



PLANNING & ZONING BOARD

June 9, 2021



ZON20-00447



Request

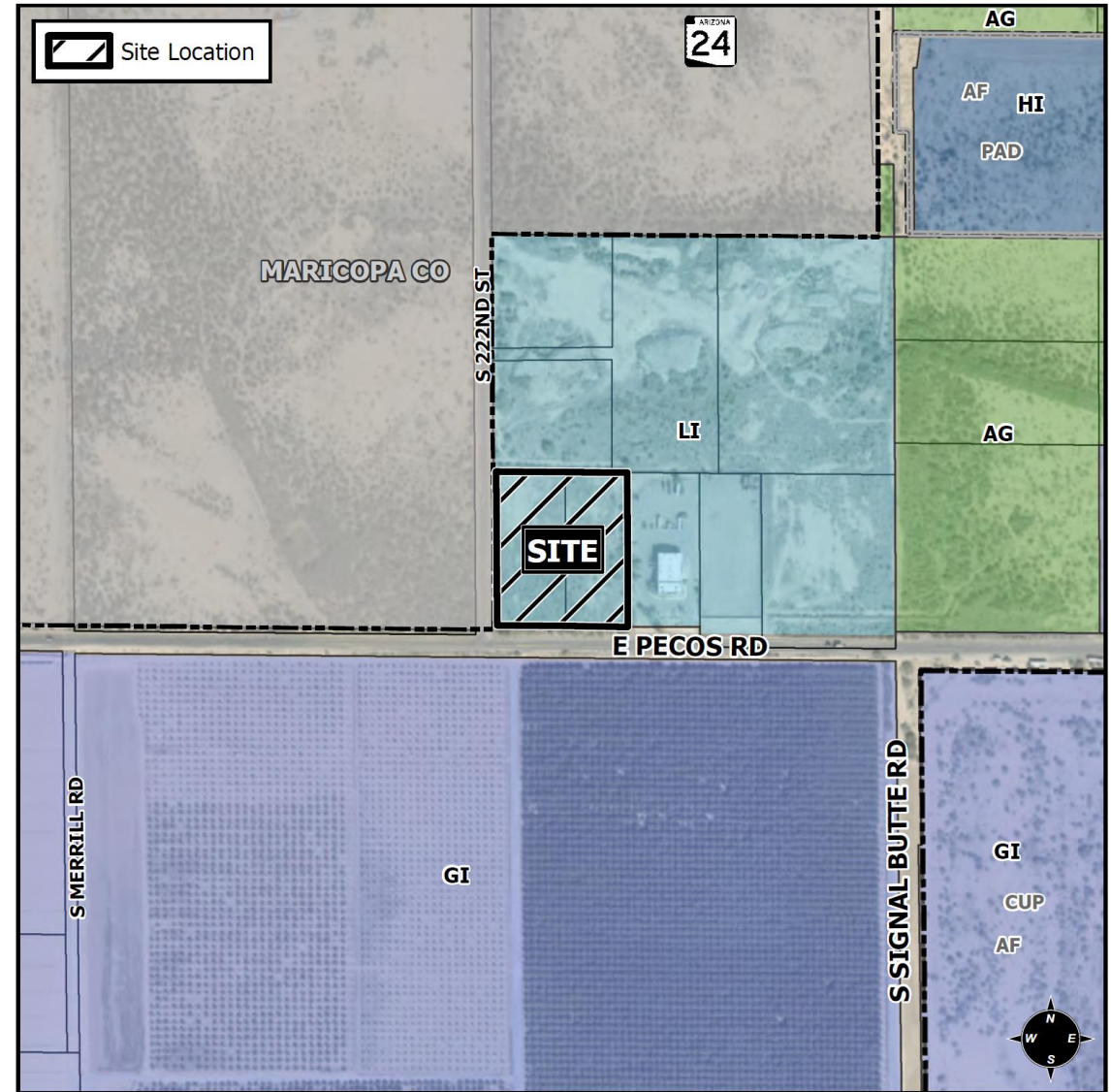
- Site Plan Review

Purpose

- This request will allow for the development of an RV storage facility

Location

- West of Signal Butte Road
- North of Pecos Road





General Plan

Employment

- Wide range of employment opportunities
- Manufacturing, warehousing and business parks

