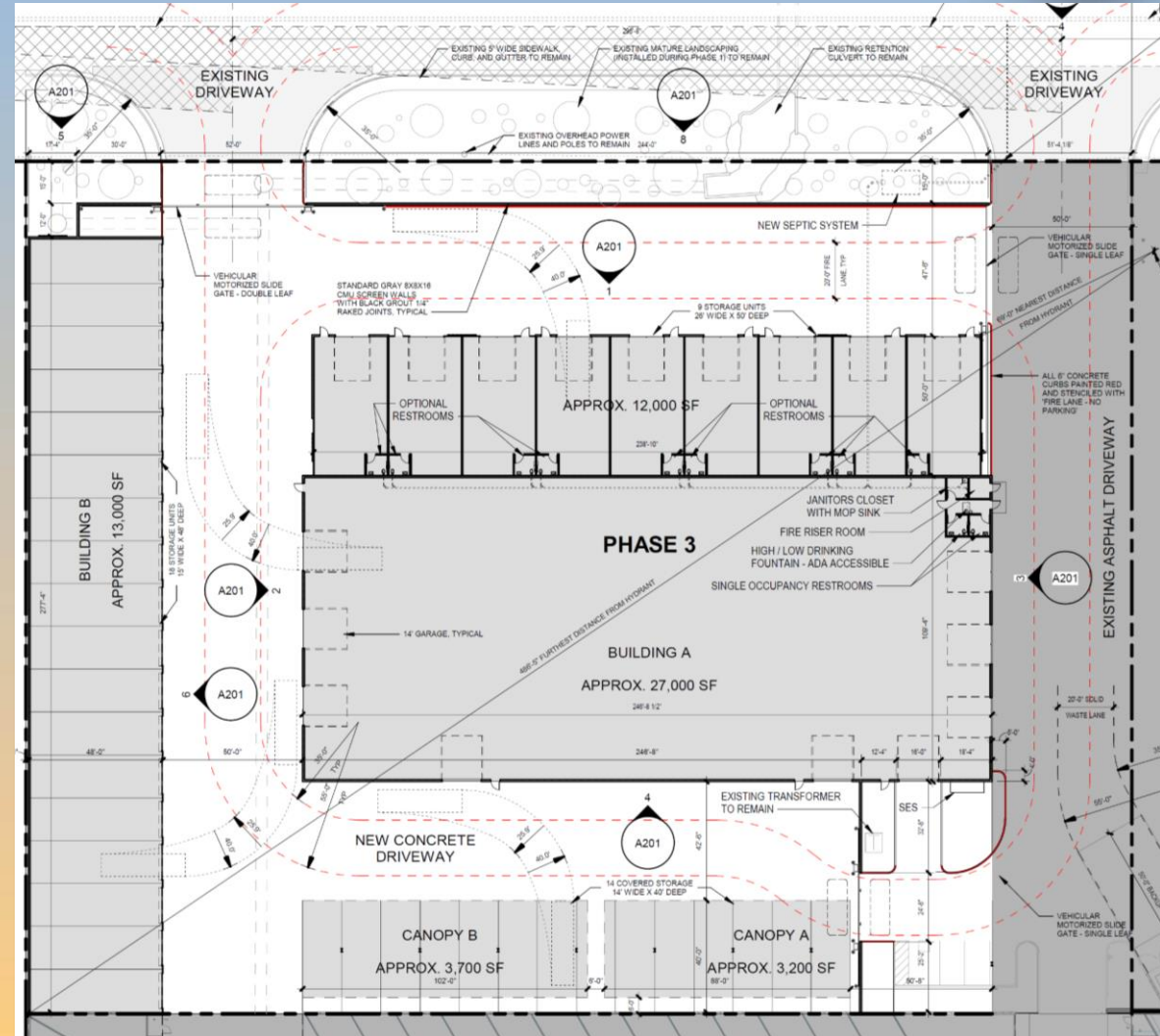


Looking southeast from Main Street



# Site Plan (Phase 3)

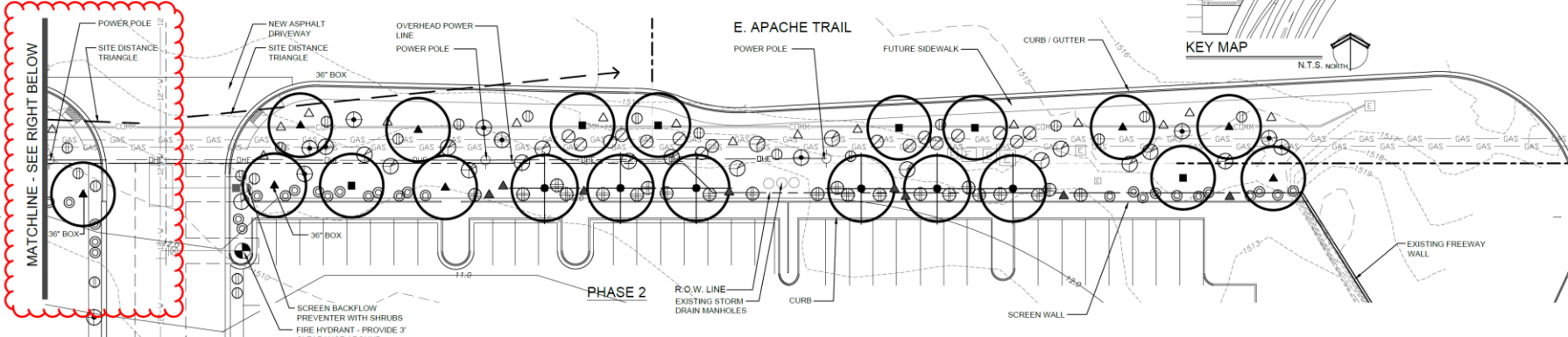
- Expansion of the existing RV and Boat Storage Facility onto the northwestern portion of the site
- Two RV and Boat Storage buildings totaling approximately 52,262 square feet
- Two canopies totaling approximately 6,583 square



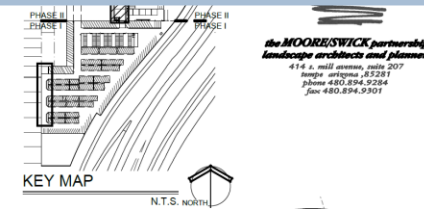
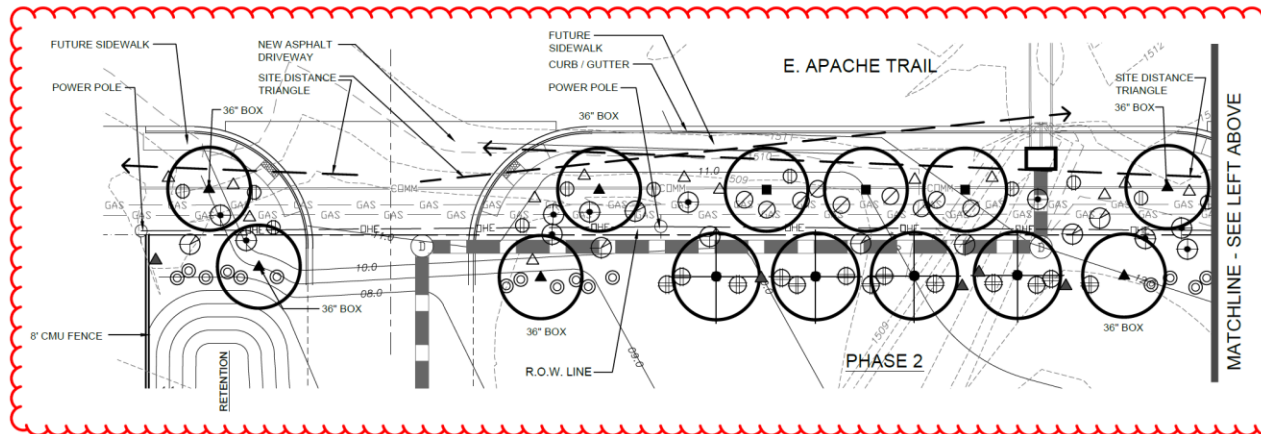


# Landscape Plan

THIS EXISTING MATURE LANDSCAPE SCOPE, AS INSTALLED DURING PHASE 1, IS TO REMAIN IN PLACE



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## PLANT KEY

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES:</b>		
	ACACIA SALICINA	WILLOW ACACIA
	CERCIDIUM HYBRID 'AZT'	THORNLESS PALO VERDE
	PROSOPIS THORNLESS HYBRID 'AZT'	AZT THORNLESS MESQUITE
<b>SHRUBS:</b>		
	AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	ENCELIA FARINOSA	BRITTLE BUSH
	JUSTICIA CALIFORNICA	CHUPAROSA
	LARREA TRIDENTATA	CREOSOTE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
	RUPELLIA PENINSULARIS	BAJA RUELLIA
<b>ACCENTS / CACTUS:</b>		
	OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR
	OPUNTIA FICUS-INDICA	INDIAN FIG PRICKLY PEAR



# Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4	50 feet	<b>15 feet</b>
<u>Maximum Lot Coverage</u> – MZO Table 11-6-3.A	80%	<b>94%</b>



# Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<u>Building Form and Location:</u> - Front and Street-Facing Side: <u>Setback: Freeways –</u> MZO Table 11-6-3.A	30 feet	0 feet
<u>Building Form and Location: Interior</u> <u>Side and Rear Setback adjacent to RS</u> <u>District (1-story building) – MZO</u> Section 11-6-3.A  - Interior Side	25 feet	45 feet



# Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<u>Building Form and Location:</u> <u>-Interior Side and Rear Setback</u> <u>adjacent to Non-Residential District –</u> MZO Section 11-6-3.A  - Interior Side	15 feet	0 feet
<u>Landscaping for Non-Single</u> <u>Residence Uses adjacent to Single</u> <u>Residence Uses –</u> MZO Section 11-33-3(B)(1)(a) and (c) - Width  - Number of Plants	25 feet   A minimum of 5 non-deciduous trees per 100 linear feet of adjacent line	0 feet   <b>Zero trees and shrubs</b>

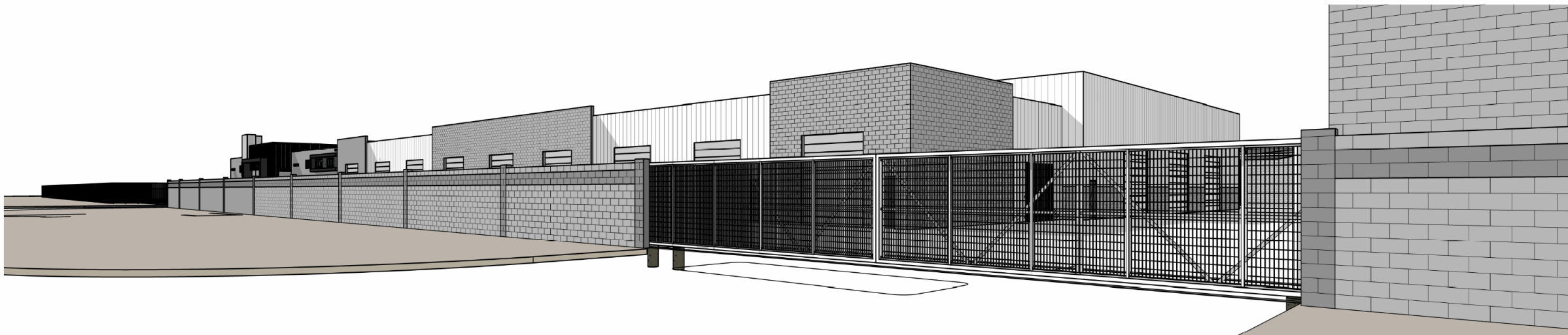


# Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<u>Landscaping for Non-Single Residence Uses adjacent to Other Non-Single Residence Uses – MZO Section 11-33-3(B)(2)(a)(ii) and (c)</u>  - Width  - Number of Plants	<p>15 feet</p> <p>A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line</p>	<p>0 feet</p> <p><b>Zero trees and shrubs</b></p>



# Site Rendering

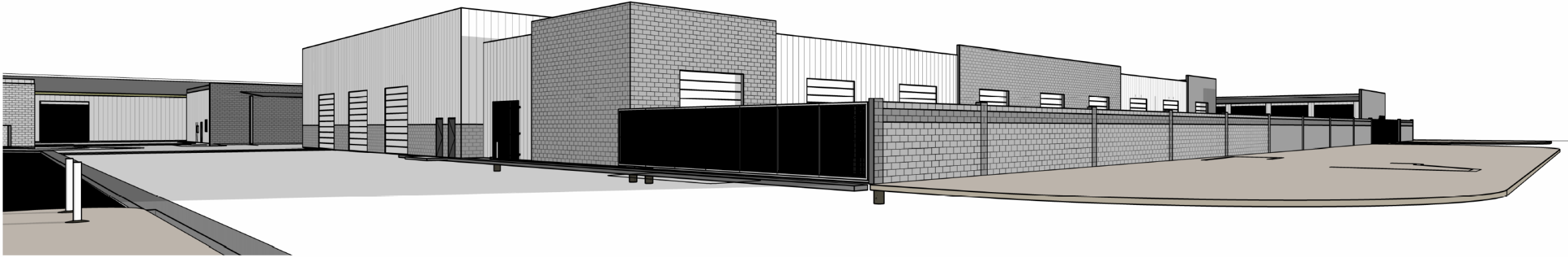


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PHASE 3 NORTHWEST PERSPECTIVE



