

# **REZONE, SPR, & DR APPLICATION NARRATIVE**

8800 E Main Street

Submitted on behalf of:



Submitted by:

WELKER DEVELOPMENT RESOURCES

Jeff D Welker  
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Mesa, AZ 85213  
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Submitted to:

The City of Mesa  
55 N Center Street  
Mesa, AZ 85201

September 25, 2017

November 7, 2017 Revised

## A. PROJECT REQUESTS

Welker Development Resources, LLC ("Applicant"), on behalf of RV Renovators ("Owner"), respectfully requests a Rezone, Site Plan Review, and Design Review, for the commercial development of approximately 16.3 acres of undeveloped land located on the south side of East Main Street - the 8800 block. Also known as Maricopa County Parcels #218-41-280F, 218-41-280E, and 218-41-278B ("Property"). Specifically, we are requesting rezoning of parcels 218-41-280E and 218-41-278B from the current RS-43 designation to GC General Commercial with a Planned Area Development Overlay (PAD) for all three parcels to allow for the innovative and flexible design of an RV storage facility and the relocation/expansion of the Owner's RV Renovators business in Mesa.

The PAD Overlay request is being sought to allow for deviations from the the City of Mesa Development Standards to maximize opportunities to develop a cohesive commercial use at this challenging location. Accordingly, the we request specific deviations from the GC Development Standards as shown below:

Standard	Required	Proposed
<b>LANDSCAPE SETBACK</b> Interior Side & Rear Adjacent to RS District	25'	0'
<b>LANDSCAPE SETBACK</b> Interior Side & Rear Adjacent to RM District	20'	0'
<b>SETBACK</b> Interior Side & Rear Adjacent to RM District	25'	0'
<b>SETBACK</b> Interior Side & Rear Adjacent to RM District	20'	0'

Approval of the PAD Overlay request will allow the use of the Property generally consistent with the GC zoning district. Strict adherence to the current GC Development Standards would create a practical difficulty and unnecessary hardship.

## B. PROJECT HISTORY

RV Renovators has been operating at it's current location (2145 E Main Street) for over 30 years. They are a full service RV dealership for travel trailers, fifth wheels, campers or motor homes. Unfortunately, Mesa's ongoing extension of the light rail system has created a situation wherein historic customer access, especially with fifth wheels and motor homes, from Main Street is being severely restricted. This access restriction ultimately compromises the long-term viability of RV Renovators at it's current location.

The Property comprises remnant parcels remaining from ADOT's extension of the 202 Freeway through this area. It was annexed into Mesa via Ordinance 5373 in 2016. As part of that annexation, parcel 218-41-280F was zoned GC General Commercial. In addition, parcels 218-41-280E and 218-41-278B were zoned RS-43 with the intent of developing a residential development with large lot custom homes. However, subsequent market studies determined that large lot custom homes were not viable adjacent to the 202 Red Mountain freeway with its 24-hour light and noise pollution problems.

### **C. PROJECT DESCRIPTION**

The Developer proposes to relocate and expand it's existing business (RV Renovators) from the current location to this to this proposed site - which provides much improved access from the 202 Red Mountain freeway, new offices/service facilities, and the ability to accommodate the growing need for customer RV storage.

As represented on the conceptual site plan, the Owner proposes a phased development approach. The first phase involves the development of 202 enclosed/covered RV storage spaces and 55 uncovered RV storages spaces on the approximately 11 acres comprising parcels 218-41-280E, and 218-41-278B. The second phase would involve the development of the new offices and service facilities on parcel 218-41-280F - currently zoned GC General Commercial. All proposed parking, landscaping and building design elements are intended to be consistent with Mesa's development standards, the GC standards, and the proposed LC PAD zoning.

### **C. Existing and Surrounding Site Uses**

The surrounding zoning and uses are identified as follows:

	<b>Existing Zoning</b>	<b>Current General Plan</b>	<b>Existing Use(s)</b>
<b>North</b>	LI - Light Industrial	Neighborhood Suburban	Main Street & Commercial Businesses
<b>South</b>	No County Zoning	Neighborhood Manufactured Home	ADOT Drainage Parcel
<b>East</b>	RS-43, RS-6 & County R-5	Neighborhood Suburban	202 Red Mountain Freeway & Residential Subdivision
<b>West</b>	County R-5, R-3, & R1-6	Neighborhood Manufactured Home	Mix of Commercial & Residential

#### **D. LOCATION AND ACCESSIBILITY**

The site is located adjacent to the intersection of Main Street and 202 Red Mountain Freeway. Primary access will be from Main Street via two proposed commercial driveways as represented on the conceptual site plan. Improvement of Main Street adjacent to the Property will be coordinated with and approved by ADOT as directed by Mesa's Development Planning staff in Pre-Application PS17-0546.

