



Planning and Zoning Board



ZON24-01027

Mesa Premier RV and Boat Storage



Request

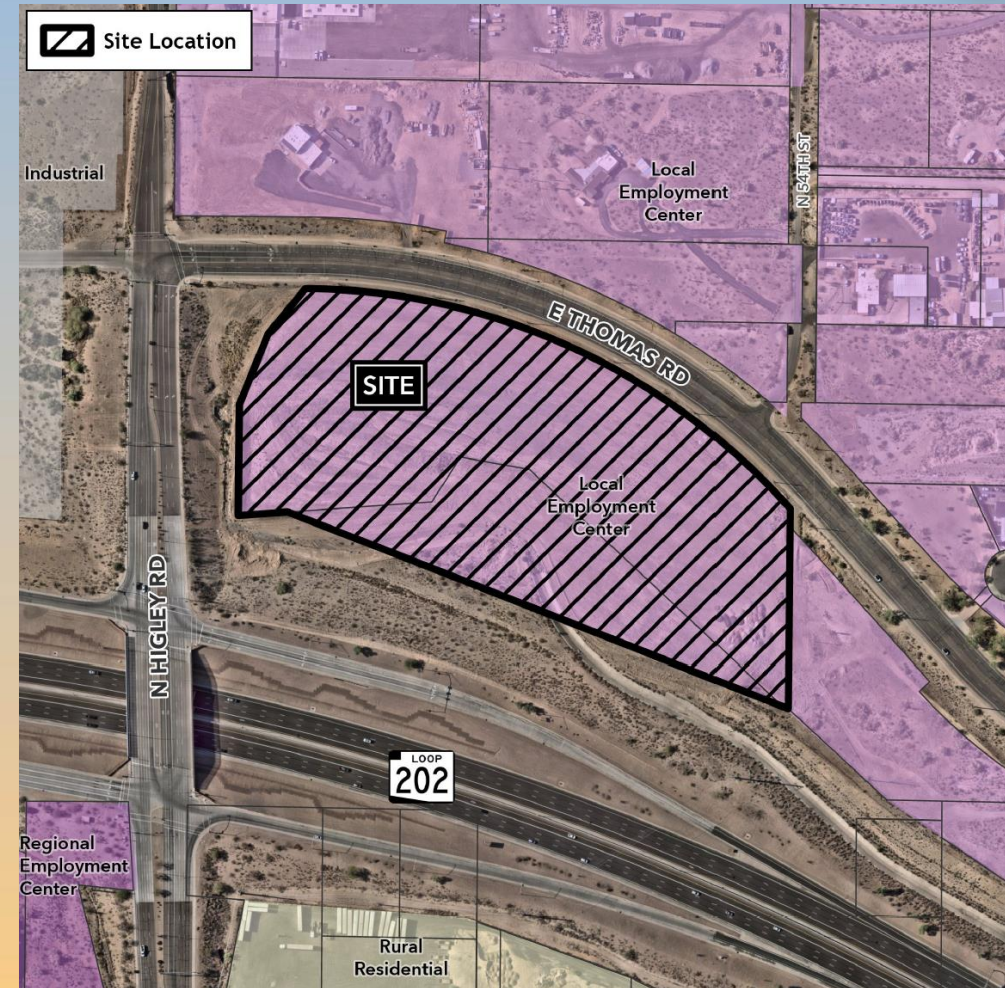
- Modification of a Council Use Permit (CUP)
- Major Site Plan Modification
- Rezoning 3.5 acres from RS-90 and 10.2 acres from LI-PAD to LI-PAD