# Site Rendering

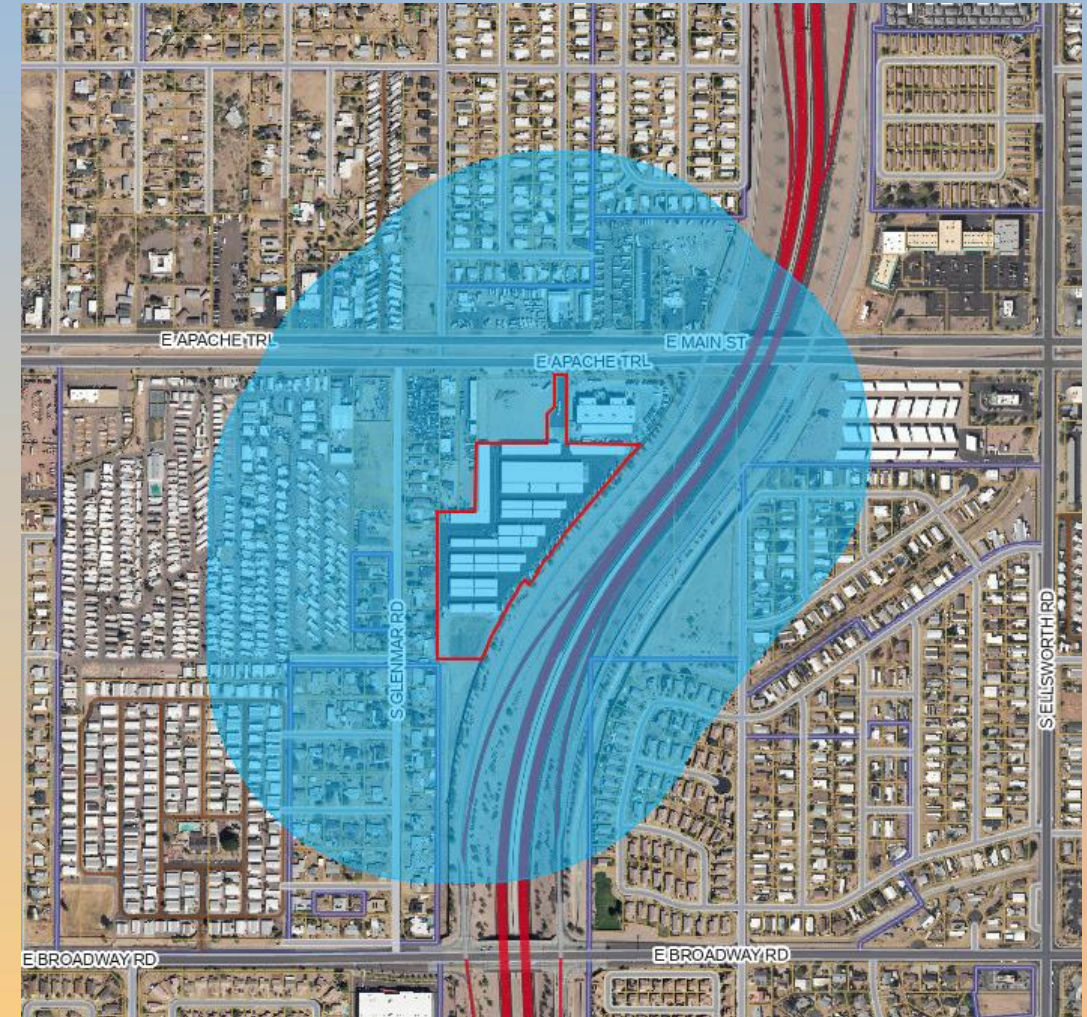


PHASE 3 NORTHEAST PERSPECTIVE



# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Complies with Chapter 70 of the MZO for a Council Use Permit
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

*Staff recommends Approval with Conditions*



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