#### **E. CIRCULATION SYSTEM**

The site is near the intersection of an arterial street and regional freeway. It will not have a significant impact on the surrounding circulation system. The on-site circulation will be simply controlled by the proposed drive aisles as indicated on the conceptual site plan. Consistent with Mesa's standards, the onsite drive aisles are designed to accommodate access, turning movements, and maneuverability of large recreational vehicles, emergency vehicles, and solid waste vehicles.

#### **F. COMMUNITY FACILITIES AND SERVICES**

Due to the nature of the type of proposed use, additional services such as parks, schools, or other regional amenities are not needed or required.

#### **G. PUBLIC UTILITIES AND SERVICES**

As directed by City of Mesa Development Planning staff, the Owner's engineer anticipates that the existing City of Mesa 8-inch public water mainline located on the north side of Main Street, will be of sufficient size and capacity to serve the potable water, and fire protection system needs for this proposed development.

The Owner intends to address wastewater service needs for the new offices and service facilities on parcel 218-41-280F via a commercial septic system as approved and permitted by the Maricopa County Environmental Services Department. The proposed RV storage facility for parcels 218-41-280E and 218-41-278B do not generate any wastewater. Accordingly, no septic system will be needed/required for that use. The Owner has formally appealed staff's requirement to extend a public sewer mainline over ½ mile from Broadway Road to serve the 2 and/or 3 bathrooms proposed for the office building on 218-41-280F.

#### **H. STORMWATER DRAINAGE & RETENTION**

Stormwater retention for this site will be maintained in proposed basins/areas as demonstrated on the conceptual site plan. This includes passing the existing ADOT offsite flows through the site to the ADOT drainage parcel adjacent to the south side of parcel 218-41-278B. The Owner's engineer will prepare the requisite drainage calculations and G&D design showing compliance with Mesa's adopted standards. Review and approval of the G&D design will also be coordinated by the Owner's engineer with the appropriate ADOT staff.

## **I. ARCHITECTURAL & LANDSCAPE DESIGN**

As noted in the project history, this is a unique and challenging site with adjacencies to aging and, in some cases, dilapidated residential and commercial developments. In addition, the east boundary is dominated by the 202 Red Mountain freeway with its 24-hour light and noise pollution. For more than a mile along Main Street, both east and west of this site, there are no developments that are currently compliant with Mesa's standards.

The purpose of the proposed Planned Area Development Overlay (PAD) is to allow for innovative design and flexibility in organizing this development in two phases. The Owner's ultimate intent is to provide a high-quality development that will become the yardstick for future projects in this area. The site plan presented with this application is organized to allow all proposed land uses to work together in a synergistic manner. The phase one elements are located more than 300' south of Main Street and not readily visible to the traveling public. Because phase two must be constructed within two years of phase one (see Section K for details), the visibility of phase one design elements facing Main Street are temporary and will ultimately be visually buffered by the very creative and exceptional building, landscaping, and site improvements that will be constructed via phase two.

This proposed ground up new build project will house 5,200 s.f. of RV and marine service offices in a single story building facing Main Street. A 5,700 s.f. RV service shop and 14,700 s.f. inventory storage area is positioned directly behind the office portion. This primary structure will be constructed of metal panels, CMU block, vertical galvanized metal studs and a storefront system painted with a neutral light gray, dark grey, strategically placed red accent color and patterned with a universal recessed jointing pattern. The building will have rollup metal overhead doors place on the exterior of the west elevation. By incorporating the use of an accent color on the office, service and inventory areas the distinctive parts pull together as single structure. The portion of the project which faces Main Street is designed as a signature of RV Renovators. The design is intended to serve as a showcase of their brand and services.

As demonstrated on the attached plans, the landscape concept will incorporate low water use plant material focused on introducing color and form to the proposed landscape areas. The plant pallet consists of native and non-native plants found within the Arizona Department of Water Resources plant list and consistent with Mesa standards. The intent of the design is to create vibrancy and complement the architectural elements. Numerous landscape medians in the parking lot are proposed and the landscape area adjacent to Main Street across the project's frontage is a major emphasis of the proposal. In an October 18th meeting with Planning Staff, landscaping and site revisions were agreed upon that would allow a zero landscape setback along the west boundary of the site and modifications to the typical foundation base around the buildings as noted in staff comment 10b. The site and landscaping plans have been revised as determined in said meeting.

## **J. PROJECT SIGNAGE**

The is no comprehensive sign plan proposed for this development. All signage proposed for the site will be submitted to the City of Mesa for review, approval, and permitting via a separate application and concurrently with the phase one and phase two construction documents. A detached/freestanding monument sign is not currently proposed for this development. As currently proposed, all signage will be attached and consistent with Mesa's standards.

## **K. PROJECT PHASING**

This proposed development will be constructed in two phases. Phase one involves the construction of enclosed, covered, and uncovered RV storage spaces on parcels 218-41-280E and 218-41-278B. This first phase will include all improvements and landscaping associated with providing a fully secured storage facility. Primary access to the RV storage facility will be from Main Street via a drive isle designed to seamlessly integrate with the phase two construction of the proposed offices and service facilities on parcel 218-41-280F. The RV storage facility entrance will be controlled via an fully automated (i.e. keypad) and secure gate system. During the phase one operation of the RV storage facility, all leasing and related business activities will be performed at the existing RV Renovators site at 2145 E Main Street. There will be no office/business operations at the RV storage site during the phase one timeframe.

