



# City Council

## ZON24-00525

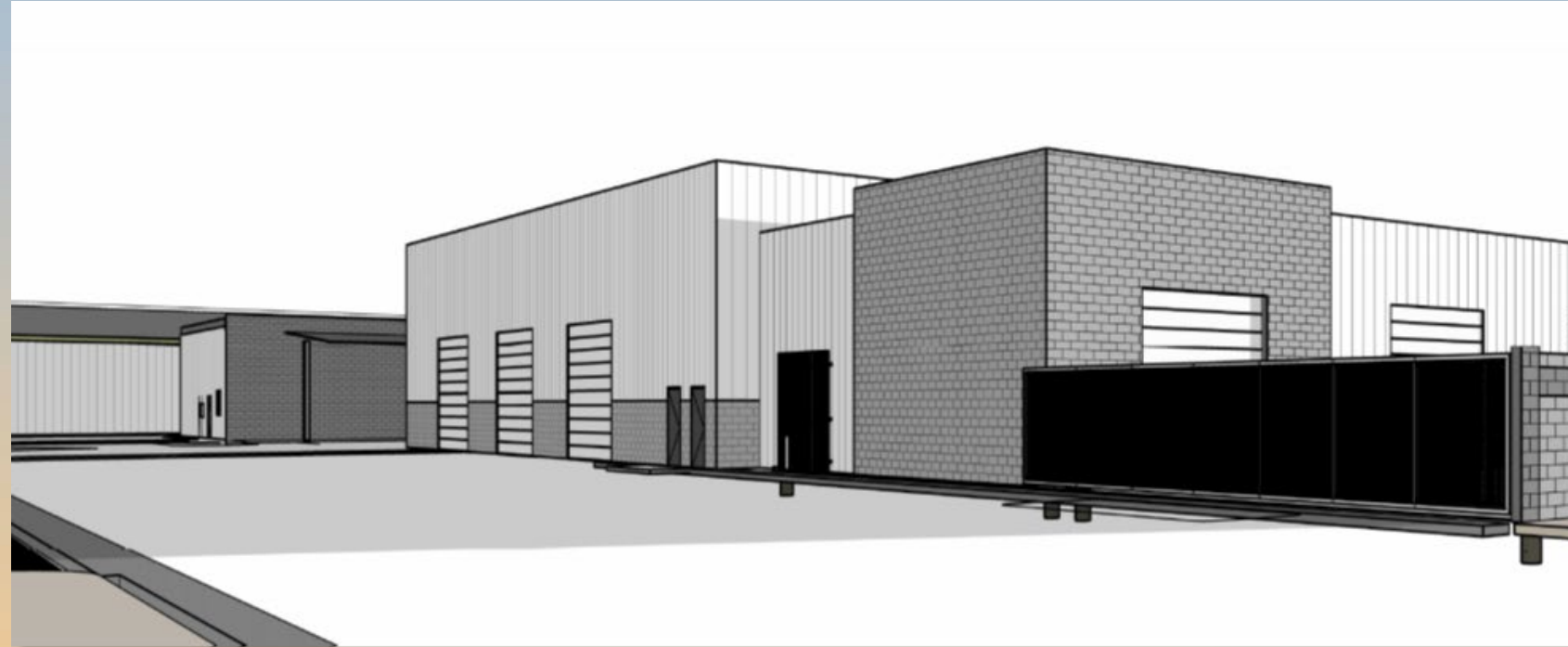
Mary Kopaskie-Brown, Planner Director

January 12, 2026  
1



# Request

- Rezone from GC-PAD to GC-PAD
- Site Plan Review
- To allow for a Boat and Recreational Vehicle Storage Facility

