



PLANNING DIVISION
STAFF REPORT

City Council Meeting

January 23, 2023

CASE No.: **ZON22-00829**

PROJECT NAME: **Mesa Self Storage**

Owner's Name:	B & T Lucas Family Trust
Applicant's Name:	James Hamilton, DXD Capital
Location of Request:	Within the 400 block of South Morris (west side) and within the 300 block of West Broadway Road (south side). Located east of Country Club Drive on the south side of Broadway Road.
Parcel No(s):	139-39-024, 139-39-115, 139-39-117B, 139-09-039A, 139-39-116
Request:	Appeal of Planning and Zoning Board approval of an Initial Site Plan Review to allow for the development of a self-storage facility.
Existing Zoning District:	DB-2, GC, LI
Council District:	4
Site Size:	1.3± acres
Proposed Use(s):	Self-Storage
Existing Use(s):	Vacant
Hearing Date(s):	October 26, 2022 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Planner II
Staff Recommendation:	APPROVAL with conditions
Planning and Zoning Board Decision: APPROVAL with Conditions (Vote 6-1)	

HISTORY

On **July 14, 1883**, the subject site was incorporated as the City of Mesa as part of a larger 640± acre area (Ord. No. 1)

On **September 8, 1987**, the City Council approved a rezoning request that established the Town Center Zoning Area. The subject site was specifically zoned Town Center Business-2 (TCB-2) (equivalent to the current Downtown Business 2 [DB-2] District) (Case No. Z87-040, Ordinance No. 2254).

On **October 26, 2022**, the Planning and Zoning Board voted 6-1 to approve the subject site plan associated with this request (Case No. ZON22-00829).

On **November 2, 2022**, a neighbor to the subject site filed an appeal of the Planning and Zoning Boards approval of Case No. ZON22-00829.

PROJECT DESCRIPTION

Background:

The subject site is currently vacant and located on the south side of Broadway Road, east of Country Club Drive. The applicant is requesting approval of an Initial Site Plan to develop the subject site for self-storage. Per Table 11-8-3 of the Mesa Zoning Ordinance (MZO), self-storage facilities are permitted by right in the Downtown Business-2 zoning district.

On October 26, 2022, the Planning and Zoning Board voted 6-1 to approve with conditions the site plan. On November 2, 2022, an appeal of the Planning and Zoning Board's decision was filed by John Conover ("appellant"), the owner of the residence adjacent to the subject site with the address 410 S. Morris. Per Section 11-67-12 of the Mesa Zoning Ordinance (MZO), appeals of final decisions of the Planning and Zoning Board are forwarded to City Council for action.

The grounds of the submitted appeal, as provided by the appellant, are the following: (1) The Site Plan covers three zoning districts, one of which does not allow for self-storage without an additional Council Use Permit (CUP); (2) The City's public participation requirements were not met; and (3) The Planning and Zoning Board failed to add conditions of approval that would properly protect the rights of the appellant's property. The appellant argues that the Planning and Zoning Board lacked the authority to approve the site plan and requests that a CUP be obtained for the portion of the property that requires a CUP for self-storage.

The subject site is zoned Downtown Business-2 (DB-2), Light Industrial (LI), and General Commercial (GC). The DB-2 zoning applies to the majority of the 1.3± acre property with 0.18± acres along the southeast boundary zoned LI and 0.1± acres along the southwest boundary zoned GC. The proposed self-storage facility is located entirely within the northern portion of the subject site which is zoned DB-2. Self-storage facilities are a permitted use in the DB-2 district. Within the southeast portion of the subject site zoned LI, the site plan shows three parking stalls and a solid waste enclosure, both of which are permitted accessory uses to a self-storage facility and are permitted in the LI district. Within the southwest portion of the subject site zoned GC, the site plan shows a retention area. Retention is a permitted accessory use in the GC district.

On August 24, 2022, the Planning Division provided the applicant with a list of property owners within 500 feet of the subject site that were required to be notified of the public hearing. The appellant's referenced property, 410 S. Morris, was on the list. The owner of record according to Maricopa County Assessor's Office is Providential Lending Services LLC with a mailing address of 1453 E. Ivyglen Street. Public notice letters were provided by the applicant on October 11th and delivered to the post office by City staff.

General Plan Character Area Designation and Goals:

The General Plan Character area designations on the property are Employment, Neighborhood, and Transit District, specifically, Transit Corridor and Station Area. Per Chapter 7 of the General Plan, the purpose of the Employment character area designation is to provide employment type land uses with such areas typically having minimal connection to the surrounding area. Examples of Employment districts include areas for large manufacturing facilities, warehousing, and business parks. Per Chapter 7 of the General Plan, the primary focus of the Neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Per Chapter 7 of the General Plan, the Transit Districts character type includes the light rail corridor, bus rapid transit corridors, and areas designated for a consistent high level of transit options. The focus in this character type is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. Station Areas are intended to have more intense development than the associated corridor and are expected to transition into an urban building form.

