



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 8, 2022

CASE No.: **ZON22-00237**

PROJECT NAME: **Intelliguard Storage Facility**

Owner's Name:	Intelliguard Group, LLC
Applicant's Name:	Nathan Palmer
Location of Request:	Within the 0 to 200 blocks of North Val Vista Drive (west side). Located north of Main Street on the west side of Val Vista Drive.
Parcel No(s):	140-21-004K and 140-21-004N
Request:	Council Use Permit (CUP) and Site Plan Modification. This request will allow for the development of a two-story, mini-storage facility with RV and boat storage.
Existing Zoning District:	General Commercial (GC)
Council District:	1
Site Size:	4.0± acres
Proposed Use(s):	Mini-storage facility with RV and boat storage.
Existing Use(s):	Vacant
Hearing Date(s):	June 8, 2022 / 4:00 p.m.
Staff Planner:	Charlotte Bridges
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	
Proposition 207 Waiver Signed:	Yes

HISTORY

On **January 8, 1972**, the City Council annexed approximately 546± acres of land, including the subject property, and subsequently zoned the property General Commercial (GC) (Ordinance No. 731).

On **May 13, 2020**, the Planning and Zoning Board approved the initial site plan for the 4± acre subject property to allow for the development of a single-story, self-storage facility with RV and boat storage (ZON20-00106).

On **December 1, 2020**, the City Council approved an amendment to the Mesa Zoning Ordinance requiring the approval of Council Use Permits for mini-storage, and RV and boat storage uses in the General Commercial (GC) District, as well as other zoning districts. On **January 1, 2021**, the text amendments went into effect (Ordinance No. 5593).

On **May 15, 2021**, a building permit was submitted to allow the construction of a 51,225 square foot mini-storage facility with RV and boat storage on the subject site and subsequently approved on **December 23, 2021**. This permit has not been issued (PMT21-04194).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Council Use Permit (CUP) and a major site plan modification to allow the development of a two-story, 111,678 square foot, mini-storage facility with RV and boat storage on the subject property. The subject site is currently vacant, except for an existing billboard along the Val Vista Drive frontage of the site, which will be removed voluntarily as part of the development of site. On May 13, 2020, the Planning and Zoning Board approved a site plan to allow for the development of a single-story, 51,414 square foot, mini-storage facility with RV and boat storage on the subject property (ZON20-00106). Later, on January 1, 2021, the Mesa Zoning Ordinance (MZO) was amended to require approval of a Council Use Permit (CUP) for mini-storage, and RV and boat storage uses in the General Commercial (GC) District. Per Section 11-67-9(A)(3) of the MZO, an approved initial site plan expires if it is not exercised or extended within two years of the date of approval. Per Section 11-67-9(A)(3)(b) of the MZO, an approved initial site plan is considered exercised by the issuance of a building permit and construction has lawfully commenced. The ZON20-00106 mini-storage with RV and boat storage use has been approved for a building permit (PMT21-04194), but the building permit has not been issued and construction has not commenced. Consequently, approval of a CUP and major site plan modification is required for the expansion of the mini-storage facility from a single-story, 51,414 square foot building with RV and boat storage to a two-story, 111,678 square foot building with RV and boat storage, which requires review by the Planning and Zoning Board and approval by City Council, per Section 11-70-6(A) of the MZO and Section 11-69-7(D)(1)(a) of the MZO.

General Plan Character Area Designation and Goals:

Per the City of Mesa 2040 General Plan, the site is designated as a Neighborhood character type. Additionally, the site is also located in a transit corridor area as outlined in Chapter 7 (page 7-29) of the General Plan. Currently, there are no plans for a light rail extension or a bus rapid transit route in the area. Per the General Plan, the primary focus of the neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Per the Plan, nonresidential areas within neighborhoods should be designed and located to bring people together and to not disrupt the fabric and functioning of the neighborhood as a place where people live.

Chapter 4 of the Mesa 2040 General Plan includes key elements of building strong neighborhoods. One of the key elements is providing pedestrian connectivity and walkability. The General Plan outlines several ways that pedestrian connectivity and walkability can be provided in neighborhoods, such as providing trees and shade along streets and pedestrian walkways.

According to the site plan and project description submitted with the application, development of the site includes providing trees and landscaping along the eastern section of the site abutting Val Vista Drive. In addition, the entrance of the building will be located directly at the front setback line with a pedestrian walkway that connects to Val Vista Drive. The site plan also shows provision of landscape and hardscape at the building entrance. Overall, the proposed development of the site for a self-storage facility with associated RV and boat storage conforms to the goals of the Mesa 2040 General Plan. The use will contribute to creating strong neighborhood by providing storage options for surrounding residents.

