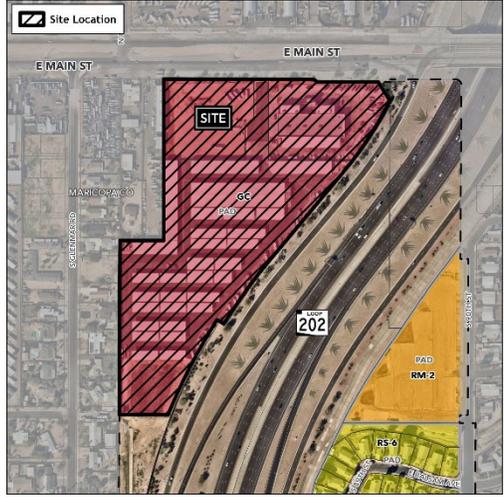


Planning and Zoning Report

Date	December 10, 2025	
Case No.	ZON24-00525	
Project Name	202 RV Valet Storage Expansion	
Request	<ul style="list-style-type: none"> • Rezone from General Commercial with a Planned Area Development Overlay (GC-PAD) to GC with a new PAD Overlay • Site Plan Review and Council Use Permit (CUP) for a Boat and Recreational Vehicle (RV) Storage Facility 	
Project Location	8839 East Main Street	
Parcel No(s)	218-41-280G	
Project Area	15.5± acres	
Council District	District 5	
Existing Zoning	General Commercial with a Planned Area Development Overlay (GC-PAD)	
General Plan Designation	Neighborhood	
Applicant	Dane Astle, Edifice Architecture	
Owner	Germaine RV LLC	
Staff Planner	Kwasi Abebrese, Planner II	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the criteria in Chapter 22 regarding Planned Area Development (PAD) overlays, the criteria in Chapter 70 for Council Use Permits, and the review criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a rezoning for 15.5± acres from GC-PAD to GC with a new PAD overlay, Site Plan Review, and a CUP to allow for the development of a Boat and RV Storage Facility (Proposed Project).

The Proposed Project is the final phase of a three-phase project to develop a campus for RV and boat storage on the project site.

Concurrent Applications:

- **Design Review:** Design Review Board meeting is scheduled for December 9, 2025, to review the proposed elevations and landscape plan (DRB24-00524).

Site Context

General Plan:

- The proposed request was submitted prior to the adoption of the 2050 Mesa General Plan and was reviewed under the 2040 General Plan.
- The 2040 Mesa General Plan character area designation on the project site is Neighborhood with a Manufactured Home Subtype.
- The primary focus of the Neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options and often have non-residential uses such as local serving businesses.
- The total area devoted to local serving businesses (commercial and office developments) in one location is generally less than 15 acres and these businesses typically serve people within a mile radius of the area.
- RV sales, service and storage are not primary or secondary land use in the Manufactured Home Subtype; however, the parcel is adjacent to the Loop 202 Freeway, which is not conducive to single-residence development, and is a continuation of the same use of property in the immediate vicinity.
- Overall, although not specifically listed in the subtype, staff finds that the Proposed Project conforms to the goals of the Mesa 2040 General Plan and meets the development review criteria outlined in Chapter 15 (pg. 15-1) and Council has the discretion to approve land uses or zoning districts or both that are not listed (pg. 7-7).

Zoning:

- The project site is zoned General Commercial with a Planned Area Development Overlay (GC-PAD).

- A Boat and RV Storage Facility is permitted in the GC District through the approval of a Council Use Permit (CUP).

Surrounding Zoning & Use Activity:

The proposed Boat and RV Storage Facility is compatible with surrounding land uses, which include RV dealership and boat storage and commercial uses.

Northwest (Across East Main Street) Maricopa County Vacant	North (Across East Main Street) Maricopa County Automobile Sales	Northeast (Across East Main Street) Maricopa County Commercial
West Maricopa County Commercial	Project Site GC-PAD Vacant	East GC-PAD RV Dealership and Storage Facility
Southwest Maricopa County Commercial	South GC-PAD RV Dealership and Storage Facility	Southeast GC-PAD RV Dealership and Storage Facility

Site History:

- **May 3, 2017:** The City Council annexed 37± acres, including the project site, into the City of Mesa (Case No. A16-002; Ordinance No. 5373).
- **July 3, 2017:** The City Council approved a rezone of approximately 37± acres of land, including the project site, from Maricopa County C-3 and RU-43 to City of Mesa General Commercial (GC) and Single Residence 43 (RS-43) (Case No. Z17-014; Ordinance No. 5393).
- **February 26, 2018:** The City Council approved a rezone of approximately 16 acres of land, including the project site from GC and RS-43 to General Commercial with a Planned Area Development Overlay (GC-PAD) and a Site Plan to allow for the development of a RV Dealership and Storage Facility (Case No. ZON17-00323; Ordinance No. 5422).

Project/Request Details

Site Plan:

- **Building Design:** The Proposed Project entails the expansion of the existing RV and Storage Facility onto the northwestern portion of the site. The proposed expansion includes the development of two (2) RV and boat storage buildings totaling approximately 52,262 square feet as well as two (2) canopies totaling approximately 6,583 square feet. The storage buildings are situated on the east and west sides of the project site and will be screened with an 8-foot-tall masonry wall from the existing public right-of-way.
- **Access:** The site is accessed from East Main Street via two previously approved ingress and egress points, specifically at the northeast and northwest corners of the site.

- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 4 parking spaces are required for the proposed RV and Boat Storage Facility. The submitted site plan shows 4 existing parking spaces at the southeast corner of the site. In addition, the site plan shows 13 existing parking spaces that were approved as part of Phase 2 for the existing RV dealership sales office located on the east side of the project site.
- **Landscaping:** The site plan features existing landscaping along the frontage of East Main Street which was installed during Phase I of the project to help provide for additional screening of the use from the public right-of-way.

Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlying zoning district and General Plan by using innovative design and flexibility that creates high-quality development for the site.

Development Standards	MZO Required	PAD Proposed
<u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4	50 feet	15 feet
<u>Maximum Lot Coverage</u> – MZO Table 11-6-3.A	80%	94%
<u>Building Form and Location:</u> <u>-Front and Street-Facing Side:</u> <u>Setback :Freeways</u> – MZO Table 11-6-3.A	30 feet	0 feet
<u>Building Form and Location:</u> <u>Interior Side and Rear Setback adjacent to RS District (1-story building)</u> – MZO Section 11-6-3.A - Interior Side	25 feet	45 feet
<u>Building Form and Location:</u> <u>-Interior Side and Rear Setback adjacent to Non-Residential District</u> – MZO Section 11-6-3.A - Interior Side	15 feet	0 feet

Development Standards	MZO Required	PAD Proposed
<u>Landscaping for Non-Single Residence Uses Adjacent to Single Residence Uses – MZO Section 11-33-3(B)(1)(a) and (c)</u> - Width - Number of Plants	25 feet A minimum of 5 non-deciduous trees per 100 linear feet of adjacent line	0 feet Zero trees and shrubs
<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	15 feet A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line	0 feet Zero trees and shrubs

The Proposed Project offers creative, high-quality development for both users and the surrounding area, providing:

- A unique architectural design of the RV sales and service building at the northeastern portion of the site.
- Landscaping along Main Street that exceeds the requirements of the MZO and is designed in a way that provides visual interest and enhances the streetscape of the area. The existing landscaping was installed during Phase I of the project and it includes a variety of trees and shrubs such as Willow Acacia, Thornless Palo Verde, Thornless Mesquites, and Triangle-Leaf Bursage.

Council Use Permit:

This request includes a Council Use Permit to allow for a Boat and RV Storage Facility in the GC District per Section 11-6-2 of the MZO.

Approval Criteria - Section 11-70-6(D):

1. **Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:**

The Proposed Project is consistent with the goals of the Neighborhood character area designation of the 2040 Mesa General Plan, and furthers the implementation of, and is

not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the General Plan.

2. **The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;**

The Proposed Project aligns with the intent of the GC zoning district which is to provide indoor retail, limited outdoor display and related service-oriented businesses that serve a large surrounding residential trade area within a 4- to 5-mile radius. This district includes several automobile-oriented uses and similar support services related to automobiles, and light assembly and fabrication related to an on-site commercial use.

3. **The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and**

The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the city.

4. **Adequate public services, public facilities and public infrastructure are available to serve the proposed project.**

The applicant will be required to install necessary offsite improvements and/or upgrades to support the Proposed Project, as well as providing an in-lieu fee for the future installation of a sewer line on East Main Street, as required by the Development Agreement, DA25-00036.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff received no phone calls or emails with questions on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the requested rezoning, Site Plan Review, and Council Use Permit, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review (Case No. DRB24-00524).
3. Execute and comply with the development agreement, DA25-00036, and all future amendments to it.

4. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table

Development Standards	PAD Proposed
<u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4	15 feet
<u>Maximum Lot Coverage</u> – MZO Table 11-6-3.A	94%
<u>Building Form and Location:</u> <u>-Front and Street-Facing Side:</u> <u>Setback :Freeways</u> – MZO Table 11-6-3.A	0 feet
<u>Building Form and Location:</u> <u>Interior Side and Rear Setback adjacent to RS District (1-story building)</u> – MZO Section 11-6-3.A - Interior Side	45 feet
<u>Building Form and Location:</u> <u>-Interior Side and Rear Setback adjacent to Non-Residential District</u> – MZO Section 11-6-3.A - Interior Side	0 feet
<u>Landscaping for Non-Single Residence Uses Adjacent to Single Residence Uses</u> – MZO Section 11-33-3(B)(1)(a) and (c) - Width - Number of Plants	0 feet Zero trees and shrubs

Development Standards	PAD Proposed
<u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence Uses –</u> <i>MZO Section 11-33-3(B)(2)(a)(ii) and (c)</i> - Width - Number of Plants	<p style="text-align: center;">0 feet</p> <p style="text-align: center;">Zero trees and shrubs</p>

Exhibits

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Project Narrative
- Exhibit 3 – Site Plan
- Exhibit 4 – Landscape Plan
- Exhibit 5 – Grading and Drainage Report
- Exhibit 6 – Elevations
- Exhibit 7 – Citizen Participation Plan
- Exhibit 8 – Citizen Participation Report
- Exhibit 9 – Citizen Comment (If applicable)
- Exhibit 10 – Other Documents as applicable
- Exhibit 11 – Power Point Presentation