



# PLANNING & ZONING BOARD

September 14, 2022



**ZON22-00682**



## Request

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- Rezone from LI to LI-PAD
- Council Use Permit
- Site Plan Review

## Purpose

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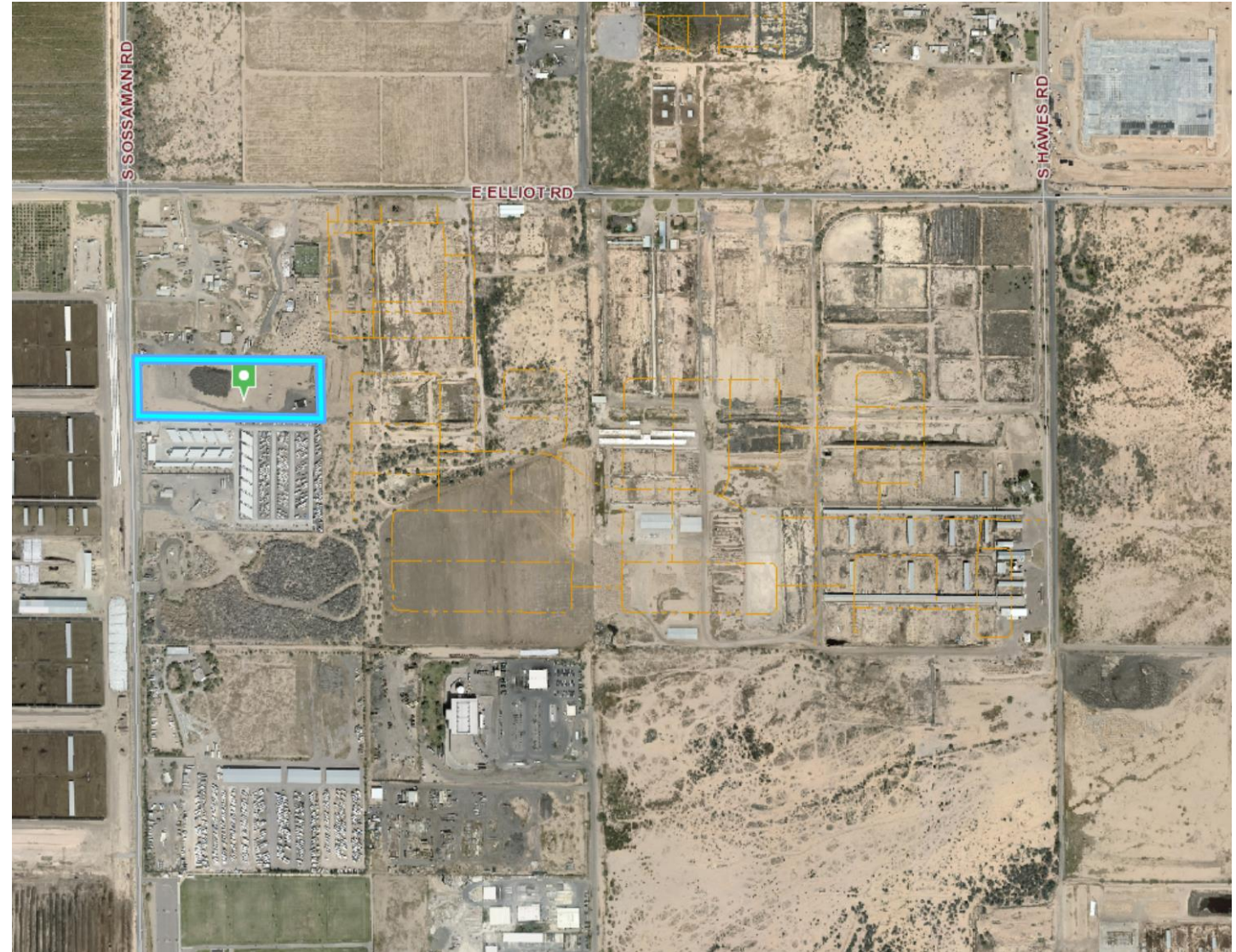
- To allow for an expansion of an existing boat and RV storage facility



# Location

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- South of Elliot Road
- East side of Sossaman Road
- West of Hawes Crossing
- North of the existing Happy Wife RV/boat storage facility