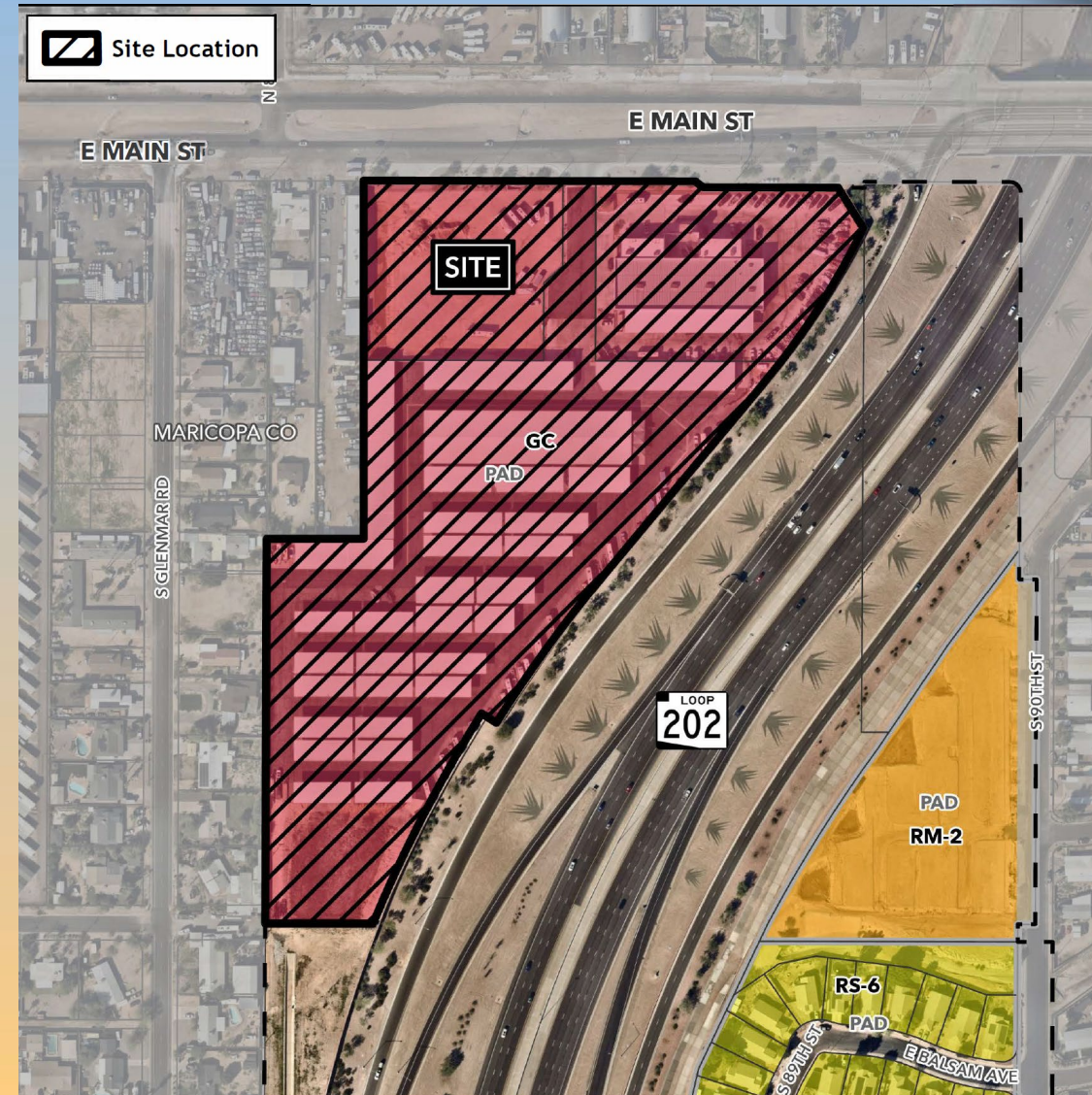






# Location

- 8839 East Main Street
- West of Loop 202 (South Mountain Freeway)
- South of Main Street







# General Plan

## Neighborhood/Manufactured Home Subtype

- To provide safe places for people to live where they can feel secure and enjoy their surrounding community

