

City Council Staff Report

Date	March 9, 2026	
Case No.	ZON24-01027	
Project Name	Mesa Premier RV & Boat Storage Phase II	
Request	<ul style="list-style-type: none"> • Rezone 3.5± acres from Single Residence-90 (RS-90) to Light Industrial with a Planned Area Development Overlay (LI-PAD) • Rezone 10.2± acres from LI-PAD to LI with a new PAD • Major Site Plan Modification • Modification of a Council Use Permit 	
Project Location	Located approximately 265 feet east of the southeast corner of North Higley Road and East Thomas Road.	
Parcel No(s)	141-38-047A 141-38-048	
Project Area	13.7± acres	
Council District	District 5	
Existing Zoning	Light Industrial with a Planned Area Development (LI-PAD) and Single Residence 90 (RS-90)	
General Plan Designation	Local Employment Center	
Applicant	Russell Skuse, Campfire	
Owner	R&S Development Group	
Staff Planner	Josh Grandlienard, AICP, Senior Planner	
Proposition 207 Waiver Signed	Yes	

Recommendation

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2050 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.

Planning & Zoning Board Recommendation:

On September 24, 2025, the Planning and Zoning Board **voted (5-0)** to recommend City Council approve the proposed project.

Project Overview

Request:

The applicant is requesting approval for a rezoning for 3.5± acres from RS-90 with a Planned Area Development Overlay (LI-PAD) and 10.2± acres from LI-PAD to LI with a new PAD overlay, Major Site Plan Modification, and modification of a Council Use Permit for an expansion of a previously approved Recreational Vehicle and Boat Storage Development (Proposed Project).

Concurrent Applications:

- **Minor General Plan Amendment:** The City Council hearing is scheduled for March 23, 2026, to review the request for Minor General Plan Amendment for the 13.7± acre project site to change the Placetype from Local Employment Center to Industrial (ZON25-00673).
- **Development Agreement:** The applicant is requesting an amendment to the Mesa Premiere Boat and RV development agreement. The property owner and the City of Mesa entered into a development agreement on January 31, 2023, to allow for the temporary use of a septic system on the property until sewer is installed in Thomas Road adjacent to the property. The development agreement also allowed for an in-lieu payment related to the design, materials and installation of sewer along the project frontage.

The 2023 development agreement was specific to the first phase of development. As the applicant is proposing to expand the development, the development agreement will be amended to include additional phase of development. The amended development agreement includes use restrictions that ensure compatibility with the proposed Industrial Placetype and also surrounding developments in the area. The City Council hearing is scheduled for March 23, 2026.

Site Context

General Plan:

- The Placetype for the 13.7± acres project site is Local Employment Center, the Growth Strategy for the project site is Evolve.
- Warehousing and Storage is not identified as a principal or supporting land use in the Local Employment Center. The applicant has filed a concurrent application for a Minor General Plan amendment to change the Placetype from Local Employment Center to Industrial.
- Warehousing and Storage is a principal land use identified in the Industrial Placetype. Light Industrial (LI) is a principal zoning district in the Industrial Placetype.
- Properties located within the Industrial Placetype should have access to arterial roadways, freeways, and rail that can accommodate heavy truck traffic and distribution needs. Additionally, these areas should include design elements that buffer and mitigate negative impacts from surrounding areas.
- The Proposed Project is consistent with the Industrial Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - N1. Promote complete communities in both existing and new neighborhoods.
 - N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.

Falcon Field Sub-Area Plan:

- The Proposed Project is located within a Light Industrial designation of the Falcon Field Sub-Area Plan.
- This area is proximate to the area and could potentially generate complaints about the airfield operations. The intent of the plan is to help buffer the Airport with industrial uses, that could be suited to employment generating uses, such as retail, services and entertainment to area businesses, employees, and the region.
- The Proposed Project is consistent with the Falcon Field Area Plan and will strengthen the area by providing uses that are consistent with the air traffic existing in the area furthering the Vision, Guiding Principles or Strategies identified in the 2050 Mesa General Plan.

