

4550 E SOUTHERN AVENUE - SELF STORAGE

Mesa, Arizona

REZONE, SCIP, SUP, PAD MODIFICATION, & SITE PLAN REVIEW PROJECT NARRATIVE

September 14, 2016

REVISED

A. PROJECT SUMMARY & REQUESTS

Welker Development Resources, LLC ("Applicant"), on behalf of RNF Investments ("Owner"), respectfully submits this project narrative and supporting documents in support of a zoning change on approximately 2.78 acres located at 4550 E Southern Avenue in Mesa, Arizona ("Property") and is commonly known as a portion of APN: 140-51-721 and Sunland Village 8, Tract A. The specific requests are as follows:

- A. Rezoning from Single Residence RS-6-PAD to Limited Commercial (LC) to allow the expansion of an existing self storage facility.
- B. A Substantial Conformance Improvement Permit (SCIP) via Case BA16-050 to facilitate additions to an existing mini-storage warehouse facility in the LC zoning district.
- C. A Special Use Permit to allow an existing recreational vehicle (RV) storage yard initially provided as an accessory use to a residential master plan development in the RS-6-PAD zoning district to be utilized by the general public
- D. Minor modifications to a Planned Area Development (PAD) overlay district related to development standards for that same RV storage yard. (PLN2016-00489)
- E. Site Plan Review (SPR).

B. HISTORICAL BACKGROUND/CURRENT USE OF PROPERTY

When Sunland Village was initially developed in 1979, Mesa's approvals included an outdoor storage site to accommodate recreational vehicles (RV's) on the approximately 7.33 acres that comprised Tract A. This site was considered an amenity of the Sunland Village community and designated for the use of the adjacent residents. In 1984, approximately 1.2 acres of the Property adjacent to Southern Avenue was rezoned to LC to allow the development of a self storage facility, which was constructed and continues to operate as originally approved.

C. PROJECT DESCRIPTION

As demonstrated on the site plan included with this application, the proposal involves the expansion of an existing self-storage business. The existing self storage business is located on the southern 1.2 acres of Tract A immediately adjacent to Southern Avenue. Open RV storage currently occupies the remaining 6.13 acres immediately adjacent to the north boundary of the existing self storage. Approval of this request would allow the Owner to expand the existing self storage business into the area currently occupied by RV storage.

The office being used to manage the existing self-storage facility will continue to be used to manage the proposed expansion. For clarification, the existing RV storage will be maintained along the north site boundaries consistent with current practices and as previously approved. The proposed 3 self-storage buildings are located in the center of the site to maximize functionality.

The demographics of retirement communities in this region are changing. Historically retirement developments have needed outdoor storage options for RV's and boats. Today the demand for outdoor RV storage is slowly shrinking and the demand for traditional self-storage facilities is growing.

D. EXISTING AND SURROUNDING SITE USES

The surrounding zoning and uses are identified as follows:

	Existing Zoning	Current General Plan	Existing Use(s)
North	RM-2 and RS-6	Neighborhood Suburban	Single Family Attached & Detached Homes
South	Southern Avenue RM-3 and OC	Neighborhood Suburban	Southern Avenue, Multi-Family Housing (apartments), Office Building
East	Flower Circle RS-6 and RM-4	Neighborhood Suburban	Single Family Detached Homes
West	RM-2 and RM-4	Neighborhood Suburban	Multi-Family Housing (apartments) and Single Family Attached Homes

E. ELEVATIONS & LANDSCAPE

The building elevations will be designed to compliment the existing self-storage building and consistent with Mesa's established Design Guidelines. No changes in the elevations for the existing self storage facility are proposed. Via separate application, all proposed elevations and design elements will be submitted for Design Review Board review and approval.

F. PARKING

Parking will be designed and provided in compliance with Mesa's standards for self-storage developments. Drive aisles adjacent to each self storage building is of sufficient width to allow for customer parking adjacent to each storage unit, while maintaining access/maneuverability for two way normal vehicular movements and emergency vehicle access/maneuverability.

G. PUBLIC STREET IMPROVEMENTS

The existing street improvements on Southern Avenue are built to current City standards and no new public street improvements are needed. The existing driveways on Southern Avenue will be brought into ADA compliance in conjunction with this proposed development.

H. PUBLIC RIGHT-OF-WAY

The existing public right-of-way already dedicated and no additional right-of-way or public easements are required in conjunction with this development. If determined to be necessary during construction document review, right-of-way dedication may be required to ensure the ADA sidewalk behind the existing are contained within the public domain.

I. PUBLIC UTILITIES & SERVICES

It is not anticipated that any new City of Mesa water, wastewater, or gas utility services will be needed for this proposed development beyond the extension of water mainlines inside the site boundaries as needed to accommodate required fire hydrants and/or other fire suppression systems.

J. STORMWATER RETENTION

Stormwater retention for this site is maintained in an existing basin located adjacent to the east property line. While no changes in drainage patterns are proposed, any increase in stormwater runoff from the proposed self storage expansion will be directed to and retained in the aforementioned basin.

It is anticipated that the existing retention basin will need to be regraded to accommodate the construction of a 30' drive aisle on the east side of the three new self-storage buildings. Accordingly, the Owner's engineer will prepare the requisite drainage calculations and G&D design showing compliance with Mesa's adopted standards.

K. LOCATION AND ACCESSIBILITY

The site is located approximately ¼ of a mile east of the north east corner of Greenfield Road and Southern Avenue. Primary access is via an existing commercial driveway off Southern Avenue and a secondary access exists off Flower Circle and is only for use by Sunland Village residents that are storing RV's.

L. CIRCULATION SYSTEM

The site is near the corner of two major arterial streets and will not have a significant impact on the surrounding circulation system. The on-site circulation will be simply controlled by the proposed drive aisles within the site. Site ingress and egress will not change from its current use. Once inside the securely fenced area, the width of the drive aisles are sized to accommodate two way normal vehicular movements and emergency vehicle access/maneuverability. Access will be via the existing commercial driveway on Southern Avenue.

As demonstrated on the plan documents, a 6' fence with access gates on the east and west ends, will create a clear and practical separation between the existing RV storage and proposed self-storage expansion. This access control between the two uses does not allow commingling of uses, but does accommodate a secondary means of RV vehicle access that minimizes RV traffic on Flower Circle.

M. COMMUNITY FACILITIES AND SERVICES

Due to the nature of the type of proposed use, additional services such as parks, schools, or other regional amenities are not needed or required.

N. SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT (SCIP) CRITERIA

This SCIP request is to allow the existing conditions to remain as recognized deviations from the zoning code. The approval of this SCIP is necessary and justified because: (a) compliance with current landscape standards for the existing self-storage will cause a practical and unreasonable hardship, (b) requiring the proposed self storage expansion to comply with current landscape standards is not necessary to achieve the intended goals of these standards and (c) the non-conformities, such as foundation landscaping and perimeter landscape requirements, do not impose unreasonable encroachments to surrounding properties and their uses.

Accordingly, the Applicant hereby requests a SCIP to address the following code requirements:

1. Deviation from the required foundation base (Sect. 11-33-5A). The existing building hardscape is minimal at the front (+/-10'-0") and non-existing at rear and sides. Existing construction is such that conforming to the code would be a hardship that would jeopardize typical self storage operations.
2. Deviation from the required perimeter landscaping on the west and north sides (Sect. 11-6-3A, 11-33-3, & 11-33-4). Due to the unique location of this site within the boundaries of an existing RV storage lot, conforming to these code sections would be unnecessary and a hardship.
3. Deviation from Mesa Standards for Pedestrian Access through parking area (Sect. 11-30-8A). We will not be adding any pedestrian access to the existing main parking field.
4. Deviation from Mesa Standards for Trash and Refuse Collection Areas (Sect. 11-30-9G 11-30-12). The solid waste container on the existing self storage site will not be modified as part of his proposal.

As noted above, the reason for these requests is to allow an expanded use of the Property for the Owner's self-storage business operations. The proposed expansion is within the boundaries of the existing RV storage site, will not substantially change adjacencies to any of the existing residential land uses, is surrounded by a 6-foot tall masonry wall, and self storage expansion will generally not be visible from Southern Avenue or the adjacent properties.

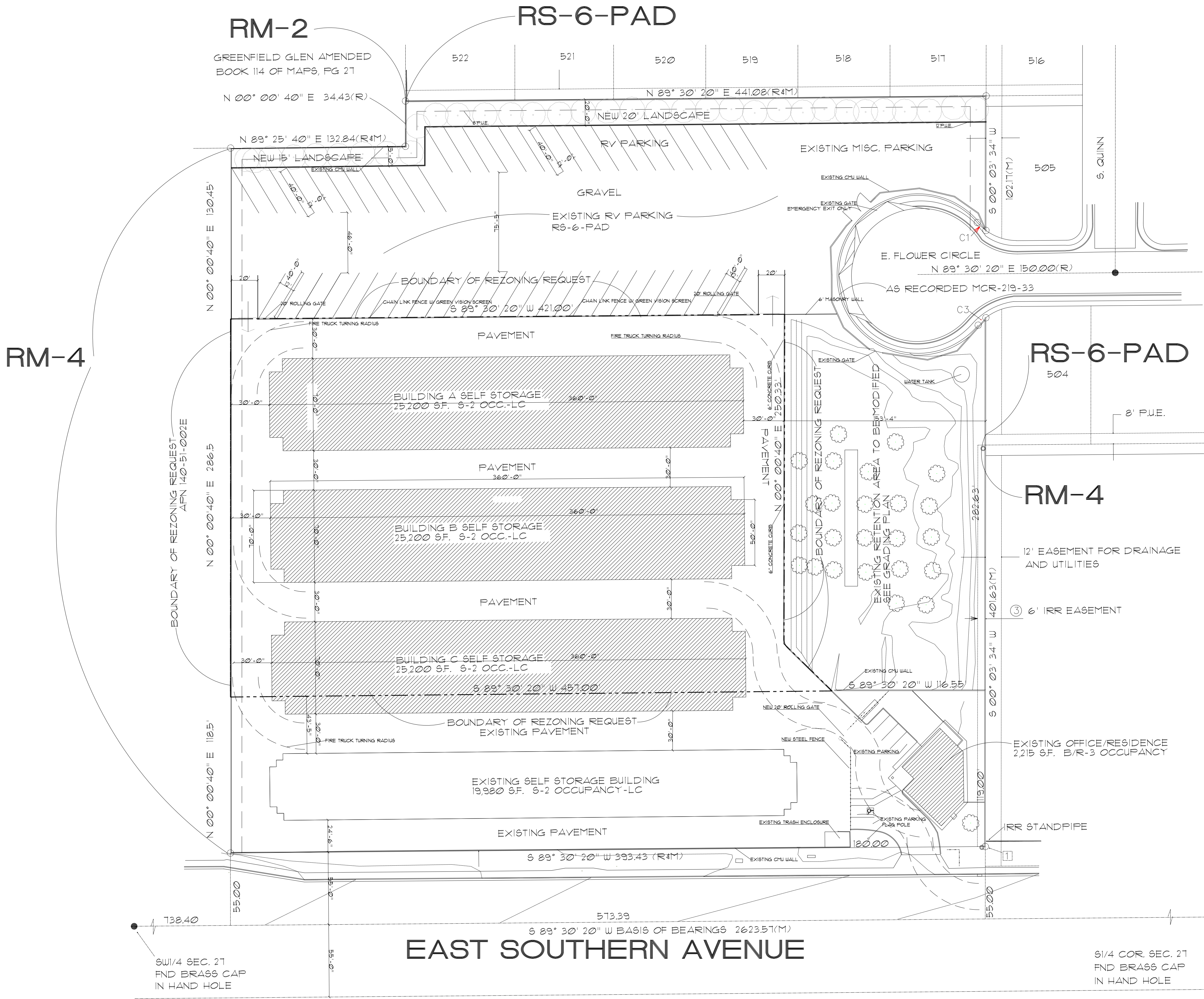
Along the east boundary of the proposed self storage expansion is an approximately 35,000 s.f. fully landscaped retention basin with 20 mature trees. While located on the east perimeter only, it's size far exceeds the aggregate square footage of perimeter landscaping that would normally be required on the west and north boundaries.

Compliance with current landscape requirements is not needed to improve the appearance of the community or soften the appearance of the expansion. The requested deviations are consistent with similar approvals with the development of both the outdoor RV storage and self storage facilities. The proposed expansion of the self storage on the site is compatible with the surrounding commercial and residential uses.

Strict adherence to these code requirements would create a practical difficulty and unnecessary hardship to the Owner, especially because the site is already developed and operational.