# Site Photo

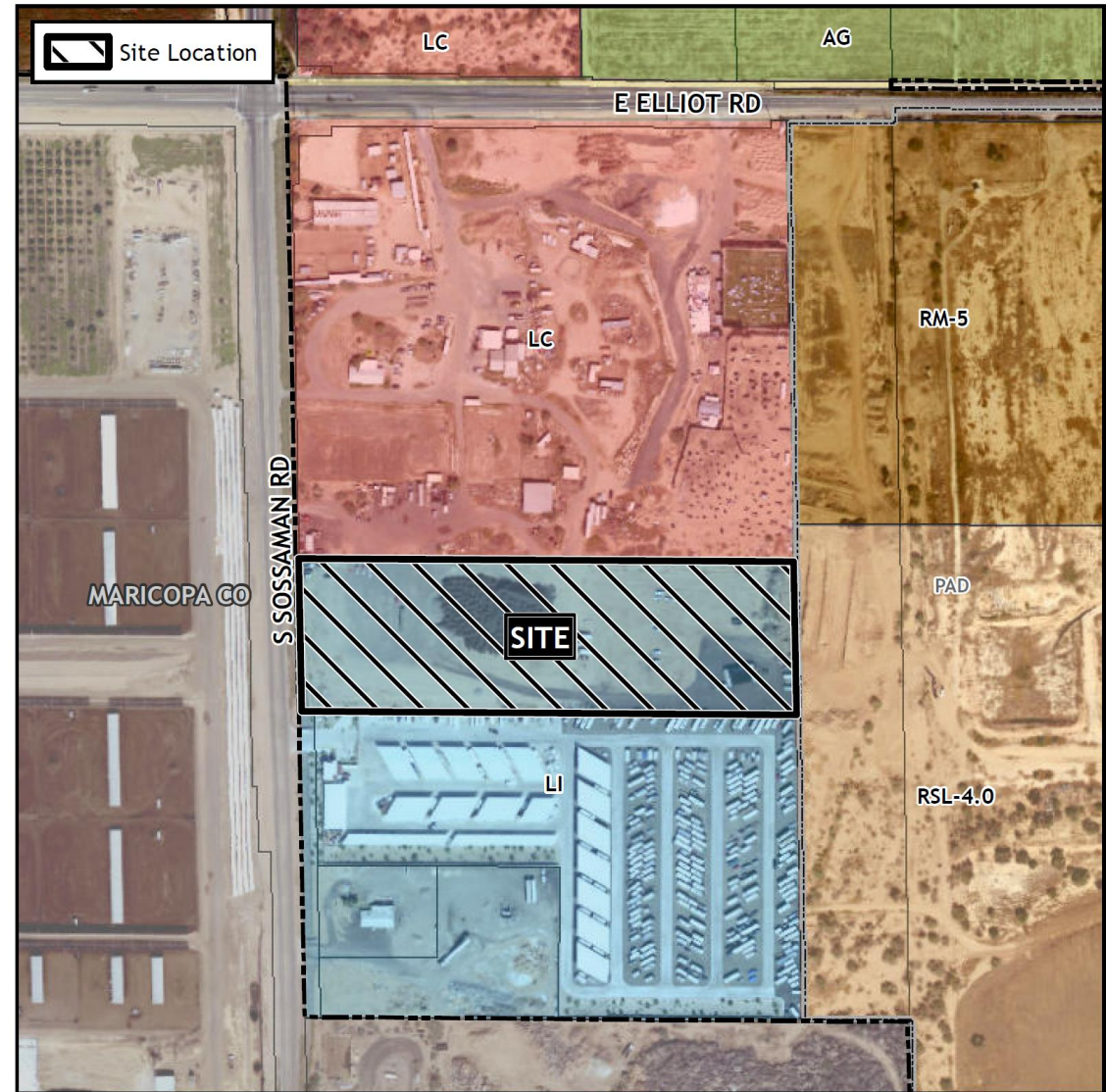


Looking east from Sossaman

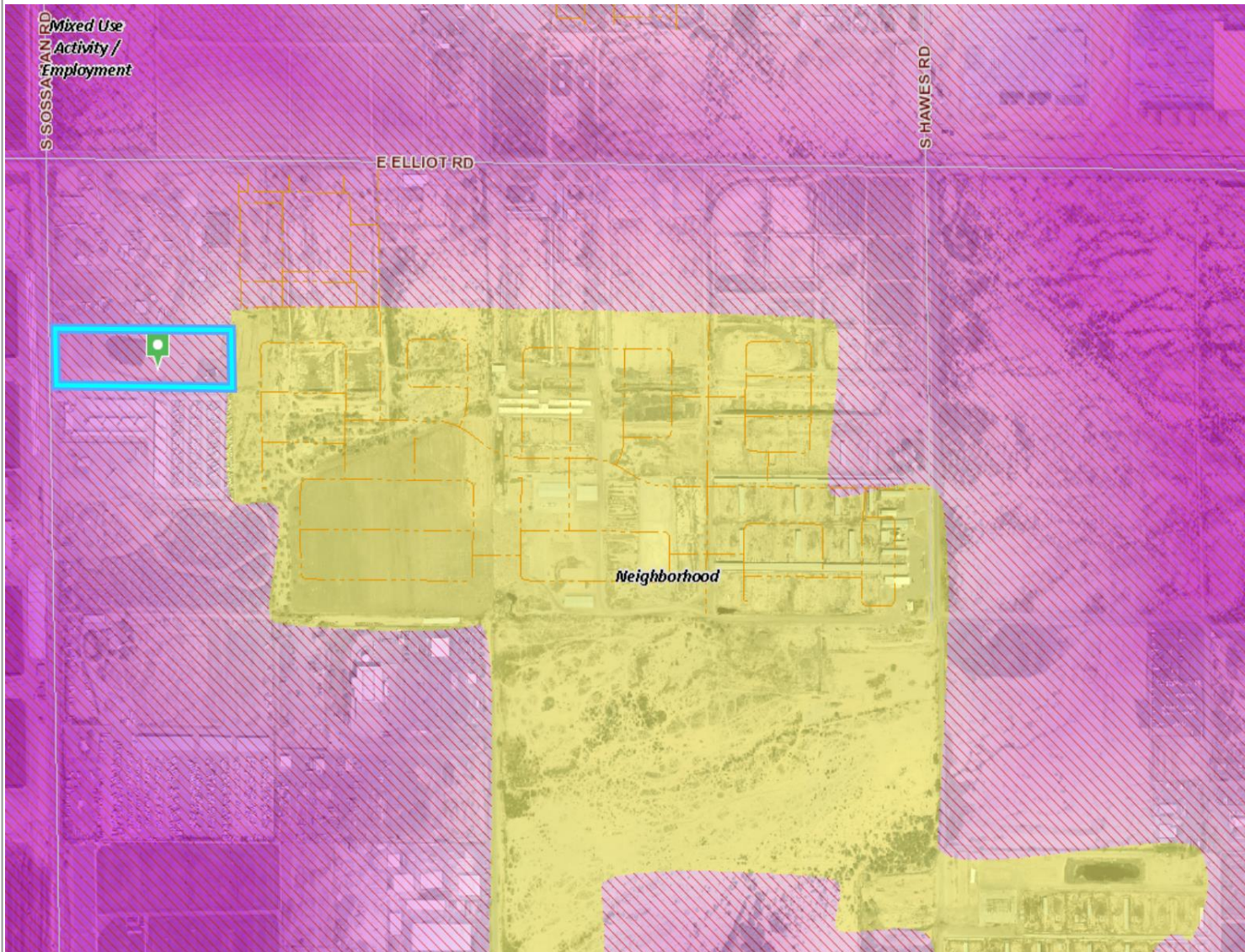


# Zoning

- Light Industrial (LI)
- Permitted in the LI district with approval of a Council Use Permit