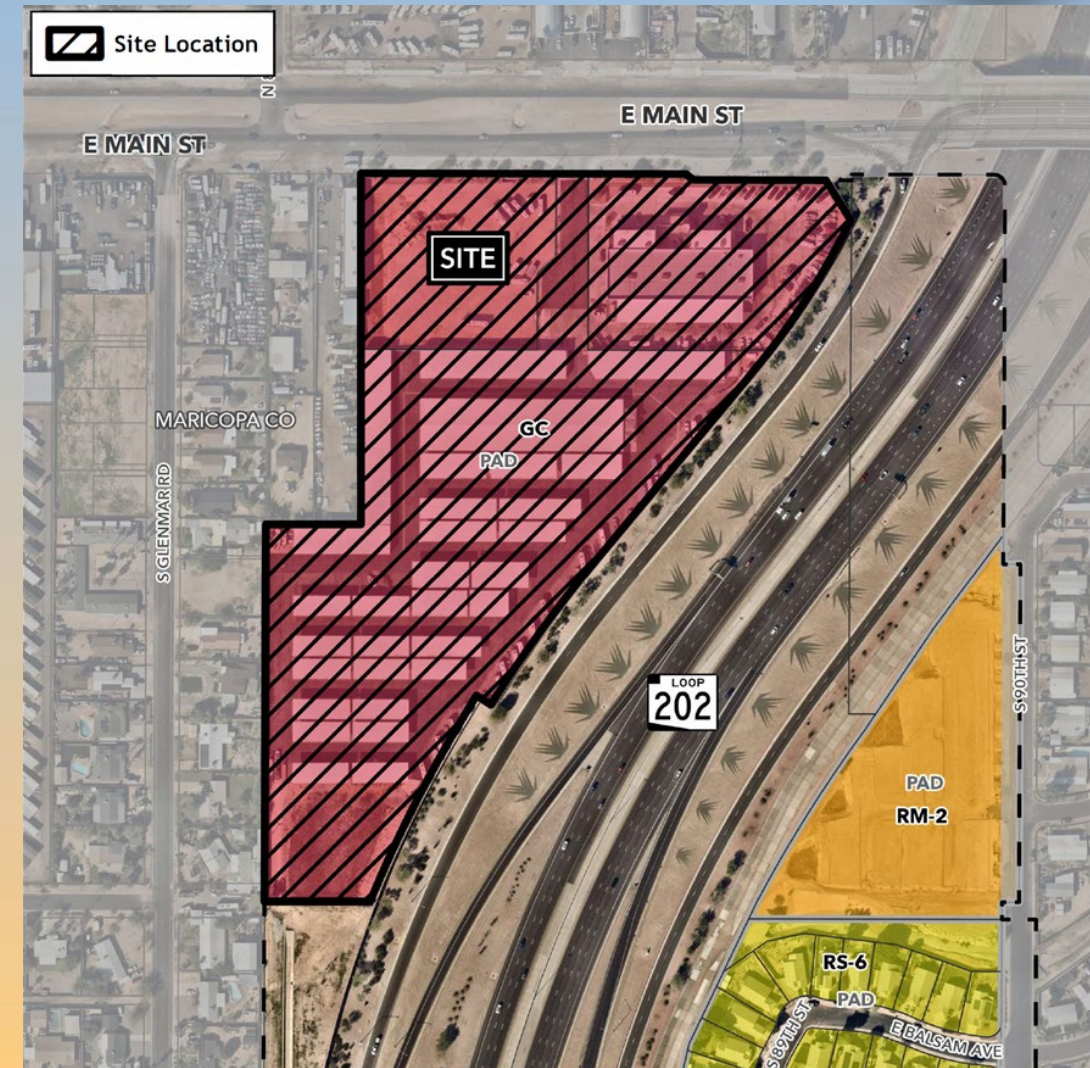






# Zoning

- Site is currently zoned GC-PAD
- Proposed rezone to General Commercial with a new PAD overlay (GC-PAD)
- A Boat and RV Storage Facility is permitted in the GC District through the approval of a Council Use Permit