Pursuant to the financing conditions put in place by the Owner's lending institution (Alliance Bank), phase two construction of the proposed offices and service facilities on parcel 218-41-280F must occur within two years of the phase one construction.

## **L. CONCLUSION**

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and Zoning Ordinance. The applicant and owner look forward to working receiving input on this site plan and working with city staff to bring this exciting new project to fruition in the City of Mesa.





## RV RENOVATORS

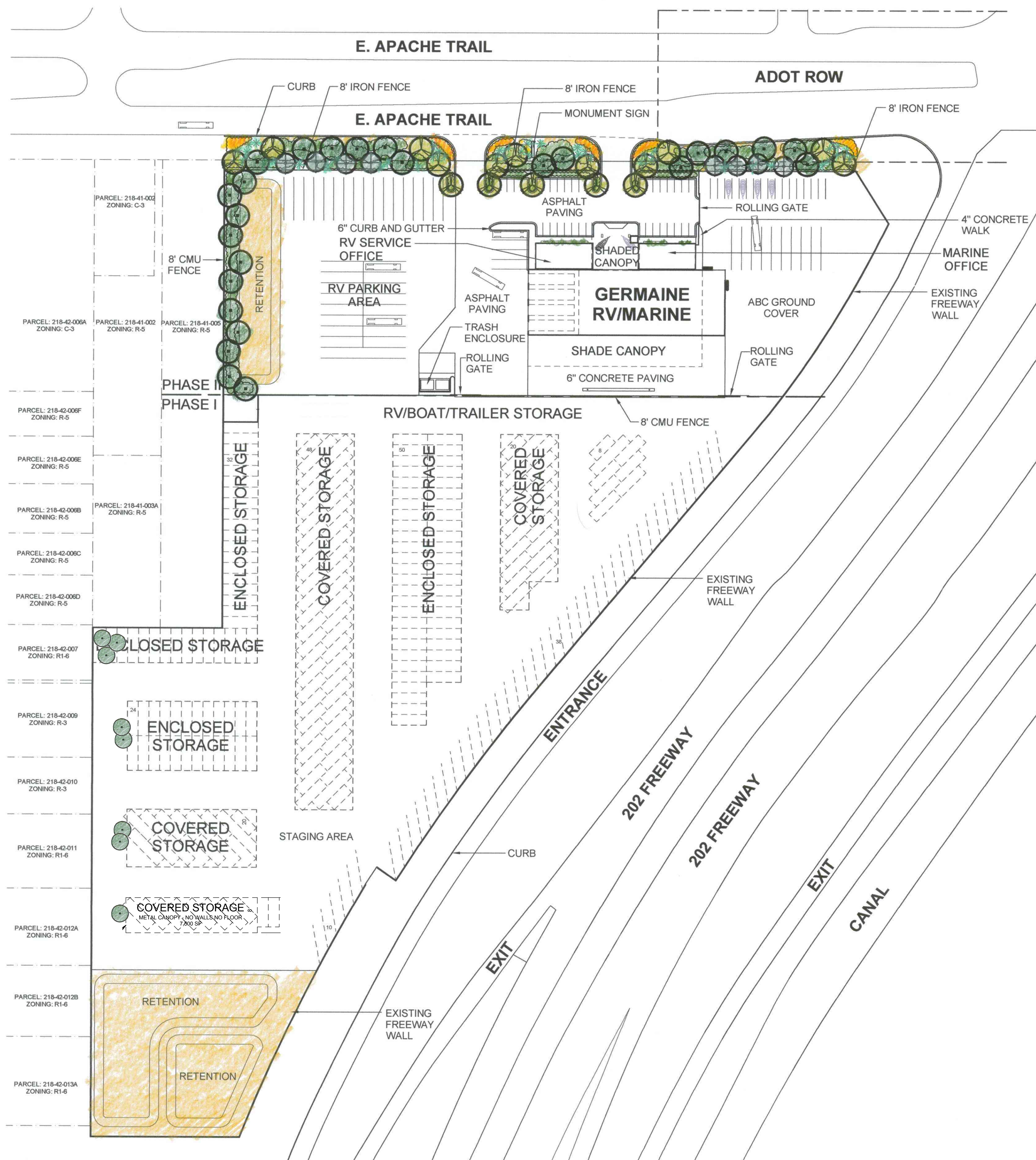
MONTY GERMAINE  
MAIN ST. & 202 FREEWAY, MESA, AZ