Zoning District Designations:

The subject property is zoned General Commercial (GC). Per Section 11-6-2 of the City of Mesa Zoning Ordinance (MZO), mini-storage and RV and boat storage uses are permitted in the GC District with the approval of a CUP. Per Section 11-6-1(B(3) of the MZO, the purpose of the GC District is to provide indoor retail, limited outdoor display and related service-oriented businesses that serve a large surrounding residential trade area within a 4- to 5-mile radius.

Airfield Overlay – MZO Article 3 Section 11-19:

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area Three (AOA 3). The location of the property within the AOA 3 is due to its proximity to the Falcon Field Airport. Per Section 11-19 of the MZO, mini-storage and RV and boat storage uses are permitted within the AOA 3.

Council Use Permit:

Per Table 11-6-2 of the MZO, mini-storage, and RV and boat storage uses are permitted in the GC District subject to approval of CUP. Section 11-70-6(D) of the MZO, outlines the review criteria for approval of a CUP. These requirements include showing that the proposed project will advance the goals and objectives of the General Plan and other city policies, and 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 CUP is also required to show that approval of the project will not be injurious or detrimental to adjacent properties or surrounding areas, and there is adequate public services and infrastructure to support the development.

The proposed development conforms to the criteria for approving a CUP outlined in Sections 11-70-6(D) of the MZO. The proposed development advances the goals and objective of the General Plan and Neighborhood character area, by providing pedestrian walkways and improving the streetscape along Val Vista Drive. Also, the size, shape, and characteristics of the development as shown by the site plan and building elevations, demonstrate conformance with the purpose of the GC District and compliance with all zoning, building, and fire safety regulations. In addition, there is adequate public services and infrastructure to support the proposed development. In summary, the proposed development will be a high-quality, service-oriented business that will not be injurious or detrimental to adjacent properties or surrounding areas and will contribute to creating a strong neighborhood.

Site Plan and General Site Development Standards:

The site plan shows construction of a two-story building with a total size of 111,678 square feet. The site plan also show construction of 28,830 square feet of covered RV and boat storage on the site. The building elevations submitted with the application show the height of the building to be less than 30-feet. According to the information shown on the site plan, there will be two access points to the site from Val Vista Drive. The primary access will be at the southeastern portion of the site, specifically near the proposed leasing office, and will be used for both ingress and egress onto the site. The second access point is proposed to be constructed at the northeastern portion of the site and will be for egress only.

Per Section 11-32-3 of the MZO, a minimum of four parking spaces are required for a mini-storage use. Overall, the site plan shows six parking spaces, which provides the minimum number of parking spaces. Per Section 11-33-5 of the MZO, buildings over 10,000 square feet in size are required to provide a 900 square foot of entry plaza with a minimum dimension of 20 feet in width and 20 feet in depth. The submitted site plan shows the location of an entry plaza in front of the leasing office, which located at the southeast corner of the building and along Val Vista Drive (see Exhibit 3.2 -Site Plan). Overall, the proposed site plan conforms with the MZO including the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of MZO.

Design Review:

The proposed development is scheduled to be reviewed by the Design Review Board at the June 14, 2022, work session. Planning Staff will work with the applicant to implement any changes recommended by Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RM-4 Existing Mobile Home Park	North RM-4 Existing Mobile Home Park	Northeast (Across Val Vista Drive) RM-4 Salt River Project Well Site
West RM-4 Existing Mobile Home Park	Subject Property GC Vacant	East (Across Val Vista Drive) GC Vacant
Southwest GC Existing Trailer Sales Lot	South GC Existing Convenience Store with Fuel Canopy	East (Across Val Vista Drive) GC Existing Retail

Compatibility with Surrounding Land Uses:

The subject property is located on a vacant parcel with existing commercial uses located adjacent to the south and east of the site. There is an existing mobile home park located adjacent to the west and north of the site. Currently, there are existing matured oleanders trees on the western section of the site. These trees will serve as a buffer between the proposed development and the adjacent mobile home park located west of the site. The landscape plan submitted with the

application also shows installation of additional landscaping on the western section of the site to add to the buffer. The proposed self-storage with RV and boat storage use will be compatible with the surrounding area and uses.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. As of the writing of this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on June 8, 2022.

Staff Recommendations:

Based on the application received and the preceding analysis, staff finds that the request for a CUP and Site Plan Modification are consistent with the General Plan, and meet the review criteria for a CUP outlined in Section 11-70-6(D) of the MZO and for Site Plan approval outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review case number DRB22-00158.
3. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a) Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to the issuance of a building permit.
 - b) Due to the proximity to Falcon Field Airport, any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - c) Provide written notice to future property owners that the project is within AOA3 District of Falcon Field Airport.
4. Removal of the billboard along the Val Vista Drive frontage of the site prior to the issuance of a building permit.

Exhibits:

Exhibit 1-Vicinity Map

Exhibit 2-Staff Report

Exhibit 3-Application Information

3.1 Site Plan

3.2 Grading and Drainage Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Project Narrative

3.6 Citizens Participation Plan

Exhibit 4-Citizen Participation Report