



City Council

ZON24-00636

Mary Kopaskie-Brown, Planning Director

December 9, 2024
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Request

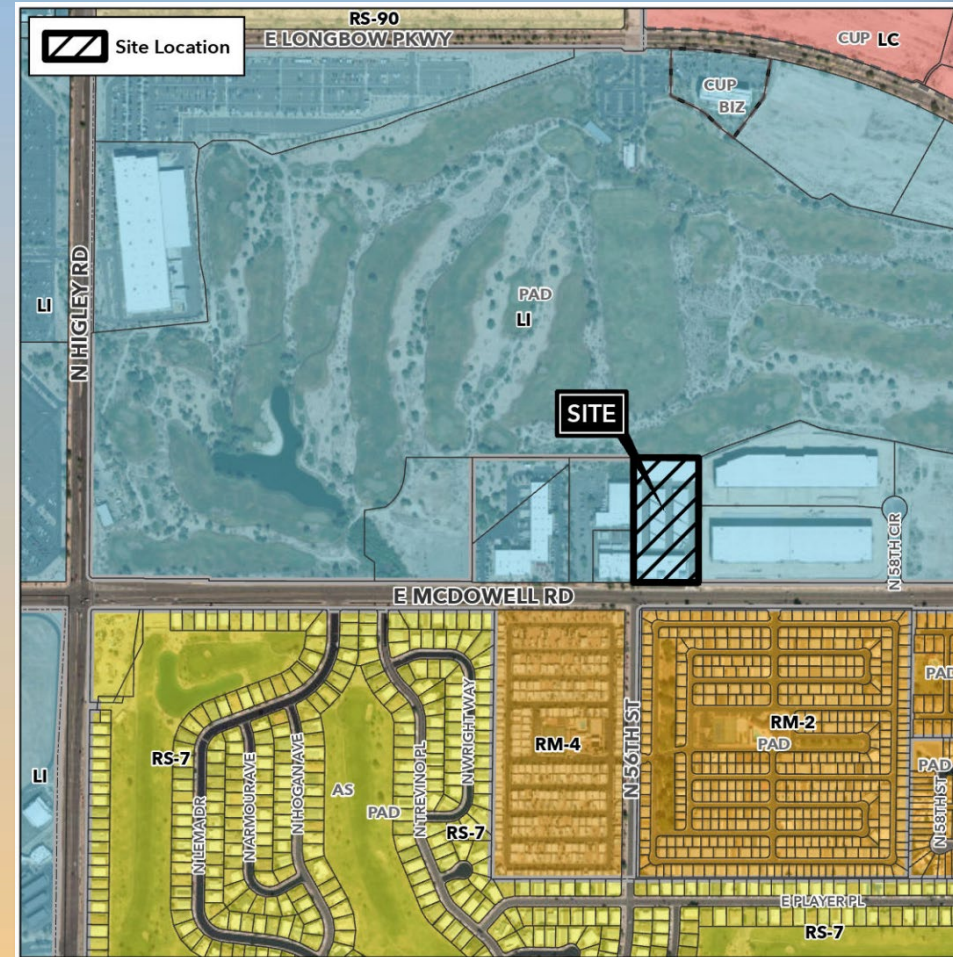
- Site Plan Review
- Council Use Permit
- To allow for an expansion to a self storage facility