O. CONCLUSION

By taking a holistic view of this property, surrounding retirement-oriented neighborhoods, and the opportunity to expand the existing self storage use; we submit that this proposal achieves an appropriate balance that more effectively addresses the changing demands of local users. Accordingly, we respectfully request staff's support for this project.



PROJECT INFORMATION

OWNER: RNF INVESTMENTS

APPLICANT: JEFF WELKER
WELKER DEVELOPMENT
RESOURCES LLC
3125 E. DOVER
MESA, ARIZONA 85213
480 209-1161

ENGINEER: GARNER GROUP
CLINT GARNER, P.E.
1264 E. NORCROFT ST.
MESA, ARIZONA 85201
480-292-2673

ARCHITECT: FRED WOODS
WOODS ASSOCIATES
ARCHITECTS LLC
3319 E. McDOWELL ROAD
MESA, ARIZONA 85213
480 962-7672

PROJECT LOCATION:
4550 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
APN: 140-51-721

PROJECT DESCRIPTION:
Case B416-050 - 4550 E. Southern Avenue (District 2)
Requesting: 1) a Substantial Conformance Improvement Permit (SCIP)
to facilitate additions to an existing mini-storage warehouse facility;
and 2) minor modifications to a Planned Area Development (PAD)
overlay district related to development standards for an existing
recreational vehicle (RV) storage yard provided as an accessory use
to a residential master plan development in the RS-6-PAD zoning district.
(PLN2016-00463)

EXISTING PARCEL : 7.33 ACRES
EXISTING SELF STORAGE AREA: 1.2 ACRES
EXISTING RV STORAGE AREA: 6.13 ACRES

PROPOSED SELF STORAGE: 2.18 ACRES
TOTAL SELF STORAGE: 3.38 ACRES
REMAINING RV STORAGE: 3.35 ACRES

SELF-STORAGE EXPANSION ZONING: RS-6-PAD
PROPOSED ZONING: LC-LIMITED COMM.

PARKING REQUIRED:
4 SPACES (SELF STORAGE)

PARKING PROVIDED:
6 SPACES INCLUDING 1 ACCESSIBLE SPACE

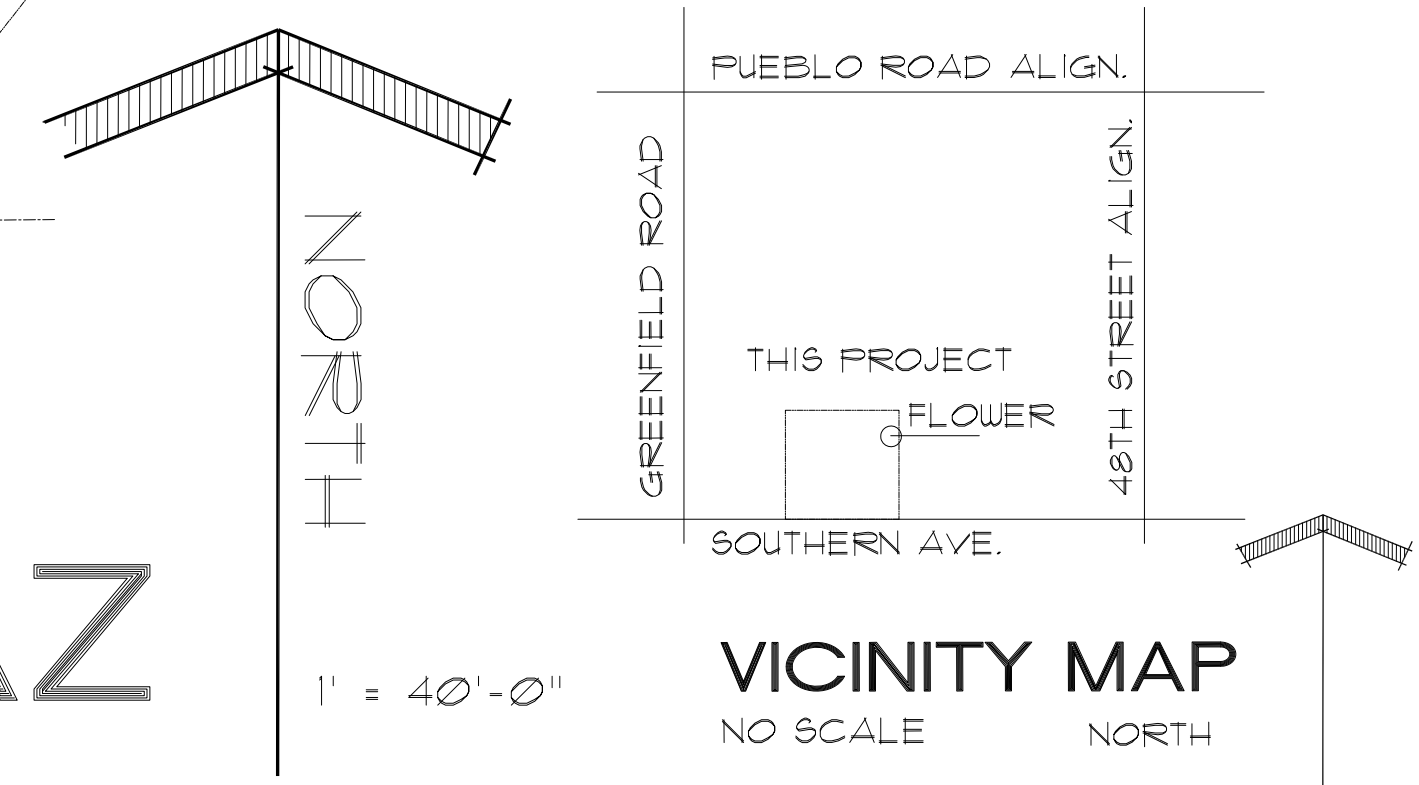
CODE SUMMARY
CITY OF MESA, ARIZONA
2006 IBC, 2006 IPC, 2006 IMC, 2006 IFGC
2006 IGCC, 2009 IECC, 2012 IEBC, 2011 NEC

2006 IBC:
OCCUPANCY GROUP S-2 & B/R-3
-NON-SEPERATED PER 508.3

CONSTRUCTION TYPE III-B & V-B
ALLOWABLE AREA TABLE 503-26,000 SF.
A.F.E.S. INCREASE- 78,000 SF. = 104,000 SF.

STORAGE BUILDINGS:	
BLDG. A	25,200 SF.
BLDG. B	25,200 SF.
BLDG. C	25,200 SF.
EXISTING BLDG.	19,980 SF.
TOTAL AREA	
95,580 SF.	