Zoning

- Light Industrial (LI)
- Areas for limited manufacturing and processing, wholesaling, and warehousing as well as commercial uses
- Effective January 1, 2021, storage requires a CUP in the LI zone
- Application filed July 2020



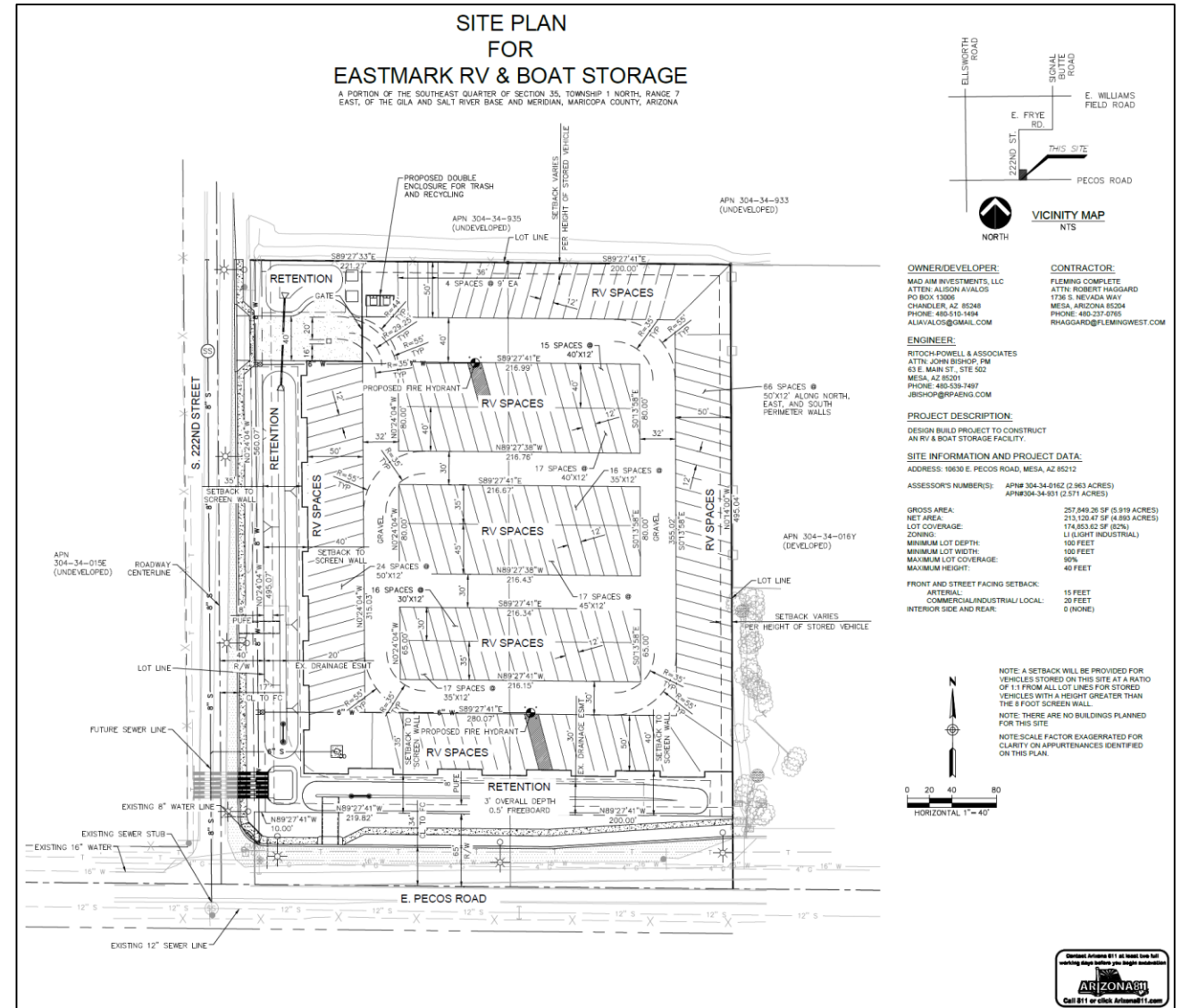
Street View



Looking north towards the site

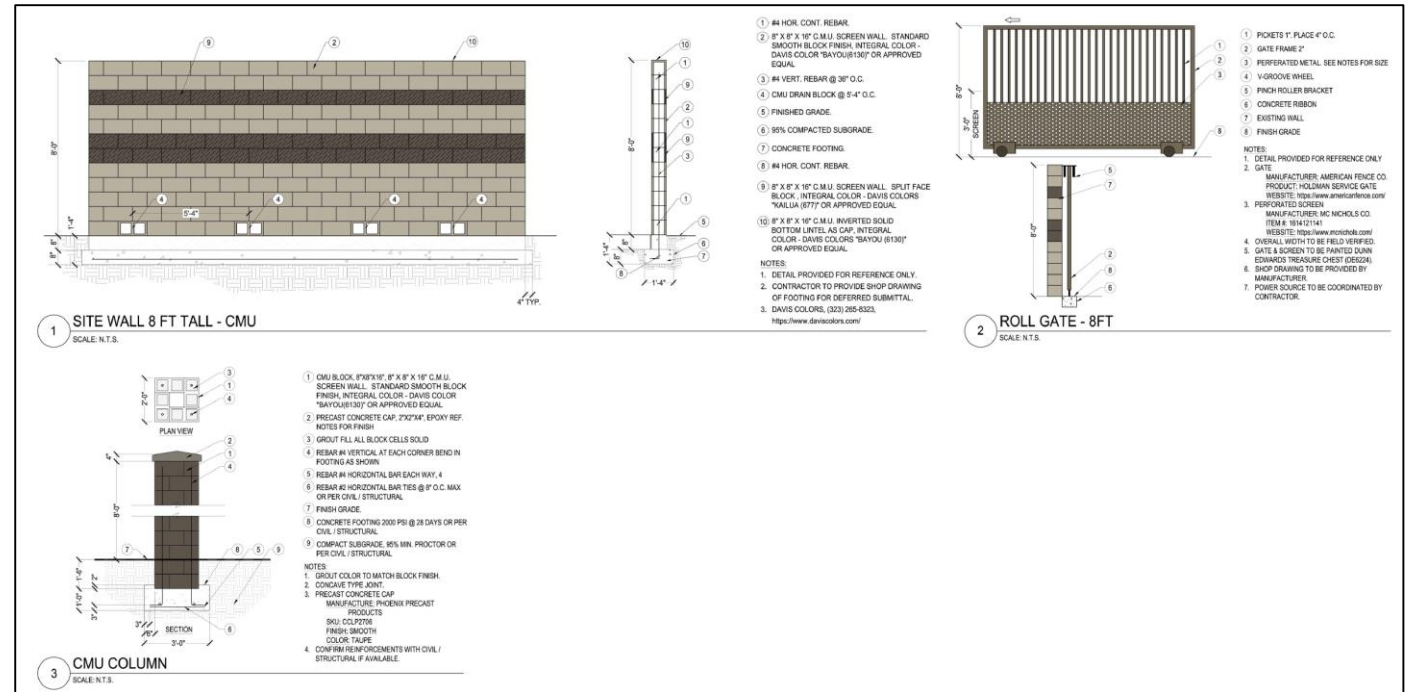
Site Plan

- 188 RV parking spaces
- Access on 222nd Street
- No structures on the site
- Wall articulation



