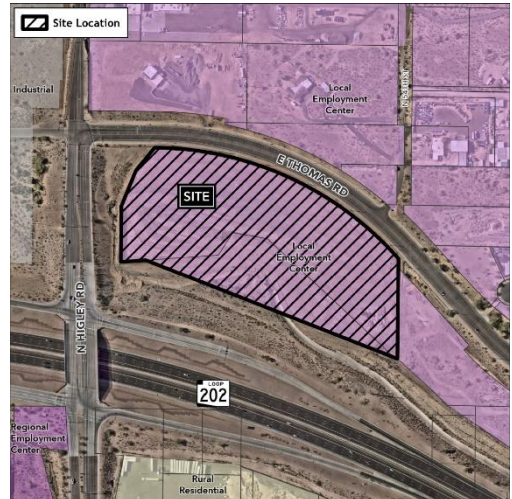




# Planning and Zoning Report

Date	September 24, 2025	
Case No.	ZON25-00673	
Project Name	Mesa Premier RV & Boat Storage Phase II	
Request	<ul style="list-style-type: none"><li>Minor General Plan Amendment from Local Employment Center with an Evolve Growth Strategy to Industrial with an Evolve Growth Strategy</li></ul>	
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.**

## Project Overview

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### 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 subject request is made concurrently with a request to rezone 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 Chapter 3 of the Mesa 2050 General Plan, the purpose of the current General Plan Placetype designation, Local Employment Center, 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 a warehousing and storage use is not supported in the Local Employment Center Placetype.

As a result, the applicant is requesting to change the Placetype designation to Industrial, which allows LI-PAD zoning district as well as Warehousing and Storage uses, in addition to Light and Heavy Industrial uses.

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 is scheduled for September 24, 2025, to review the proposed zoning request and site plan modification (Case No. ZON24-01027).

## Site Context

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### General Plan:

- The applicant is requesting to change the Placetype designation from Local Employment Center to Industrial.
- Per Chapter 3 of the 2050 General Plan, the purpose of the Industrial Placetype is intended for high-intensity industrial activities such as manufacturing, warehousing and storage, data storage, freight and distribution.
- The Proposed Project, and concurrent rezoning and site plan review, is consistent with Industrial Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies of the 2050 Mesa General Plan.

## **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 amendment 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. Additionally, 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 and 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 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.
- 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 Principals, 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.
  - 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, and the existing utility infrastructure is currently under a CIP project in order to bring Sewer to this site and the surrounding areas.
  - 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 affect surrounding development due to increased traffic congestion. Thomas and Higley Roads in their existing condition, has the capacity to service the anticipated increase in number of storage units and parking locations.
- 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. Specifically Strategies:
  - 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 constitutes an overall improvement to both the General Plan and the City of Mesa by facilitating the development of a blighted property adjacent to State Route 202. The redevelopment of this infill site will serve as a transition from the freeway to the south to future industrial uses to the north, east and west of this site.

**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 reinvestment in the area. The addition of a RV and Boat Storage development in this area helps to provide additional services to the surrounding community while also helping to provide for development in a seldom invested portion of the City.

#### **Falcon Field Sub-Area Plan:**

- The Proposed Project is located within a Business Park designation of the Falcon Field Sub-Area Plan.
- This area is to provide 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**

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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**

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The requested Major General Plan Amendment to change the Placetype from Local Employment Center to Industrial 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**

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Exhibit 1 – Vicinity Map

Exhibit 2 – General Plan Amendment Map

Exhibit 3 – Project Narrative

Exhibit 4– Citizen Participation Plan

Exhibit 5 – Citizen Participation Report