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09/22/17

PRELIMINARY  
LANDSCAPE PLAN

## L1



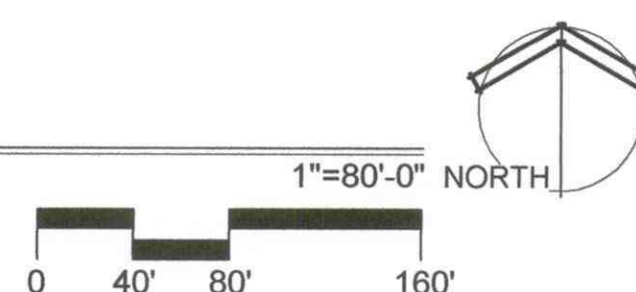
## PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS
	TREES: ACACIA SALICINA WILLOW ACACIA	24" BOX	8	ALL TREES SHALL MEET A.N.A SPECS.
	CERCIDIUM HYBRID 'AZT' THORNLESS PALO VERDE	36" BOX	16	ALL TREES SHALL MEET A.N.A SPECS.
	PROSOPIS THORNLESS HYBRID 'AZT' AZT THORNLESS MESQUITE	24" BOX	25	ALL TREES SHALL MEET A.N.A SPECS.
	SHRUBS: CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON		
	DALEA FRUTESCENS 'SIERRA NEGRA' BLACK DALEA	5 GALLON		
	JUSTICIA CALIFORNICA CHUPAROSA	5 GALLON		
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GALLON		
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' THUNDER CLOUD SAGE SAGE	5 GALLON		
	RUPELLIA PENINSULARIS BAJA RUELLIA	5 GALLON		
	ACCENTS: AGAVE MURPHEYII MURPHEY'S AGAVE	5 GALLON		
	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PAD	5 GALLON		
	OPUNTIA FICUS-INDICA INDIAN FIG PRICKLY PEAR	5 GALLON		
	GROUND COVER: DALEA GREGGII TRAILING INDIGO BUSH	5 GALLON		
	LANTANA X 'NEW GOLD' TRAILING YELLOW LANTANA	5 GALLON		
	DECOMPOSED GRANITE: "DESERT TAN"	3/4" MINUS		ALL LANDSCAPE AREAS TO

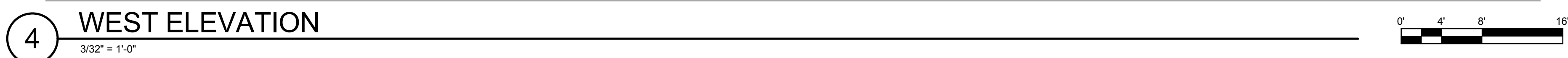
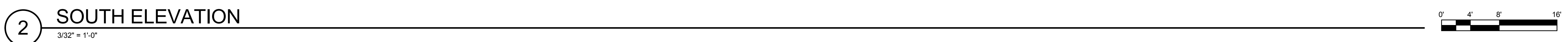
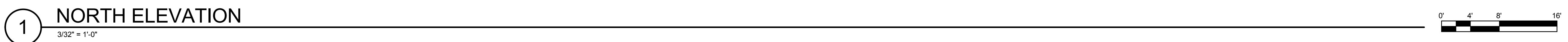
NOTES:

1. PROVIDE 1 TREE AND 6 SHRUBS PER 25' STREET FRONTLINE.
2. A MINIMUM OF 25% OF TREES SHALL BE 36" BOX.
3. A MINIMUM OF 50% OF TREES SHALL BE 24" BOX.
4. A MINIMUM OF 50% OF SHRUBS SHALL BE 5 GALLON OR LARGER.
5. ALL LANDSCAPE AND RETENTION AREAS SHALL BE TOP DRESSED WITH A 2" MINIMUM LAYER OF DECOMPOSED GRANITE.
6. ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND PVC DRIP IRRIGATION SYSTEM.

## PRELIMINARY LANDSCAPE PLAN



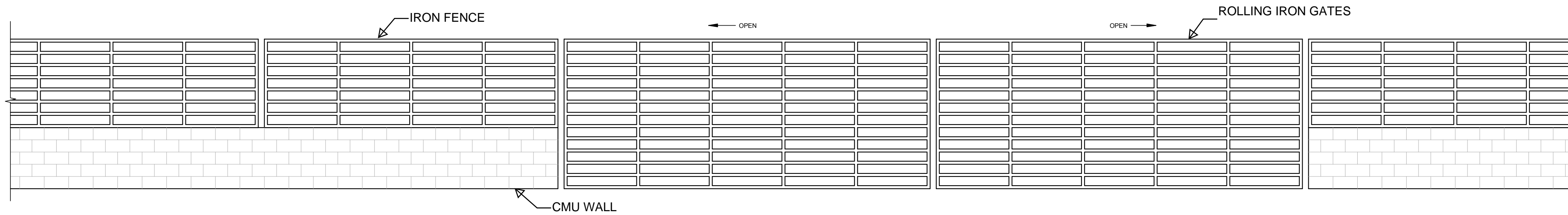




- 1 METAL PANEL
- 2 8"X8"X16" CMU BLOCK
- 3 VERTICAL GALVANIZED METAL STUDS
- 4 STOREFRONT SYSTEM
- 5 METAL ROLLUP DOOR
- 6 TENSILE SHADE FABRIC