Location

- East side of Higley Road
- South side of Thomas Road

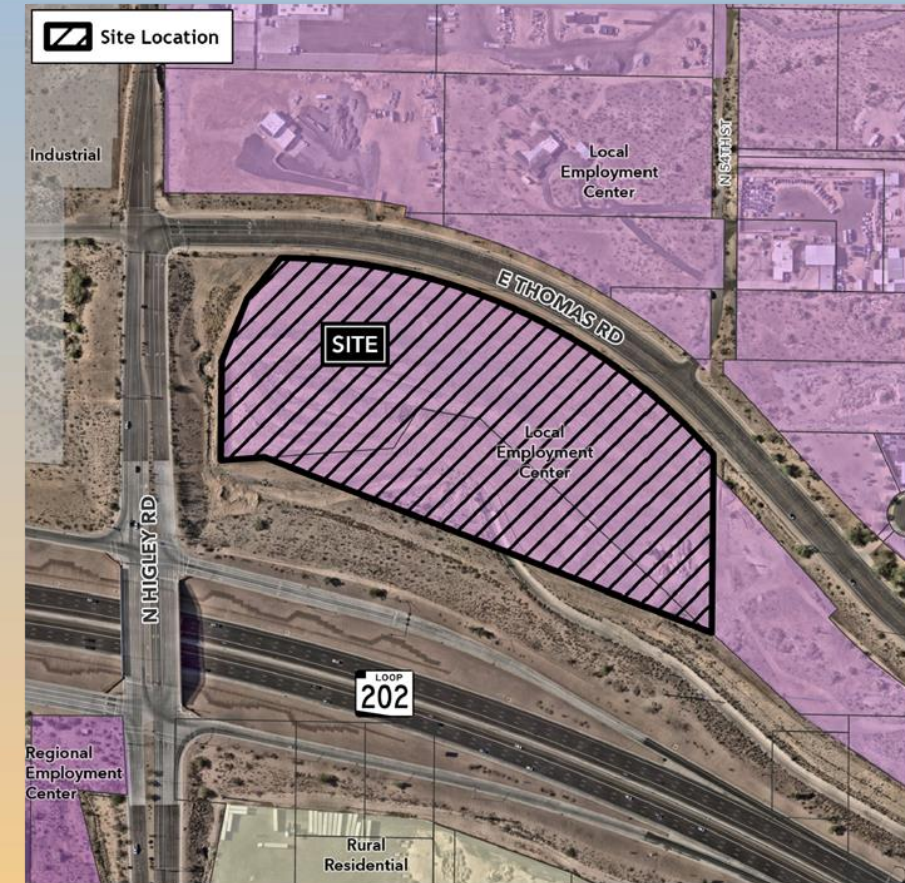




General Plan

Current - Local Employment Center

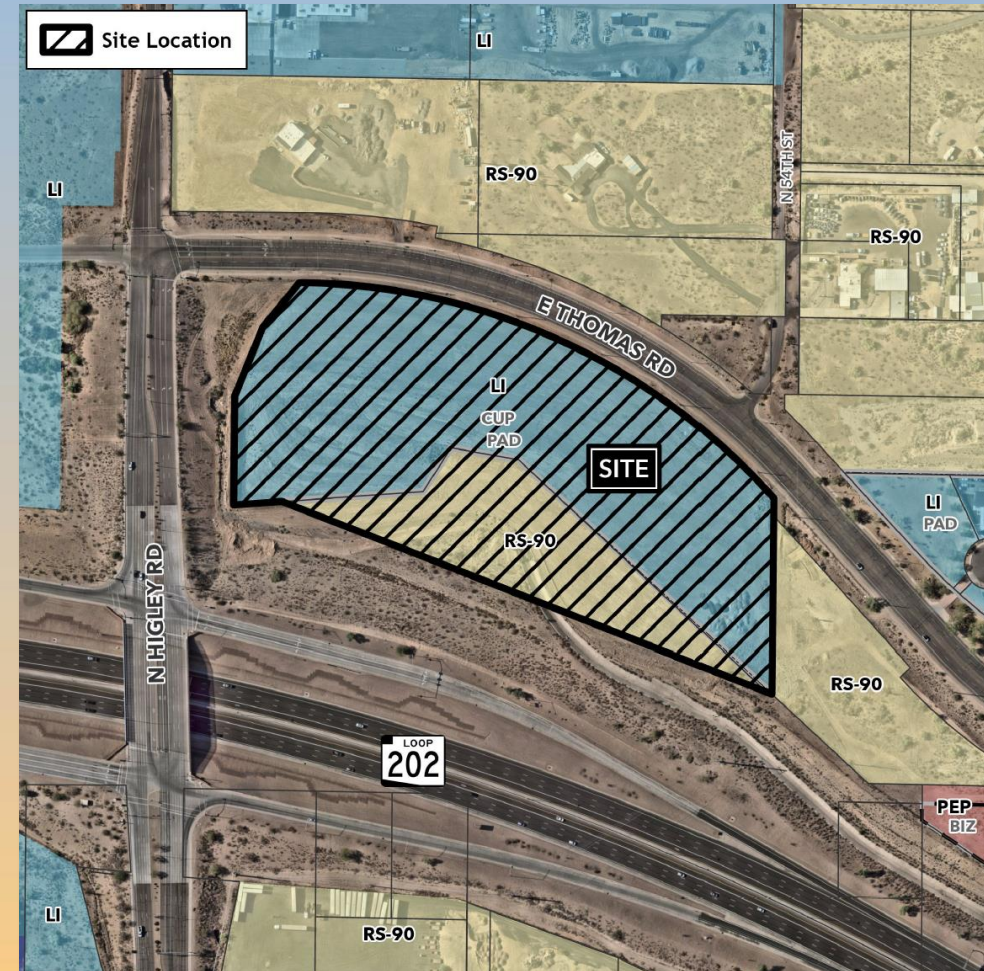
- Support a variety of low-intensity business operations that are compatible with residential uses
- Does not support warehousing and storage land uses
- Concurrent request to Industrial Placetype