SEPARATE BUILDINGS ON THE SAME LOT PER 105.3
ALLOWABLE AREA OF OPENINGS UNLIMITED PER
SEC. 105.2.1 EXCEPTION 12 - 30' MIN. UNOCCUPIED SPACE
PROVIDED BETWEEN BUILDING OPENINGS.



RM-3 AND OC

4550 E SOUTHERN MESA AZ

PRONOFAR16
DATE: 6/27/16
DRAWN BY: JWW
REVISIONS:
7/22/16 9/2/16
8/10/16
8/22/16
8/24/16
8/29/16

RNF INVESTMENTS

4550 E SOUTHERN SELF STORAGE

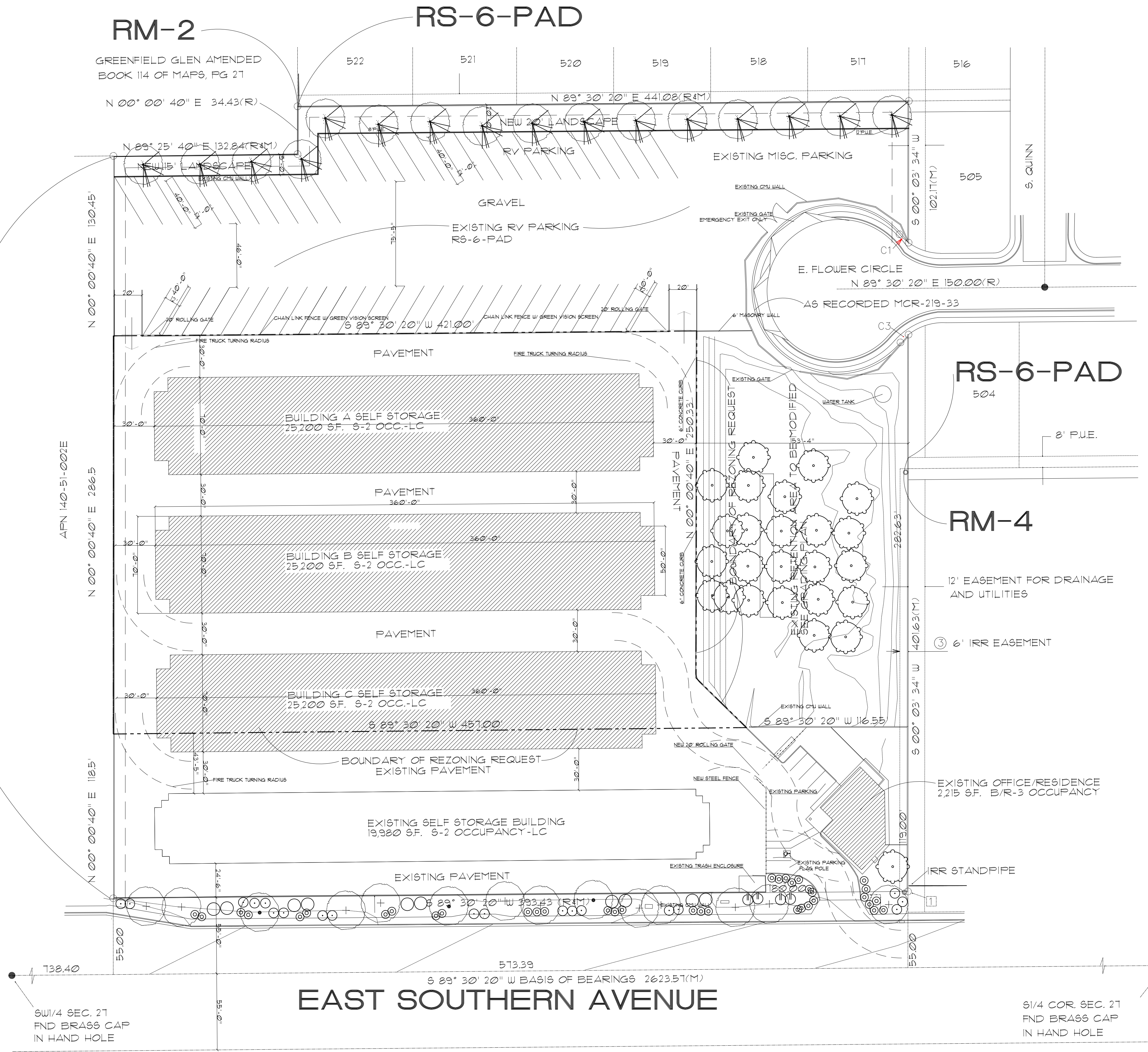
4550 E SOUTHERN AVE MESA AZ

WOODS ASSOCIATES
ARCHITECTS, LLC

3319 E McDOWELL RD.
MESA, ARIZONA 85213
(480) 962-7672

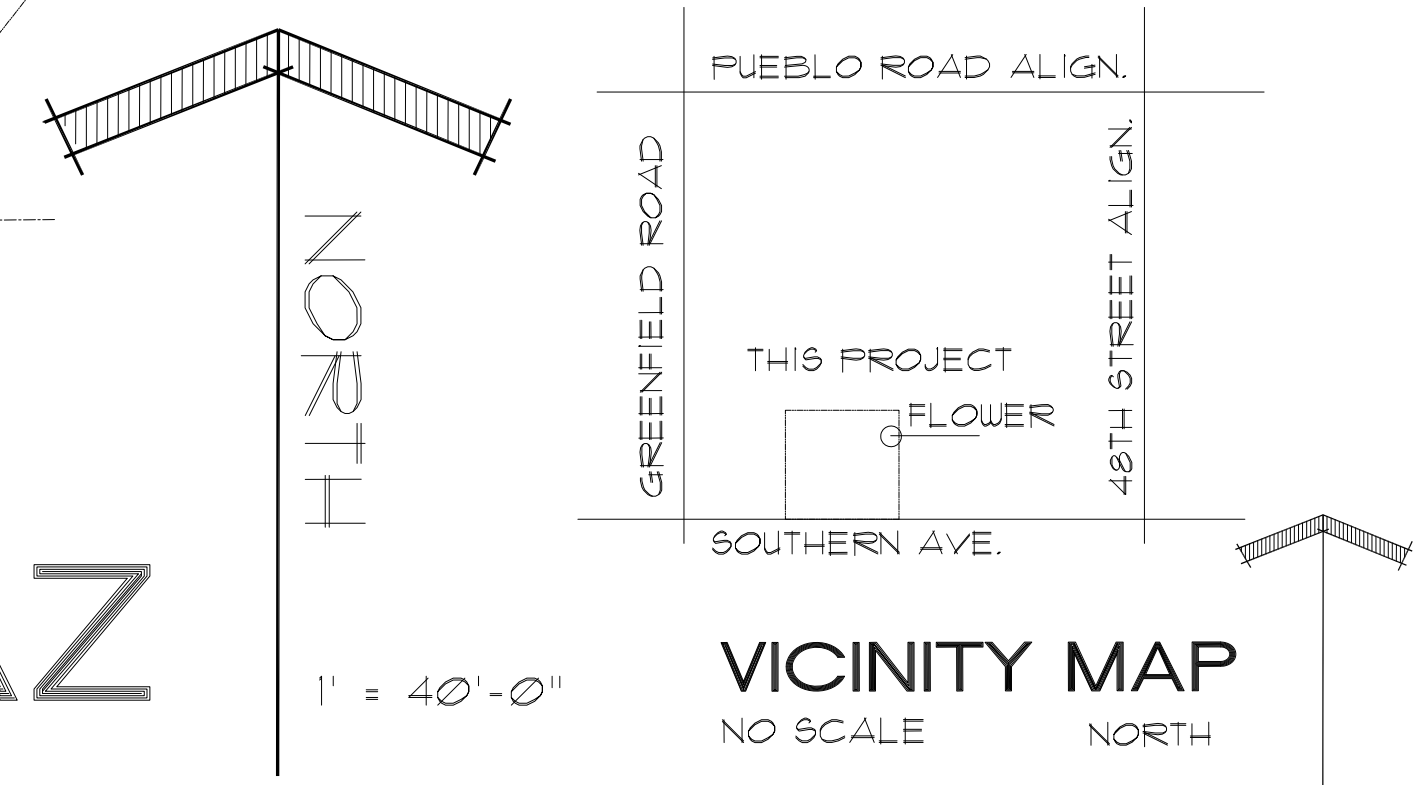
REGISTERED ARCHITECT
CERTIFICATE NO. 12839
JAMES W. WOODS
MESA, ARIZONA, U.S.A.

A-0



LANDSCAPE LEGEND		
SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Dalbergia Sissoo Indian Rosewood	15 Gallon (Unless noted)
	Cercidium floridum Blue Palo Verde	15 Gallon (Unless noted)
	Ulmus parvifolia 'True Green' Evergreen Elm	15 Gallon (Unless noted)
	Prosopis chilensis Chilean Mesquite	15 Gallon (Unless noted)
	Bauhinia lunarioides Anacacho Orchid Tree	15 Gallon (Unless noted)
	Acacia salicina Willow Acacia	15 Gallon (Unless noted)