Location

- 5612 E McDowell Road
- North of Higley Road
- East of McDowell Road





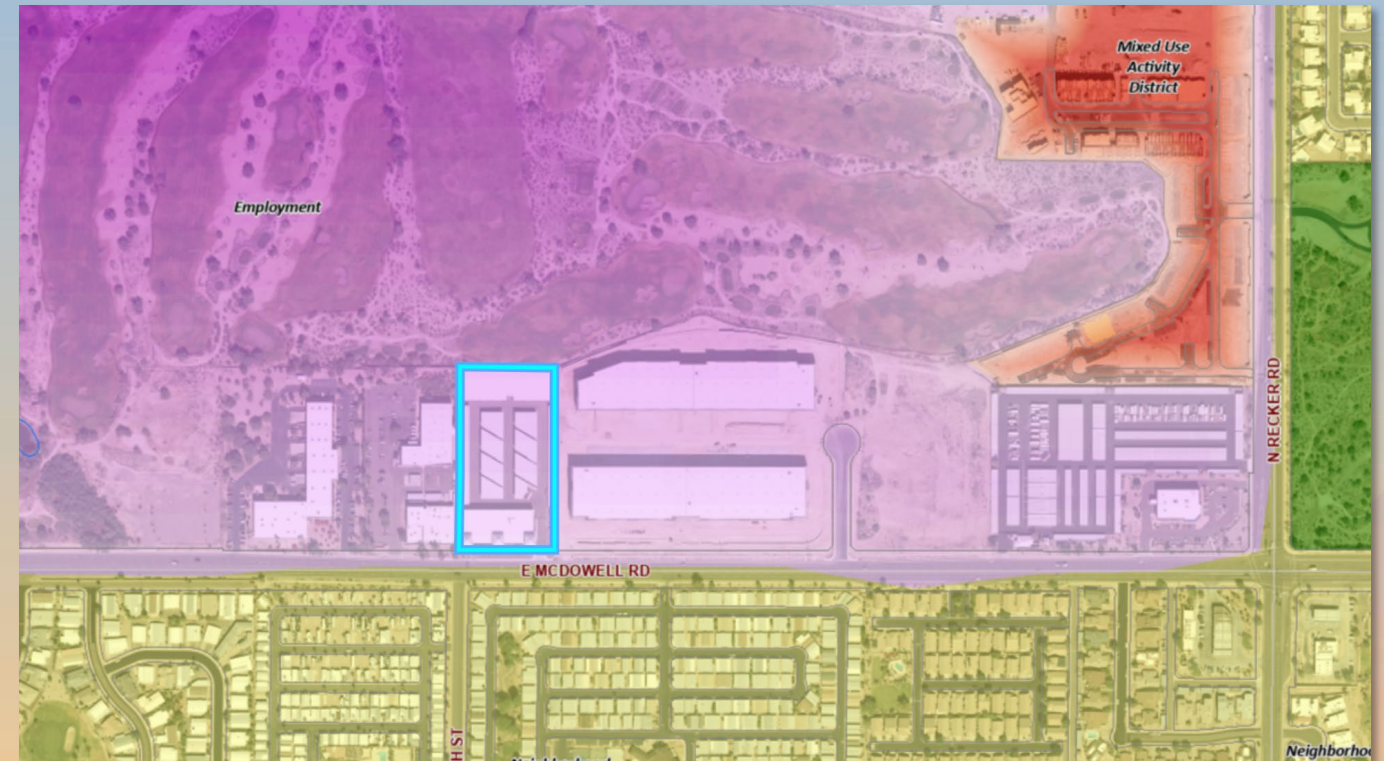
General Plan

Employment:

- Wide range of employment opportunities in high quality settings

Falcon Field Sub Area Plan:

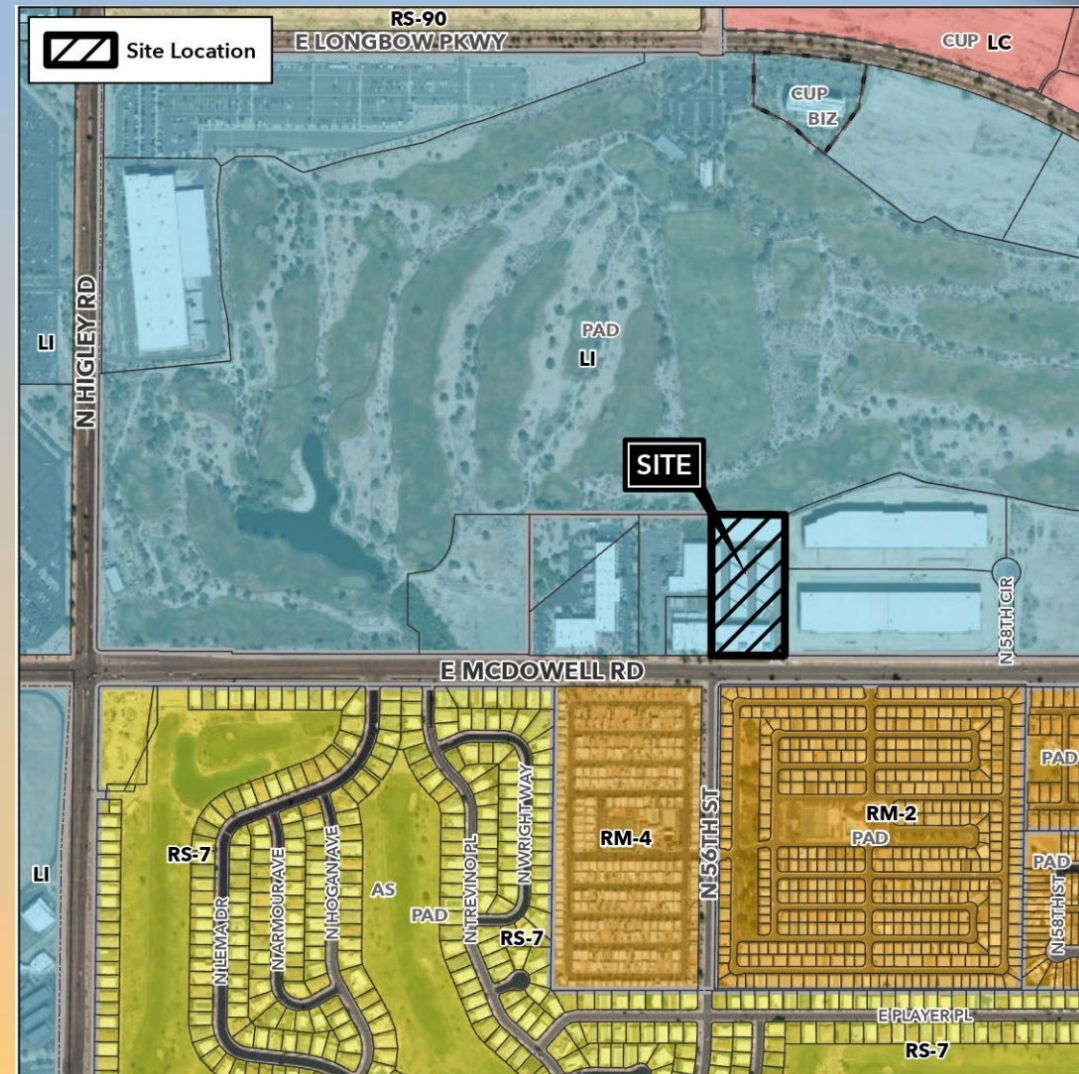
- High quality employment for professionals, technical experts, and highly skill labor