Zoning

- Current: LI-PAD and RS-90
- Proposed: LI-PAD





Site Photo

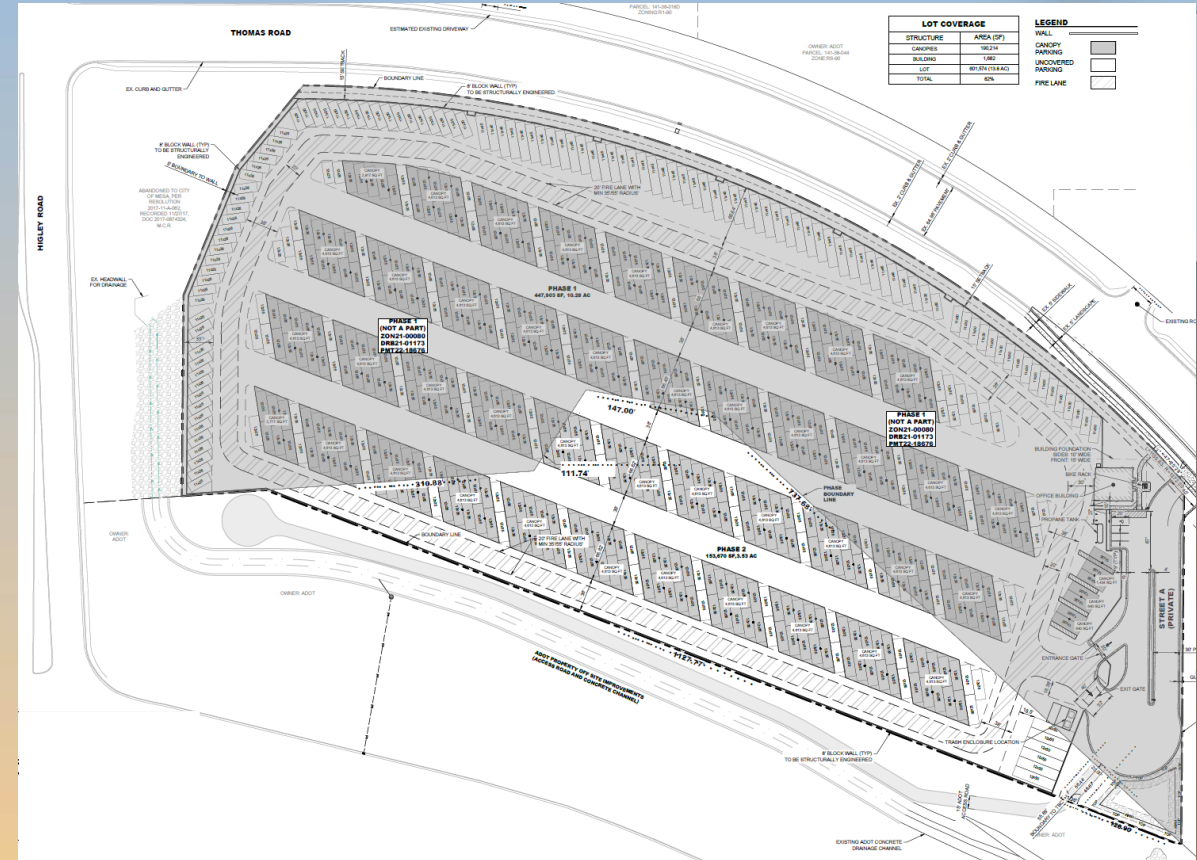


Looking southeast from the intersection of Thomas and Higley Roads



Site Plan

- Expansion of Phase 1
- Total of 640 storage spaces
- Office Building approved with Phase 1
- Phase 2 is only adding additional RV and Boat Storage parking spaces





Landscape Plan

STREET FACING SETBACK LANDSCAPE YARDS	MEASUREMENT	REQUIREMENT	PROVIDED
ADJACENT TO THOMAS ROAD (NORTH PL) (65' PAVEMENT WIDTH, COLLECTOR / INDUSTRIAL / COMMERCIAL STREETS)	~1150 LF OF FRONTAGE	4 TREES AND 24 SHRUBS PER 100 LF 48 TREES AND 288 SHRUBS	52 TREES AND 841 SHRUBS/CACTI/ GRASSES/PERENNIALS
ADJACENT TO NEW ACCESS ROAD (EAST PL) (PUBLIC OR PRIVATE STREETS)	~430 LF	4 TREES AND 24 SHRUBS PER 100 LF 20 TREES AND 120 SHRUBS	20 TREES AND 154 SHRUBS/CACTI/ GRASSES/PERENNIALS
SOUTH AND WEST PL - ADOT PARCEL ABUTS THESE PROPERTY LINES. NO STREET FACING YARD REQUIRED.	~1,938 LF	33 SHRUBS ALONG WEST HIGLEY RD 56 SHRUBS ON ADOT PROPERTY	153 CACTI/SHRUBS TOTAL 90,152 SF OF HYDROSEEDING AREA ON OVERALL SITE PLAN



TREES

COMMON / BOTANICAL NAME	SIZE	QTY
 Blue Palo Verde <i>Parkinsonia florida</i>	36" Box	13
 Olive Tree, Fruitless <i>Olea europaea 'Swan Hill'</i>	24" Box	19
 Velvet Mesquite <i>Prosopis velutina</i>	36" Box	15
 Chitalpa, Pink Dawn <i>Chitalpa tashkentensis 'Pink Dawn'</i>	24" Box	26


SHRUB

 Brittle Brush <i>Encelia farinosa</i>	5 Gal	165
 Creosote <i>Larrea tridentata</i>	5 Gal	104
 Sage, Texas Ranger <i>Leucophyllum frutescens</i>	5 Gal	40

GRASSES

 Bull Grass <i>Muhlenbergia emersleyi</i>	1 Gal	29
 Slender Veldt Grass <i>Pennisetum spatholatum</i>	1 Gal	6