## General Plan

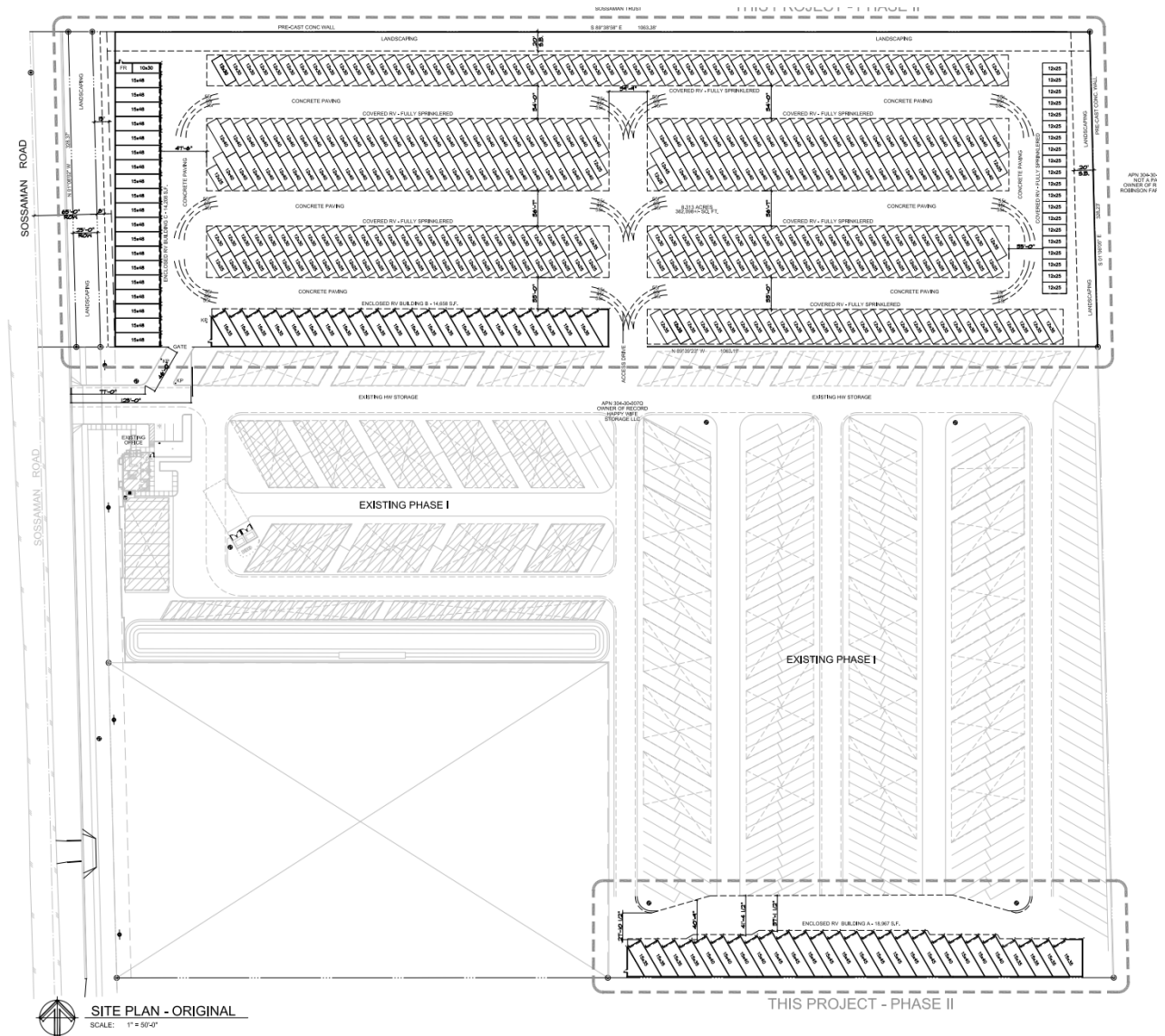
### Mixed Use Activity/Employment

- Provide for a wide range of employment opportunities in high-quality settings
- Primary uses include outdoor storage



