



## Planning and Zoning Board

### *Staff Report*

**CASE NUMBER:** ZON17-00509  
**LOCATION/ADDRESS:** 5600 Block of East McDowell Road (north side)  
**GENERAL VICINITY:** Located west side of Recker Road on the north side of McDowell Road.  
**REQUEST:** Site Plan Review  
**PURPOSE:** This request will allow for development of a mini-storage with outdoor RV storage facility in the LI zoning district.  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Rentzel Properties, LLC  
**APPLICANT:** ARC Services Inc – Phil Gollon  
**STAFF PLANNER:** Lisa Davis, AICP – Planner II

#### SITE DATA

**PARCEL NO.:** 141-42-009  
**PARCEL SIZE:** 4.1 ± acres  
**EXISTING ZONING:** Light Industrial (LI)  
**GENERAL PLAN CHARACTER:** Employment and Falcon Field Economic Activity Area & District  
**CURRENT LAND USE:** Vacant

#### SITE CONTEXT

**NORTH:** Golf Course - Zoned LI-PAD  
**EAST:** Vacant - Zoned LI-PAD  
**SOUTH:** (Across McDowell Road) Existing residential- Zoned RM-2-PAD  
**WEST:** Existing industrial Use - Zoned LI

**STAFF RECOMMENDATION:** Approval with Conditions

#### HISTORY/RELATED CASES

**May 14, 1979:** Annexed into the City. (Ord. #1234)  
**January 16, 1980:** Rezoned from County Rural-43 to R1-35 (Z79-111)  
**April 16, 1984:** Rezoned to Conceptual M-1 (Z84-045)  
**November 3, 1985:** Rezoned from RS1-35 to M-1 to accommodate an industrial park (Z85-083)  
**January 20, 1998:** Approval of Site Plan Modification (Z97-106)

**PROJECT DESCRIPTION / REQUEST**

This is a request for Site Plan Review approval for a mini-storage with outdoor covered RV storage facility at a 4± acre site. It is proposed to be located at the north side of McDowell Road and east of Recker Road. A total of four buildings totaling 92,820 square feet (SF) providing both climate controlled, buildings A and D, and non-climate controlled, Buildings B and C, storage space. The covered outdoor RV storage is centrally located and surrounded by the four proposed storage buildings. One access driveway is proposed from McDowell Road. Six parking spaces are proposed at the east side of site for quick access to the nearby office. A gated entrance is proposed beyond the office and parking spaces for access to the storage units. Site Plan Review is required because the project fronts an arterial street.

	<b>Area</b>	<b>Description</b>	<b>Proposed building height</b>
<b>Site Area</b>	4.1± acres		
Building A Area	46,613 SF	Two-story climate controlled	36'
Building B Area	6,600 SF	Single story non-climate controlled	13'-4"
Building C Area	9,600 SF	Single story non-climate controlled	13'
Building D Area	29,107 SF	Single story climate controlled	16'-8"
<b>Total Building Area</b>	46,613 SF		
<b>Total RV parking area</b>	40,032 SF		

**NEIGHBORHOOD PARTICIPATION:**

The applicant has submitted a Citizen Participation Plan, which included a mailed letter to property owners, HOAs and registered neighborhoods within 1,000’ of the site. Staff did recommend the letters reach out to HOA’s within a half mile and registered neighborhoods within one mile. According to the plan Long Bow was contacted by the applicant and no objection or issues were raised regarding the proposal.

Staff has not been contacted by any residents or property owners in the area. The applicant will provide an updated Citizen Participation Report prior to the February 20, 2018 Planning and Zoning Study Session. Staff will provide an update of the Report and any resident or property owner contact at the Study Session.

The City of Mesa Office of Economic Development Department Director has provided a letter, dated October 26, 2017(attached), opposing the proposed use. It states that the site is in a “prime employment growth area.” It also indicates that “self-storage provides minimal economic impact through job creation and/or sales tax revenues.”

**STAFF ANALYSIS**

**MESA 2040 GENERAL PLAN:**

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

This property falls within the Character Type of “Employment” as identified by the Mesa 2040 General Plan. The site falls within the Falcon Field Economic Activity Area and District and the Falcon Field sub-area plan. Although Staff understands the opposition of the use by the Economic Development Director the proposed use is a permitted use in the established zoning district entitled to the site. The existing LI

zoning is appropriate in an Employment district, and mini-storage with commercial parking are permitted uses by right in the LI district. The Design Review has been utilized to ensure that the project complies with the design standards of the 2007 approved Falcon Field Sub-Area Plan.

**ZONING:**

The existing Light Industrial (LI) zoning is appropriate to the proposed mini-storage with outdoor RV storage use. The ministorage is a permitted use and the outdoor RV storage is considered commercial parking and is also a permitted use. The use and facility are consistent with the Employment Center development pattern of the surrounding area. The site plan is also in conformance with review criteria of site plans within an employment district as described in Mesa Zoning Ordinance (MZO) Section 11-69-5.B.

The table below shows the required development standards by the MZO and indicates those proposed by the applicant:

<b>Development Standards – MZO Table 11-7-3</b>	<b>Required</b>	<b>Proposed</b>
Maximum Building Height	40'	36' at the highest point
Setbacks-building and landscape		
North adjacent to LI	0'	7' to building & 0' to a/c units
East and west adjacent to LI	0'	0'
South adjacent to McDowell Road	15'	Exceeds at 24'
<b>Development Standard – MZO Table 11-32-3.A</b>	<b>Required</b>	<b>Proposed</b>
Parking	4 Spaces, plus 2 for Manager's Residence totaling 6 spaces	6 Spaces

**SITE PLAN - MZO Section 11-69-5:**

This parcel has frontage adjacent to McDowell Road. The site is organized with four mini-storage buildings lining the 4-acre site with the outdoor covered RV storage centralized in the site. Entry to the site is provided from McDowell Road with access to the office and parking close to the driveway entrance. Customer (automobile) parking is directly east in close proximity to the office located at the southeast corner of Building A.

Foundation base is required at the public entrance including creating a plaza of 900 square feet at the entrance of the building. This is provided at the south side of the main entrance and wraps to the west side entry that is 17' deep. It creates that required foundation base plaza. No foundation base is required adjacent to the roll up doors internal to the facility. The site design meets the review criteria of MZO Chapter 11-69-5 for layout and functionality.

According to the Falcon Field sub-area plan the Design Review Board is charged with review of development proposals for consistency with architectural character policies of the document. On January 9, 2018 the Design Review Board reviewed the proposed facility and provided limited comments. Comments of the Board include increasing the height of the tower elements and changing the color of the metal roof from blue to a slate gray.

**CONCLUSION:**

Based on the discussion above, Staff recommends approval of the Site Plan Review ZON17-00509 with conditions.

**CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with conditions of approval of zoning case Z97-106, except as herein modified.
3. Compliance with all requirements of Design Review case DRB17-00508.
4. Compliance with all City development codes and regulations.
5. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
6. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
7. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.