



City Council ZON24-00525

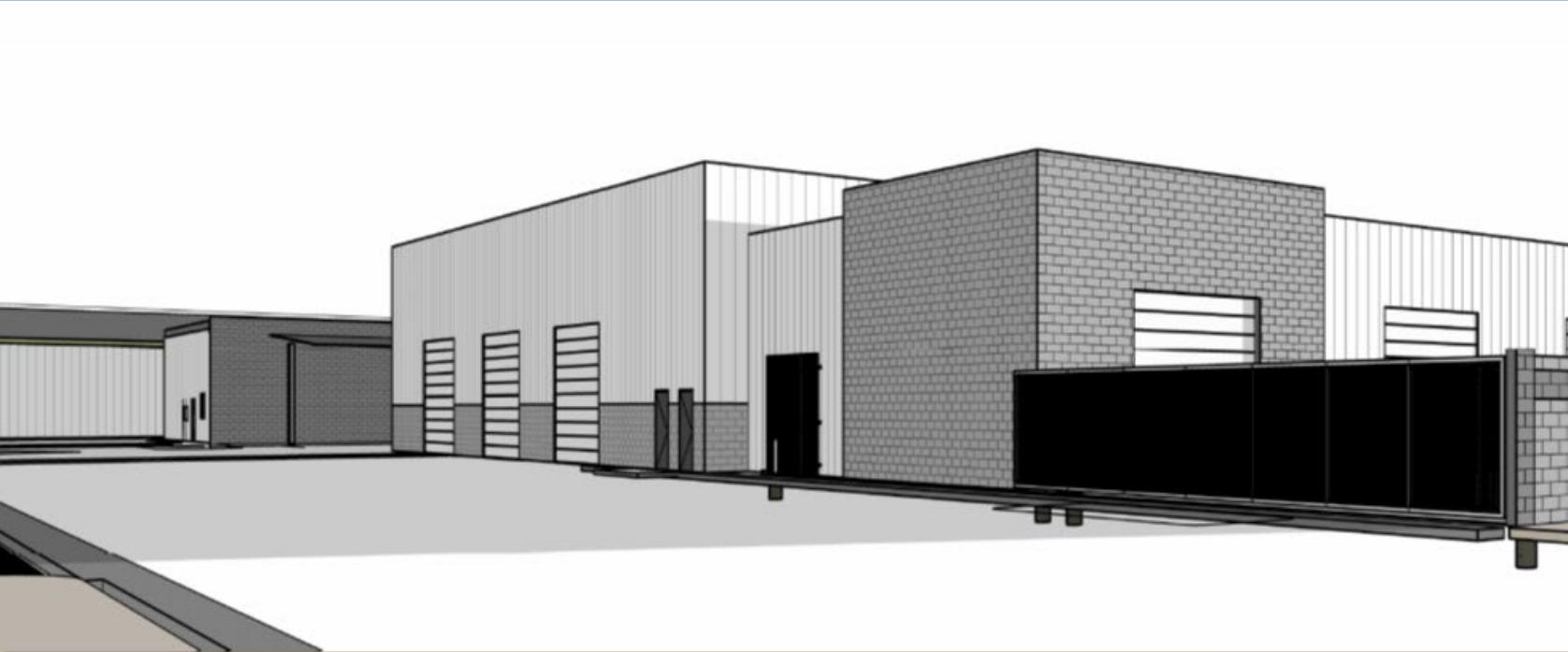
Mary Kopaskie-Brown, Planner Director

January 12, 2026
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Request