# Site Photo



Looking south towards the site from Main Street





# Site Photo (Phase 1)



Looking southwest from Main Street





# Site Photo (Phase 2)



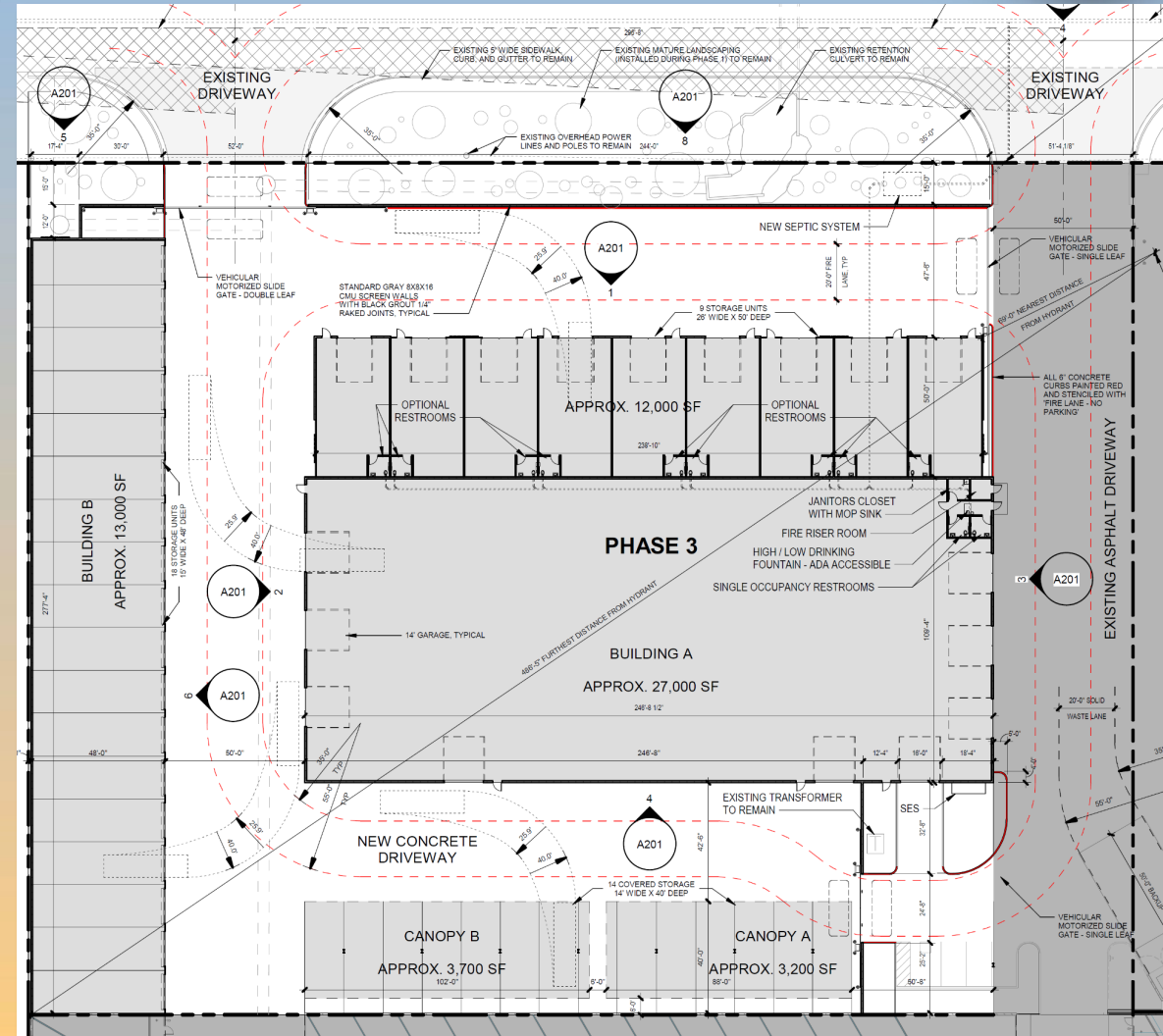
Looking southeast from Main Street





# Site Plan (Phase 3)

- Expansion of the existing RV and Boat Storage Facility onto the northwestern portion of the site
- Two RV and Boat Storage buildings totaling approximately 52,262 square feet
- Two canopies totaling approximately 6,583 square feet







# Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4	50 feet	<b>15 feet</b>
<u>Maximum Lot Coverage</u> – MZO Table 11-6-3.A	80%	<b>94%</b>





# Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<u>Building Form and Location:</u> <u>- Front and Street-Facing Side:</u> <u>Setback: Freeways –</u> MZO Table 11-6-3.A	30 feet	<b>0 feet</b>
<u>Building Form and Location: Interior</u> <u>Side and Rear Setback adjacent to RS</u> <u>District (1-story building) – MZO</u> Section 11-6-3.A  - Interior Side	25 feet	<b>45 feet</b>





