

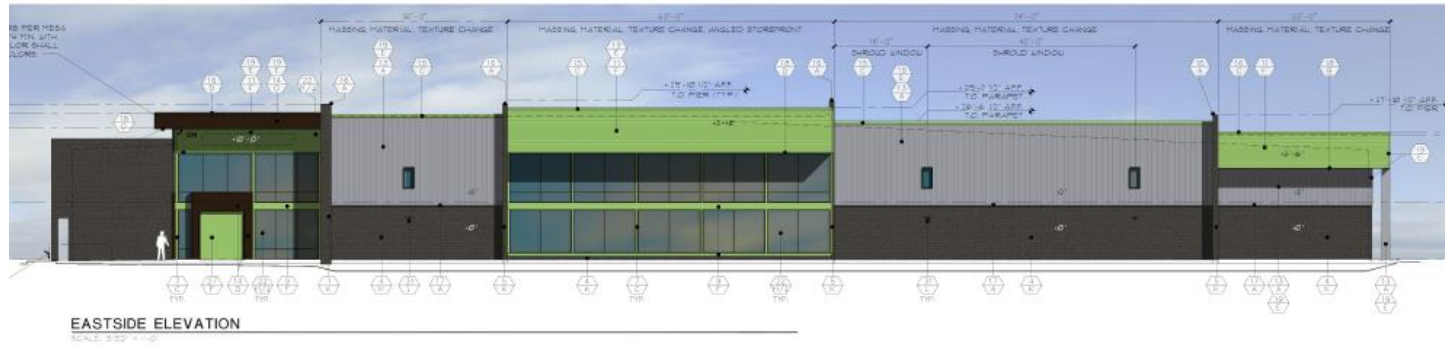


# PLANNING AND ZONING BOARD

June 8, 2022



**ZON22-00237**



## Request

- Council Use Permit and Site Plan Review

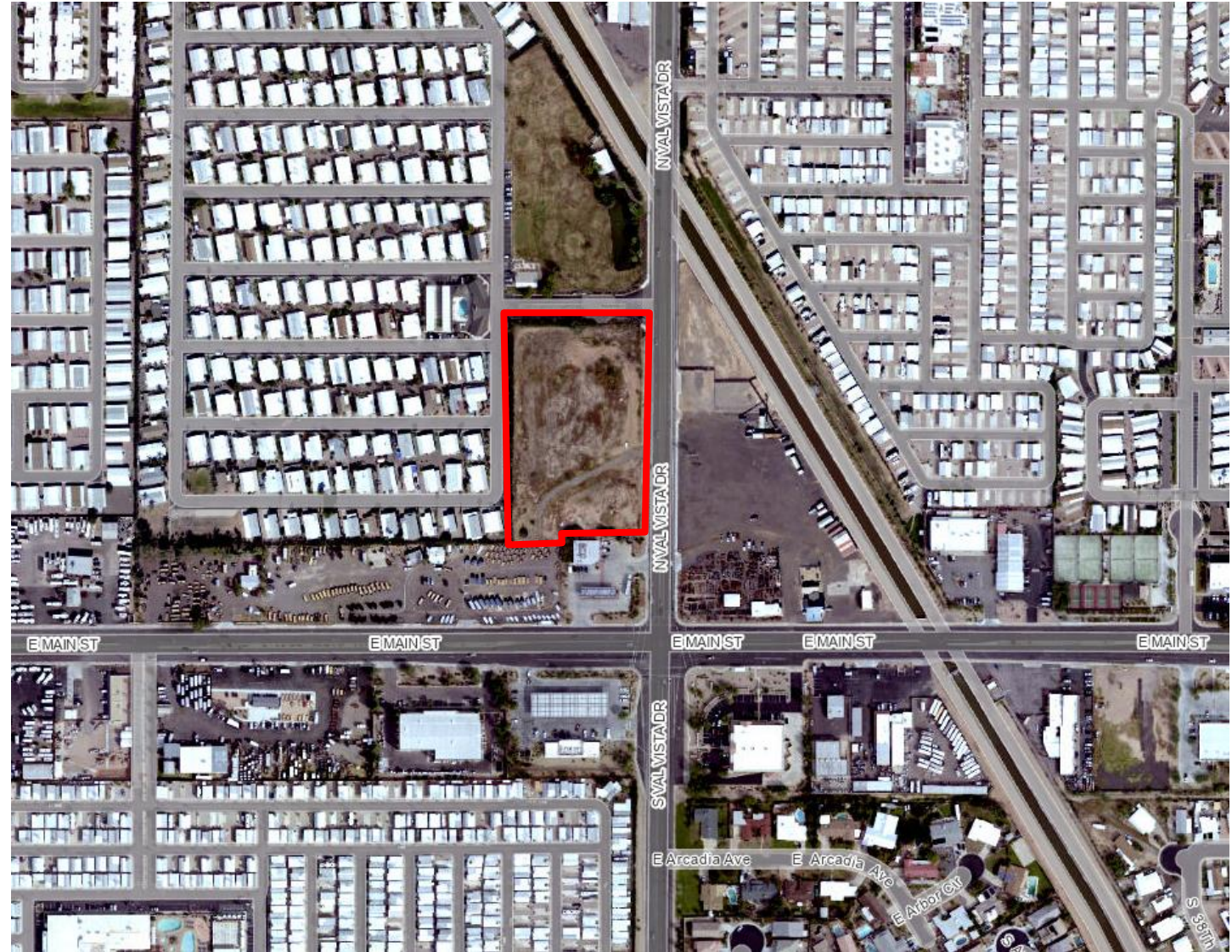