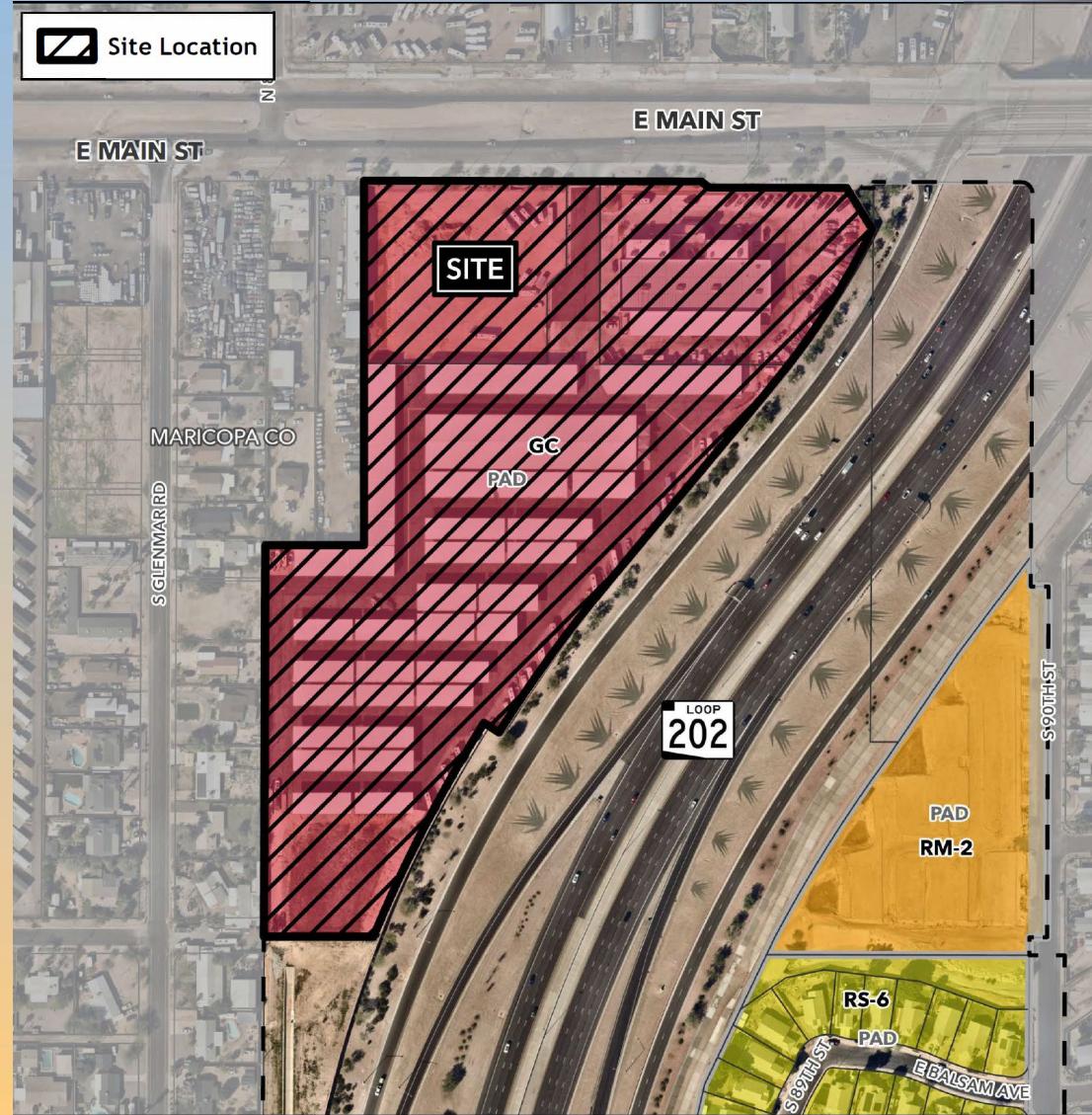
- Rezone from GC-PAD to GC-PAD
- Site Plan Review
- To allow for a Boat and Recreational Vehicle Storage Facility