# Planned Area Development Overlay

## Development Standard

## MZO Required

## PAD Proposed

### Building Form and Location:

-Interior Side and Rear Setback adjacent to Non-Residential District –  
MZO Section 11-6-3.A

15 feet

**0 feet**

- Interior Side

### Landscaping for Non-Single

Residence Uses adjacent to Single Residence Uses –

*MZO Section 11-33-3(B)(1)(a) and (c)*

- Width

25 feet

**0 feet**

- Number of Plants

A minimum of 5 non-deciduous trees per  
100 linear feet of adjacent line

**Zero trees and shrubs**



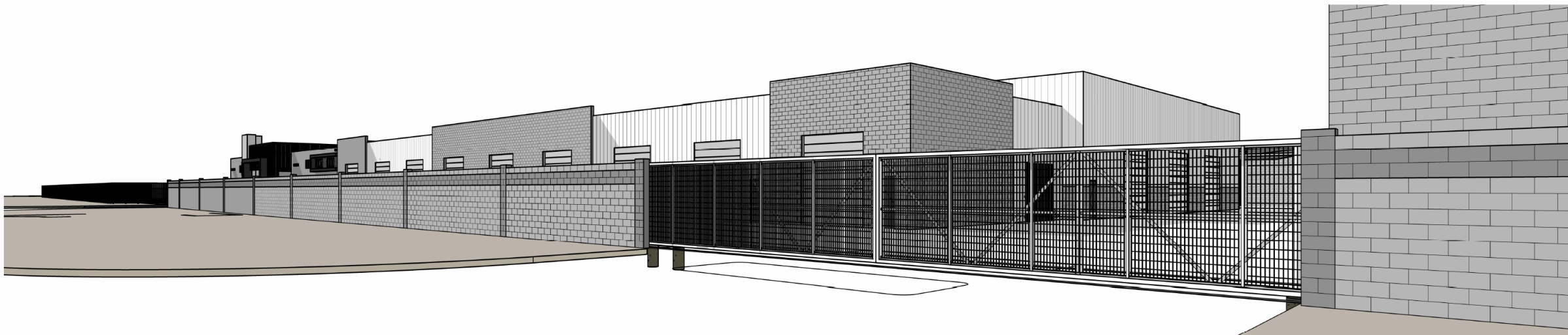


# Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<u>Landscaping for Non-Single Residence Uses adjacent to Other Non-Single Residence Uses – MZO Section 11-33-3(B)(2)(a)(ii) and (c)</u>  - Width  - Number of Plants	15 feet  A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line	0 feet  <b>Zero trees and shrubs</b>



