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**Eastmark RV & Boat Storage
10630 E. Pecos Road, Mesa**

Narrative Report for Site Plan Review & Design Review

Request

This office represents Mad Aim Investments, LLC regarding its request for Site Plan Review and Design Review to permit the development of an outdoor storage facility proposed on two parcels at 10630 E. Pecos Road, Mesa, AZ (the "Property"), as depicted in the attached aerial map at TAB 1.

Current Zoning

The subject property is zoned Light Industrial (LI) which allows outdoor RV and boat storage. As confirmed by City of Mesa staff, Commercial Parking, which includes outdoor RV and boat storage, is an allowed use in the LI zoning district and permits the proposed development by right.

Surrounding Uses

The area surrounding the site is mostly zoned LI (to the north and west) and GI (to the south). The surrounding land is vacant except to the building to the east. To the east is Westtech Building Supplies which has an outdoor storage yard.

Site & Proposed Development

The applicant intends to develop the site for outdoor boat and vehicle storage consistent with the LI district development standards in MZO section 11-7-3. No new buildings, no canopies, no lighting nor permanent structures are proposed at this time, and therefore the character and image of the development will be established by the perimeter fence detail and streetscape landscaping.

The development is expected to accommodate approximately 300 RV storage spaces that range in size from 12'x20' to 14'x50'. The onsite RV storage area will be developed with a compacted ABC gravel surface except for retention basins and the landscape areas adjacent to the public streets. The property will have a 6' tall decorative perimeter wall with landscaping along its adjoining street frontages. Access to the site will be from 222nd Street with a gated entrance and electronic keypad.

Perimeter Wall

The perimeter wall will utilize part of the existing CMU wall along its eastern boundary. The remaining side and street frontages walls will be decorative and will include a pattern of smooth and split face block painted Dunn Edward Desert Suede and Dunn Edwards Treasure Chest. A rolling gate is proposed along the west side street frontage that will be perforated metal screening painted Dunn Edwards Treasure Chest as shown in the wall detail.

Landscape

A landscape plan has been prepared consistent with MZO Section 11-33 and the Mesa Gateway Strategic Development Plan (MGSDP) which recommends: "Design landscape improvements to respond to the desert environment, reduce heat islands, and reduce water consumption." Landscaping for the facility will incorporate the use of desert adapted shrubs, groundcovers, and trees that will provide a sense of identity and be compatible with the existing landscape of the area. The theme aims to provide interest through the variety of plant sizes and materials, organized in a manner that provides a clean and open landscape consistent with the area. All walls and vehicle screening will consist of decorative block.

New landscape will be planted within the street landscape setbacks which will provide screening along this streetscape. The landscape plan includes a desert palette consisting of Red Push Pistache, Live Oak, Lantana groundcover, and six (6) species of desert shrubs. Trees will be staggered and planted. Per MZO Section 11-33-3, perimeter landscaping along the Pecos Road (arterial) and 222nd Street (collector) will consist of a minimum of one (1) tree and six (6) shrubs per twenty-five (25') linear feet of street frontage. Minimum size of trees and shrubs will comply with MZO section 11-33-3.A.6

Grading and Drainage

The existing topography in the area generally slopes in a westerly direction. The project will be graded so that onsite and half street drainage will be captured and directed to the proposed on-site retention basins located along the southern boundary in accordance with the City of Mesa standards.

Site Plan Review Criteria

As an allowed use in the LI zoning district, a site plan review (SPR) application is required. Typically, SPR evaluates site access, circulation, building placement, pedestrian connectivity, parking, landscaping, and more. The SPR criteria is generally comprehensive because of the various site functions. However, in this instance, SPR is relatively streamlined because the site has minimal improvements and no buildings. Accordingly, much of the criteria used in a typical SPR is not necessarily applicable here. As listed in MZO section 11-69-5, the site conforms as follows:

1. The project shall be consistent with and conform to the adopted general plan and any applicable sub-area or neighborhood area plans, is consistent with all of the development standards of this Ordinance, and is consistent with any specific conditions of approval placed on the zoning of the property.

The 2040 Mesa General Plan character designation for this area is Employment, which allows LI zoning district and uses. The proposed development is a permitted use within the LI zoning district and is, by default, consistent with the General Plan. While a commercial parking lot is proposed today, no buildings are planned at this time. This allows the site to be reused in the future for a wider range of employment opportunities more aligned with the character plan such as large manufacturing facilities, warehouses, and business parks should the need arise.

2. The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site and surrounding natural and built environment.

The overall design is emphasized in the perimeter streetscape, landscaping, and walls since no other buildings are proposed. The site will be required to complete its half street right of way improvements which will enhance the appearance of the project site and surrounding area.

3. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

The proposed site plan is ideally laid out for its intended outdoor storage use. The internal circulation, parking configuration, and access points provide a suitable environment for its users.

4. Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

The streetscape consists of landscape setbacks and perimeter walls that are decorative and appealing in a manner that is an improvement to the immediate area. The only other developed property is the land directly west which has a large storage area fenced without any decorative walls or landscaping. Our development will be a marked improvement for this area.

5. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

The only developed neighboring property is Westech Building Supply next door. That building has significant areas for outdoor storage which is compatible in scale and character with this proposed development.

6. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

This section is not applicable since no new buildings or structures are planned at this time. Any future building will be subject to these criteria.

7. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.

The streetscape proposed with this development is consistent with the adjoining developed property's streetscape. Additionally, the streetscape is consistent with the Mesa Gateway Strategic Development Plan (MGSDP) which recommends "landscape improvements to respond to the desert environment, reduce heat islands, and reduce water consumption."

8. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

The streetscape will be fully improved with curb, gutter, sidewalks and landscaped setbacks (Pecos Road only). The landscape setbacks will be attractively designed and enhanced per City code. This will be a tremendous improvement to Pecos Road which currently has no improvements today.

9. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

The landscape setbacks will be attractively designed and enhanced with plant materials that are drought tolerant, minimize water usage, and are compatible with Mesa's climate.

10. The project has been designed to be energy efficient including, but not limited to, building siting, and landscape design. For purposes of this criterion, buildings that meet environmental standards such as LEED™, Green Globe or equivalent third-party certification are considered to be energy efficient

This section is not applicable since no new buildings or structures are planned at this time. Any future building will be subject to these criteria.