## Purpose

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

# Location

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



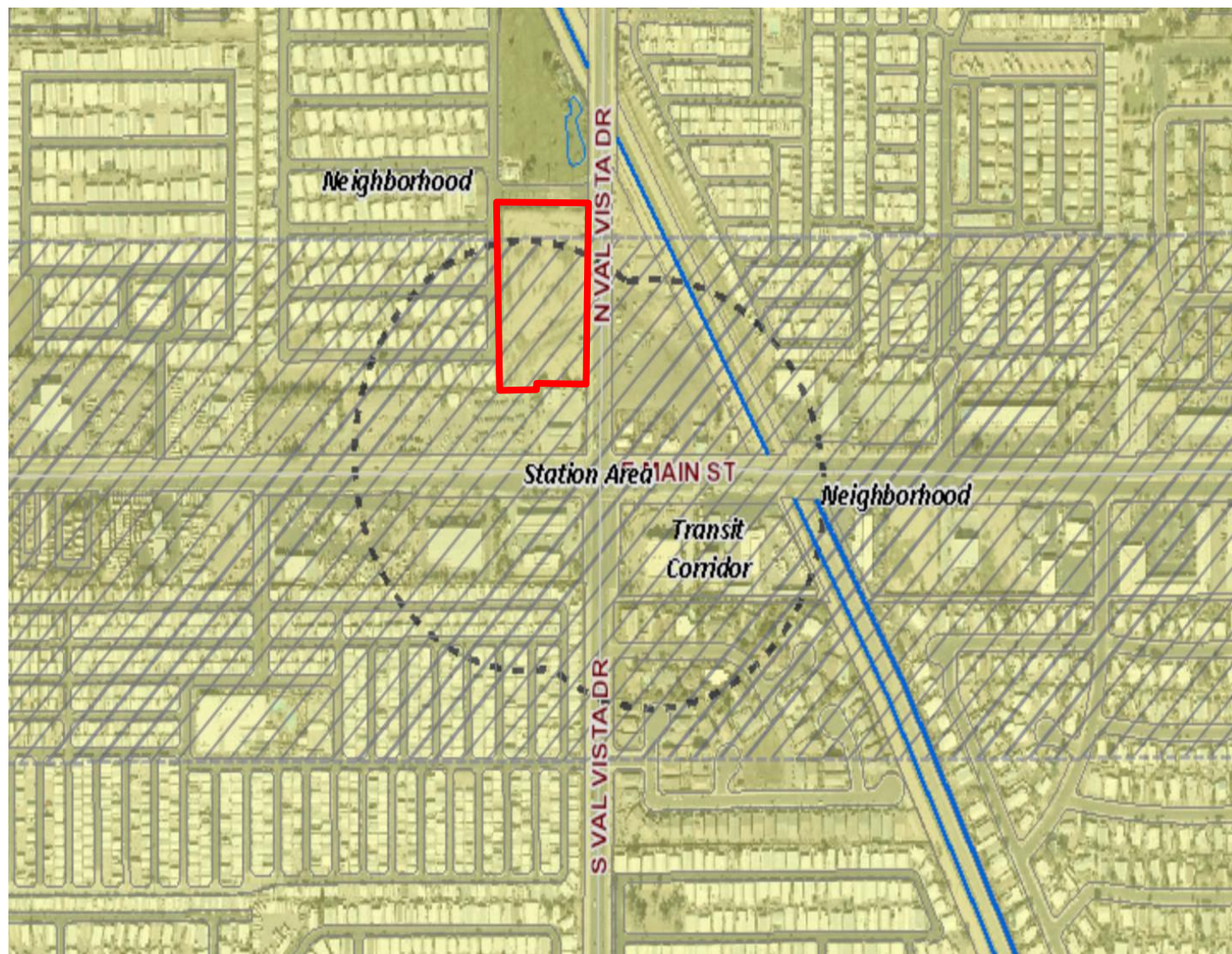


# Site Photos



Looking southwest towards the site





