



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**June 9, 2021**

CASE No.: **ZON20-00699**

PROJECT NAME: **Pecos Sub Self-Storage**

Owner's Name:	St. George Enterprises Real Estate, LLC/ Bam II, LLC
Applicant's Name:	John Reddell, Reddell Architects
Location of Request:	Within the 7200 to 7400 blocks of East Pecos Road (south side). Located west of Sossaman Road on the south side of Pecos Road.
Parcel No(s):	304-61-018B
Request:	Site Plan Review. This request will allow for the development of a self-storage and RV storage facility.
Existing Zoning District:	Light Industrial (LI)
Council District:	6
Site Size:	18± acres
Proposed Use(s):	Self-storage and RV storage facility.
Existing Use(s):	Vacant
P&Z Hearing Date(s):	<b>June 9, 2021 / 4:00 p.m.</b>
Staff Planner:	Evan Balmer, Planner II
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **January 18, 1990**, the property was annexed into the City of Mesa (Ord. #2473) and subsequently zoned Single Residence 43 (RS-43) (Case No. Z90-007, Ordinance No. 2496).

On **September 7, 2004**, the City Council approved a rezoning of the property from RS-43 to Light Industrial (LI) to bring the subject property into conformance with the Mesa 2025 General Plan (Case No. Z04-043, Ordinance No. 4272).

## **PROJECT DESCRIPTION**

### **Background:**

The subject request is for Site Plan Review to allow for the development of a self-storage facility with RV storage in the Light Industrial (LI) zoning district. The subject parcel is approximately 18± acres. The applicant submitted a lot split application to divide the 18± acre subject property into a 10.8± acre parcel and a 7.2± acre parcel, which is currently under review. The subject request applies only to the portion of the site which will become the 10.8± acre parcel. Future development of the 7.2± acre parcel will require land use review and approval in accordance with the Mesa Zoning Ordinance (MZO).

### **General Plan Character Area Designation and Goals:**

The General Plan character area designation on the property is Employment with an Industrial Sub-type. Per Chapter 7 of the General Plan, the goal of the Employment character designation is to provide for a wide range of employment opportunities in high-quality settings. Per the Plan, areas located in the Industrial Sub-type are appropriate for manufacturing, warehousing, and other industrial uses.

### **Gateway Strategic Development Plan:**

The subject property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. This designation applies to areas south of the Airport/Campus District and the Williams Gateway Freeway. Heavy industrial, light industrial, business parks, and commercial uses should be the predominant uses within this district. The proposed development meets the goals and intent of the Mesa Gateway Strategic Development Plan.

The proposed development of self-storage with RV storage is consistent with the primary land uses envisioned for the Employment District with an Industrial Sub-type and will support the goals of the General Plan by providing employment opportunities as well as providing commercial storage opportunities for the growing southeast portion of Mesa. Furthermore, staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

### **Zoning District Designations:**

The subject property is zoned Light Industrial (LI). Per the current MZO standards of Section 11-7-2, the proposed use, self-storage and RV storage, requires a Council Use Permit (CUP). However, the subject application was filed in October 2020 and pre-dates the current requirement for a CUP for self-storage and RV storage facilities which became effective on January 1, 2021. Per Section 11-1-6(C)(1) of the MZO, land use applications filed prior to the effective date of Zoning Ordinance amendments may be approved under the provisions of the Ordinance in place at the time the application was submitted. When the subject request was submitted, the proposed uses was allowed by right and required Site Plan Review approval.

### **Airfield Overlay – MZO Article 3 Section 11-19:**

Per Section 11-19 of the MZO, the site is located within the City of Mesa Airfield (AF) Overlay District; specifically, within the Airport Overflight Area Three (AOA 3). The location of the

property within the AOA 3 is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-7-2 of the MZO, the AOA 3 allows mini-storage and RV storage uses. Phoenix Mesa Gateway Airport officials reviewed the request and are not opposed to the requested use on the subject property.

**Site Plan and General Site Development Standards:**

The proposed site plan shows the development of a 76,025 square foot self-storage facility and 92,346 square feet of outdoor RV storage area. According to the application, the facility will consist of approximately 400 storage units (208 of which will be in climate-controlled space), 210 RV parking spaces (140 covered and 70 open), and a 2,000 square foot office and customer service area. The site will be accessed via two gated entrances off of Pecos Road. Visitor parking will be located adjacent to the office along the north side of the site. The RV storage area will be located internal to the site to help screen the use and mitigate any potential negative visual impacts. Overall, the proposed site plan conforms to the requirements of the MZO including the review criteria for Site Plan Review in Section 11-69-5.

**Design Review:**

On May 11, 2021, the Design Review Board reviewed the proposed building elevations and landscape plan for the development and recommended minor modifications. The modifications included revisions to the tree spacing and increased architectural detailing around the customer entrance to the leasing office. Staff will work with the applicant to include the recommended changes into the final design.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> (Across Pecos Road) LI Vacant	<b>North</b> (Across Pecos Road) LI Vacant	<b>Northeast</b> (Across Pecos Road) PS Vacant
<b>West</b> LI Vacant	<b>Subject Property</b> LI Vacant	<b>East</b> LI Vacant
<b>Southwest</b> LI Vacant	<b>South</b> GI Vacant	<b>Southeast</b> LI Vacant

**Compatibility with Surrounding Land Uses:**

The subject site is surrounded by vacant properties zoned for Light Industrial (LI) and General Industrial (GI) uses. The proposed self-storage and RV storage is compatible with industrial land uses.

**Neighborhood Participation Plan and Public Comments:**

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site. There are no HOAs within ½ mile or registered neighborhoods within one mile of the site. As of writing this report, neither the applicant nor

staff have received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on June 9, 2021.

**Staff Recommendation:**

Based on the application received and the proceeding analysis, staff finds the subject request is consistent with the General Plan and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval of the request with the following conditions:

**Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix Mesa Gateway Airport which will be prepared and recorded by the City (concurrent with the recordation of the final subdivision map or prior to the issuance of a building permit).
5. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
6. Prior to the issuance of a building permit, provide documentation that a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.

**Exhibits:**

**Exhibit 1-Staff Report**

**Exhibit 2-Vicinity Map**

**Exhibit 3-Application Information**

3.1 Project Narrative

3.2 Site Plan

**Exhibit 4-Citizen Participation Plan**

**Exhibit 5-Citizen Participation Report**

**Exhibit 6-Avigation Easement**