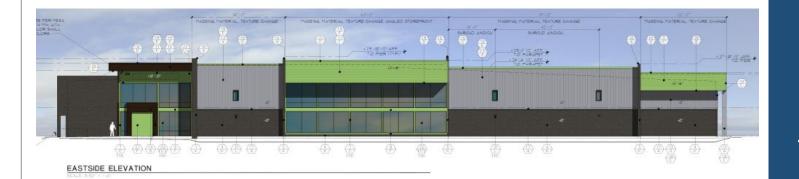


# PLANNING AND ZONING BOARD



## Z0N22-00237



## Request

 Council Use Permit and Site Plan Review

## Purpose

 To allow for the development of a ministorage facility with RV and boat storage

## Location

- North of Main Street
- West side of Val Vista Drive



## Site Photos



Looking southwest towards the site





#### General Plan

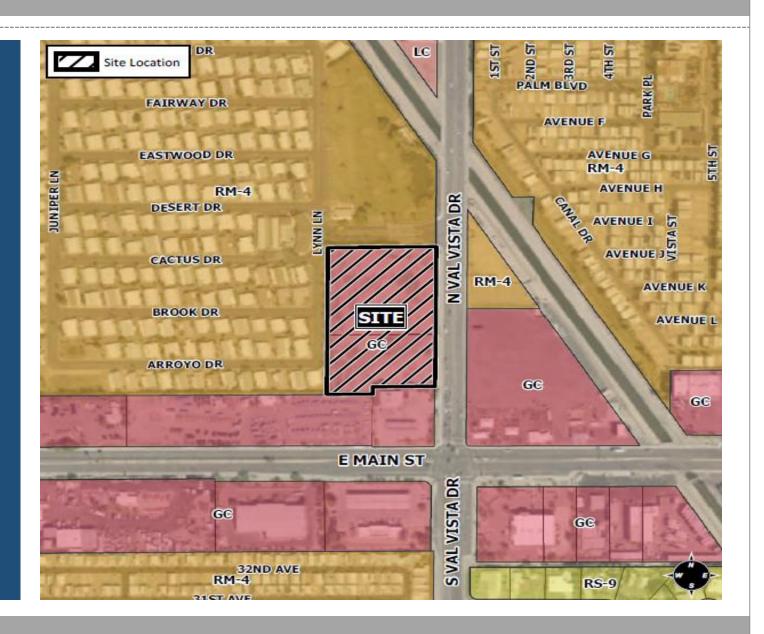
#### Neighborhood

- Provide safe and secure places for people to live
- Transit Corridor
- Station Area
- Pedestrian connectivity and walkability

## Zoning

#### General Commercial (GC)

- Provide indoor retail, limited outdoor display and related serviceoriented businesses
- 4 5 mile trade area



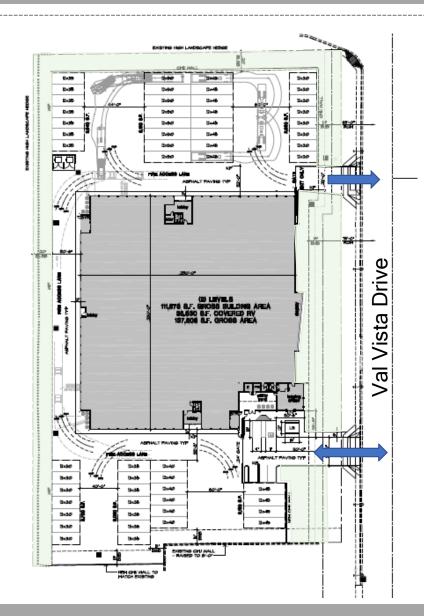
## Council Use Permit Approval Criteria

#### Section 11-70-6

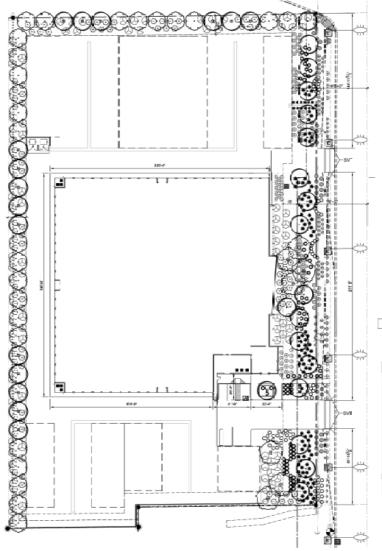
- Advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies
- Location, size, design, and operating characteristics are consistent with the purposes of the district and conform with the General Plan and other applicable City plan or policies;
- Will not be injurious or detrimental to the adjacent or surrounding properties or improvements in the neighborhood or to the general welfare of the City
- Adequate public services, public facilities and public infrastructure are available to serve the proposed project

