



City Council Report

Date	March 23, 2026		
Case No.	ZON25-00673		
Project Name	Mesa Premier RV & Boat Storage Phase II		
Request	<ul style="list-style-type: none"> Minor General Plan Amendment from Local Employment Center with an Evolve Growth Strategy to Industrial with an Evolve Growth Strategy 		
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		

Recommendation

Staff finds that the proposal furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, including the General Plan amendment criteria outlined in Chapter 5 and Section 11-75-1 of the Zoning Ordinance.

Staff recommends adoption.

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 a Minor General Plan Amendment to change the Placetype for the 13.7± acre project site from Local Employment Center to Industrial. (Proposed Project)

The Proposed Project is being requested concurrently with a rezoning for a portion of the property from Single Residence-90 (RS-90) to Light Industrial with a Planned Area Development Overlay (LI-PAD) and to establish a new PAD overlay on the project site, modification of a Council Use Permit (CUP) and a Major Site Plan Modification (Case No. ZON24-01027). These requests will allow for the expansion of the previously approved Boat and Recreational Vehicle Storage development.

Per the Mesa 2050 General Plan, the purpose of the Local Employment Center Placetype is to provide areas that support a variety of low-intensity business operations that are compatible with residential uses. Typical uses include offices, medical facilities, research and development centers, and other small-scale employment-focused activities.

The requested LI-PAD District for the Warehousing and Storage use is not consistent with the Local Employment Center Placetype. The applicant is requesting to change the Placetype designation to Industrial, which is consistent with the LI-PAD zoning district. Per Table 2 (Placetype Change – Minor and Major Criteria) of the Mesa 2050 General Plan, the requested change is a Minor General Plan Amendment.

Concurrent Applications:

- **Rezoning and Site Plan Review:** The Planning and Zoning Board public hearing was held on September 24, 2025, to review the proposed zoning request and site plan modification (Case No. ZON24-01027). The Planning and Zoning Board recommended approval (Vote: 5-0).
- **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 allowed for an in-lieu payment related to the design, materials and installation of sewer along the project frontage.

- The applicant is requesting an amendment to the Mesa Premier Boat and RV development agreement. The 2023 development agreement was specific to the first phase of development.
- The applicant is proposing to expand the development requiring the development agreement amendment 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 Development Agreement will be considered by City Council on March 23, 2026.

Site Context

General Plan:

- The applicant is requesting to change the Placetype designation from Local Employment Center to Industrial.
- Per the Mesa 2050 General Plan, the Industrial Placetype is intended for high-intensity industrial activities such as manufacturing, warehousing and storage, data storage, freight and distribution.
- 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.

Project/Request Details

General Plan Amendment Approval Criteria Analysis:

Approval Criteria – Chapter 5 of the Mesa 2050 General Plan (pg. 135):

1. The Proposed Project will not result in a shortage of land for other planned uses:

The Proposed Project will not result in a shortage of land for other planned uses. There are approximately 186 acres directly adjacent to the north and east of the subject site that will retain the Local Employment Center Placetype.

The surrounding area has been reviewed as a part of the Falcon Field Rotorcraft Land Use Compatibility Study Area as well as the Falcon Field Sub Area Plan, which intended this area for industrial uses.

The proposed General Plan amendment will not result in a shortage of land for other uses as the areas to the north and east will retain the Local Employment Center Placetype.

2. Whether events after the adoption of the General Plan have changed the character or condition of the area:

Prior to the adoption of the 2050 General Plan, the area that is currently zoned RS-90 was right-of-way owned by the Arizona Department of Transportation (ADOT) for the expansion of the State Route 202 Red Mountain freeway. The applicant worked with ADOT to acquire this new property which reverted back to the original zoning at time of acquisition of the property by ADOT. The proposed expansion area was not private property at the time the General Plan was adopted, but when the zoning reverted to the original RS-90 designation, the zoning became inconsistent with the General Plan Placetype.

The 2050 Mesa General Plan was adopted after the approval of Phase 1 of the development. The 2040 Mesa General Plan identified this area as an Employment Character Area. The proposed use was consistent with the Employment Character Area but not the Local Employment Center Placetype.

A General Plan amendment is needed to facilitate a cohesive development.

3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:

a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principles, or Strategies identified in the General Plan:

The Proposed Project is consistent with the Vision, Guiding Principles and Strategies identified in the 2050 Mesa General Plan. To ensure the development is consistent with existing land use patterns in the surrounding area, staff is proposing, and the applicant has agreed to, an amended development agreement that includes use restrictions for the site that will ensure compatibility with surrounding uses.

The use restrictions include multiple residence, automobile sales and service, eating and drinking establishments with drive-thru facilities, recycling facilities and data centers, among others.

b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands:

The Proposed Project, concurrent rezone, and site plan review will not require more extensive improvements to roads, water systems or sewer. Thomas and Higley are fully improved; however, there is currently no sewer service in the area.

The City has initiated a Capital Improvement Project for the area to install the infrastructure needed to bring sewer to the area, but until the sewer is installed, the proposed project will operate on a septic system. As part of the initial phase of development, the property owner entered into a Development Agreement with the City to allow for the temporary use of a septic system on the property. This agreement required the property owner to pay an in-lieu fee for their portion of the sewer system along the frontage of the property and also connect to the sewer system once installed.

- c. **Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit:**

The Proposed Project will not adversely impact surrounding development due to increased traffic congestion. Thomas and Higley Roads in their existing condition have the capacity to service the anticipated demand, which will be less for a boat and RV storage facility than other uses permitted by the underlying Light Industrial zoning district.

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan:

The proposed amendment is consistent with the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan including:

- 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.

5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa:

The proposed amendment facilitated the development of a former ADOT parcel with limited functionality adjacent to State Route 202. As part of this development, the applicant is installing an enhanced perimeter wall that is consistent with the desert palette and enhanced landscaping along Thomas Road, which will serve to enhance the streetscape for residents in the area.

6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria:

The Proposed Project represents a significant investment in the area. The addition of an RV and Boat Storage development in this area helps to provide additional services to the surrounding community.

The use restrictions proposed as part of the development agreement ensure that other uses allowed by the Light Industrial zoning district, which could be more impactful on the surrounding community, are not permitted on this site.

Falcon Field Sub-Area Plan:

- The Proposed Project is located within a Business Park designation of the Falcon Field Sub-Area Plan.
- This area provides for uses that are low-assembly and are able to provide for limited gathering space for the safety of aviation uses on the airfield and will not impact airfield operations and help to limit the residential uses located in this area.
- 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; in

these ways this furthers to Vision, Guiding Principles or Strategies identified in the 2050 Mesa General Plan.

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.

Staff Recommendation

The Proposed Project furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, and conforms to the General Plan Amendment criteria outlined in Chapter 5 and Section 11-75-1 of the Zoning Ordinance.

Staff recommends Adoption.

Exhibits

Exhibit 1 – Presentation

Exhibit 2 – Resolution

Exhibit 3 – Resolution Map

Exhibit 4 – Vicinity Map

Exhibit 5 – P&Z Minutes

Exhibit 6 – Submittal Documents