# General Plan

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## Neighborhood

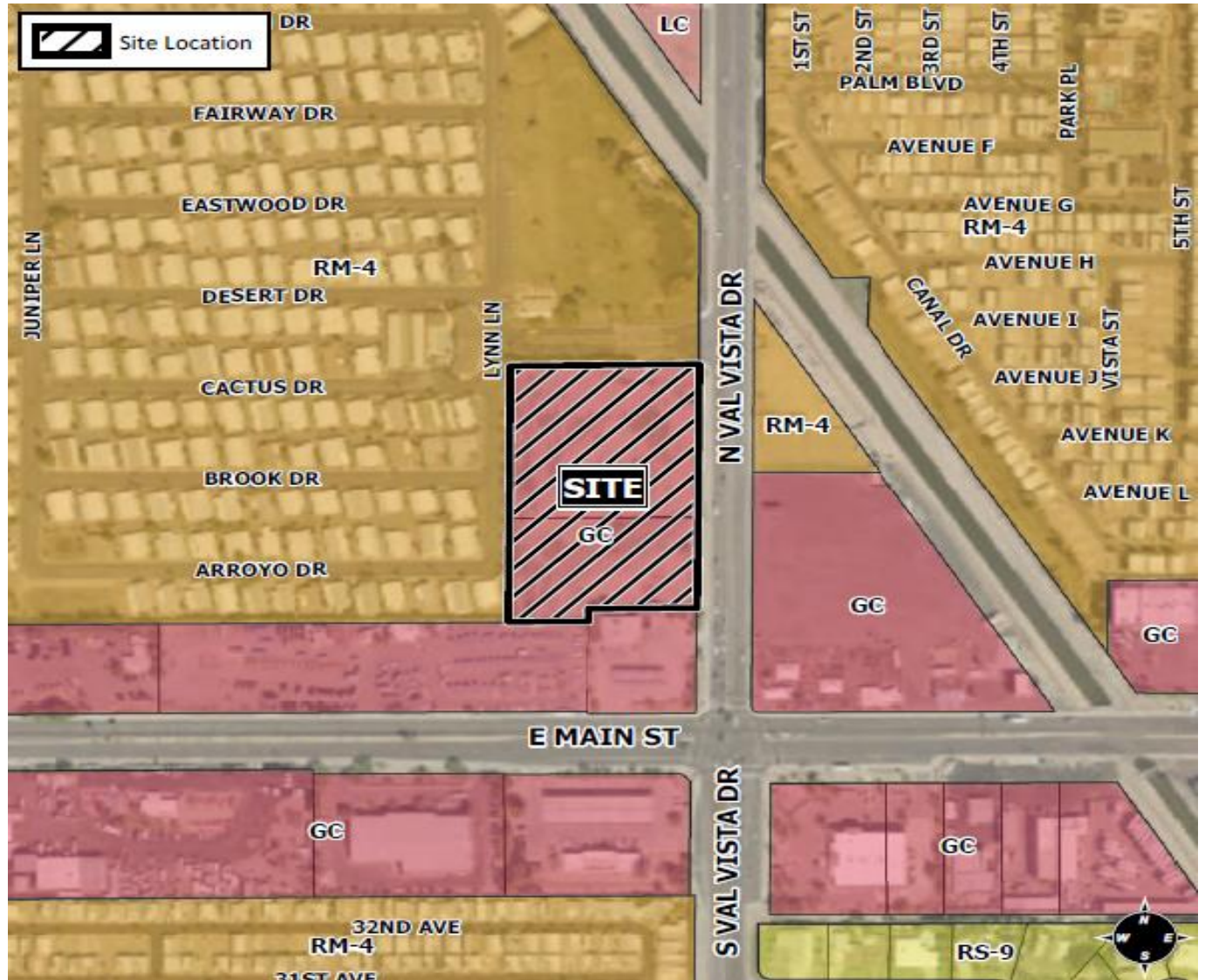
- Provide safe and secure places for people to live
- Transit Corridor
- Station Area
- Pedestrian connectivity and walkability