	EXISTING CITRUS	VERIFY
	Hibiscus rosa-sinensis Chinese Hibiscus	5 Gallon
	Plumbago auriculata 'Royal Blue' Cape Plumbago	5 Gallon
	Lantana hybrid 'Irene' Irene Lantana	5 Gallon
	Ruellia peninsularis Baja Ruellia	5 Gallon
	Lantana 'New Gold' 'New Gold' Lantana	1 Gallon
	Tecoma hybrid Orange Bells	5 Gallon
	Agave desmettiana Agave species	5 Gallon
	Nerium oleander 'Petite Pink' 'Petite Pink' Oleander	5 Gallon
	Carissa grandiflora 'Tuttle' 'Tuttle' Natal Plum	5 Gallon
	Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 Gallon
	Bougainvillea 'La Jolla' Bougainvillea Shrub	5 Gallon
	Hesperaloe parviflora Red Yucca	5 Gallon
	Justicia spicigera Mexican Honeysuckle	5 Gallon
	Ruellia brittoniana 'Katie' Katie Ruellia	1 Gallon
	Bulbine frutescens 'Hallmark' 'Hallmark' Bulbine	1 Gallon
	Decomposed Granite Madison Gold	1/2" Minus
NOTE: ALL LANDSCAPED AREAS TO RECEIVE 2" MIN D.G. COVER		

LANDSCAPE PLAN



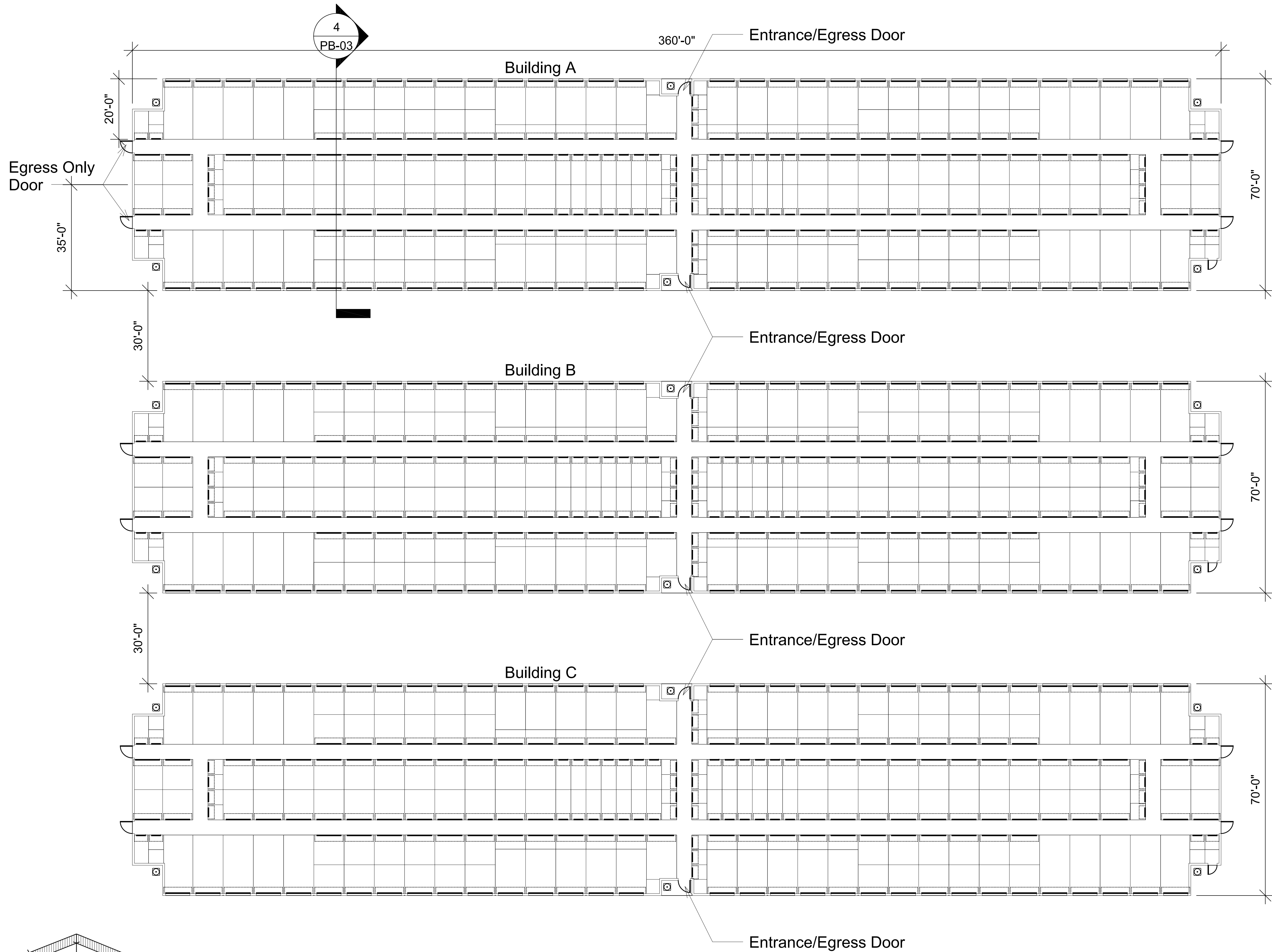
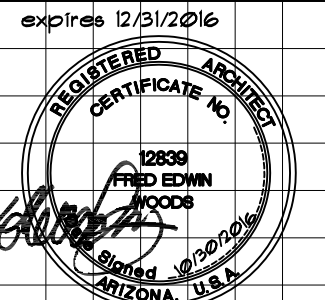
PRONOFAR 16
DATE: 6/27/16
DRAWN BY: JWW
REVISIONS:
10/31/16

