



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 23, 2021

CASE No.: ZON20-00876	PROJECT NAME: Power Road Self-Storage Facility
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Owner's Name:	Rockall Power LLC
Applicant's Name:	Brian Greathouse, Burch & Cracchiolo, P.A.
Location of Request:	Within the 3800 block of South Power Road (east side). Located south of Elliot Road on the east side of Power Road.
Parcel No(s):	304-17-008W
Request:	Site Plan Review. This request will allow the development of a self-storage building.
Existing Zoning District:	Light Industrial with a Planned Area Development Overlay (LI-PAD)
Council District:	6
Site Size	2.35± acres
Proposed Use(s):	Self-Storage
Existing Use(s):	Vacant
P&Z Hearing Date(s):	June 23, 2021 / 4:00 p.m.
Staff Planner:	Wahid Alam, AICP Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **September 22, 1998**, the City Council adopted an ordinance annexing 154± acres of land, including the subject property, from Maricopa County into the City of Mesa (Case No. A98-004; Ordinance No. 3535).

On **December 21, 1998**, the City Council approved a rezoning of the subject property from the Maricopa County RS-43 zoning designation to the City of Mesa Single Residence 43 (RS-43) zoning designation (Case No. Z98-103; Ordinance No. 3577).

On **April 5, 1999**, the City Council approved a rezoning of the subject property from RS-43 to Light Industrial (LI) and General Industrial (GI). The rezoning also included an approval of a Development Master Plan (DMP) Overlay and associated concept plan. The concept plan showed potential industrial uses on the property (Case No. Z99-16; Ordinance No. 3610).

On **January 22, 2008**, the City Council approved a rezoning of the subject property from LI-DMP and GI-DMP to LI-PAD and GI-PAD with a modification to the Development Master Plan and approval of a site plan for development of an office/warehouse complex on the property (Case No. Z07-124; Ordinance No. 4806).

On **June 21, 2021**, the City Council is scheduled to review a rezoning request to modify the approved Planned Area Development Overlay (PAD) on the property. The request include specific site plans for four parcels in the PAD and a concept plan for one parcel. The parcel for the subject site plan request is shown as a concept plan (i.e site 5) on the PAD Case No. ZON20-00872. Per Section 11-22-5 of the Mesa Zoning Ordinance, a specific site plan is required prior to development on the subject parcel.

PROJECT DESCRIPTION

Background:

The subject request is for a site plan approval to allow the development of a 98,542 square foot self-storage facility on the subject property. The property is a 2.35± acre in size and located within a Planned Area Development. As of writing this report, the City Council is scheduled on June 21, 2021 to consider a rezoning request to modify the approved Planned Area Development Overlay on the property (ZON20-00872). The PAD modification is mostly to allow increased building height, a reduction in parking and a reduced landscape yard for the east property line on the subject site. The subject property is shown as “Site 5” on the final site plan submitted with Case No. ZON20-00872, with a conceptual plan within the PAD. Per Section 11-22-5 of the MZO, a specific site plan is required to be approved prior to development on the subject property.

Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), currently a Council Use Permit is required for development of a self-storage facility in the LI district. However, when the subject request for a site plan approval was submitted, the use was allowed to be developed in the PAD without a council permit. The applicant discussed with staff to proceed with the approval of the site plan. However, based on the review of the PAD, staff and the applicant agreed to hold on to the request for approval of the site plan until the PAD modification is approved. This was to ensure the site plan would be consistent with the PAD modification and design.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Mixed Use Activity District/Employment. Per Chapter 7 of the General Plan, the Mixed Use Activity character area are large scale (typically over 25 acres) community and regional activity areas that usually have a significant retail and commercial component, including shopping areas such as malls, power centers or lifestyle centers designed to attract people from a large radius. Per the General Plan, the purpose of the Employment character area designation is to provide for a wide range of employment opportunities in high-quality settings. Examples of employment-type land uses include areas for large manufacturing facilities, warehousing, and business park type uses. The proposed development will provide opportunities to meet the mini storage needs of the surrounding industrial development and also serve the growing needs of the surrounding community. 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.

