



December 9, 2024

City of Mesa

55 N Center St.
Mesa, AZ 85201

Project Name: 202 RV Valet Storage Expansion

ZON24-00525, DRB24-00524

To Whom it may concern,

The proposed project is to expand the existing RV Storage business onto the northwest portion of the site. This portion of the site is known as APN 218-41-280G and is zoned GC, which matches the zoning of the associated parcels that house the existing 202 RV Valet Storage business. The expansion will include a boat storage building, enclosed RV storage units, and covered RV storage stalls. Existing facilities on site will be shared among the existing building and the expansion buildings.

The site is 100,233 SF (2.30 acres) and will contain approximately 27,000 SF of boat storage, 26,500 SF of enclosed RV storage, and 8,600 SF of covered RV storage. The building coverage is 50% and the lot coverage is 96%. The development of this corner will complete the vision of this collection of properties as a go-to center for boat and RV storage and renovation needs.

Please contact me at (480) 580-1116 should you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dane Astle", with a stylized flourish at the end.

Dane Astle, AIA, LEED AP BD+C
Principal Architect - Owner
EDIFICE LLC

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Alternative Compliance Request:

The alternative compliance requests listed below relating to the site focus on developing a forward-facing, urban approach to the building that provides close proximity to the street.

- Per Section 11-6-3 of the MZO, the maximum lot coverage for the GC zoning district is 80%. Lot coverage is defined in Chapter 87 of the MZO, as the area of a lot that is covered with impervious surfaces, such as buildings, patios or decks with roofs, carports, parking lots or any other type of structure.
- Per Section 11-30-9(H) of the MZO, parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40 percent of the screening shall be accomplished with dense landscaping.
 - Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet.
 - Screen walls shall be composed of brick, stone, stucco, or other quality durable material that complements the theme of the project and shall include a decorative cap or top finish as well as edge detail at wall ends.
- Per Section 11-32-4(A) of the MZO, parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be setback at least 50 feet from the property line abutting the street.

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Development Standard:	Proposed:	Comments:
Lot Coverage: 80%	94%	The Phase 3 site comes in at 96% lot coverage (96,316 SF / 100,233 SF) but when combined with Phase 1 and Phase 2, it comes in at a lower 90% lot coverage (608,794 SF / 674,840 SF). With the nature of the business being operated here, there needs to be plenty of paved vehicular movement area for the driving and maneuvering of RVs and boat trailers. Where possible, open space has been provided and has been focused more toward the public side of the projects to offer landscaped areas for passersby.
Drive Aisle Screening: Masonry, Berms, Landscaping	8' tall CMU wall	In order to maintain the existing mature landscaping, the disruption of the site wall along the street frontage is being minimized while still navigating around the existing ADOT culvert.
Drive Aisle Screening: vary in height from 32" - 40" and offset by at least 24" at intervals of no more than 50'	8' tall, minimal offsets	
Drive Aisle Screening: composed of quality durable materials and include top finish and edge detail	8' Tall CMU Fence with 6' tall CMU and 2' Tall Wrought Iron Fence Topper in select locations	
Main Drive Aisle Setback: Minimum 50' from Property Line	15'	The north drive aisle is a secondary aisle and is not intended for regular cross-traffic usage. The intent is that most traffic will enter through the gate access to Phase 1 and then access Phase 3 from the northwest corner of Phase 1 (southwest corner of Phase 3). The other Phase 3 gates being proposed will be used

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		primarily for exiting.
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Deviation Request:

The deviation requests listed below relating to the building materials focus on developing a forward-facing, urban approach to the building that provides detailing to the street-facing sides of the buildings. Given the limited number of visitors to the back of the site, a more conservative design was provided on the east, south and west elevations. This allowed for more striking design moves on the north facade. The proposed design uses a variety of materials that give this building a nice aesthetic from East Main Street. The vertical articulation of parapet heights and material changes enhances the design.

- Vary building height, providing at least two (2) changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane and orientation. Flat roofs or facades with a horizontal eave, fascia or parapet in excess of 100 feet in length must provide vertical modulation. The minimum vertical modulation is 2 feet or 1/10 multiplied by the wall height, not to exceed 1/3 of the height of the supporting wall. Please ensure that the proposed elevations meet this requirement.
- Per Section 11-6-3(B)(5) of the MZO, buildings and structures shall be constructed of durable, high-quality materials appropriate for the climate, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, architectural metals, natural and synthetic stone, stucco and synthetic stucco, and glazing.
 - To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.
 - No more than fifty percent (50%) of the total façade may be covered with one (1) single material.

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Development Standard:	Proposed:	Comments:
Varied Building Height (Building A and Building B): at least two (2) changes in height at not less than 2'-0"	Zero (0) changes in height	The North Elevation of Building A varies in parapet by 2'-0" four times across the overall a 238'-10" span. The portion of Building A set back 50' from the front / north elevation does not have any changes in parapet height as to maintain consistency with the Phase 2 Building to the east of this site. Additionally, Building B against the west property line does not have any parapet height changes as to maintain consistency with the Phase 1 building that it abuts to the south.
Different and Distinct Materials (Building B, West Elevation): at least three (3) materials	at least two (2) materials	Most of the building elevations incorporate at least three different and distinct materials. The West Elevation of Building B contains only two materials. Although below the Design Standard, it elevates the material quantity shown on the buildings on the Phase 1 site.
Facade Material Quantity (Building A, West Elevation): <50%	57% (MTL)	The two buildings contain some of the following materials: • CMU1 - gray CMU with black tooled grout joints • CMU2 - black CMU with black tooled grout joints • MTL - pre-engineered metal building
Facade Material Quantity (Building A, South Elevation): <50%	73% (MTL)	
Facade Material Quantity (Building A,	57% (MTL)	

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East Elevation): <50%		cladding • CHN - channel cladding • DOORS - metal roll-up and man doors The quantity of the materials are focused on the North Elevation of Building A as this is the public-facing side of the project. The other elevations, while still containing multiple materials, have one material in excess of the Design Standard. This is similar to the material variance of the building on the Phase 2 site.
Facade Material Quantity (Building B, East Elevation): <50%	54% (DOORS)	
Facade Material Quantity (Building B, North Elevation): <50%	84% (CMU1)	
Facade Material Quantity (Building B, West Elevation): <50%	97% (CMU1)	

CUP Compliance Conformance:

The project site is zoned General Commercial with a Planned Area Development overlay (GC-PAD). Per Section 11-6-2 of the MZO, a boat and RV storage facility is permitted in the GC district through the approval of a Council Use Permit (CUP).

A CUP is a discretionary permit issued by the City Council after review and recommendation by the Planning and Zoning Board. A CUP shall only be granted if the approving body determines that the proposed project conforms to all of the following criteria:

1. 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.

Response: This is the final phase of a three phase project to create a campus for RV and boat storage, renovation, and repair. This project use is consistent with the surrounding uses and conforms with the General Plan and the City Plan and Codes.

2. 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.

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Response: As this project completes this campus concept for the adjoining sites, it will work in conjunction with the portions of the site already in operation.

3. 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.

Response: This project will fall into place with its surrounding of vehicular and storage business in the area. It will not bring any new traffic to the area that isn't already in place.

4. Adequate public services, public facilities and public infrastructure are available to serve the project.

Response: This project is not adding any additional load to the existing infrastructure already in place. The facilities already on site in the Phase 2 portion of the campus will be serving this phase of the project.

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