



Planning and Zoning Board

Staff Report

CASE NUMBER:	ZON17-00269
LOCATION/ADDRESS:	The 9000-9100 blocks of East Guadalupe Road (south side) and the 9000-9100 blocks of East Onza Avenue (north side).
GENERAL VICINITY:	Located west of Ellsworth Road on the south side of Guadalupe Road.
REQUEST:	Site Plan Modification and Special Use Permit for a caretaker’s residence in the LC PAD District
PURPOSE:	Mini-storage with a caretaker’s residence in the LC-PAD District.
COUNCIL DISTRICT:	District 6
OWNER:	Dunn-Edwards Corporation
APPLICANT:	John Meissner, Threaded Studios
STAFF PLANNER:	Veronica Gonzalez

SITE DATA

PARCEL NO.:	304-03-015U
PARCEL SIZE:	9.91 ± acres
EXISTING ZONING:	Limited Commercial Planned Area Development – LC PAD
GENERAL PLAN CHARACTER:	Mixed Use Activity
CURRENT LAND USE:	Vacant, undeveloped lot

SITE CONTEXT

NORTH:	(Across Guadalupe Road) Existing Manufactured Home Park – Zoned RM-4
EAST:	(Across Ellsworth Road) Existing commercial – Zoned LC PAD
SOUTH:	(Across Onza Avenue) Existing single family residential – Zoned RS-6 PAD
WEST:	Existing townhomes – Zoned RM-2 PAD

STAFF RECOMMENDATION: Approval with conditions

### **HISTORY/RELATED CASES**

<b>February 22, 1990:</b>	Annexed to City (Ord. #2482)
<b>March 15, 1990:</b>	Rezoned from County Rural-43, Rural 43-MHR, and C-2 to City AG, RS-43, and LC (Z90-09)
<b>April 19, 1990:</b>	Rezoned 72.5 acres at the southwest corner of Hawes and Guadalupe Roads from AG to AG-PAD (conceptual RS-9, RS-7 PAD, RM-2 and LC) (Z90-12)
<b>November 6, 2000:</b>	Rezoned from RS-43 to RM-3, RM-2, RS-6, RM-2 and LC with a PAD overlay (Z00-55)
<b>July 09, 2007:</b>	Site Plan Review (Z07-69)

### **PROJECT DESCRIPTION / REQUEST**

This is a request for Site Plan Modification and a Special Use Permit for a mini-storage with a caretaker's residence in the LC PAD zoning district. The proposed development is located west of the southwest corner of Ellsworth and Guadalupe Roads. The current site plan request addresses just the mini-storage with caretaker's residence on approximately 4.83 acres. The remaining 5.07 acres of the property will be developed in a future phase and will require future Site Plan Review.

### **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 within one half mile and registered neighborhoods within a mile. Staff has been contacted by two residents from the adjacent townhome development to the west. The items of concern to these residents included the color scheme of the buildings, the tree species to be used in the landscape buffer, the height of the adjacent screen wall and the proposed land use. As a result of these concerns, the applicant held a neighborhood meeting on Oct. 28, 2017 to present changes made to development. The changes include:

- Changing the roll-up doors from teal to white
- Replacing Sissoo trees with Texas Ebony trees in the landscape palette
- Enhancing the breezeway design
- Updating the rear fencing and landscaping

Regarding neighborhood concern with the proposed land use, the applicant confirmed that the facility will not be used for outdoor RV storage, there will not be daily truck deliveries and a caretaker will be on site 24 hours to enhance security. The residents in attendance expressed support for the development with the proposed changes.

### **STAFF ANALYSIS**

#### **MESA 2040 GENERAL PLAN:**

The General Plan character area for this site is Mixed Use Activity. 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. The proposal is consistent with the intent of the Mixed Use Activity District and will support the surrounding residential neighborhoods. The proposed buildings and site plan provide a suburban design and form that are sensitive to the adjacent residents.

**ZONING:**

The subject site is currently zoned LC PAD. The PAD overlay was established in 2000 when the master developer created a master plan for 160 acres that included this site. This proposal complies with the master plan as this area was designated for commercial use. The mini-storage is also a permitted use within the LC zoning district. The associated caretaker's residence requires approval of a Special Use Permit within this zoning category.

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

<b>Development Standards – MZO Table 11-6-3.A</b>	<b>Required</b>	<b>Proposed</b>
Maximum Building Height	30'	24'
Street-side Setbacks North – Ellsworth Road South – Onza Avenue	15' 20'	Exceeds Meets
Interior Lot Line Setback West, adjacent to RM-2 PAD East, adjacent to LC (within future group center)	20' 0'	Exceeds Varies
<b>Parking Standards – MZO Table 11-32-3.A</b>	<b>Required</b>	<b>Proposed</b>
Mini-storage with caretaker's quarters	4 spaces + 2 for caretaker's quarters	6 spaces

This proposal is for a single-story mini-storage with a caretaker's residence. The development will take place on approximately 4.83 acres and contains 56,821 square feet of mini-storage space and 2,065 square feet of leasing office/caretaker's residence. The site is laid out such that the office/residence fronts on Ellsworth Road giving the look and feel of a retail establishment that in essence camouflages the storage units in the rear. For added security, a 6' fence will be installed along the southern and eastern portions of the site that will allow easy visibility into the site. The site plan includes a larger drive aisle around the perimeter of the site with smaller access routes between the buildings that is appropriate to the function of this type of use. A drive aisle providing on-site access between the mini-storage and the existing fuel station/convenience store to the east will be provided. This development will eventually become part of a future group commercial development.

The proposed site plan meets the review criteria of MZO Section 11-69-5 of the Zoning Ordinance for layout and functionality. However, there are concerns regarding compliance with Section 11-69-5(A)2 regarding massing and exterior design. These concerns are being addressed through the Design Review Board. The Design Review Board had the opportunity to evaluate the building design at their October 10, 2017 work session and expressed concerns with the building design and color palette with a specific focus on Buildings K and L as these buildings will be visible from Onza Avenue through the security fence. The Board asked to review a revised color palette and modified elevations at their next meeting.

**SPECIAL USE PERMIT:**

A caretaker's residence as an accessory use to mini-storage requires approval of a Special Use Permit. The purpose of the caretaker's residence is to provide added security and safety to the development as the storage units will have 24-hour access. The proposed project is consistent with the policies and purpose of the General Plan and LC zoning district, is not a detriment to the neighborhood and has adequate public services, facilities and infrastructure. The proposed use meets the review criteria of MZO Section 11-70-5 of the Zoning Ordinance.

**CONCLUSION:**

The proposed project complies with the General Plan and will, through the Design Review process, come into compliance with the massing and exterior design requirements for Site Plan Review. Therefore, 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 as approved by the Design Review Board.
2. Site Plan Review and Design Review for the balance of the property as required by the Mesa Zoning Ordinance.
3. Compliance with all requirements of Design Review case DRB17-00233.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Subdivision Regulations for a land split application.
6. Extruded concrete curbing and a 5' wide landscape area shall be installed along the eastern edge of the area being developed per Mesa Zoning Ordinance 11-33-2(L).