# Zoning

## General Commercial (GC)

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



# Council Use Permit Approval Criteria

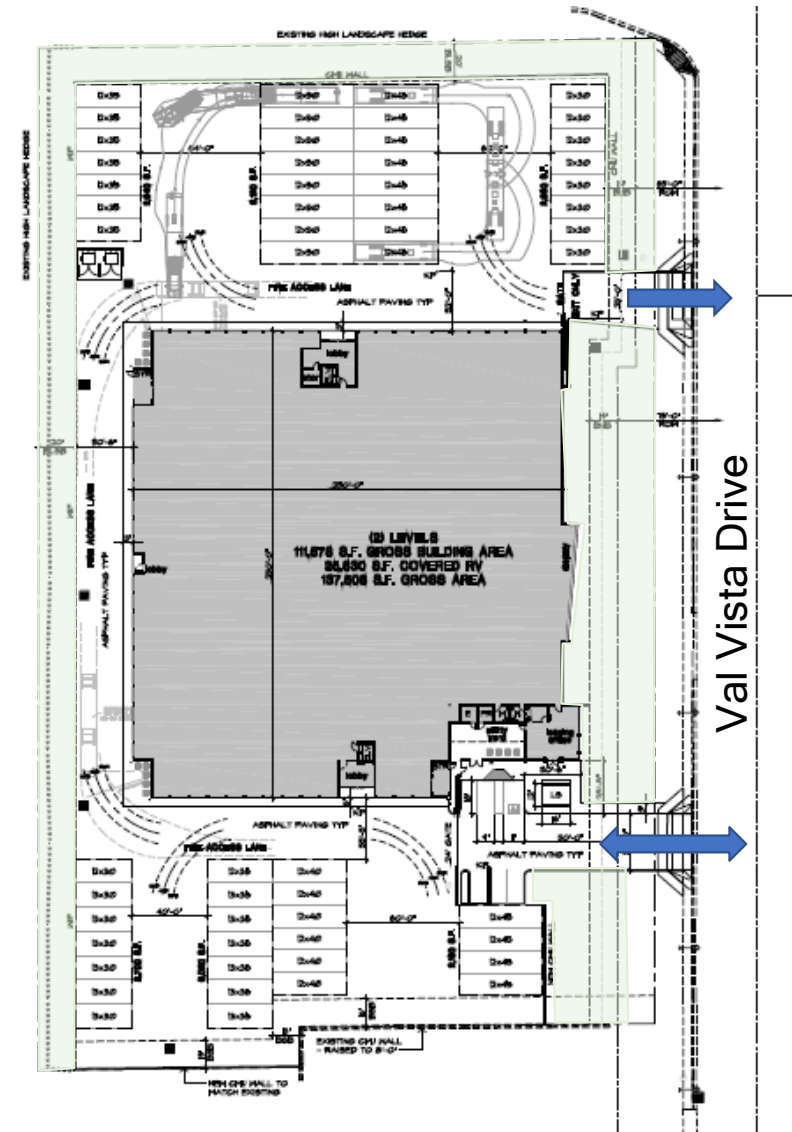
## Section 11-70-6

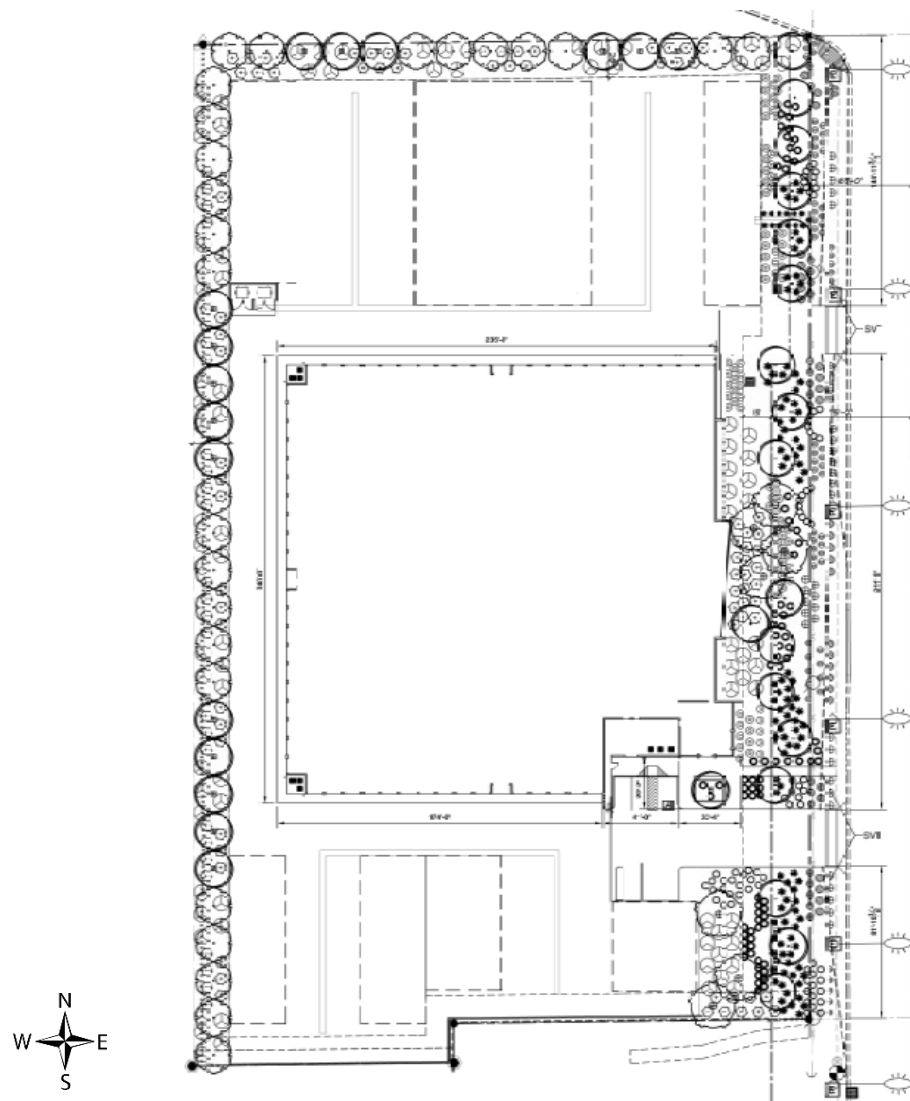
✓	Advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies
✓	Location, size, design, and operating characteristics are consistent with the purposes of the district and conform with the General Plan and other applicable 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