Location

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

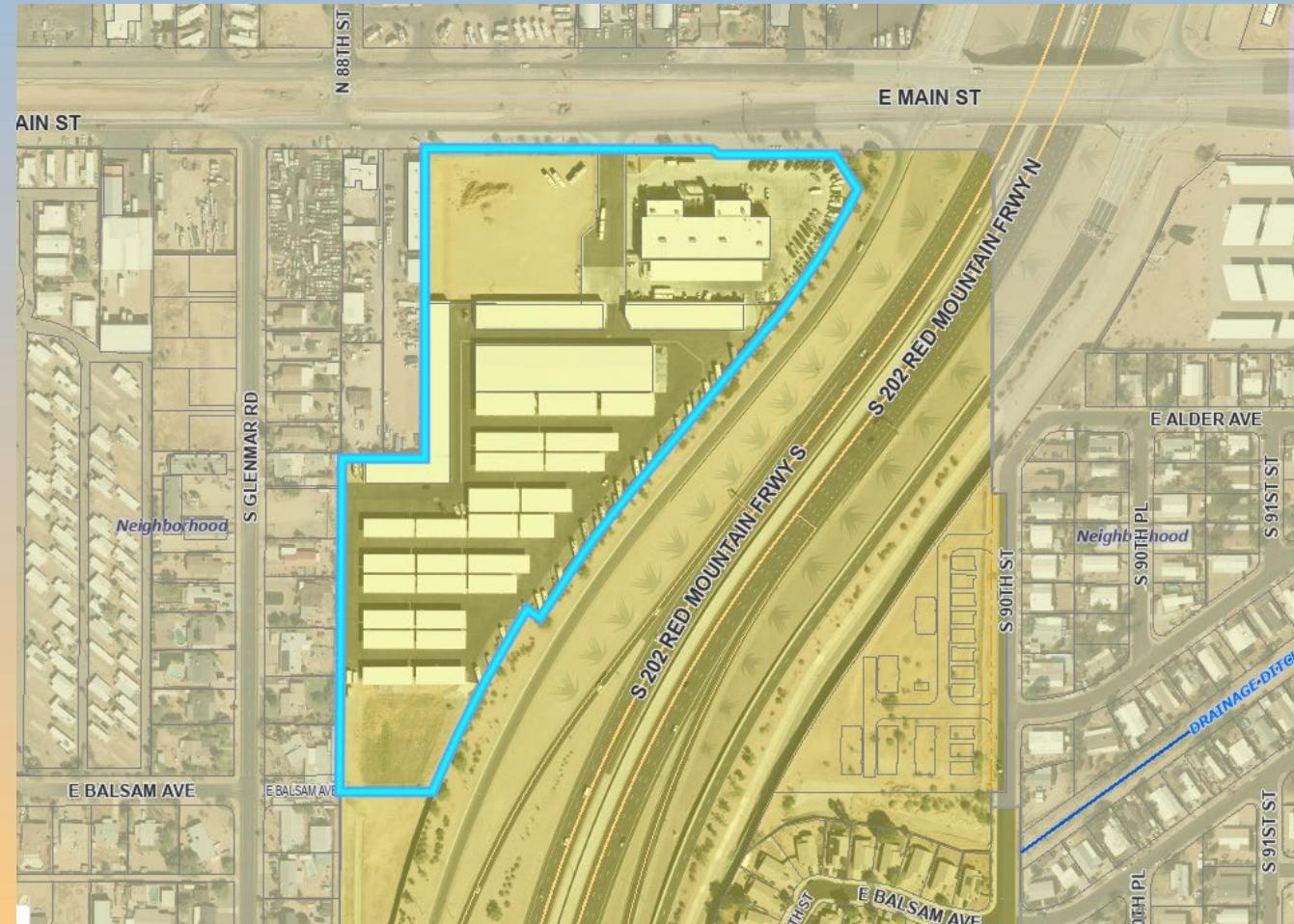




General Plan

Neighborhood/Manufactured Home Subtype

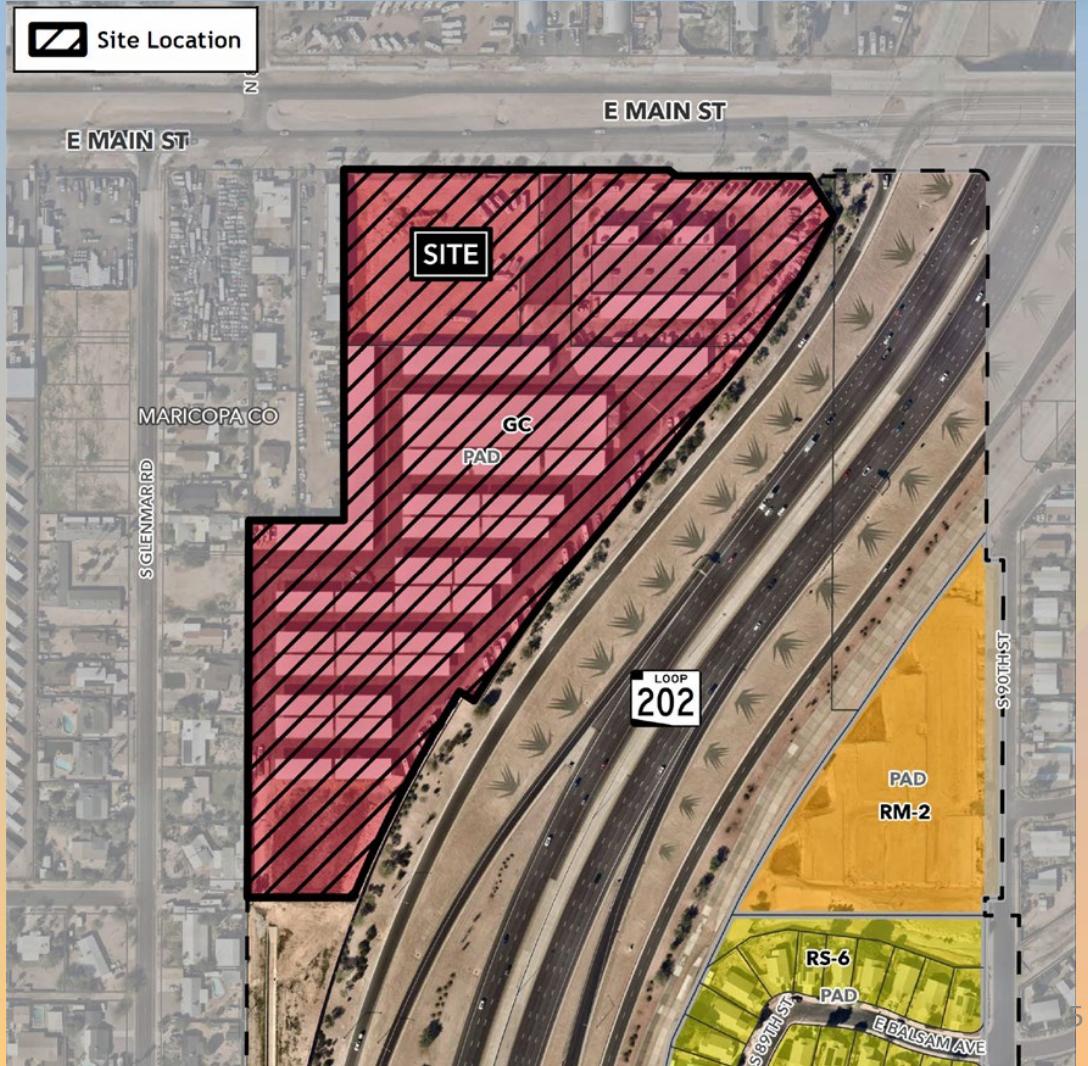
- To provide safe places for people to live where they can feel secure and enjoy their surrounding community





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)

