

Narrative For Council Use Permit

104 N. Val Vista Dr., Mesa, Az 85213

Applicant:

Nathan Palmer

Owner:

Intelliguard Group, LLC

Introduction

The subject property is located on the West side of Val Vista Dr. just North of Main St. The project consists of a 176,784 square foot gross, and 167,804 square foot net, site with a proposed two-story Class A 111,678 gross square foot indoor climate-controlled storage facility with approximately 25,830 square feet of covered RV/Boat parking.

The site is currently approved for the construction of a single-story Class A 51,225 gross square foot indoor climate-controlled storage facility with approximately 31,535 square feet of covered RV/Boat parking under PMT21-04194 (reference Design Review DRB20-00105 and Planning ZON20-00106).

At the time of original submittal and permit, storage was a granted use under the General Commercial zoning district. A Council Use Permit is now required to modify the site from its current approved single-story structure to a new two-story structure. The intent of the modified building is to better serve the anticipated residential growth along the Main St. corridor as well as improve the building aesthetic and structure to support the long-term anticipated growth for the area. We believe this modification better serves the future growth along the Main St. corridor and will add better aesthetic appeal for the area while serving the present and future needs of the surrounding and developing residential communities.

Existing Site Conditions

Subject property is currently vacant land and is essentially graded flat. Val Vista Dr. is fully improved, and as part of the review and approval of PMT21-04194 all dedications have been granted for the Right of Way at the site. There is a partial CMU wall on the south property line, and a chain link fence on the West property line. There are two existing driveways to the site from Val Vista Rd. on the East side of the property, and an existing sidewalk and streetlights run along the East boundary.

Relationship to Surrounding Properties

The site is bordered to the South by both Circle K and a Trailer Sales business, both zoned General Commercial. To the East, across Val Vista Dr., are two parcels, one zoned General Commercial and the other zoned RM-4 but is actually being used as an SRP utility substation for large high power transmission lines along the canal. To the North and West is the Highlands at Brentwood Trailer Park zoned RM-4. Both the North and West boundaries are currently buffered by a road and landscaping with tall oleanders in the Highlands at Brentwood community.

Existing General Plan Designation and Zoning Classification

The site is zoned General Commercial (GC) which is intended to provide indoor retail and service-oriented businesses that serve a large surrounding residential trade area (Section 11-6-1(B) Mesa Zoning Ordinance). This type of storage project has historically been a

permitted use under the GC district, which served as the basis of approval for PMT21-04194, but now requires a Council Use Permit under Section 11-6-2 of the Mesa Zoning Ordinance.

The subject property is in the Neighborhood and Transit District character areas with Station and Corridor sub-types and adjacent to Employment District uses under the current approved General Plan. Light rail does not extend yet to this site and there are no plans for a bus rapid transit route in the area so the primary focus of the site falls under the Neighborhood character type.

Neighborhoods are primarily residential with commercial areas that “border” residential communities. Bordering commercial areas are intended to provide a “mix of uses and integrate better into the surrounding neighborhood” (Mesa General Plan Page 7-8). The vast majority of residential neighborhoods surrounding the site are manufactured or mobile/trailer homes with small homesites and very limited space for storage. This project provides a complimentary amenity to those neighborhoods to better serve and complement surrounding residential needs. Additionally, new high-density multi-family residential developments continue to be proposed in these Mesa in-fill areas and such new and redevelopment will bring an increased need for these type of neighborhood commercial services.

While the property is located is a Neighborhood character type, the Val Vista & Main St. intersection is currently abutted with all GC zoned properties operating the following businesses in the immediate vicinity: i) Circle K, ii) QT, iii) vacant building that used to operate as a small drug store, iv) landscape pot and metal sculpture sales, v) HVAC contractor office and supply, and vi) construction trailer sales. The proposed storage use is intended to directly serve the needs of the nearby residential neighborhoods as a storage amenity that is lacking in the traditional high-density residential zones.