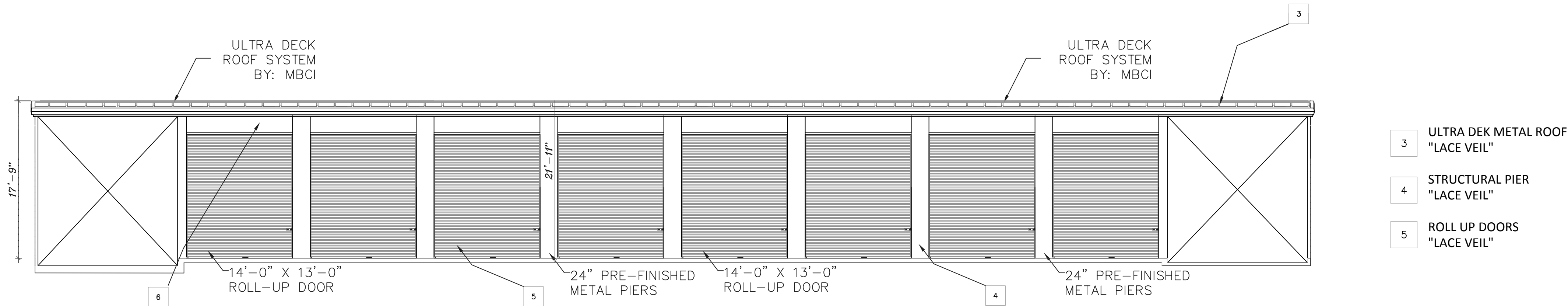
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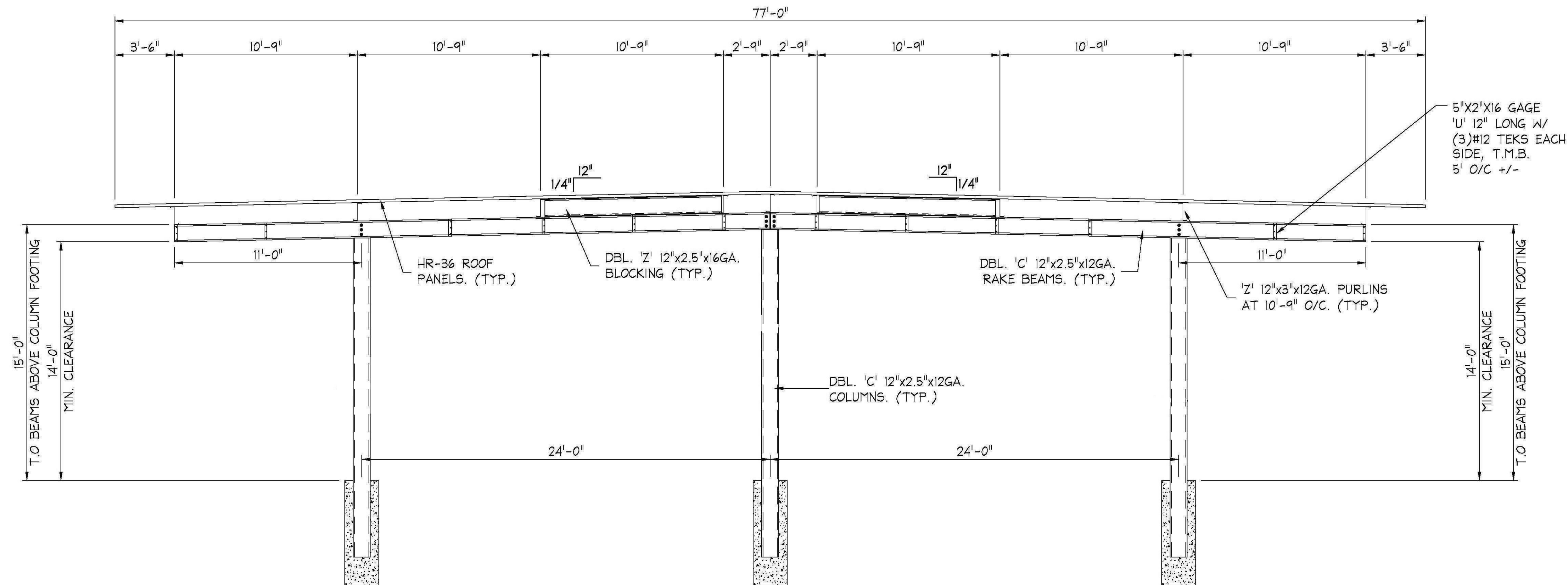
FENCE + PARKING SCREEN ELEVATION

1/4" = 1'-0"



ELEVATION OF ENCLOSED STORAGE UNITS

1/8" = 1'