Mesa Gateway Strategic Development Plan:

The subject property is also located within the Mesa Gateway Strategic Development Plan and specifically located within the Inner Loop District of the Plan. Per the Strategic Plan, the focus of the Inner Loop District is to provide a high-quality, mixed-use environment that is compatible with increasing over-flight activities associated with the Phoenix-Mesa Gateway Airport operations. The proposed self-storage facility within the industrial use is consistent with the goals of the Mesa Gateway Strategic Development Plan.

As a recommendation of the Mesa Gateway Strategic Development plan, the City of Mesa conducted a specific land use study in 2018 (i.e. the 2018 Inner Loop Land Use Study) for the Inner Loop Area of the Plan. The intent of the study was to ensure appropriate allocation of land uses and distribution that aligns with the goals of the Mesa Gateway Strategic Development Plan. The study designated the area as Mixed Use Activity, Community Scale District. This designation was specific to character area designations defined in the study. The subject request conforms to the Mixed Use Activity character defined in the study, as well as the goals of the Employment/Business Park character designation envisaged in the General Plan.

Zoning District Designations:

As stated earlier, the City Council is scheduled to review approval of a rezoning request to modify the approved PAD on the property. Per Section 11-7-2 of the Mesa Zoning Ordinance, currently a Council Use Permit is required for development of a self-storage facility 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, self-storage uses were allowed by-right in the LI zoning district on the property.

Airfield Overlay – MZO Article 3 Section 11-19:

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area Three (AOA 3). The location of the property within AOA 3 is due to its proximity to Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, self-storage uses are allowed within the AOA 3. Phoenix Mesa Gateway Airport officials reviewed the request and did not expressed concern with the proposed development on property.

Site Plan and General Site Development Standards:

The subject property consists of 2.35± acres within a Planned Area Development. The proposed site plan shows development of a 98,542 square-foot three-story building on the property. Based on the submitted site plan, the property will have vehicular access to the south side of the property through a shared drive aisle connecting the development to Power Road to the west of the site. Office areas within the building will be located on the south side of the building and employee and visitor parking areas will be located south of the building. The landscape plan submitted with the application shows an 8 foot high masonry wall to screen the storage units along the north exterior wall from public view. Per Section 11-32-3 of the MZO, four parking spaces are required for the proposed development of the site. The site plan shows six parking spaces will be provided which conforms to the MZO requirement.

Design Review:

On May 11, 2021, the Design Review Board reviewed the proposed building elevations and landscape plan. Staff is currently working with the applicant to include recommended changes from the Design Review Board. The recommended changes include reviewing the landscape plan with the overall development of the PAD, and including accent lighting to enhance the proposed architecture of the site. Regarding the landscaping, the Board recommended thoroughly reviewing proposed landscaping and plant materials for the subject site to ensure the proposed plantings are consistent with the remainder of the PAD area.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Power Road) Town of Gilbert BP Undeveloped	North LC-PAD and LI-PAD Private School and RWCD Yard	Northeast LC-PAD and LI-PAD Private School and RWCD Yard
West (Across Power Road) Town of Gilbert BP Undeveloped	Subject Property LI-PAD Undeveloped	East LI-PAD Undeveloped
Southwest (Across Power Road) Town of Gilbert BP Undeveloped	South LI-PAD Undeveloped	Southeast LI-PAD Undeveloped

Compatibility with Surrounding Land Uses:

The subject property is currently undeveloped. As discussed, the property is part of a PAD planned to be developed as an industrial park. The property to the east and south are planned to be developed for industrial uses. The property to the north is developed and used as a private school and an office for RWCD. The property to the west is located in the Town of Gilbert. The subject site review to allow development of a self-storage facility will not be out of character with the PAD and surrounding uses.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile of the site. As of writing this report, staff has not received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the June 23, 2021 study session. Staff will provide the Board with any new information during the study session.

Staff Recommendation:

Based on the application received and the proceeding analysis, staff finds that the subject request is consistent with the General Plan, the Gateway Strategic Development Plan, and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO. Therefore, Staff recommends

approval 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. All off-site improvements and street frontage landscaping must be installed with the first phase of construction.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Landscape Plan
- 3.4 Elevations

Exhibit 4-Citizen Participation Plan

Exhibit 5-Citizen Participation Report