



PLANNING DIVISION
STAFF REPORT

City Council Hearing

July 1, 2021

CASE No.: **ZON20-00447**

PROJECT NAME: **Eastmark RV and Boat Storage**

Owner's Name:	Van Co Properties, LLC
Applicant's Name:	Adam Baugh, Withey Morris PLC.
Location of Request:	Within the 10600 block of East Pecos Road (north side) and within the 6700 block of south 222nd Street (east side). Located west of Signal Butte Road on the north side of Pecos Road.
Parcel No(s):	304-34-016Z and 304-34-931
Request:	Site Plan Review. This request will allow the development of an RV storage facility.
Existing Zoning District:	Light Industrial
Council District:	6
Site Size:	4.7± acres
Proposed Use(s):	RV storage facility
Existing Use(s):	Vacant
P&Z Hearing Date(s):	June 9, 2021 / 4:00 p.m.
Staff Planner:	Evan Balmer, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	Approval with conditions

HISTORY

On **February 20, 2004**, the subject property was annexed into the City of Mesa (Ordinance No. 4148) and subsequently zoned to Single Residence 43 (RS-43) (Case No. Z04-018, Ordinance No. 4178).

On **December 6, 2004**, the City Council approved a rezoning of the property from RS-43 to Light Industrial (LI). The purpose of this zoning change was to bring the property into conformance with the Mesa 2025 General Plan Employment character land use designation on the property (Case No. Z04-098, Ordinance No. 4324).

On **June 25, 2007**, the City Council approved a Site Plan Review for the development of two wholesale distribution buildings (Case No. Z07-045, Ordinance No. 4718). The proposed development was never constructed.

PROJECT DESCRIPTION

Background:

The subject request is a Site Plan Review to allow development of a Recreational Vehicle (RV) storage facility on a 4.7± acre property in a Light Industrial (LI) zoning district. The property is currently vacant and located at the northeast corner of Pecos Road and 222nd Street. Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), currently a Council Use Permit is required for development of an RV storage in the LI district. However, the subject request was submitted in 2020 prior to changes to the City's Zoning Ordinance to require a CUP for the use in the LI District. Prior to amendments to the Zoning Ordinance to require a CUP, RV storage was allowed by right in the LI zoning district. However, City Council review and approval is required pursuant to a condition of approval in Ordinance No. 4178 (Case No. Z04-018), passed and adopted by City Council on April 5, 2004.

The proposed site plan shows approximately 188 parking spaces to store the RVs. There are no proposed buildings or canopy structures on the property. The application documents show proposed construction of an 8' decorative wall around the perimeter of the site. This wall is intended to provide a certain level of screening of the RVs from public view along Pecos Street. There is also a proposed 40 feet width of landscaping along Pecos Road to the south of the site and 40 feet width of landscaping along 222nd Street to the east of the site. Construction of the landscaping area will enhance the aesthetic view of the site.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Employment. 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. Examples of employment districts include areas for large manufacturing facilities, warehousing, business parks, etc. The proposed development of the site for an RV storage will provide such storage opportunities in the area and serve the growing needs of the surrounding community.

Gateway Strategic Development Plan:

The subject property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. This district encompasses areas south of the Airport/Campus District and the Williams Gateway Freeway. Per the strategic development plan, heavy industrial, light industrial, business park, and commercial uses are envisioned to be the predominant uses within the district. The proposed development conforms to the goals of the Mesa Gateway Strategic Development Plan.

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. Overall, the proposed development of the site as an RV storage will provide space areas for the storage of RVs to meet the needs of the surrounding community.

Zoning District Designations:

The subject property is zoned Light Industrial (LI). Per Section 11-7-2 of the Mesa Zoning Ordinance, currently a Council Use Permit is required for development of an RV storage in the LI district. However, the subject request was submitted in 2020 prior to changes to the City's Zoning Ordinance to require a CUP for the use in the LI District. Prior to amendments to the Zoning Ordinance to require a CUP, RV storage uses was allowed by-right in the LI zoning district.

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, RV storage uses are allowed in the AOA-3. The Phoenix Mesa Gateway Airport staff reviewed the request and express no concerns with development of the site for the proposed use.

Site Plan and General Site Development Standards:

The proposed site plan shows development of 188 parking spaces for storage of RVs on the property. The proposed site plan shows parking spaces of two dimensions at the site: 12 feet by 35 feet and 12 feet by 45 feet. From the site plan, there will be one access to the site from 222nd Street. As there is only one access to the site, the future construction of any buildings on the site would be required to install fire sprinklers.

Per Section 11-30-7 of the MZO, RV storage areas are required to be screened by an 8' high wall. The site plan shows proposed construction of an 8' wall along the perimeter of the property. Per Section 11-30-4 (E) of the MZO, the maximum length of continuous, unbroken and uninterrupted fence or wall plane adjacent to right-of-way or private streets that are functioning as a public road shall be 40 feet. Such walls are also required to include wall plan articulation using columns, landscaping pockets and/or a change to using different building wall materials. The site plan shows a screening wall to be constructed along the perimeter of the property with landscape pockets every 40 feet, which conforms to the requirement of the Zoning Ordinance. The screening wall will be decorative masonry wall with integral color block.

The proposed site plan also shows the development will be setback 40 feet from the adjacent right-of-way along Pecos Road to the south and 40 feet from the adjacent right-of-way along South 222nd Street to the west. Per Section 11-7-2 of the MZO, the required setback adjacent to Pecos Road is 15 feet and 20 feet along 222nd. The increase in the required setback will provide additional land area to accommodate landscaping. Overall, the proposed site plan conforms to the requirements of the Mesa Zoning Ordinance, including the review criteria for Site Plan Review outline in Section 11-69-5 of the MZO.

Design Review:

The Design Review Board is scheduled to review the subject request on June 15, 2021. Staff will be working with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across 222 nd Street) RU-43 (Maricopa County) Vacant	North LI Vacant	Northeast LI Vacant
West (Across 222 nd Street) RU-43 (Maricopa County) Vacant	Subject Property LI Vacant	East LI Industrial
Southwest (Across Pecos Road) GI Vacant	South (Across Pecos Road) GI Citrus Grove	Southeast (Across Pecos Road) GI Citrus Grove

Compatibility with Surrounding Land Uses:

Currently, the subject property is vacant. The properties to the north, south, and west are also vacant. The property to the east is developed as an industrial office. The surrounding properties to the north and east are zoned Light Industrial, and the property to the south is zoned General Industrial. The property to the west is located within Maricopa County and zoned Single Residence 43 (RU-43). The proposed development of the site as an RV storage facility will not be out of character with the current uses surrounding the property.

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 City development codes and regulations.
3. Compliance with all requirements of Design Review.
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 (concurrently 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/Preliminary Plat

Exhibit 4-Citizen Participation Plan

Exhibit 5-Citizen Participation Report

Exhibit 6-Avigation Easement