



## Planning and Zoning Board

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### *Staff Report*

**CASE NUMBER:** ZON17-00066  
**LOCATION/ADDRESS:** 5139 East Indigo Street  
**GENERAL VICINITY:** Located on the west side of Higley Road south of McKellips Road.  
**REQUEST:** Site Plan Review  
**PURPOSE:** This request will allow for an internally accessed self-storage building in the LI zoning district.  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Intelliguard Self Storage LLC  
**APPLICANT:** Intelliguard Self Storage LLC - Nathan Palmer  
**STAFF PLANNER:** Kim Steadman, RA – Senior Planner

#### **SITE DATA**

**PARCEL NO.:** 141-35-055  
**PARCEL SIZE:** 2.1 ± acres  
**EXISTING ZONING:** Light Industrial (LI)  
**GENERAL PLAN CHARACTER:** Employment  
**CURRENT LAND USE:** Vacant

#### **SITE CONTEXT**

<b>NORTH:</b>	(Across Indigo Street) Vacant	- Zoned LI
<b>EAST:</b>	(Across Higley Road) Existing residential	- Zoned RS-6-PAD
<b>SOUTH:</b>	(Across McLellan Road) Existing residential	- Zoned RSL-2.5-PAD
<b>WEST:</b>	Vacant	- Zoned LI

**STAFF RECOMMENDATION:** Approval with Conditions

## HISTORY/RELATED CASES

<b>May 27, 1979:</b>	Annexed into the City. (Ord. #1250)
<b>January 7, 1980:</b>	Rezoned from County Rural-43 to AG (Z79-118)
<b>April 19, 1982:</b>	Rezoned to Conceptual M-1 (Z82-009)
<b>May 20, 1985:</b>	Conceptual DMP and Conceptual M-1 (Z85-049)
<b>November 3, 1986:</b>	Rezoned from AG to M-1 (Z86-104)

## PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Review for a two-story, interior-access self-storage facility. The 78,000 square-foot building on a 2.1 ± acre site is accessed from Indigo Street within the Falcon Commerce Park. The site has LI zoning, and Site Plan Review is required because the project fronts an arterial.

## NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a half mile. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the September 19, 2017 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

## STAFF ANALYSIS

### MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

This property falls within the Character Type of "Employment", transitioning into "Neighborhoods" as identified by the Mesa 2040 General Plan. The existing LI zoning is appropriate in an Employment district, and self-storage is a use by right in the LI district. The Design Review process is being used to bring the building and landscape design into compliance with the Form and Guidelines for such developments, as well as the design standards of the Falcon Field Sub-Area Plan, which includes this site.

## ZONING:

The existing Light Industrial (LI) zoning is appropriate to the proposed self-storage use, and is consistent with the Employment Center development pattern of the surrounding area.

Development Standards – MZO Table 11-7-3	Required	Proposed
Maximum Building Height	40'	30'
Street-side Setbacks		
North	20'	20'
East	15'	Exceeds
South	20'	Exceeds
Interior Lot Line Setbacks		
South adjacent to RSL-2.5	1' setback per 1' of bldg. ht. (30')	Exceeds
West adjacent to LI	0'	12'±
Development Standard – MZO Table 11-32-3.A	Required	Proposed
Parking	4 Spaces, plus 2 for Manager's Residence	6 Spaces

**SITE PLAN - MZO Section 11-69-5:**

This parcel has frontage on three streets. The site is organized with a self-storage building in the center. Entry to the site and building is from Indigo Street, to the north. Two 40'-wide driveways focus on truck bays within a recessed area of the building. Customer (automobile) parking is directly east, adjacent to the office, in the northeast corner of the building. The remainder of the site is dedicated to landscaping and retention. Zoning case Z86-104 stipulated a 20-foot-wide intensified landscape strip along McLellan Road, with a six-foot high masonry wall. The plan complies with this stipulation.

The site design meets the review criteria of MZO Chapter 11-69-5 for layout and functionality. There are, however, concerns about compliance with §11-69-5.A.2 regarding scale, massing, exterior design and landscaping. These remaining building and landscape design concerns are being addressed through the Design Review process. The Design Review Board discussed this project at their August 8, 2017 work session, voicing concerns about the landscape and building design. They asked to review a revised design at a future work session. At the writing of this report the applicant is revising the design to present at the September 12, 2017 work session. Staff will update the Board on this progress at the September 19, 2017 Study Session.

**CONCLUSION:**

Through the Design Review process (case DRB17-00068) the site, landscape and building design will come into compliance with the General Plan's Form Guidelines, the design standards of the Falcon Field Sub-Area Plan and the design criteria for Site Plan Review from MZO Chapter 11-69-5. Staff recommends approval with the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with conditions of approval of zoning case Z86-104, except as herein modified.
3. Compliance with all requirements of Design Review case DRB17-00068.
4. Compliance with all City development codes and regulations.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.