Per the standards of review set forth on Page 15-1 of the Mesa General Plan, this project is consistent with the General Plan and sub-area neighborhood plans and districts. Development standards for this project are Class A and will meet or exceed construction and development standards and guidelines established for its district. Importantly, this is an in-fill development meant to lift, enhance, and contribute to the surrounding area along the Main St. corridor. The Val Vista Dr. streetscape will be greatly improved, and the two-story proposal will also add a vibrant and modern streetscape visible from Main St. as well. Construction class and design materials will far exceed current development quality of the surrounding area and serve as a model for future buildings and development.

It should also be noted that due to the canal and large power lines to the North and East of the site, large open park area to the North of the site, and commercial sites and major arterial roads to the East and South of the Site, there are natural barriers/buffers between this property and most surrounding residential communities.

Subject property is located in Airport Overflight Area Three (AOA 3) which is outside the 60 DNL contour area and does not have any use limitations beyond those in the base districts (see Section 11-19-4 of the Mesa Zoning Ordinance).

Description

This project proposal is intended to enhance, not change, the current permit approved use of the property as well as better serve the growing residential presence in the area. As such, this request is limited to redesign the already permitted structure from a single-story Class A climate-controlled indoor storage facility to a two-story Class A climate-controlled indoor storage facility with effectively the same building footprint as approved under PMT21-04194. This change will carry forward the unique architectural finishes from the single-story design and allow for more artistic elements to improve the overall street presence, appeal, and future residential development needs of the area.

Council Use Permit Review Criteria

Section 11-70-6(D) of the Mesa Zoning Ordinance provides guidance for review and approval of Council Use Permits. Each sub-criterion is addressed below:

1. Site must advance the goals and objectives of the General Plan and be consistent with the policies of the General Plan:
 - a. Proposed project provides a bordering commercial use for the neighborhood district that enhances and adds necessary storage amenity to surrounding residential communities. As one of the only new and modern buildings within nearly a 1-mile radius, the project is consistent with the policies of the General Plan to not only integrate better into the surrounding neighborhood, but to provide a standard for future development and design along the Main street corridor.
 - b. Additionally, increasing the capacity of this already permit ready project will better serve future needs of the surrounding residential neighborhoods without having to develop additional sites.
2. The location, size, design, and operating characteristics of the proposed project must be consistent with the purpose of the districts where it is located (General Commercial, Neighborhood).
 - a. The project is consistent with the intent of the General Commercial district providing indoor retail and service-oriented business to a large surrounding residential area.
 - b. Project is consistent in promoting supporting business activity for nearby residential neighborhoods in the neighborhood district that are needed for the surrounding demographic. Size of the project is requested to increase in order to adequately meet that need which is why we are asking to increase the building from a single-story to a two-story structure.
3. The proposed project should not be detrimental to the adjacent or surrounding properties or to the General Welfare of the City.

- a. Because of the natural barriers and buffers around the property, this project is not detrimental to surrounding properties. Notably, no negative comments were made with regards to the proposed self-storage and RV/Boat storage use of the site under the original planning and design review processes.
 - b. Additionally, we believe this building will provide an excellent standard for modern building design along the developing Main St. corridor and stand as an example of new in-fill development designed to lift up surrounding property uses and values. Our Class A design is modern and will promote high standards for future developments.
- 4. Adequate public services, facilities, and infrastructure must be available to serve the proposed project.
 - a. This project has already been reviewed by city staff under PMT21-04194 to verify that all public services, facilities, and infrastructure are adequately available for the proposed project.

Conclusion

The proposed project is consistent with the General Plan and is designed to support, be consistent with, and enhance surrounding properties and uses in the immediate vicinity.

Because the site is already permit approved, there will be a Class A indoor climate-controlled self-storage facility on this property with surrounding covered RV/Boat parking in any event. Our hope is that we can make it a better project by improving the design aesthetic and street presence with the new proposed two-story structure as well as more fully prepare for and meet current and future needs of the surrounding and growing residential areas while promoting additional high class future in-fill development throughout central Mesa.