GROUND COVER

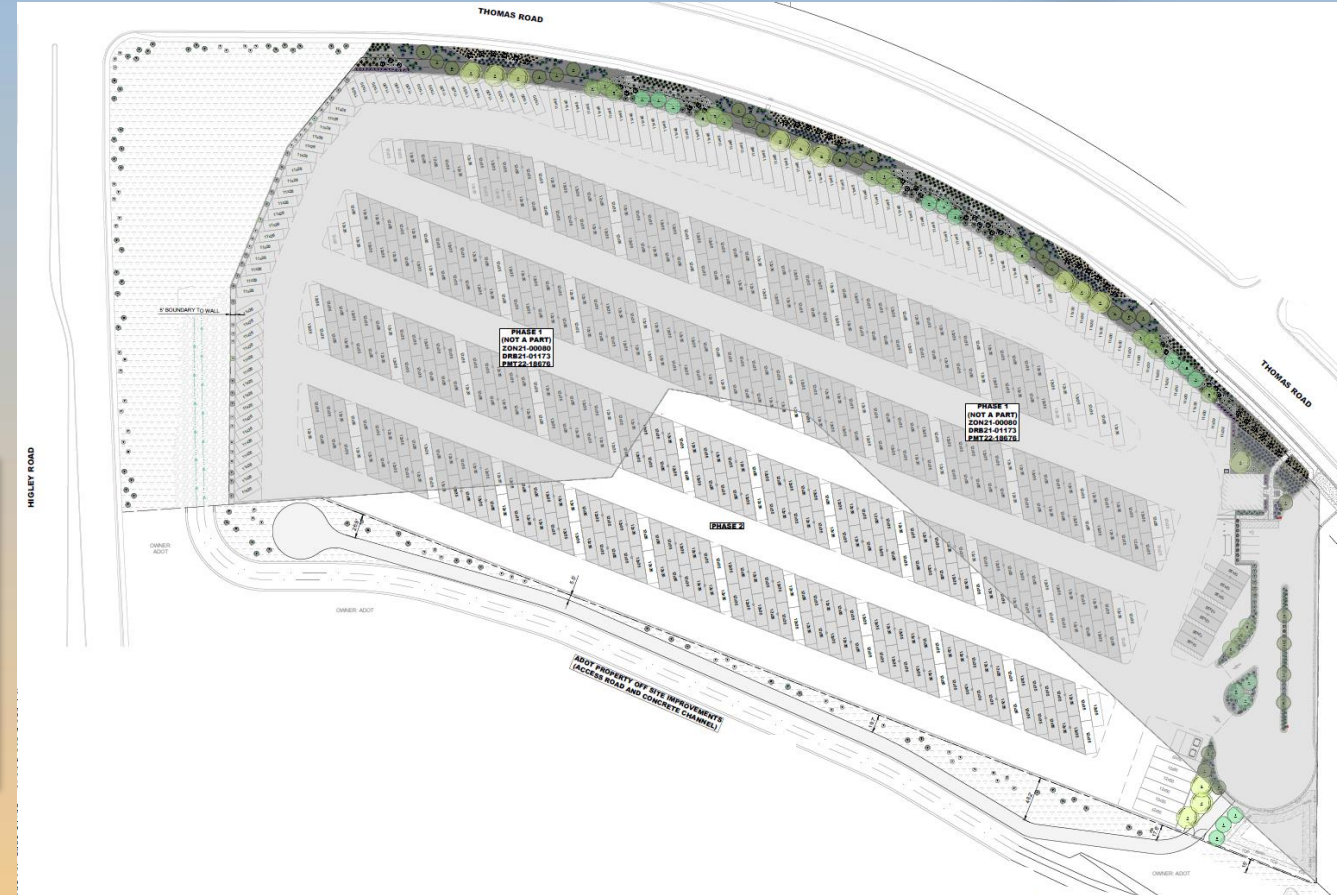
 Ice Plant, Rocky Point <i>Delosperma 'Rocky Point'</i>	1 Gal	141
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CACTI / SUCCULENTS

COMMON / BOTANICAL NAME	SIZE	QTY
 Agave, Century Plant <i>Agave americana</i>	10 Gal	143
 Argentine Saguaro <i>Echinopsis terscheckii</i>	24" Box	7
 Aloe Vera 'True Aloe' <i>Aloe barbadensis miller</i>	1 Gal	116
 Golden Barrel Cactus <i>Echinocactus grusonii</i>	1 Gal	308
 Gray Desert Spoon <i>Dasyliroton wheeleri</i>	5 Gal	52
 Hesperaloe, Giant <i>Hesperaloe funifera</i>	5 Gal	30

CACTI / SUCCULENTS (CONT.)