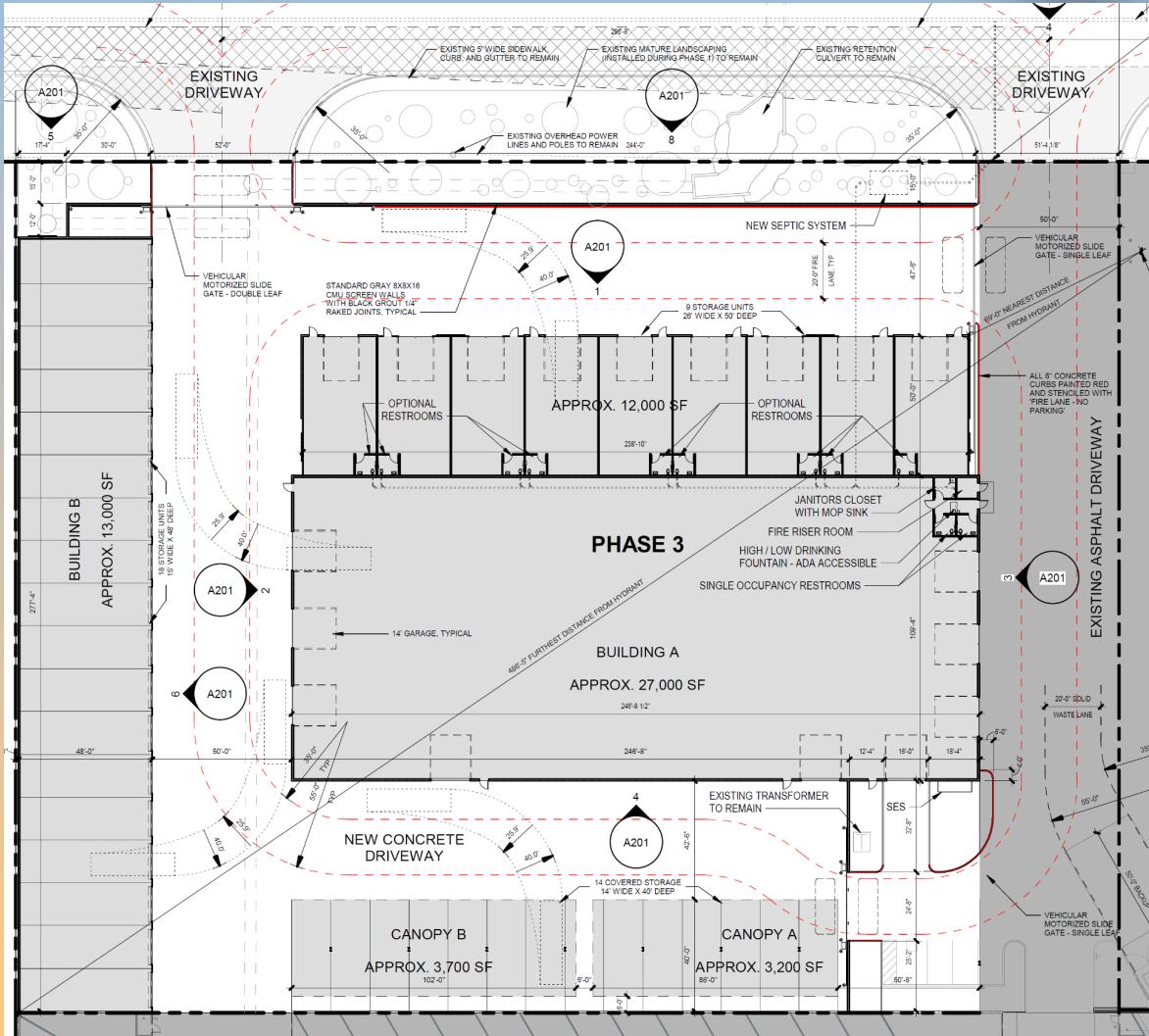


Looking southeast from Main Street



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	15 feet
<u>Maximum Lot Coverage –</u> MZO Table 11-6-3.A	80%	94%



Planned Area Development Overlay

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



Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Building Form and Location:</u> <u>-Interior Side and Rear Setback</u> <u>adjacent to Non-Residential District –</u> <u>MZO Section 11-6-3.A</u></p> <p>- Interior Side</p>	15 feet	0 feet
<p><u>Landscaping for Non-Single</u> <u>Residence Uses adjacent to Single</u> <u>Residence Uses –</u> <u>MZO Section 11-33-3(B)(1)(a) and (c)</u></p> <p>- Width</p>	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