### PLANT SCHEDULE

TREES	BOTANICAL COMMON NAME	SIZE	QTY
	Parkinsonia praecox Palo Verde	24" Cal.	17
	Parkinsonia praecox Palo Verde	36" Cal.	18
	Quercus virginiana "Heritage" Southern Live Oak	24" Cal.	33
<b>SHRUBS</b>	<b>BOTANICAL COMMON NAME</b>	<b>SIZE</b>	<b>QTY</b>
	Agave parviflora Party's Agave	Existing	13
	Ceanothus 'Pacifica' 'Pacifica' Pacifica Blue Of Paradise	5 gal.	86
	Convolvulus incanus Boulevard Glory	5 gal.	32
	Hesperis matronalis "Sensation" TM Sensation Star Yucca	Existing	104
	Lantana 'Lanternella' Trailing Lantana	1 gal.	42
	Leucodaphnophyllum "Compact" Compact Yucca Yucca	5 gal.	104
	Antigonon leptopus "Ingal Mar" TM Ingal Mar Pink Shrub Yucca	5 gal.	82
	Bougainvillea officinalis "Prestige" Pink Bougainvillea	1 gal.	79
	Ruellia brittaniana Mexican Petunia	5 gal.	88
	Ruellia equisetiformis Mexican Petunia	5 gal.	79

REFERENCE NOTES SCHEDULE

SYMBOL	ROOM DESCRIPTION	QTY
8.101	102 Sealed Composite Granite Madison Gold	183.02 c

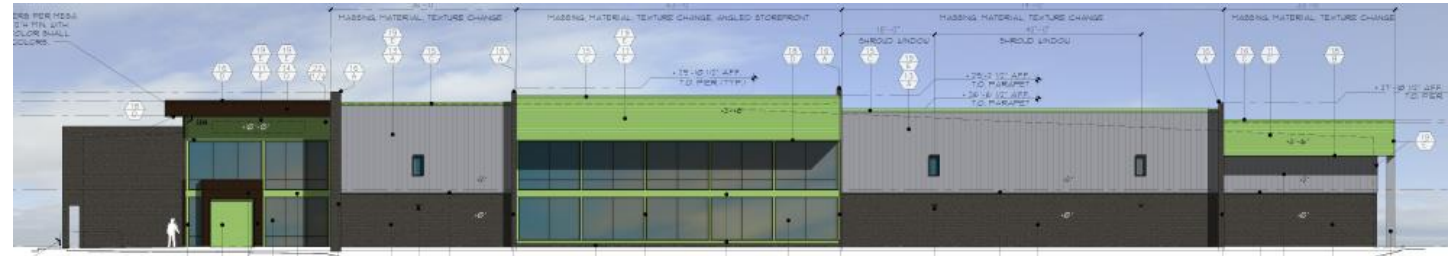
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# Landscape Plan