# Site Rendering



2

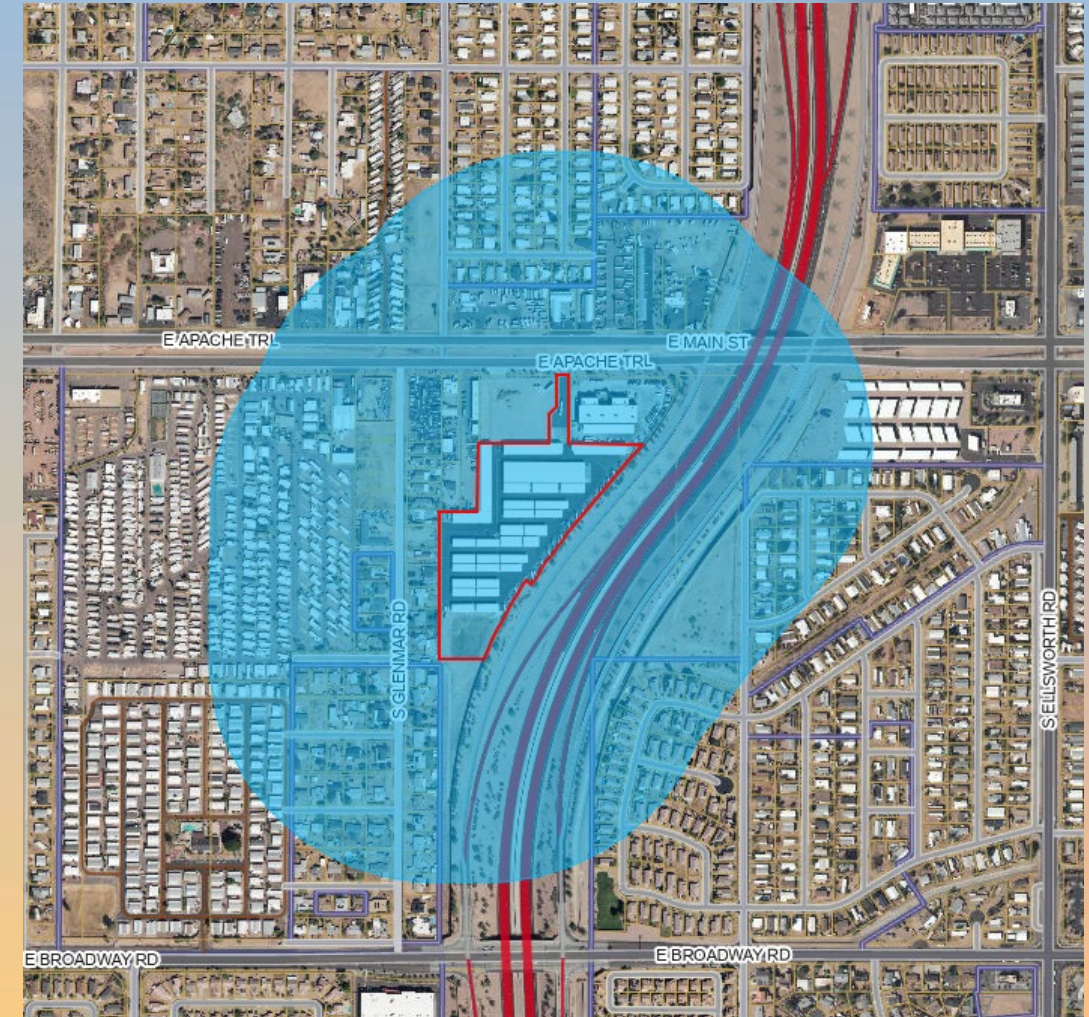
PHASE 3 NORTHWEST PERSPECTIVE





# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Complies with Chapter 70 of the MZO for a Council Use Permit
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

