



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

November 13, 2024

CASE No.: ZON24-00636	PROJECT NAME: Red Mountain Storage Expansion
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Owner's Name:	CASA DE AMIGOS MOBILEHOME ESTATES
Applicant's Name:	Philip A Gollon, ARC Services Inc.
Location of Request:	5612 East McDowell Road, approximately ½ mile east from the northeast corner of East McDowell Road and Higley Road.
Parcel No(s):	141-42-009
Request:	Major Site Plan Modification and a Council Use Permit.
Existing Zoning District:	LI
Council District:	5
Site Size:	4.2± acres
Proposed Use(s):	Mini-Storage Facility
Existing Use(s):	Mini-Storage Facility and RV Storage Facility
Hearing Date(s):	November 13, 2024 / 4:00 p.m.
Staff Planner:	Chloe Durfee Daniel, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **May 14, 1979**, City Council annexed 263± acres, including the project site, into the City of Mesa (Ordinance No. 1234).

On **April 16, 1984**, City Council approved a rezoning of 19.7± acres, including the project site, from RS-35 to Conceptual M-1 [equivalent to current Light Industrial (LI)] (Case No. Z84-045, Ordinance No. 1822).

On **July 15, 1985**, City Council approved a rezoning for 38± acres, including the project site, from RS-35 to M-1 [equivalent to current Light Industrial (LI)] to allow for the development of an industrial park (Case No. Z85-083, Ordinance No. 1964).

On **January 20, 1998**, City Council approved a site plan modification for an industrial subdivision, including the subject parcel (Case No. Z97-106, Ordinance No. 3429).

On **February 21, 2018**, the Planning and Zoning Board approved a site plan to allow for a self-storage and an RV storage facility (Case No. ZON17-00509).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification and a Council Use Permit (CUP) for 4.2± acres of an existing mini-storage and RV storage facility (Proposed Project). The original site was approved in 2018 (Case No. ZON17-00509) when the use of mini-storage and RV storage facilities were allowed by right. In 2020, the Council approved Ordinance Number 5593, which requires mini-storage facilities in the LI zoning district to receive approval of a Council Use Permit. The Proposed Project is removing the existing RV storage on the site and proposing a two story, 84,251 gross square feet mini-storage expansion. As the proposed change is over 5,000 square feet, this is considered a Major Site Plan Modification and requires a Council Use Permit for the expansion of mini-storage use.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment with an Industrial sub-type. Per Chapter 7 of the General Plan, Employment character areas are intended to provide for a wide range of employment opportunities in high-quality settings. Employment Districts are a character type that is primarily used for employment-type land uses of at least 20 acres. Employment Districts include areas for large manufacturing facilities, warehousing, and business parks. As the proposed project is a large manufacturing facility the proposed development meets the goals and intent of the Mesa 2040 General Plan.

Falcon Field Sub Area Plan:

The property is also located within the Falcon Field Sub-Area. The Falcon Field Sub Area Plan was adopted by the City Council in 2007 to provide a planning policy document that is focused on the unique characteristics of the area including airport operations and strong business linkages to the airport. One of the goals of the plan is to ensure the Falcon Field Sub Area is an oasis of abundant, high-quality employment for professionals, technical experts, and highly skilled labor. Additional retail, restaurants, business services, hotels, and other businesses that support the existing uses and residential population in the area are also needed as the Sub-area continues to develop. The Proposed Project meets the goals of the Falcon Field Sub-Area Plan by providing a supportive use for the nearby residential.

Zoning District Designations:

The parcel is currently zoned Light Industrial. The proposed mini-storage use is permitted in the LI zoning district with the approval of a Council Use Permit.

Airfield Overlay – MZO Article 3 Section 11-19:

Per Section 11-19 of the MZO, the site is located within an Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area 3. The location of the property within the Airfield

Overlay is due to its proximity to the Falcon Field Airport. Per Section 11-7-2 and 11-19-4 of the MZO, there are no use limitations imposed on industrial development in the LI district.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LI-PAD Golf Course	North LI-PAD Golf Course	Northeast LI-PAD Golf Course
West LI Industrial	Project Site LI Mini-Storage and RV Storage	East LI-PAD Office/Warehousing
Southwest (Across McDowell Road) RM-4 Multiple Residence	South (Across McDowell Road) RM-2-PAD Multiple Residence	Southeast (Across McDowell Road) RM-2-PAD Multiple Residence

Compatibility with Surrounding Land Uses:

The project site is consistent with the surrounding multiple residence uses to the south, the industrial uses to the east and west, as well as the Longbow Golf Course to the north. The proposed self-storage facility expansion on the property will not be out of character with the surrounding development.

Site Plan and General Site Development Standards:

The applicant is proposing to remove the existing RV storage facility on the site and add a two story, 84,251 square foot expansion of the mini-storage facility use of the site. The addition is proposed to match the existing elevations of the site and will be addressing existing non-conforming parts of the site with a separate application for a Substantial Conformance Improvement Permit.

Council Use Permit:

Per Table 11-7-2 of the MZO, a Council Use Permit (CUP) is required for mini-storage in the Light Industrial zoning district, subject to compliance provisions outlined in the Mesa Zoning Ordinance (MZO). Per Section 11-70-6 of the MZO, a CUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria:

- 1) Demonstrating that the proposed project will advance the goals and objectives of the General Plan and other City policies;

The Proposed Project will advance the goals and objective of the General Plan by providing a supportive use to the existing nearby residential to the area.

- 2) Demonstrate that the location, size, design, and operating characteristics of the project are consistent with the purpose of the zoning district designation on the property;

The Proposed Project is an expansion to the existing mini-storage and the removal of the existing RV storage on the site and is consistent with the purpose of the LI district by providing opportunities for indoor storage uses at an existing facility.

- 3) Ensuring the project will not be injurious or detrimental to adjacent properties or surrounding areas; and

The Proposed Project will not be injurious or detrimental to adjacent properties or surrounding areas.

- 4) Demonstrating that there are adequate public services and infrastructure to support the development.

The Proposed Project has access to adequate public services and infrastructure to support the development.

Design Review:

The Proposed Project will be heard by the Design Review Board on October 8, 2024. Staff will work with the applicant to address any comments provided by the Design Review Board.

Neighborhood Participation Plan and Public Comments:

The applicant completed the Citizen Participation Process, which included mailing notification letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site.

As of the writing of this report, staff has not received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on November 13, 2024.

Staff Recommendations:

Staff finds the Proposed Project complies with the Mesa 2040 General Plan, MZO Section 11-69-5 for Site Plan Review, and the review criteria for a Council Use Permit outlined in Section 11-70-6(D) of the MZO.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00637.
3. Issuance of an SCIP by the Board of Adjustment and compliance with all requirements of Case No. BOA24-00635.
4. Compliance with all City development codes and regulations.

Exhibits:

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Landscape Plan
- Exhibit 6 – Preliminary Grading and Drainage Plans

Exhibit 7 - Elevations

Exhibit 8 – Citizen Participation Plan

Exhibit 9 – Citizen Participation Report