COMMON / BOTANICAL NAME	SIZE	QTY
 Lady Slipper <i>Euphorbia macrocarpus</i>	1 Gal	21
 Mexican Grass Tree <i>Dasyliroton longissimum</i>	10 Gal	17
 Ocotillo <i>Fouquieria splendens</i>	6" Ht	50
 Yucca, Pale <i>Yucca pallida</i>	1 Gal	59
 Prickly Pear Cactus, Purple <i>Opuntia santa-rita</i>	5 Gal	49
 Yucca, Red <i>Hesperaloe parviflora</i>	1 Gal	22





Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<u>Fences and Freestanding Walls –</u> <i>MZO Section 11-30-4(B)</i> <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> <i>MZO Section 11-30-7(C)(3) - 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.



Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Landscape Yards –

MZO Table 11-7-3

-Front and Street-Facing Side -
Freeways (west and south
property lines)

30 Feet

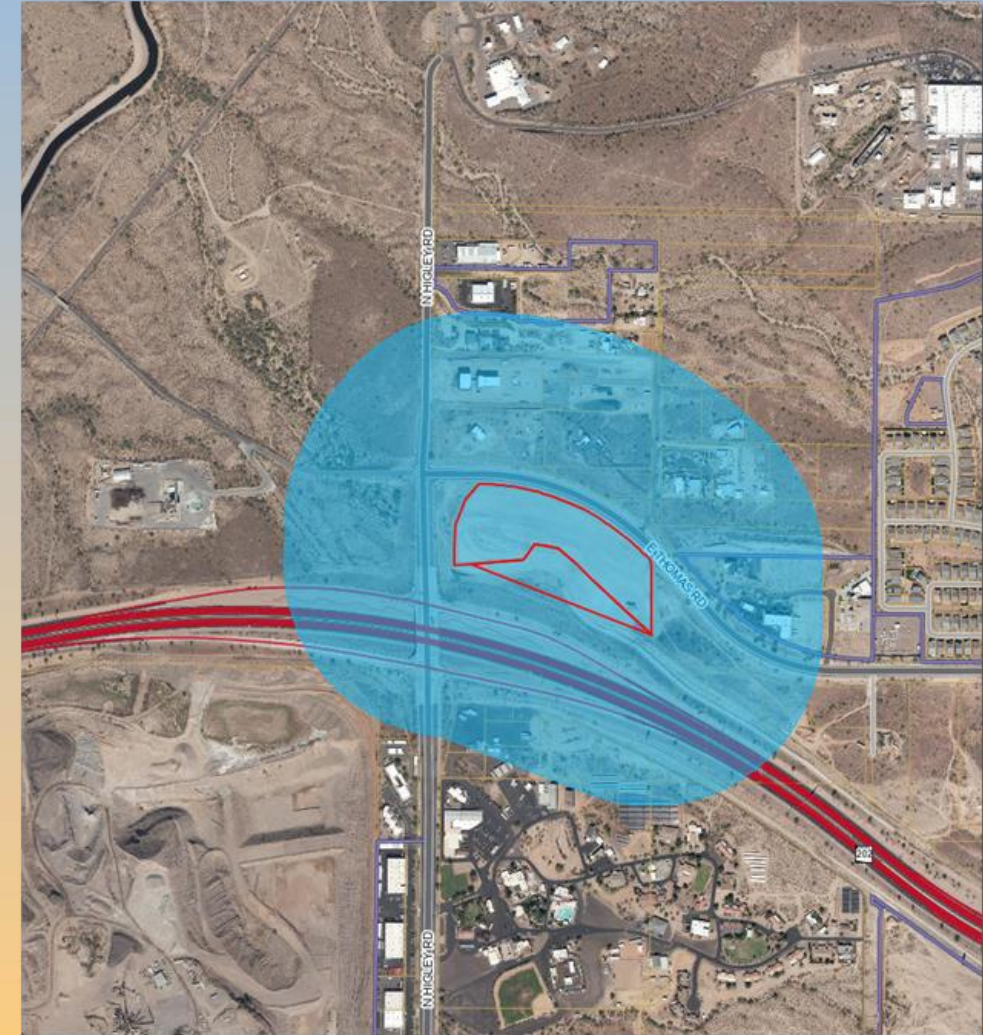
5 Feet (west side)

0 Feet (south side)



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 70 of the MZO for a CUP
- ✓ Complies with Chapter 22 of the MZO for a Planned Area Development Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



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