Zoning

- Light Industrial
- Self Storage is permitted with a Council Use Permit





Site Photo

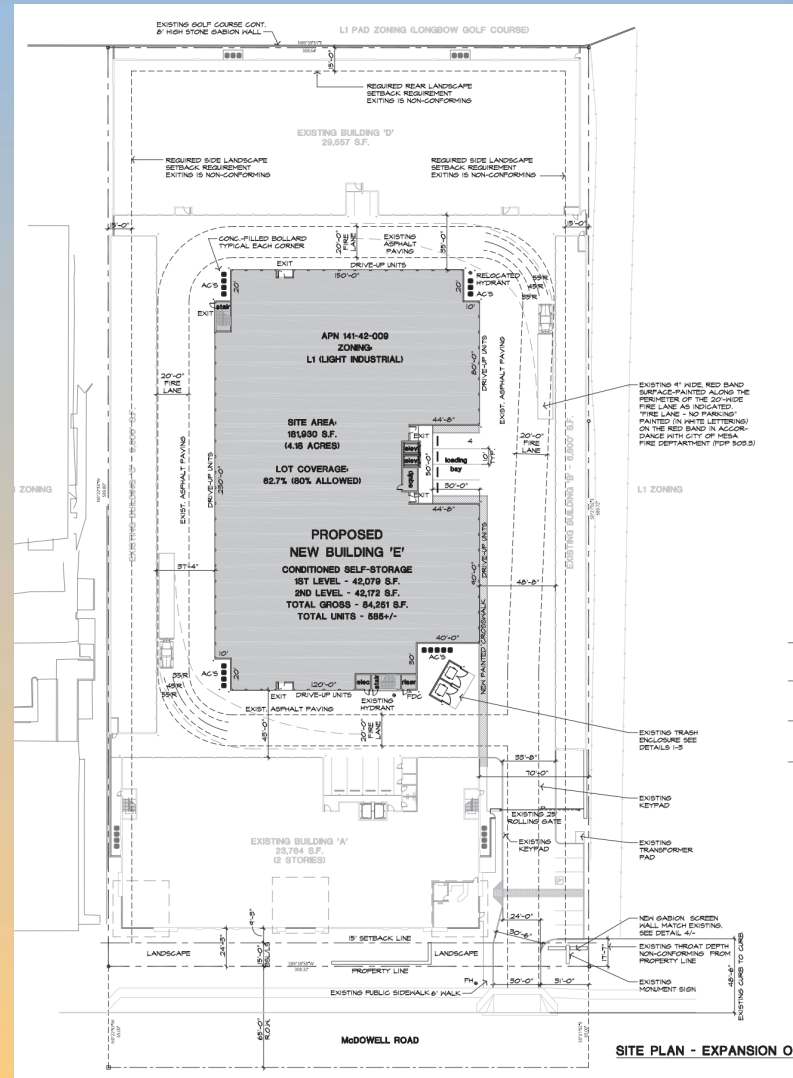


Looking North from McDowell Road



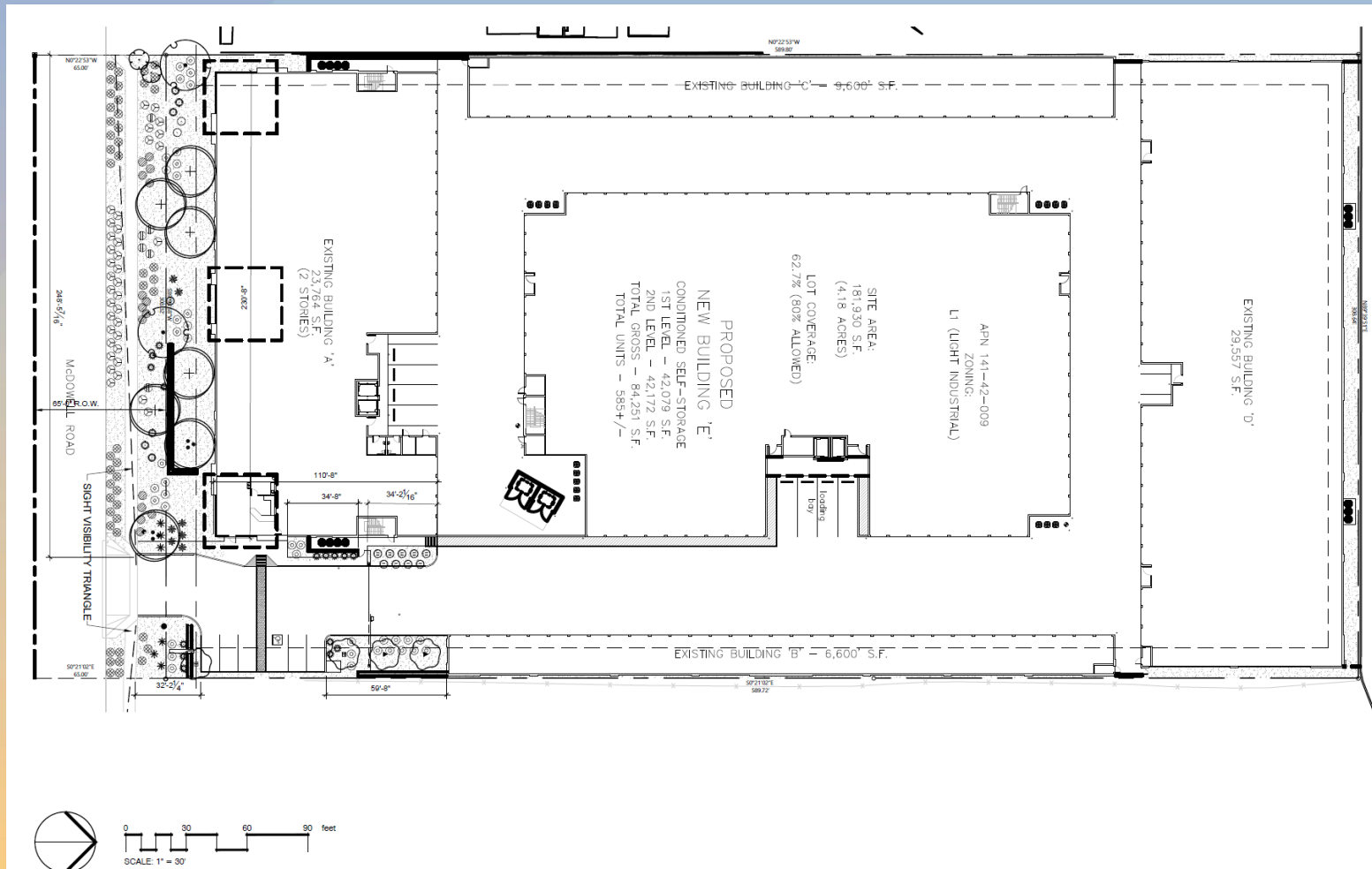
Site Plan

- Removed existing RV storage
- 2-story building for a gross of 84,251 sq. ft.
- 16 parking spaces provided





Landscape Plan



PLANT SCHEDULE SUPPLEMENTAL PLANTING

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Callia secundiflora Texas Mountain Laurel	24"box	2
	Chilopsis linearis Desert Willow	15 gal	2
	Chilopsis linearis Desert Willow	24"box	1
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde Existing	24"box	5
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36"box	2
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36"box	2
SHRUBS			
	Hesperaloe parviflora Red Yucca	5 gal	7
	Hesperaloe parviflora Red Yucca Existing	5 gal	6
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	3
	Lantana montevidensis 'New Gold' Trailing Lantana Existing	1 gal	15
	Muhlenbergia rigens Deer Grass	5 gal	6
	Muhlenbergia rigens Deer Grass Existing	5 gal	15
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal	5
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary Existing	1 gal	6
	Ruellia penninsularis Wild Petunia Existing	5 gal	19
	Russelia equisetiformis Firecracker Plant Existing	5 gal	10