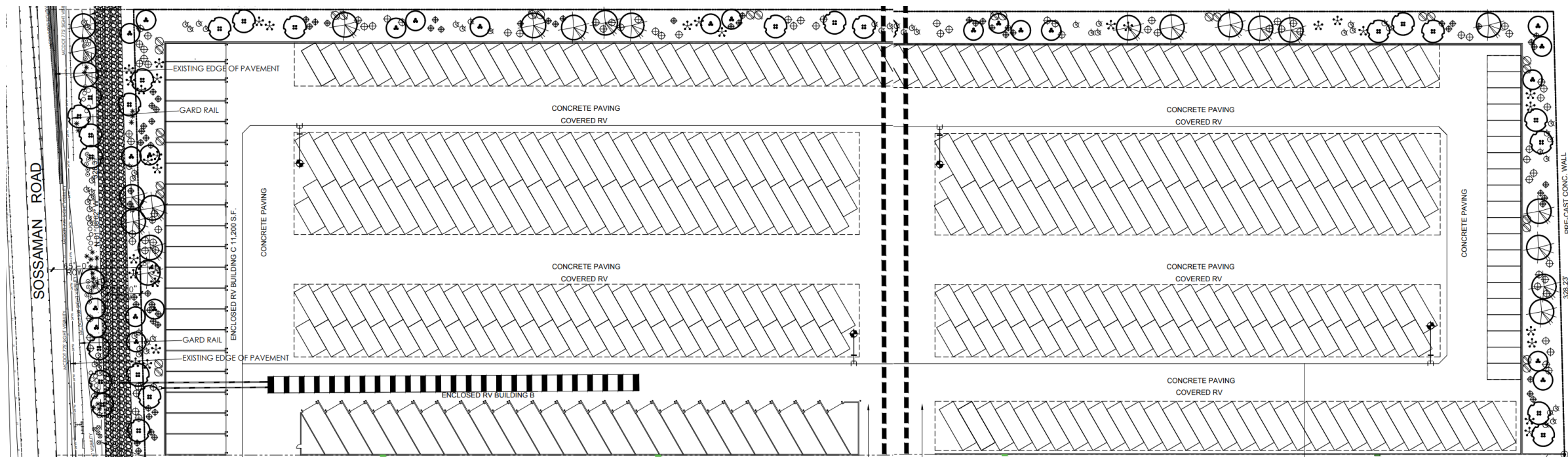
# Site Plan

- Three new storage buildings totaling 47,833 square feet
- New canopy structures totaling 179,302 square feet
- Utilize existing driveway on Sossaman Road
- 4 parking spaces provided





# Landscape Plan



## LANDSCAPE LEGEND TREES

-  CHILOPSIS LINEARIS  
DESERT WILLOW  
36" BOX (10)
-  PROSOPIS VELUTINA  
NATIVE MESQUITE  
24" BOX (7)
-  CAESALPINIA CACALACO  
CASCALOTE  
15 GALLON (7)

## SHRUBS

-  LARREA TRIDENTATA  
CREOSOTE BUSH  
5 GALLON (10)
-  DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON (24)
-  SIMMONDSIA CHINENSIS  
JOJOBA  
5 GALLON (96)

## GROUND COVER

-  ERICAMERIA LARICINA  
TERPENTINE BUSH  
1 GALLON (99)
-  BAILEYA MULTIRADIATA  
DESERT MARIGOLD  
1 GALLON (143)
-  SPHAERALCEA AMBIGUA  
DESERT GLOBE MALLOW  
1 GALLON (77)
-  MELAMPODIUM LEUCANTHUM  
BLACKFOOT DAISY  
1 GALLON (141)

# PAD Request

Development Standard	Required	Proposed
Building Setback - south property line	22 feet	<b>5-foot min.</b>
Landscaping Setback - south property line	25 feet	<b>5-foot min.</b>

Justification: Adjacent residential zoned property is within Maricopa County and currently used as a recycling facility



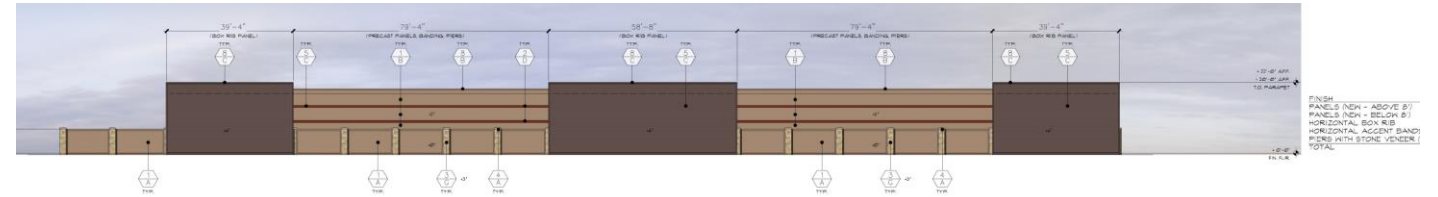
# Council Use Permit Approval Criteria

## 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

# Design Review

- September 13, 2022
- Minor comments



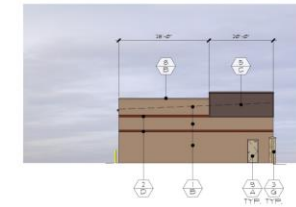
**BUILDING 'C' - WEST SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



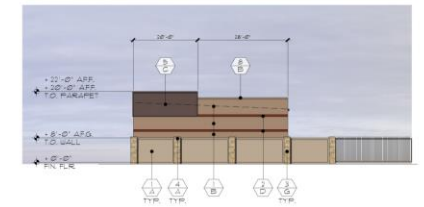
**BUILDING 'C' - EAST SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**BLDG. 'C' - NORTH SIDE ELEV.**

