



## Planning and Zoning Board

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### *Staff Report*

**CASE NUMBER:** ZON18-00233  
**LOCATION/ADDRESS:** The 1800 through 1900 blocks of South Crismon Road (west side)  
**GENERAL VICINITY:** Located north of Baseline Road on the west side of Crismon Road  
**REQUEST:** Site Plan Modification  
**PURPOSE:** This request will allow for the development of a mini-storage facility  
**COUNCIL DISTRICT:** District 6  
**OWNER:** WL Crismon, LLC  
**APPLICANT:** Jason Sanks, Sanks and Associates  
**STAFF PLANNER:** Cassidy Welch

#### **SITE DATA**

**PARCEL NO.:** 220-81-775 & 220-81-774  
**PARCEL SIZE:** 2.6± acres  
**EXISTING ZONING:** Limited Commercial - LC  
**GENERAL PLAN CHARACTER:** Neighborhood: Suburban  
**CURRENT LAND USE:** Vacant

#### **SITE CONTEXT**

**NORTH:** Existing daycare – Zoned LC  
**EAST:** (Across Crismon Road) Existing medical office/Vacant – Zoned LC  
**SOUTH:** Vacant – Zoned LC  
**WEST:** Existing residential – Zoned RS-6

#### **HISTORY/RELATED CASES**

September 1987: Annexed into the City of Mesa (Ord. #2249)  
October 1987: Rezone from County RU-43 and R1-8 to City SR and R1-9(RS-9) (Z87-060; Ord. #2271)  
June 2004: Rezone from R1-43 (RS-43) to C-2 (LC) to allow for the development of a mixed-use commercial center (Z04-033; Ord. #4199)

**STAFF RECOMMENDATION:** Approval with conditions

### **PROJECT DESCRIPTION / REQUEST**

This is a request for Site Plan Modification for the development of a two-story self-storage facility. The proposed development is located north of Baseline Road, on the west side of Crismon Road. The development proposed consists of an approximately 29-foot tall, two story building that has a footprint of 44,135 square feet with an overall square footage of 88,000 square feet.

### **NEIGHBORHOOD PARTICIPATION:**

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a mile. Two neighbors from the neighborhood directly west of the site attended the Design Review Work Session on May 8, 2018 with concerns regarding the site plan, height of the proposed development, and windows on the second floor. The applicant clarified the windows were showcase only and inaccessible by the public. As the remaining comments were not related to the design of the project, they were advised to attend the Planning & Zoning Board hearing on June 20, 2018.

Due to concerns brought up at the Design Review Work Session, a neighborhood meeting was held on May 23, 2018. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an update prior to the June 19, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

### **STAFF ANALYSIS**

#### **MESA 2040 GENERAL PLAN:**

The General Plan character area for this site is Neighborhood with a Suburban Sub-type. 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. The proposal is consistent with the intent of the Neighborhood District and will support the surrounding residential neighborhoods.

#### **ZONING:**

The subject site is currently zoned LC. Mini-storage is a permitted use within the LC zoning district. No outdoor storage is proposed for this facility.

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

The proposed site plan meets all of the review criteria per section 11-69-5 of the Zoning Ordinance for layout and functionality. The site is located on the west side of Crismon Road, north of Baseline Road on two parcels totaling 2.6± acres. The site is currently vacant with the exception of an existing monopalm cell tower facility. The monopalm will remain in its current location with the building designed around the tower. The building is placed centered on the site and is gated and encircled by a drive-aisle. Drive-up storage units are located along the south, west, and north building faces.

#### **CONCLUSION:**

The proposed project complies with the Mesa 2040 General Plan and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). Staff recommends approval with the following 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 and landscape plans as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Written notice be provided to future property owners, and acknowledgment received that the project is within 5 mile(s) of Phoenix-Mesa Gateway Airport.
5. Noise attenuation measures shall be incorporated into the design and construction of the building where people work, or are otherwise received to achieve an outdoor-to-indoor noise level reduction (NLR) as required by 11-19-5.D of the Zoning Ordinance.
6. Compliance with all conditions of approval of a lot combination.