Rendering





Council Use Permit

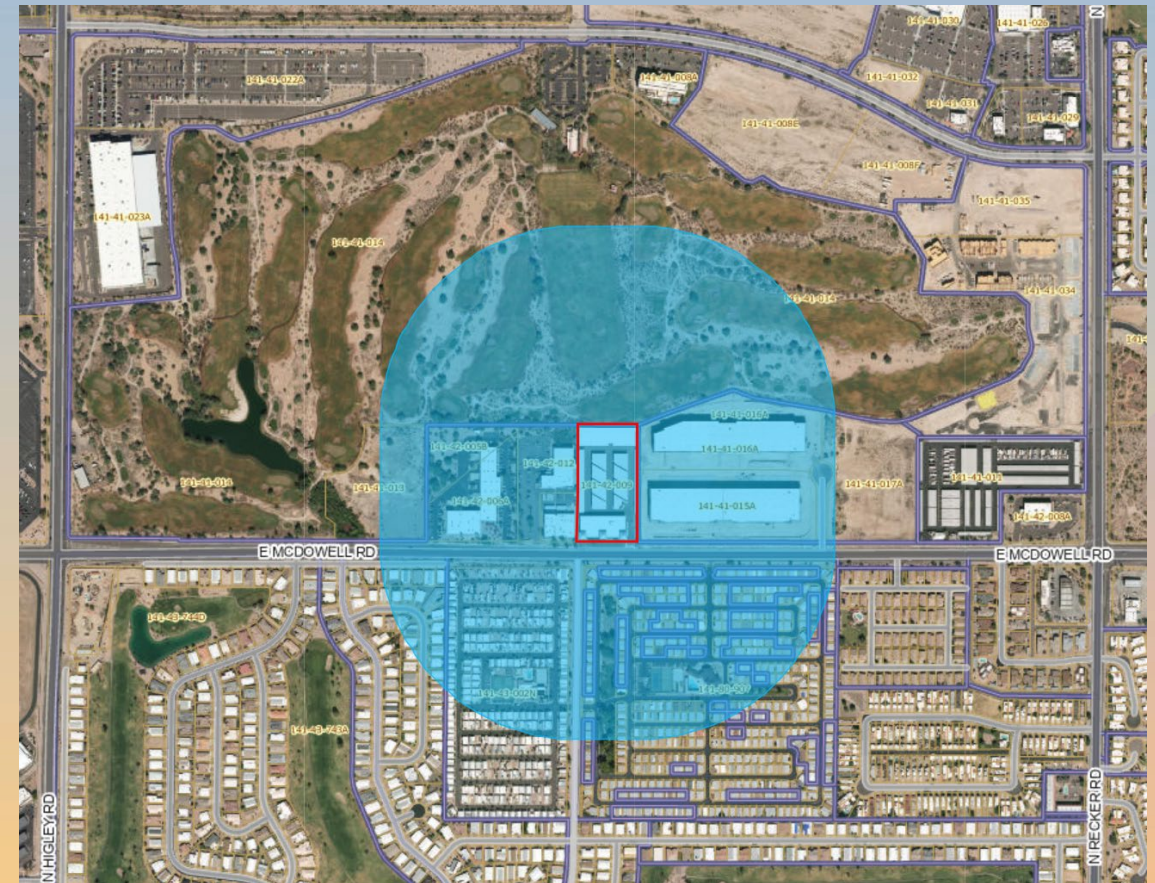
Section 11-70-6(D) : Council Use Permit Criteria

- ✓ Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Staff has not received any comments

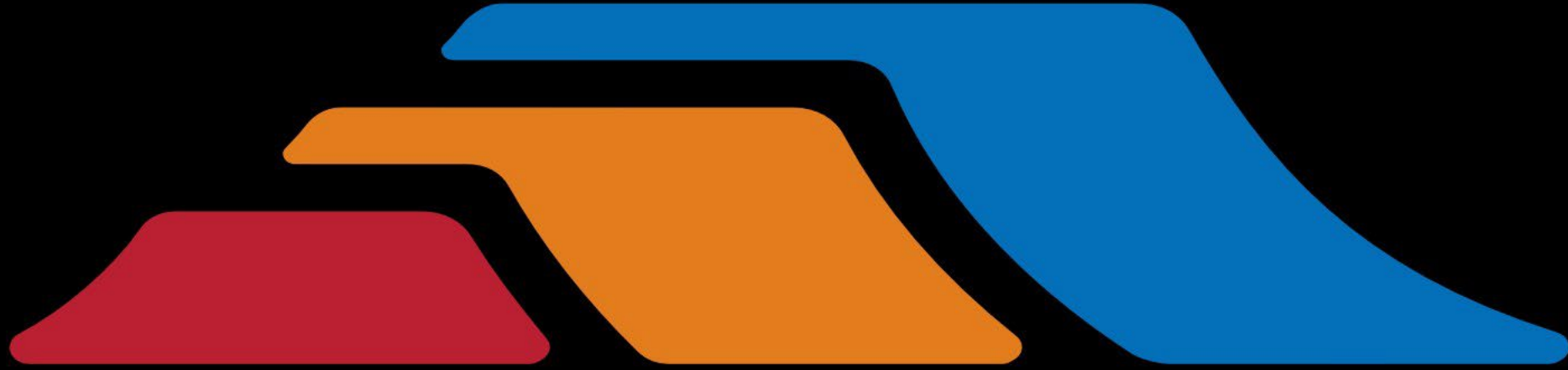




Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Meets the approval criteria for a Council Use Permit in Section 11-70-6(D)

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with
Conditions (7-0)***



mesa·az