RNF INVESTMENTS
4550 E SOUTHERN SELF STORAGE
4550 E SOUTHERN AVE MESA AZ

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REGISTERED ARCHITECT
CERTIFICATE NO. 12839
JAMES WOODS
ARIZONA, U.S.A.

L-1

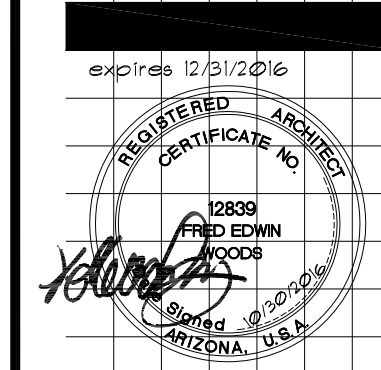


FLOOR PLAN

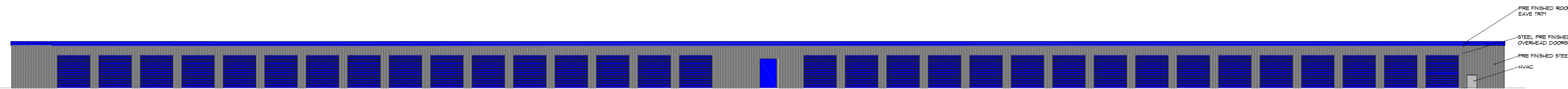
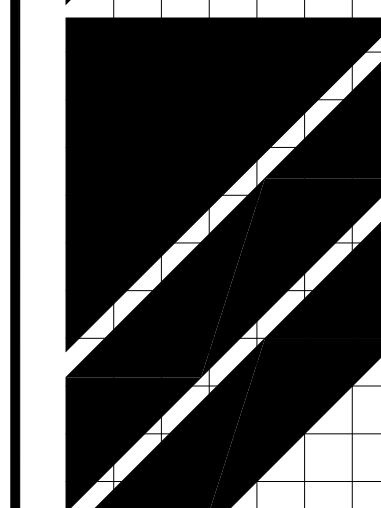
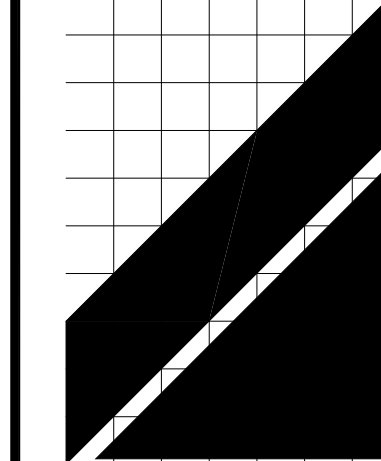
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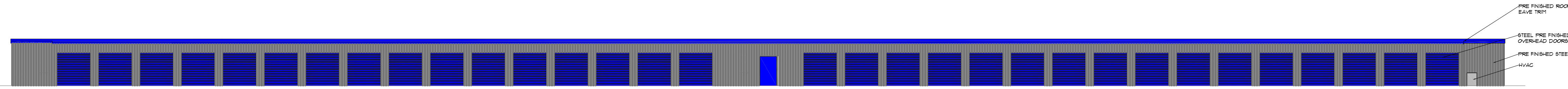
RNF INVESTMENTS
4550 E SOUTHERN AVE
MESA, ARIZONA