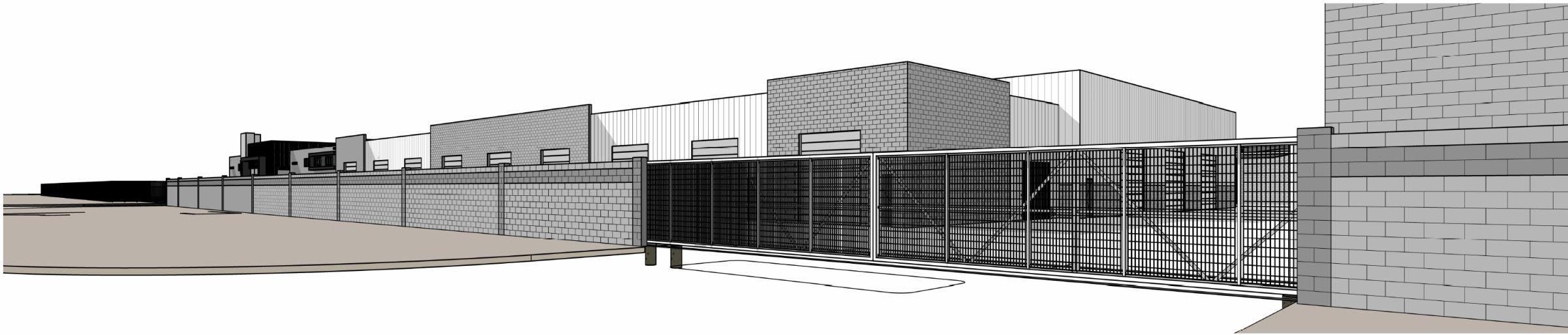


Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Landscaping for Non-Single Residence Uses adjacent to Other Non-Single Residence Uses –</u> <u>MZO Section 11-33-3(B)(2)(a)(ii) and (c)</u></p> <ul style="list-style-type: none">- Width- Number of Plants	<p>15 feet</p> <p>A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line</p>	<p>0 feet</p> <p>Zero trees and shrubs</p>