SCALE: 1/8" = 1'-0"



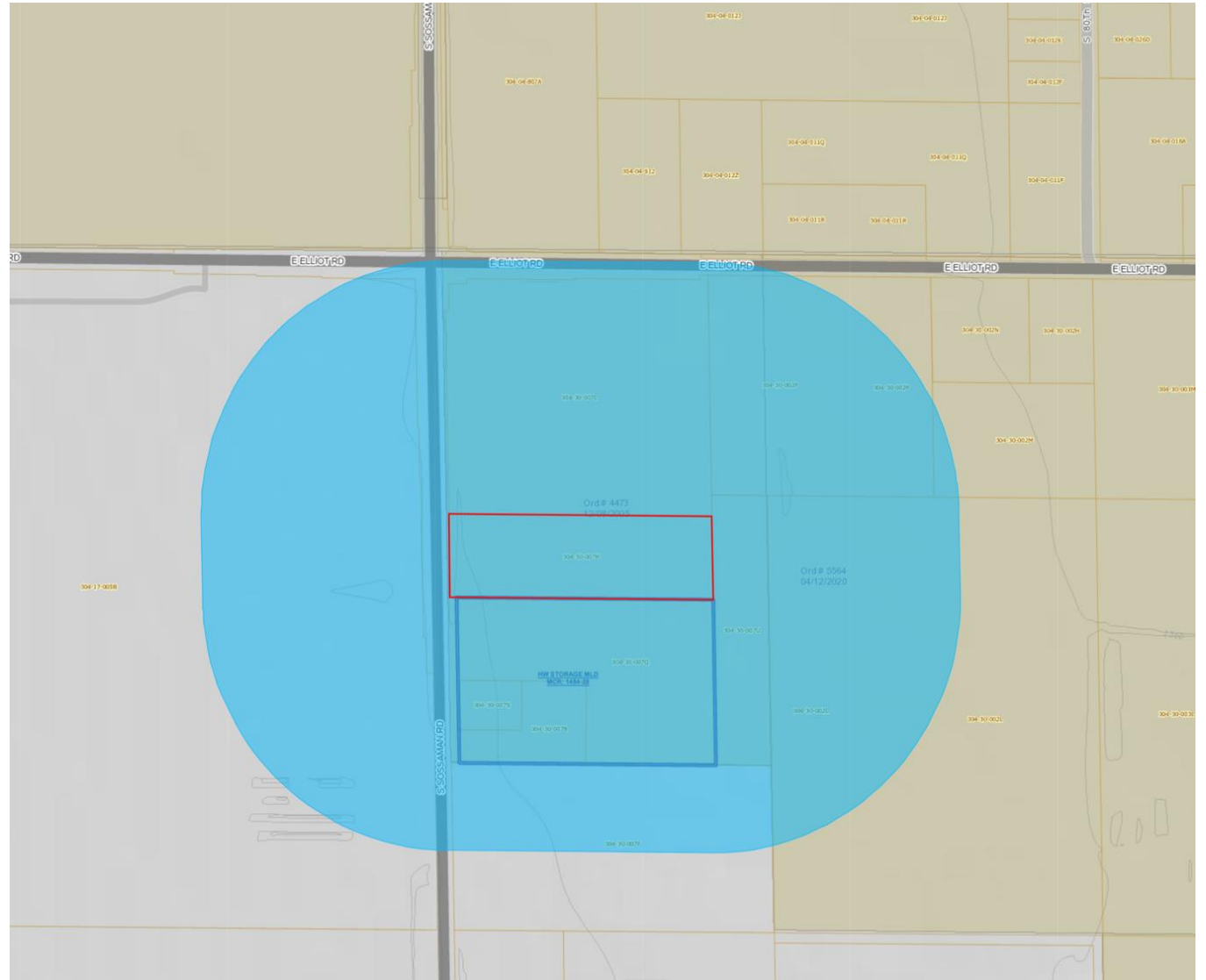
**BLDG. 'C' - SOUTH SIDE ELEV.**

SCALE: 1/8" = 1'-0"



# Citizen Participation

- Letter mailed to property owners within 1,00 feet, HOAs and registered neighborhoods within 1-mile
- No comments received from interested parties



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay
- ✓ Complies with CUP review criteria in MZO 11-70-6
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

## Staff Recommendation

Approval with Conditions





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