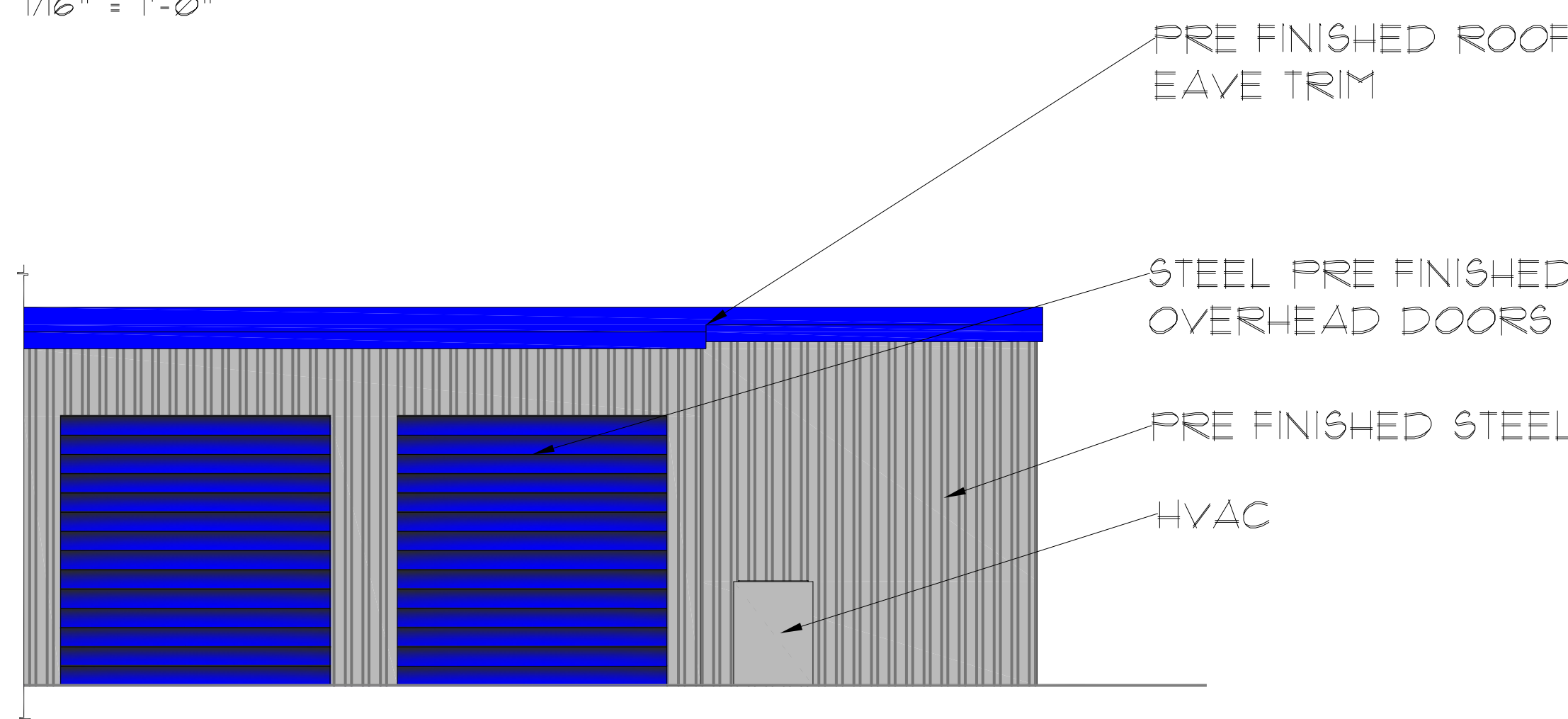
WOODS ASSOCIATES
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3319 E. McDOWELL RD.
MESA, ARIZONA 85213
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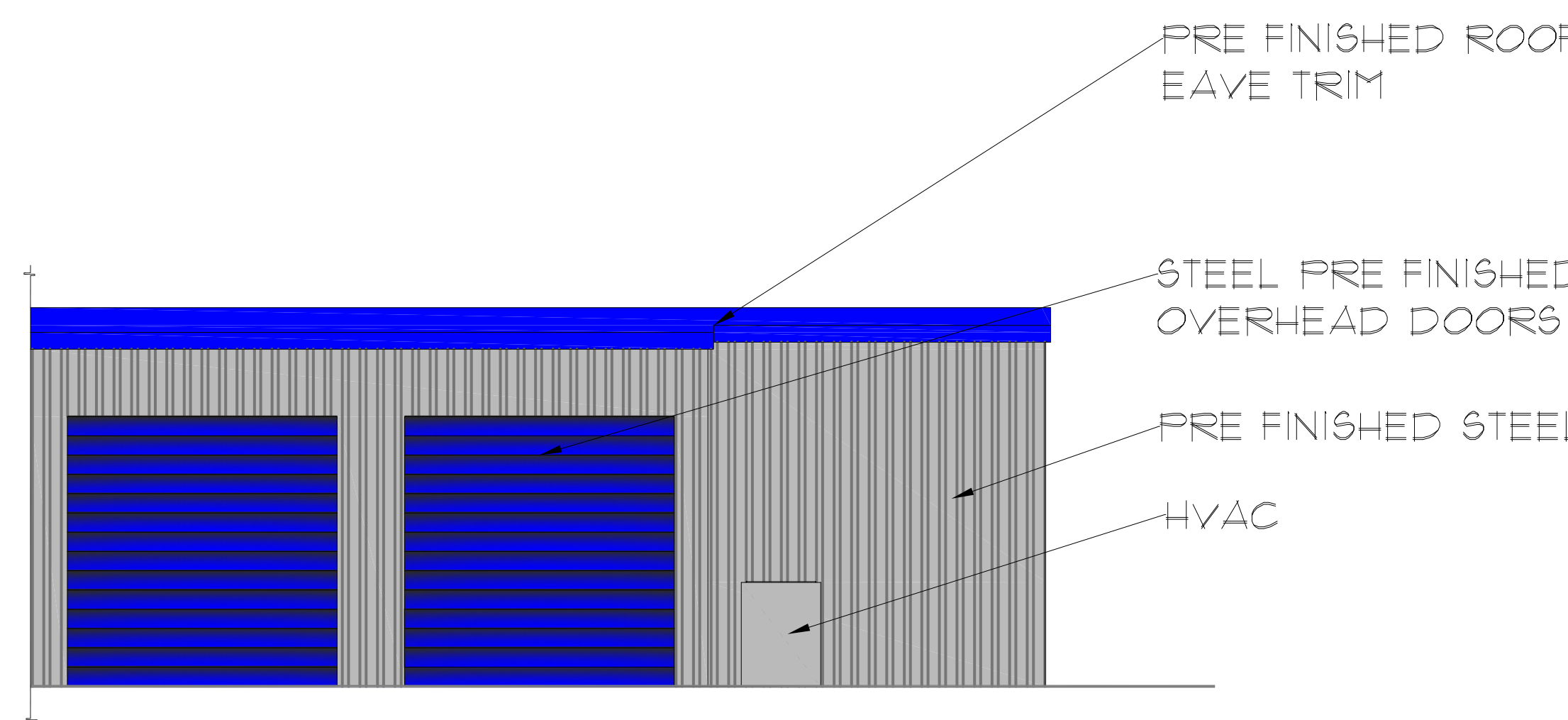
NORTH ELEVATION
1/16" = 1'-0"