- Design Review Board
- June 14, 2022

# Elevations

- Design Review Board  
June 14, 2022



North Elevation



South Elevation

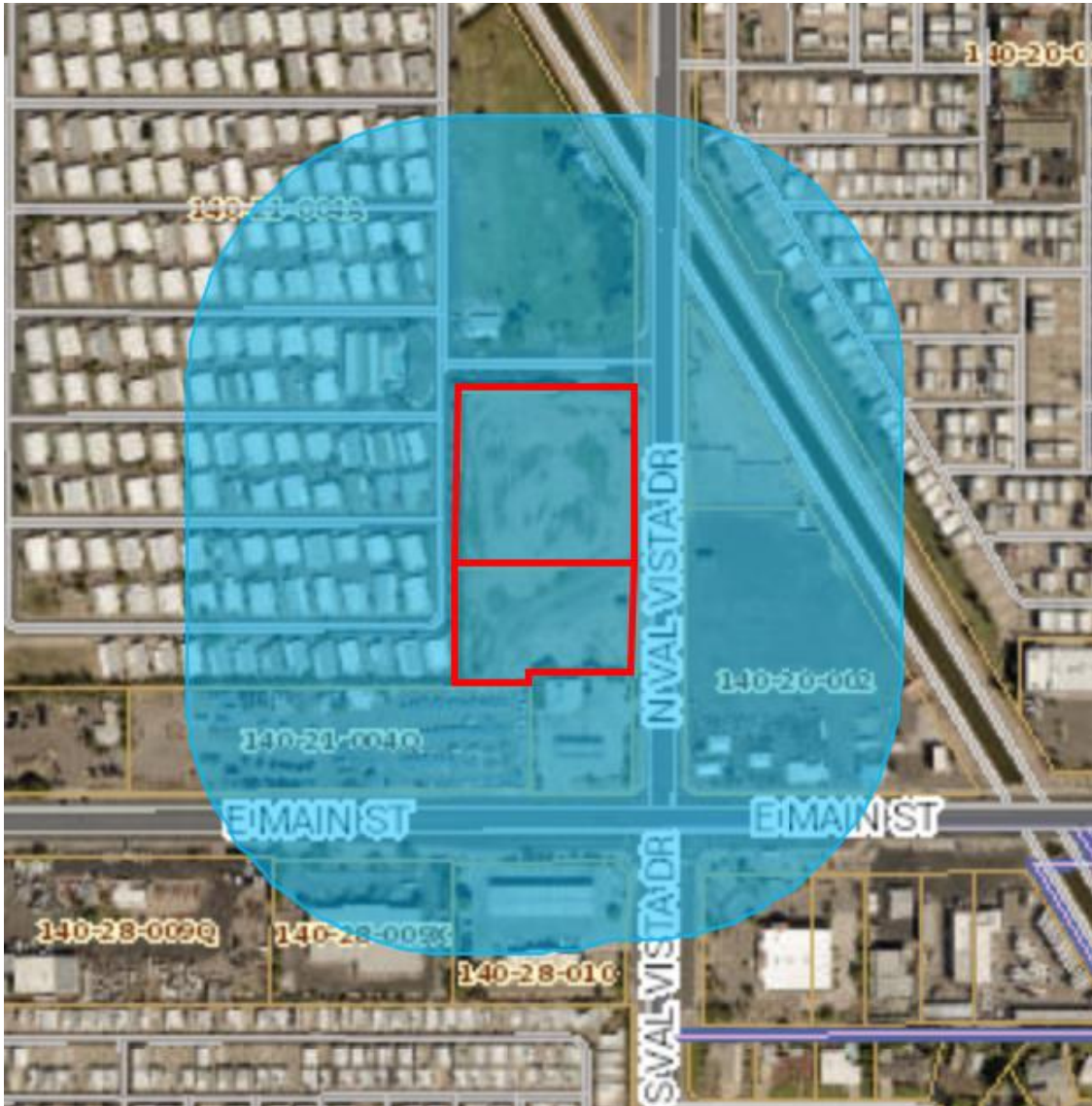


West Elevation



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