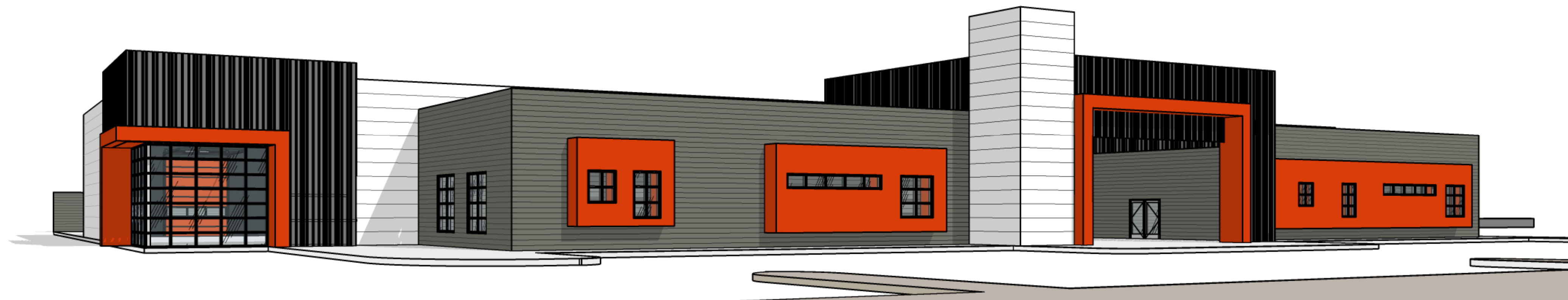


ELEVATION OF METAL STORAGE CANOPIES

1/4" = 1'

NOTE: ALL THREE CANOPIES ARE EXACTLY THE SAME.  
(IN HEIGHT, LENGTH AND WIDTH.)