Site Rendering

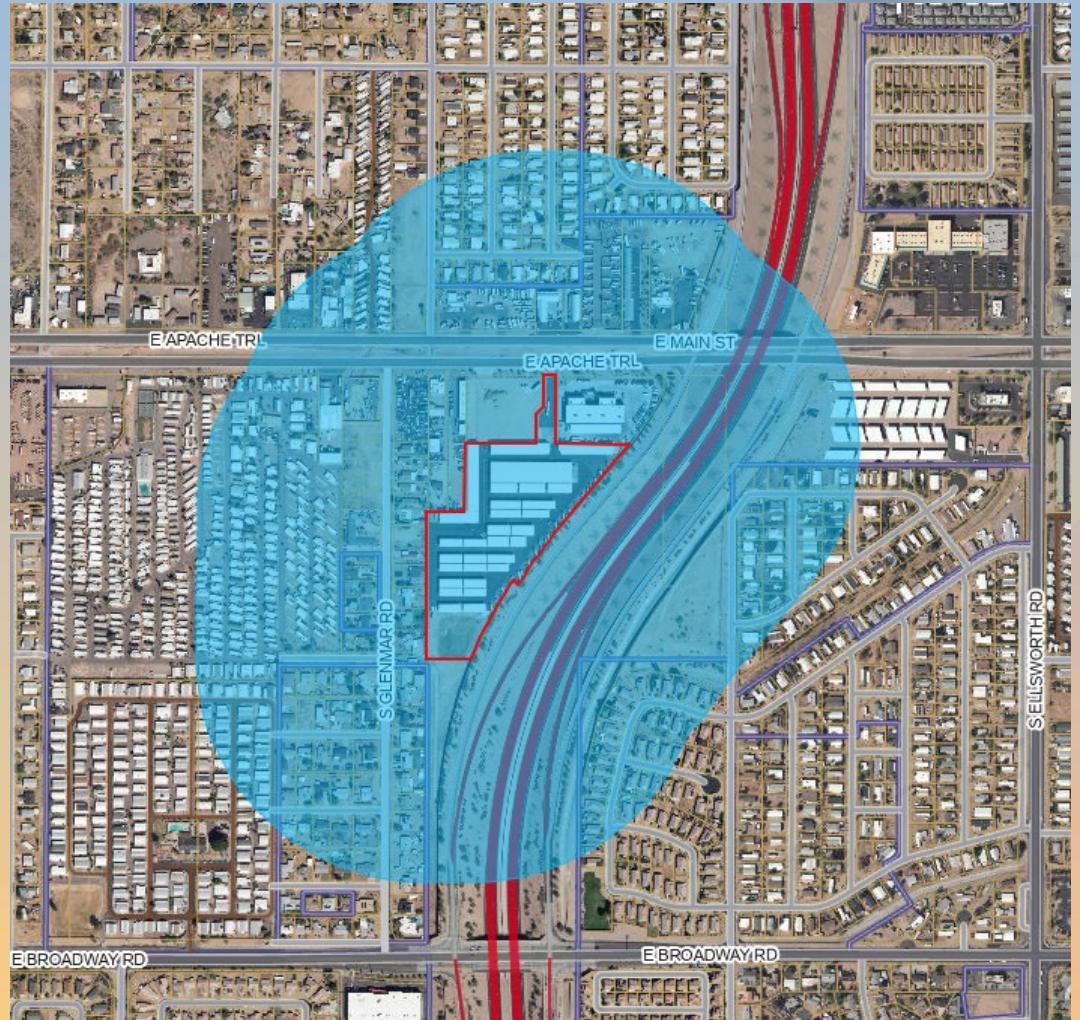


2 PHASE 3 NORTHWEST PERSPECTIVE



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)*



mesa·az



Landscape Plan

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

MATCHLINE - SEE RIGHT BELOW

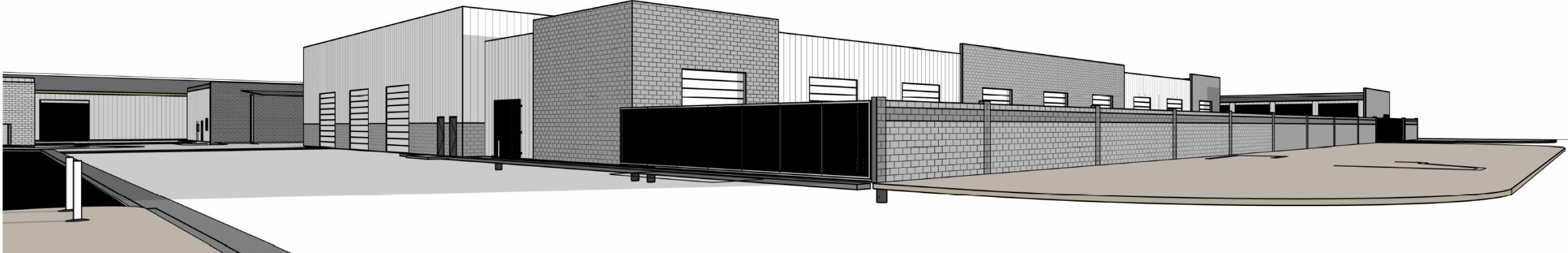
THIS EXISTING MATURE LANDSCAPE SCOPE, AS INSTALLED DURING PHASE 1, IS TO REMAIN IN PLACE

PLANT KEY

SYMBOL	BOTANICAL NAME COMMON NAME
TREES:	
	ACACIA SALICINA
	WILLOW ACACIA
	CERCIDIUM HYBRID 'AZT'
	THORNLESS PALO VERDE
SHRUBS:	
	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
	RUELLIA PENINSULARIS
	BAJA RUELLIA
ACCENTS / CACTUS:	
	OPUNTIA ENGELMANNII
	ENGELMANN'S PRICKLY PEAR
	OPUNTIA FICUS-INDICA
	INDIAN FIG PRICKLY PEAR



Site Rendering



PHASE 3 NORTHEAST PERSPECTIVE