***Staff recommends Approval with Conditions  
Planning and Zoning Board recommends Approval with Conditions (6-0)***



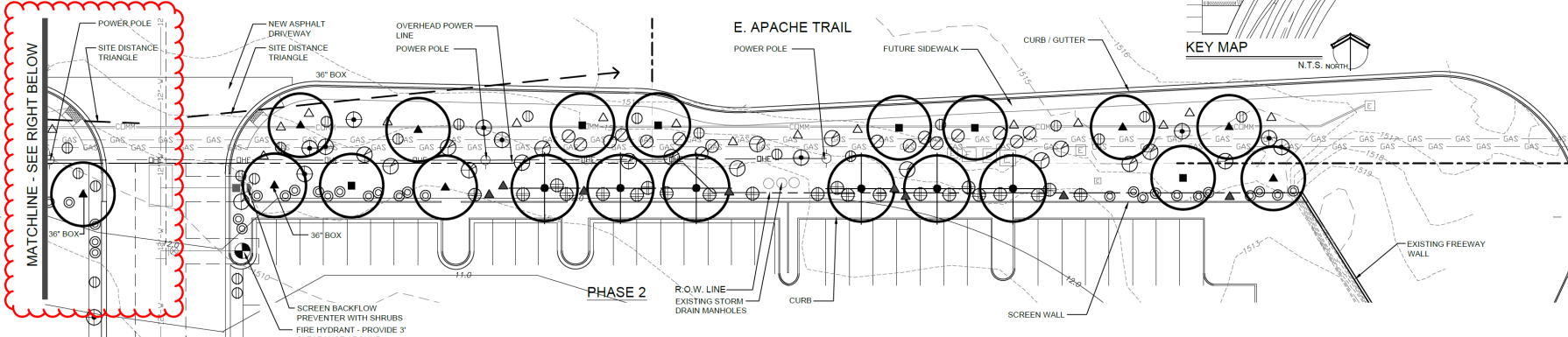


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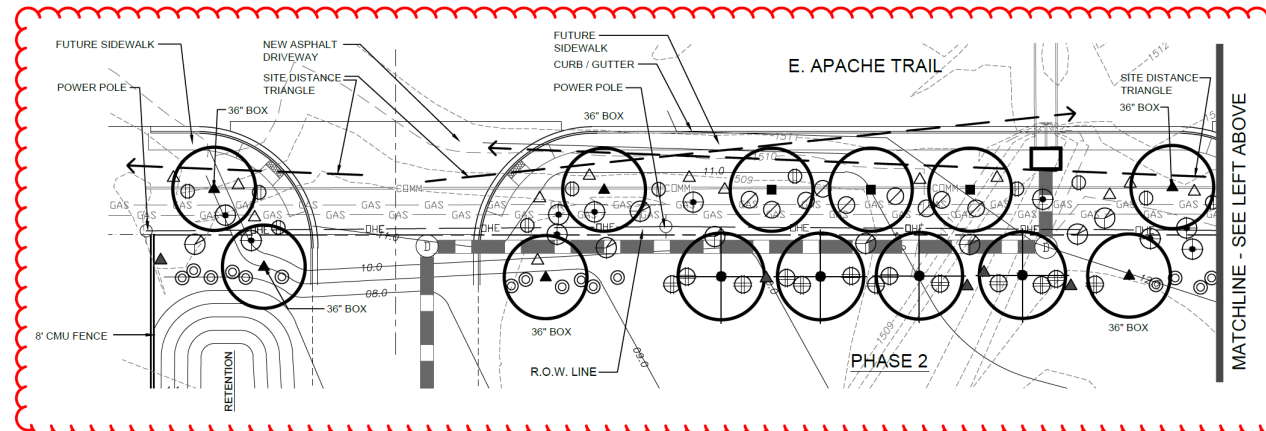


# Landscape Plan

THIS EXISTING MATURE LANDSCAPE SCOPE, AS INSTALLED DURING PHASE 1, IS TO REMAIN IN PLACE



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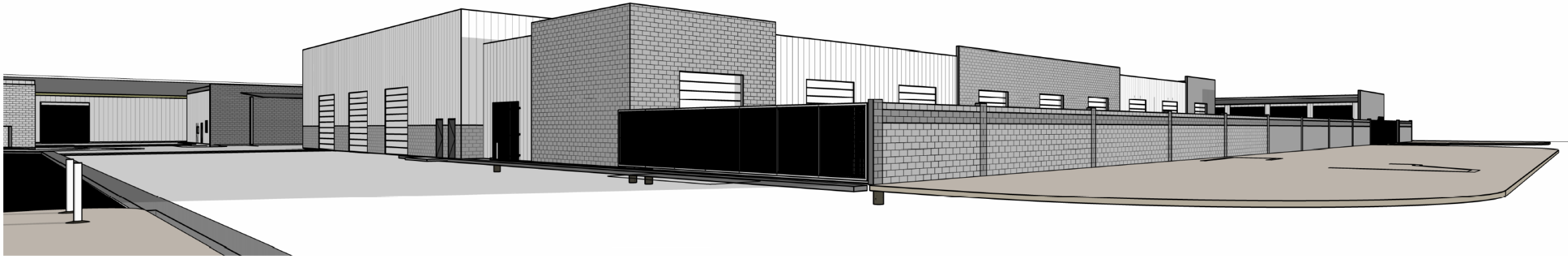
## PLANT KEY

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES:</b>		
	ACACIA SALICINA	WILLOW ACACIA
	CERCIDIUM HYBRID 'AZT'	THORNLESS PALO VERDE
	PROSOPIS THORNLESS HYBRID 'AZT'	AZT THORNLESS MESQUITE
<b>SHRUBS:</b>		
	AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	ENCELIA FARINOSA	BRITTLE BUSH
	JUSTICIA CALIFORNICA	CHUPAROSA
	LARREA TRIDENTATA	CREOSOTE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
	RUPELLIA PENINSULARIS	BAJA RUELLIA
<b>ACCENTS / CACTUS:</b>		
	OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR
	OPUNTIA FICUS-INDICA	INDIAN FIG PRICKLY PEAR





# Site Rendering



PHASE 3 NORTHEAST PERSPECTIVE