#	DESCRIPTION	DATE

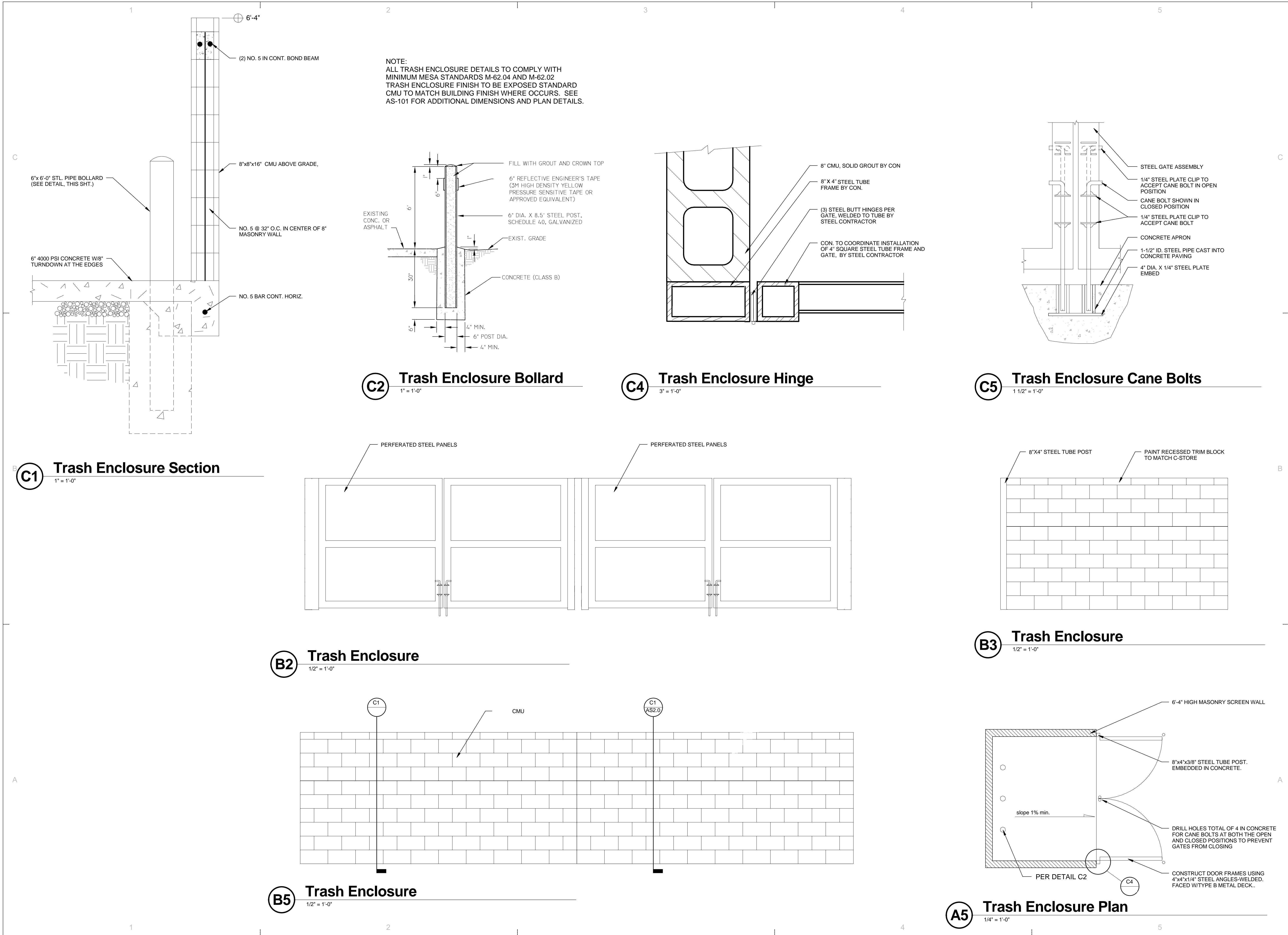


1 PERSPECTIVE NORTHEAST

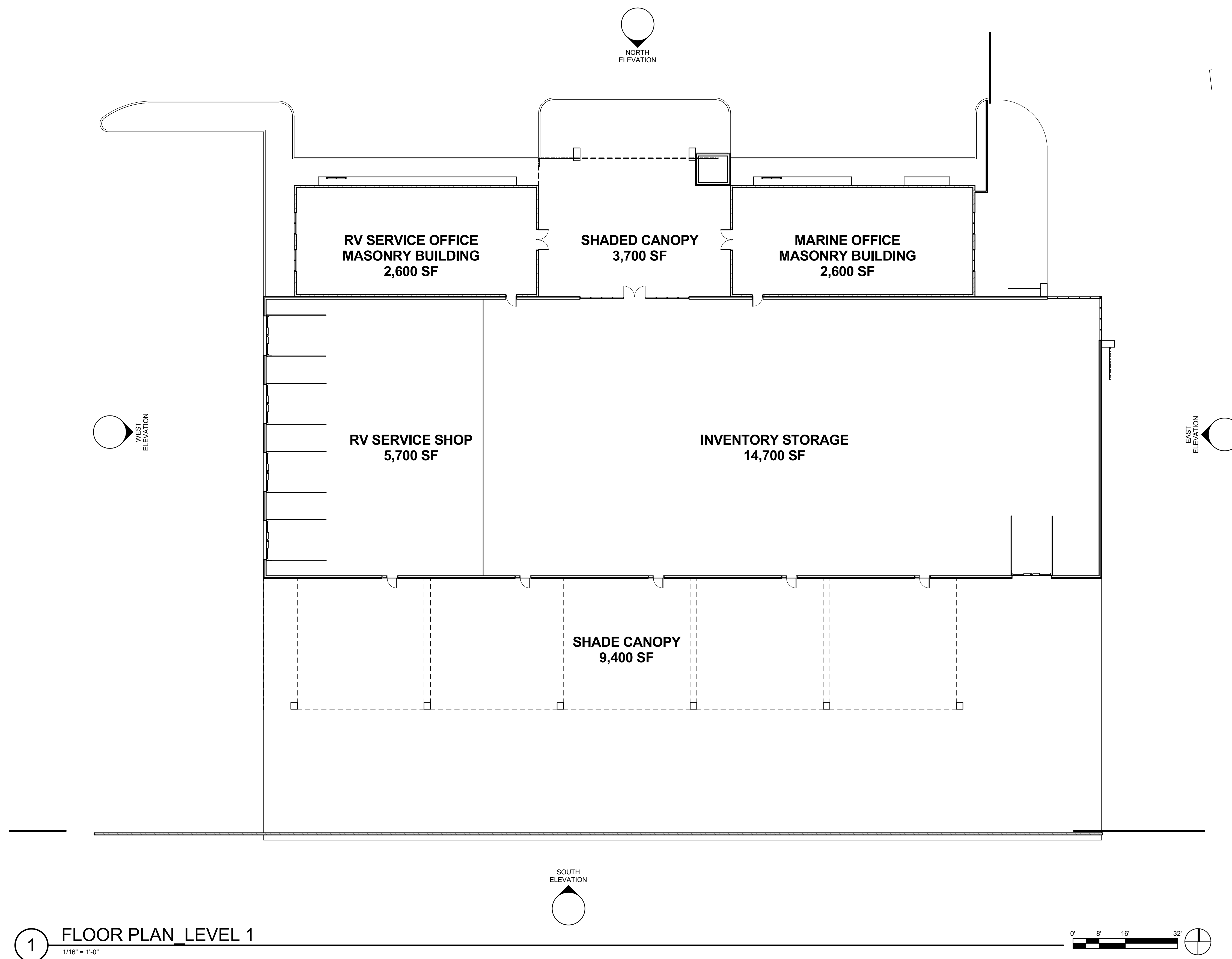


2 PERSPECTIVE NORTHWEST

#	DESCRIPTION	DATE





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# CITIZEN PARTICIPATION PLAN

## 8800 E Main Street - RV Renovators

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September 25, 2017

### PURPOSE

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, and schools in the vicinity of the proposed **RV Renovators** facility. This proposed development is approximately 16.3 acres of undeveloped land located on the south side of East Main Street - the 8800 block. Also known as Maricopa County Parcels #218-41-280F, 218-41-280E, and 218-41-278B ("Property").