### Site Plan

- Two-story,
- 111,678 sq. ft. building
- 28,830 sq. ft. covered RV and boat storage
- Two access points







PL	ANT S	SCHEDULE				
TRU	5	BOTANICAL (COMBION VAME	SUZE	<u>017</u>		
(	$\cdot$	Parkitecnia prescox Palo Teros	34'box	17		
0		Parkilleone preson Palo Teros	36° Blox	18		
(	)	Querus erginlana "Harflige" Southern live Dak	34'box	33		
SI-RI,	186	BOTANICAL/COMBON VAINE	SIZE	gry		
쇞	þ	Agave perryl Parryl s Agave	Existing	13		
(2	9	Caesalpino pucherima Phoenix* Phoenix Shd Ol Paradise	ii gal	90		
0	₽	Consolvalla creorum Bushfillowing Glory	S gal.	30		
*	6	Hesperako pavilitos "Biokelights" Ti Brukelighti Red Yucze	M Existing	101		
0	3	Lantons montevidensis Trailing Limitanu	· gal	48		
(	>	Levo-phy-um/rutercene "Compactal Compact" levio Ranger	° ≤ gal	107		
C	)	Muhlimbergia sapiteris "tegal Misi" ! Regal Mis: Piris Muhly Greas	m ngal.	82		
€	€	Rosmarinus officinalis "Postutus" Owar Rosemay	- gal	70		
(0	9	Ruella pe-ningularis Saja tuella	ii gal	88		
C	)	Ruselis equisefformis Frecador Plant	5 gal	74		
REFERENCE NOTES SCHEDULE						
SHIE	HC.	POCH DESCRIPTION	-QTV			
K16	н	112" Screened Excomposed Grantie	183.02 cy			

Total Riper-Space	41,552 Sp	are Feet	
Type of Plant Militertal	Cledit in Square Feet	Chy	Awton
Evergmen Decriat least 25-ft, tall at maturity)		18	6-800
Shade tree		NoA	
Crownerte tree		NeA	
Large-Proistinose than 8 ", taillat meturty)	9	Nota	
Medium shub-(8—8 ft. tallat meterlig)		475	
Small shrule(less-thorn4 ft, all ac maiturity)	=		1.50
Columnar deciduous er ewegreen tree	25	NonA	
Columns energines strub-Jess than lift, all at- material	-	ж	
Evergmen ground cover	3	NoA	
Processial print and groundcover, buts/fuller and amornentaligram:	5	Nati	
<ol> <li>Dwarf twee or tree varieties with a mature width of less than 30 isotopal equates 22 equate Sect.</li> </ol>		NoA	
Z Large omamental grassover 4 feet tallist waterits, styll count as 30-agus e feet.	=	12	-12
	Required	Povilled	
Mart coverige area	20:981	10,596	
Sireet Fransage Trees	18	25	
Screet Fromage Shrubs	304	227	

## Landscape Plan

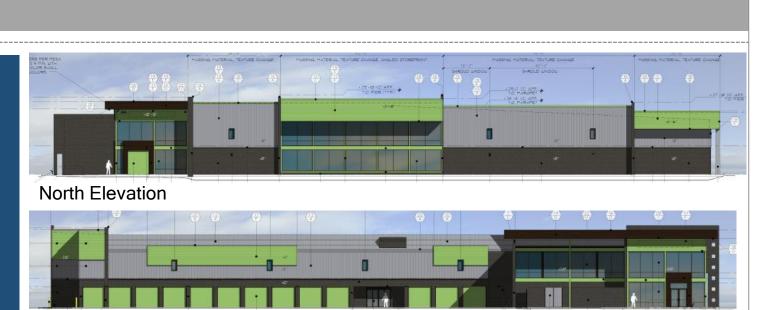
- Design Review Board
- June 14, 2022





## Elevations

Design Review Board
 June 14, 2022



#### South Elevation



#### West Elevation



North Elevation





## Citizen Participation

- Letters to property owners within 1,000'
- HOAs and registered neighborhoods within 1 mile
- Applicant and staff have not received any neighborhood feedback

## Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with CUP review criteria in MZO 11-70-6
- ✓ Meets Site Plan Review criteria in MZO 11-69-5

## Staff Recommendation

**Approval with Conditions**