

Omni Crismon Self-Storage

Site Plan Review Application

Project Narrative

1858 S. Crismon Rd.,
Mesa, AZ 85209



Submitted to:

City of Mesa Planning & Development Department
(Project #: 18TMP-009219)

Date:

March 2018

Applicant/Representative:

Sanks and Associates, LLC

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Development Team

Property Owner:

WL Crismon LLC
8385 W. Emerald St.,
Boise, ID 83704

Applicant:

Scott Fey, CCIM
Omni Capital Management, LLC
14807 N. 73rd St., STE #201
Scottsdale, AZ 85260

Representative:

Sanks and Associates, LLC
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Architect:

Tony Tang
Tony Tang Architect
3304 N. Valencia Lane
Phoenix, AZ 85018

Introduction & Overview

Omni Capital is a self-storage and land management company that has operated in Arizona for nearly 20 years. The company seeks to build a new self-storage facility at the location of 1858 S. Crismon Rd., Mesa, AZ 85209 (APNs: 220-81-774 and 220-81-775).



Request

This request is for a Site Plan Review application with the City of Mesa for the construction and development of a new mini-storage facility located at 1858 S. Crismon Road.

Existing Conditions

The property has an Assessor’s Parcel Number of 220-81-775 and 220-81-774 and is currently vacant with no development. The parcels are zoned Light Commercial (LC), according to the City of Mesa Zoning Map (*See Exhibit A – Zoning Map*). Portions of the surrounding area are already developed with a mix of commercial (to the North) and residential (to the West). East of Crismon Road are several vacant parcels and a Banner medical clinic; all properties to the South are vacant as well. A table has been provided to depict adjacent land uses and their zoning districts:

Direction	Land Use	Zoning
North of	School – Children’s Learning Center	LC
East of	Vacant	LC
	Hospital/Medical – Banner	LC BIZ
South of	Vacant	LC
West of	Residential – Single Family	RS-6

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Justification

This property provides a unique opportunity for a mix of land uses that will accommodate future commercial development within the City of Mesa. The property’s frontage on Crismon Road provides excellent access to a major arterial road that has regional significance to the overall development of this area. The parcel’s current zoning designation (LC), calls for “indoor retail and service oriented businesses” that will help serve surrounding residential developments. This makes the proposed self-storage facility an ideal candidate for this property. Per Table 11-6-2 in Chapter 6 of the Mesa Zoning Ordinance, Light Commercial allows for “Mini-Storage” uses.

The below listed chart describes the current lot standards for LC in comparison to the proposed mini-storage facility:

Standards	LC	Proposed Site
Minimum Lot Area	10,000 SF	111,903 SF
Minimum Lot Width	100 ft.	1,075 ft (approx..)
Minimum Lot Depth	100 ft.	177.17 ft.
Max Height	30 ft.	2-Stories/29.8’
Front and Street Setback <i>6-Lane Arterial (Crismon Rd):</i>	15 ft.	35 ft. (approx..)
Interior Side and Rear Setback Adjacent to RM <i>1-Story Building:</i> <i>Each Story After:</i>	20 ft. 15 ft.	50 ft. @ Rear
Interior Side and Rear Setback Adjacent to Non-Residential (each story):	15 ft.	
Parking:	4 Spaces + 2 for Manager’s Quarters	12 Spaces

Exhibit A Zoning Map



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