



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00323
LOCATION/ADDRESS: 8800 to 8900 blocks of East Main Street (south side)
GENERAL VICINITY: Located west of the Loop 202 Red Mountain Freeway on the south side of Main Street
REQUEST: Rezone from GC and RS-43 to GC-PAD and Site Plan Review
PURPOSE: This request will allow for the development of an RV dealership and RV storage facility.
COUNCIL DISTRICT: District 5
OWNER: Roger D. Overson
APPLICANT: Jeff Welker, Welker Development Resources
STAFF PLANNER: Veronica Gonzalez

SITE DATA

PARCEL NO.: 218-41-280F, 280E and 278B
PARCEL SIZE: 16.3 ± acres
EXISTING ZONING: GC and RS-43
GENERAL PLAN CHARACTER: Neighborhood – Manufactured Homes
CURRENT LAND USE: Vacant, undeveloped

SITE CONTEXT

NORTH: (Across Main Street) Existing commercial – Maricopa County
EAST: Loop 202 Red Mountain Freeway
SOUTH: Loop 202 Red Mountain Freeway
WEST: Existing residential – Maricopa County

STAFF RECOMMENDATION: Approval with Conditions

P&Z BOARD RECOMMENDATION: Approval with conditions. Denial

PROPOSITION 207 WAIVER SIGNED: Yes No

HISTORY/RELATED CASES

May 3, 2017: Annexed to the City (Ord. #5373)
July 3, 2017: Establishment of City GC and RS-43 zoning on recently annexed property (Z17-14)

PROJECT DESCRIPTION / REQUEST

This request is to rezone from GC and RS-43 to GC-PAD, with Site Plan Review, of approximately 16.3 acres located at the southwest corner of the Loop 202 Red Mountain Freeway and Main Street. The proposed rezoning and Site Plan Review will accommodate the development of a full-service RV dealership with an RV storage facility in the rear.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Plan, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a mile. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the December 19, 2017 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The General Plan character type for this area is Neighborhood – Manufactured Homes. Some neighborhood-oriented commercial can be appropriate within this character type, but, RV sales, service and storage are more intense than the commercial uses typically allowed in the Neighborhood character type. The parcels are also adjacent to the Loop 202 Freeway, which is not conducive to single-residence development.

Staff has reviewed the proposal and, while not specifically listed within the Neighborhood – Manufactured Homes character type, found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan as the development maintains the pattern of development along Main Street in this area, improves the streetscape and exceeds the development quality of the surrounding area. As such, staff has determined that the proposed use is in conformance with the General Plan.

ZONING:

This request is to rezone 16.3 ± acres from GC and RS-43 to GC with a Planned Area Development (PAD) overlay for the development of an RV sales, service and storage facility. The PAD overlay will allow for deviations from GC development standards to maximize opportunities for a cohesive commercial development.

Staff is concerned with GC zoning as this proposed development is adjacent to existing County residences at the south end of the site. Should this proposed development relocate at some point in the future, staff is concerned with the intensity of some of the allowed uses in the GC zoning district considering the adjacent residences. As a result, the property owner has agreed to enter into a development agreement to limit and/or prohibit certain GC uses on this property (Condition #8).

PAD OVERLAY MODIFICATIONS – MZO Article 3:

The applicant has requested a PAD overlay to accommodate deviations to building and landscape setback requirements. In a PAD, variations from conventional development requirements may be authorized by the City Council when projects offer innovative and high-quality design that compensate for such variations. This proposal requires modifications as outlined in the table below:

Development Standards – MZO Table 11-6-3.A	Required	Proposed
Building/Landscape Setback Adjacent to Freeways	30'	0'
Interior Side Setback Adjacent to RM District (1 st story)	20'	0'
Interior Side Setback Adjacent to RS District (1-story building)	25'	45'
Landscape Setback Adjacent to RM District	15'	0'
Landscape Setback Adjacent to RS District	20'	0'

The proposed development meets the review criteria per Section 11-22-1 of the MZO for a PAD overlay district with the unique architecture of the RV sales and service building and the enhanced landscape islands adjacent to the storage structures at the south end of the site. Staff is supportive of the proposed modifications.

SITE PLAN - MZO Section 11-69-5:

The proposed development is comprised of three parcels located at the southwest corner of Main Street and the Loop 202 Freeway. The developer proposes to relocate and expand the business from its current location further west on Main Street. The development will take place in two phases with the first phase of development being the RV storage on the southern portion of the property. The first phase of development includes 202 enclosed and covered RV storage spaces and 55 uncovered spaces. Landscaping, retention and paved circulation/drive aisles will also be included in this first phase of development. Within two years of the phase one development, construction of phase two on the north parcel will occur. Phase two development includes the RV sales and service building, landscaping and vehicle display areas.

The proposed site plan meets all of the review criteria per Section 11-69-5 of the MZO as the overall design of the project enhances the appearance of the built environment, creates a more visually interesting streetscape and is suitable to the pattern of development on Main Street.

CONCLUSION:

The proposed project complies with the General Plan, meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5) and complies Section 11-22-1 of the Zoning Ordinance for a PAD overlay district. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, as shown on the site plan and preliminary elevations as approved by the Design Review Board.

2. Compliance with all requirements of Design Review for case DRB17-00330.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication whichever comes first.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. All limits of construction shall have temporary landscaping and extruded curbs per Section 11-33-2(L) of the MZO.
7. Recordation of a parcel combination or lot tie prior to issuance of a building permit.
8. Recordation of a Development Agreement limiting the uses on the property and addressing deferment of sewer line requirements.