Zoning:

- The project site is zoned Light Industrial with a Planned Area Development (LI-PAD) and Single Residence 90 (RS-90)
- A Boat and Recreational Vehicle Storage Facility is a permitted use within the LI District with the approval of a Council Use Permit.

Surrounding Zoning & Use Activity:

The proposed Boat and Recreational Vehicle Storage Facility is compatible with surrounding land uses, which include industrial uses, and vacant land.

Northwest (Across N Higley Road and E Thomas Road) LI Vacant	North (Across E Thomas Road) RS-90 Single Residence	Northeast (Across E Thomas Road) RS-90 Vacant
West (Across N Higley Road) LI Vacant	Project Site LC Vacant	East (Across E Thomas Road) LI-PAD Industrial Uses
Southwest State Route 202 Red Mountain Freeway	South State Route 202 Red Mountain Freeway	Southeast State Route 202 Red Mountain Freeway

Site History:

- January 23, 1983: City Council annexed 2,335± acres, including the project site, into the City of Mesa, and subsequently zoned the property Single Residence 90 (RS-90) (Case No. Z83-037, Ordinance No. 1710).
- January 9, 2023: City Council approved a rezoning for 10.2± acres, including the project site, from RS-90 to Light Industrial with a Planned Area Development and Council Use Permit (LI-PAD-CUP) and Site Plan Review to allow for the development of an RV and Boat Storage Facility (Case No. ZON21-00080; Ordinance No. 5761).

Project/Request Details

Site Plan:

- **Building Design:** The proposed site plan modification maintains the previously approved 1,682 square foot building intended for the operations office for the proposed RV and Boat Storage, while adding 22 new parking canopies and modifying 11 previously approved parking canopies for a total of 42 parking canopies on site, located behind a an eight foot tall opaque masonry screen wall.
- **Access:** The site is accessed via the previously approved ingress/egress point located on the eastern side of the site with direct access to Thomas Road.

- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 4 parking spaces are required for the RV and Boat Storage use. The site plan shows 4 parking spaces located on the south side of the office building. The site plan also includes 640 spaces for RV and Boat storage as a function of the proposed use.
- **Landscaping:** The site plan features enhanced landscaping along the frontage of Thomas Road as well as 5 ft of landscaping on the western side of the site to help provide for additional screening of the use from Public Right-of-ways.

Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning regulations by allowing modifications to land use regulations and development standards in order to: support innovative, high-quality, cohesive development; facilitate creative land planning resulting in superior design; and elevate overall quality of development.

Development within a PAD should exemplify creating a unique sense of place, integrated open space or amenities, high-quality architectural and site design, and a balanced mix of land uses

Development Standards	MZO Required	PAD Proposed
<u>Fences and Freestanding Walls</u> – MZO Section 11-30-4(B) <i>Maximum Height</i> -Front yards and required street side yards (north, south, and west property lines)	3.5-foot-tall	8-foot-tall
<u>Outdoor Storage –</u> MZO Section 11-30-7(C)(3) - <i>Setback</i>	A setback shall be provided for material stored outdoors at a ratio of 1:1 from all lot lines equal to the total height of the material above the required 8-foot screen wall	No setback from lot lines is required for boats and RVs stored outdoors.
<u>Landscape Yards –</u> MZO Table 11-7-3 -Front and Street-Facing Side - Freeways (west and south property lines)	30 Feet	5 Feet (west side) 0 feet (south side)

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

- An enhanced entry feature to create a sense of place at the edge of the property closest to Higley and Thomas Roads.
- Landscaping along Thomas Road exceeding the requirements of the MZO and is designed in a way that provides visual interest and enhances the streetscape of the area.

Council Use Permit:

This request includes a Council Use Permit to allow for a Boat and Recreational Vehicle Storage Facility per Table 11-7-2 of the MZO.