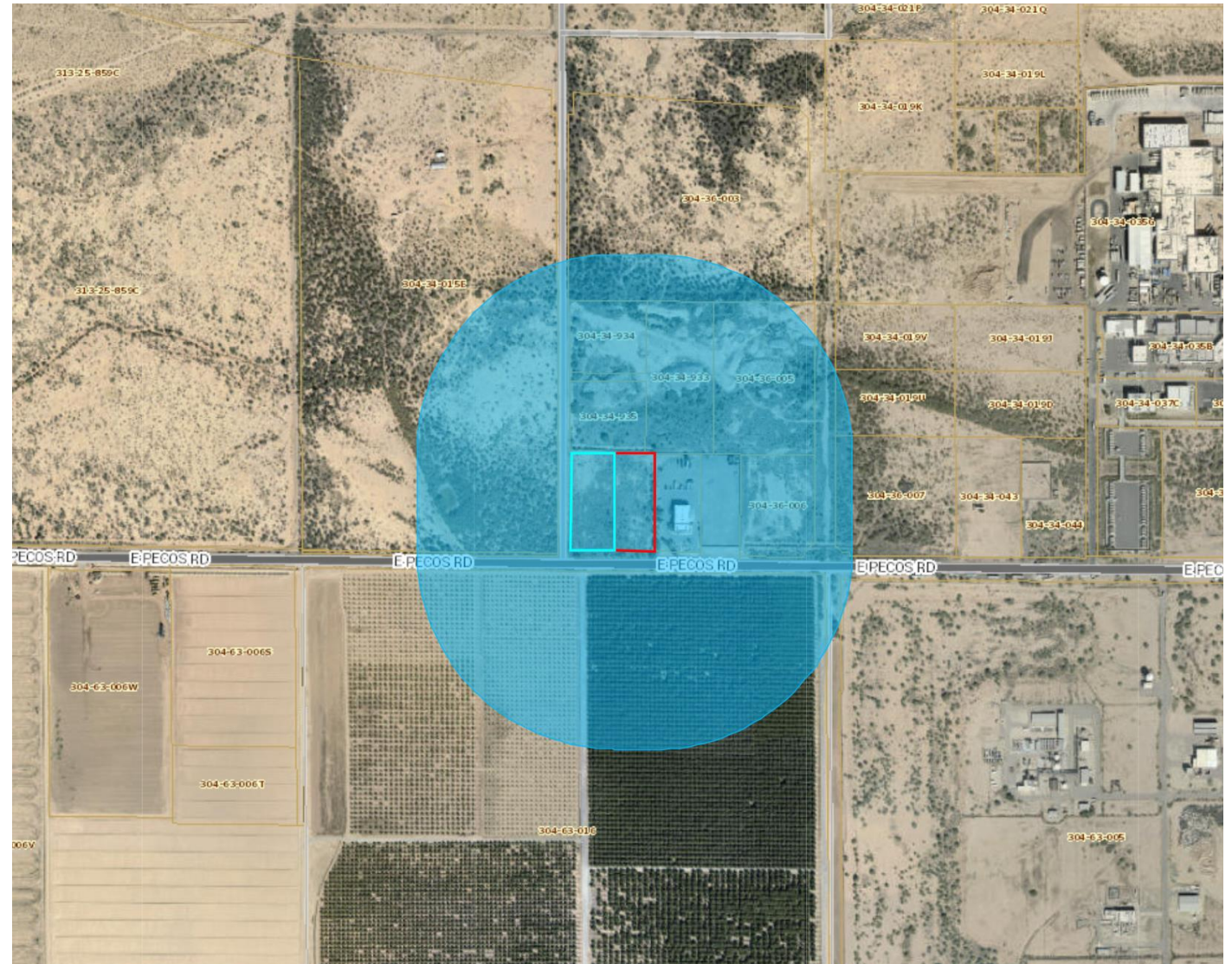
Design Review

• June 15, 2021



Citizen Participation

- Property owners within 1000 feet, HOA's, & Registered Neighborhoods



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions



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