Staff reviewed the request for a proposed self-storage facility and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject site is currently zoned Downtown Business 2 (DB-2), General Commercial (GC) and Light Industrial (LI). The majority of the subject site has the DB-2 zoning designation while the GC and LI portions are located on the southwestern and southeastern portions of the subject site respectively.

At the Planning and Zoning Board hearing, the applicant requested review, and received approval of, an Initial Site Plan for the self-storage use located within the portion of the subject site zoned DB-2. The parking and trash enclosure are located within the LI portion of the subject site. The retention is located within the GC portion of the site. The parking, trash enclosure, and retention are customary subordinate uses to the self-storage facility and are permitted uses in the LI and GI zoning districts.

Per Section 11-8-3 of the MZO, the intent of the DB-2 zoning district is to provide for a combination of intensive commercial, light manufacturing, and related uses and to provide a suitable location for those commercial and manufacturing uses which may require arterial street or railway access.

Per Section 11-8-3 of the MZO, self-storage is permitted in the DB-2 zoning district and is consistent with the intent of DB-2 district by providing for a buffer for the residential uses to the east from the general industrial uses located further south of Broadway.

Site Plan and General Site Development Standards:

The site plan shows construction of a single building with a total size of 26,302 square feet. The building elevations submitted with the application show the height of the building to be less than 40 feet. According to the information shown on the site plan, there will be one access point on

the east side of the property and will be accessed from South Morris. The primary access will be at the southeastern portion of the subject site, specifically near the proposed leasing office, and will be used for both ingress and egress onto the subject site. The site plan also shows a landscaped entry at the northeast corner of the subject site, consistent with the City's Quality Design Guidelines, that helps to provide a pedestrian scale element to the subject site as well as providing for enhanced streetscaping along Broadway Road. The building has also been brought up as close as possible while meeting setback requirements from Broadway Road to help enforce the existing street wall as well as having the architecture address Broadway Road and the access road from Country Club.

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 exceeds the minimum number of parking spaces required. The submitted site plan shows the location of an entry plaza in front of the leasing office, which located at the east side of the building and along Broadway Road. 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 MZO.

Design Review:

The Design Review Board reviewed the subject request at their October 11, 2022, meeting. Staff is working with the applicant to address minor aesthetic comments and recommendations from the Design Review Board that do not impact the site plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Broadway) DB-2 Various Industrial uses	North (Across Broadway) DB-2 Various Industrial uses	Northeast (Across Broadway) DB-2 Various Industrial uses
West (Across Country Club Drive) DB-2 Retail	Subject Site DB-2/GC/LI Vacant	East DB-2 Non-conforming Residential
Southwest (Across Country Club Drive) GC Car Wash	South GC/LI Various Industrial uses	Southeast (Across S Morris) LI Various Industrial uses

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. To the north of the subject site are existing industrial uses and directly to the east of the subject site is an existing non-conforming residential use. South

and west of the subject site are various industrial uses. The proposed self-storage development is compatible with the surrounding development and land uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included notifying property owners within 500 feet of the subject site, as well as HOAs within ½ mile, and registered neighborhoods within one mile of the subject site. Applicant met the MZO requirements for citizen participation.

Staff Recommendations:

Based on the application received and the preceding analysis, staff finds that the requested Site Plan is consistent with the Site Plan Review criteria outlined in Section 11-69-5 of the MZO. Staff recommends that the City Council uphold the Planning and Zoning Board's decision and approve the site plan with the following conditions.

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review case DRB22-00825.
3. Compliance with all City development codes and regulations.

Staff recommends an additional Condition of Approval following the Planning and Zoning Board's decision to provide for additional security of the facility. The new condition includes:

4. Prior to submitting any building permit application, submit a revised site plan to the City for review, which includes a locked gate of at least six feet in height, restricting pedestrian access between the screen wall on the eastern side of the subject site and the existing chain link fence on the western side of the neighboring property (APN 139-39-117A).

Exhibits:

Exhibit 1-Vicinity Map

Exhibit 2-Staff Report

Exhibit 3-Application Information

3.1 Site Plan

3.2 Grading and Drainage Report

3.3 Landscape Plan

3.4 Elevations

3.5 Project Narrative

3.6 Citizen Participation Plan

Exhibit 4-Citizen Participation Report

Exhibit 5-Written Appeal

Exhibit 6-Site Plan with Zoning Overlay

Exhibit 7-Zoning Administrator Interpretation