Approval Criteria - Section 11-70-6(D): A CUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria

- 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 applicant is requesting a minor General Plan amendment to change the Placetype from Local Employment Center to Industrial. If approved, the Proposed Project will comply with the General Plan, Falcon Field Sub-Area Plan, and Falcon Field Rotorcraft Study Area, supporting industrial growth and low-assembly uses.

Warehousing and Storage is identified as a principal land use and Light Industrial (LI) is a principal zoning district in the Industrial Placetype. Properties located within the Industrial Placetype should have excellent access to arterial roadways, freeways, and rail that can accommodate heavy truck traffic and distribution needs. Additionally, these areas should include design elements that buffer and mitigate negative impacts from surrounding areas. The project site is located just east of the southeast corner of Thomas Road and Higley Road. Higley Road connects to the 202 freeway, which provides excellent connectivity to the site and will help to mitigate boat and RV traffic on neighboring roadways.

As part of the Proposed Project, the developer and the city are proposing an amendment to the development agreement currently in place for Phase 1 of the Mesa Premiere Boat and RV storage facility. This development agreement includes use restrictions that will ensure future development on the property will be consistent with the Industrial Placetype and surrounding development.

- 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 LI zoning district, which is to provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. Light Industrial areas can be used to buffer General Industrial uses and other more intense uses from less intense residential development.

The proposed expansion of a boat and RV storage facility is consistent with the intent of the LI district by providing storage needed in an attractive and well-designed development. As the site development needs are minimal for the proposed use, the project site could be redeveloped in the future should the economic conditions change in the area.

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:**

The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the city. While there is an office building on the east side of the site adjacent to Thomas Road, the majority of the site will consist of covered parking structures for the storage of boats and recreational vehicles.

The proposed use does not generate a large number of daily vehicle trips and any impact to the surrounding traffic patterns is expected to be minimal. Additionally, the applicant is proposing an enhanced landscape design along the Thomas Road frontage that will improve the streetscape in the area.

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 sewer service is currently not available in this portion of Thomas Road, the applicant has entered into a development agreement for the temporary use of a septic system until such time that sewer has been installed in Thomas Road adjacent to the project site.

As part of the development agreement, the property owner paid an in-lieu fee for the design, materials and installation of the future sewer line in Thomas Road and is required to connect to sewer when it becomes available.

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

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review (Case No. DRB21-01173).
3. Compliance with all requirements of First Amendment to Development Agreement DA25-00021, Development Agreement DA22-00058 as amended, and any future amendments.
4. Prior to the issuance of any building permit, record a lot combination with Maricopa County.

5. Prior to the submittal of a building permit, provide the planning department with an updated landscape plan that demonstrates the five foot landscape setback meets the landscape planting requirements of Table 11-33-3.A.4 of the Mesa Zoning Ordinance.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City’s standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2 miles of Falcon Field Airport
 - e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

7. 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
<p><u>Fences and Freestanding Walls</u> – <i>MZO Section 11-30-4(B)</i> <i>Maximum Height</i></p> <p>-Front yards and required street side yards (north, south, and west property lines)</p>	<p>8-foot-tall</p>
<p><u>Outdoor Storage</u> – <i>MZO Section 11-30-7(C)(3)</i> <i>Setback</i></p>	<p>No setback from lot lines is required for boats and RVs stored outdoors.</p>

Development Standards	PAD Proposed
<p style="text-align: center;"><u>Landscape Yards –</u> <i>MZO Table 11-7-3</i></p> <p>- Front and Street-Facing Side - Freeways (west and south property lines)</p>	<p style="text-align: center;">5 Feet (west side)</p> <p style="text-align: center;">0 feet (south side)</p>

Exhibits

- Exhibit 1 - Presentation
- Exhibit 2 - Ordinance
- Exhibit 3 - Ordinance Map
- Exhibit 4 - Vicinity Map
- Exhibit 5 - Site Plan
- Exhibit 6 - Minutes
- Exhibit 7 - Submittal Documents