The Property is currently zoned GC General Commercial and RS-43 and has a General Plan designation of Neighborhood Manufactured Home. This application is for a rezoning of parcels 218-41-280E and 218-41-278B from the current RS-43 designation to LC Limited Commercial with a Planned Area Development Overlay (PAD) to allow for the innovative and flexible design of an RV storage facility. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

### CONTACT

Mr. Jeff D. Welker  
3125 E. Dover St. Mesa, Arizona 85213  
(480) 209-7167  
Email: jeffw@wdrllc.net

### PRE-APPLICATION MEETING

The Pre-Submittal Conference (PS17-046) with City of Mesa staff was held on June 19, 2017. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

### ACTION PLAN

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have regarding the **RV Renovators** proposal.

1. A contact list will be established for citizens and property owners in this area including:
  - Registered neighborhood associations within one mile of the development.
  - Homeowners Associations within one mile of the development.
  - All property owners - 1,000 feet from the development.

2. All persons listed on the contact list will receive a letter describing the project, site plan and invitation to a neighborhood meeting.
  - The meeting will provide an introduction to the project and an opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
3. Individual presentations will be made to groups of citizens or neighborhood associations upon request.

*(All materials such as sign-in lists, comments, etc received will be copied to the City of Mesa)*

### **SCHEDULE**

- Pre-Submittal Conference - June 19, 2017
- Rezoning Application Submittal - September 25, 2017
- Neighborhood meeting - October 25, 2017 (Anticipated)
- Follow-Up Rezoning Submittal - November 7, 2017 (Anticipated)
- Submittal of Citizen Participation Final Report - November 7, 2017 (Anticipated)
- Planning and Zoning Board Hearing - December 20, 2017 (Anticipated)



# **CITIZEN PARTICIPATION REPORT**

## **RV RENOVATORS PROJECT**

### **8855 E MAIN STREET - ZON17-00323**

#### **Mesa, Arizona**

December 5, 2017

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#### **PURPOSE**

The purpose of this Citizen Participation Report is to provide initial results of the implementation of the Citizen Participation Plan to inform citizens, property owners, and neighbor associations in the vicinity of the proposed **RV Renovators** facility. This proposed development is approximately 16.3 acres of undeveloped land located at 8855 E Main Street. Also known as Maricopa County Parcels 218-41-280F, 280E, & 278B ("Property").

The Property is currently zoned GC General Commercial and RS-43 and has a General Plan designation of Neighborhood Manufactured Home. This application is for a rezoning of parcels 218-41-280E and 218-41-278B from the current RS-43 designation to GC General Commercial with a Planned Area Development Overlay (PAD) of the entire site to allow for the innovative and flexible design of an RV storage facility and expansion/relocation of the existing RV Renovators facility at 2145 E Main Street. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

This report helps demonstrate that those potentially affected by this application have had an adequate opportunity to learn about and comment on the proposed development.

#### **CONTACT**

Those coordinating the Citizen Participation activities are listed as follows:

Jeff D. Welker  
Welker Development Resources, LLC  
Phone: 480-209-7167 - Email: jeffw@wdrllc.net

## **ACTIONS**

A total of 244 notification letters were mailed to those individuals listed on the contact list (see attached); including all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list was obtained from the City of Mesa Neighborhood Services staff).

Said mailings included a project description, landscape/site plan, color elevations, and an invitation to answer questions or discuss concerns that any individual(s) might have.

## **RESULTS**

As noted above, 244 notification letters were mailed. As of the date of this Citizen Participation Report, no individuals or registered neighborhood representatives have contacted the applicant with questions or to express concerns. In addition, 71 notification letters were mailed to all property owners within 500' and registered neighborhood contacts within 1-mile regarding the Design Review Board (DRB) meeting held on November 14th. The DRB mailing also included a project description, landscape/site plan, and elevations. As of the date of this report, no individuals or registered neighborhood representatives have contacted the applicant with questions or to express concerns as a result of the DRB mailings. It should be noted that the DRB unanimously approved the project.

## **Schedule:**

- Pre-Submittal Conference - June 19, 2017
- Rezoning Application Submittal - September 25, 2017
- Design Review Board Notification Mailings - October 25, 2017
- Follow-Up Rezoning Submittal - November 7, 2017
- Design Review Board Meeting - November 14, 2017
- Submittal of Citizen Participation Final Report - December 5, 2017
- Site Posted - December 5, 2017
- Planning and Zoning Board Hearing - December 20, 2017 (Anticipated)
- City Council Ordinance Introduction - January 22, 2018 (Anticipated)
- City Council Public Hearing - February 5, 2018 (Anticipated)