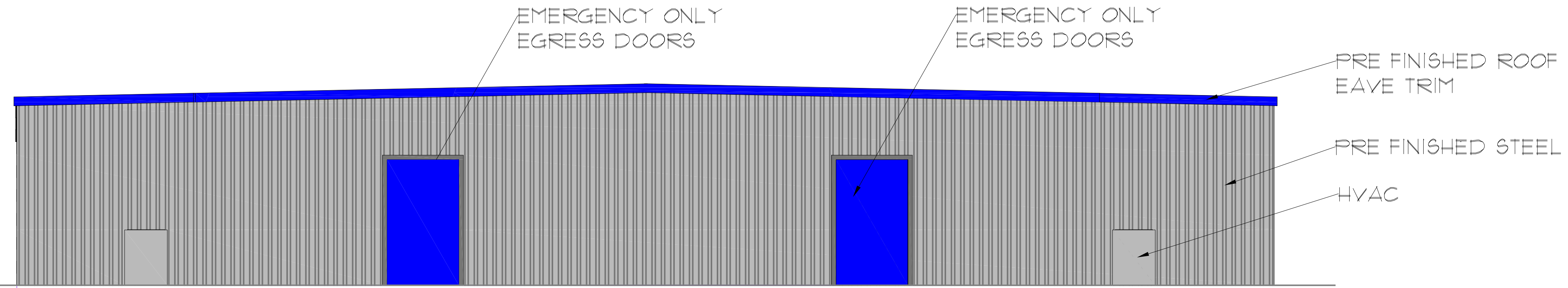
NORTH ELEVATION
1/16" = 1'-0"



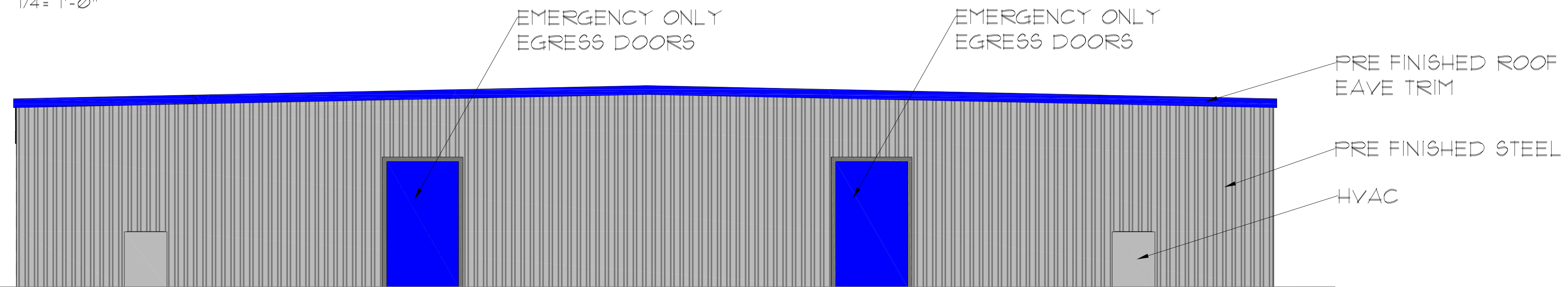
NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

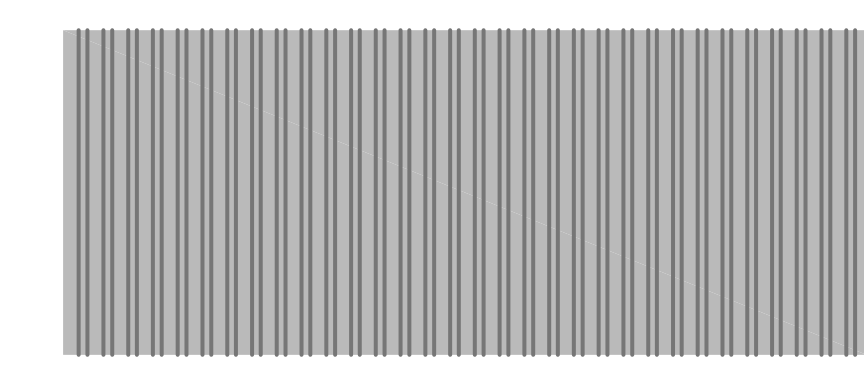


EAST ELEVATION
1/4" = 1'-0"

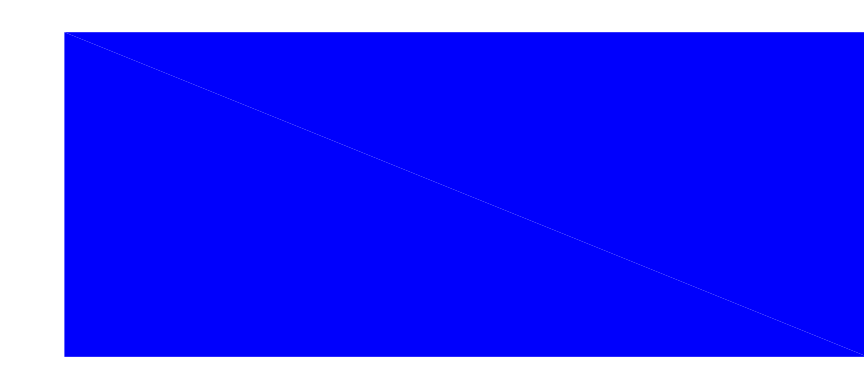


WEST ELEVATION
1/4" = 1'-0"

COLOR CHART

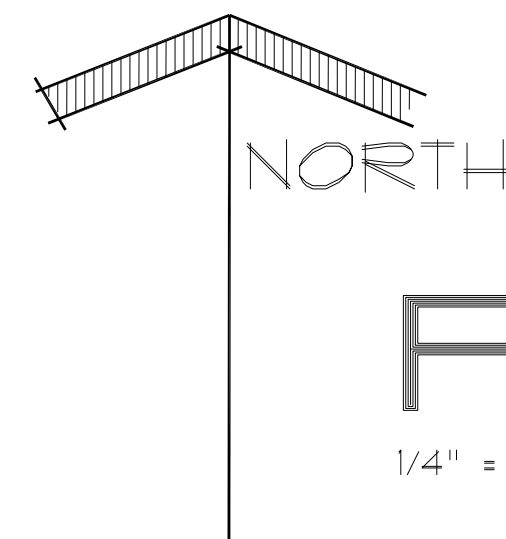


MBCI ARCHITECTURAL
PRE FINISHED STEEL
COLOR TUNDRA



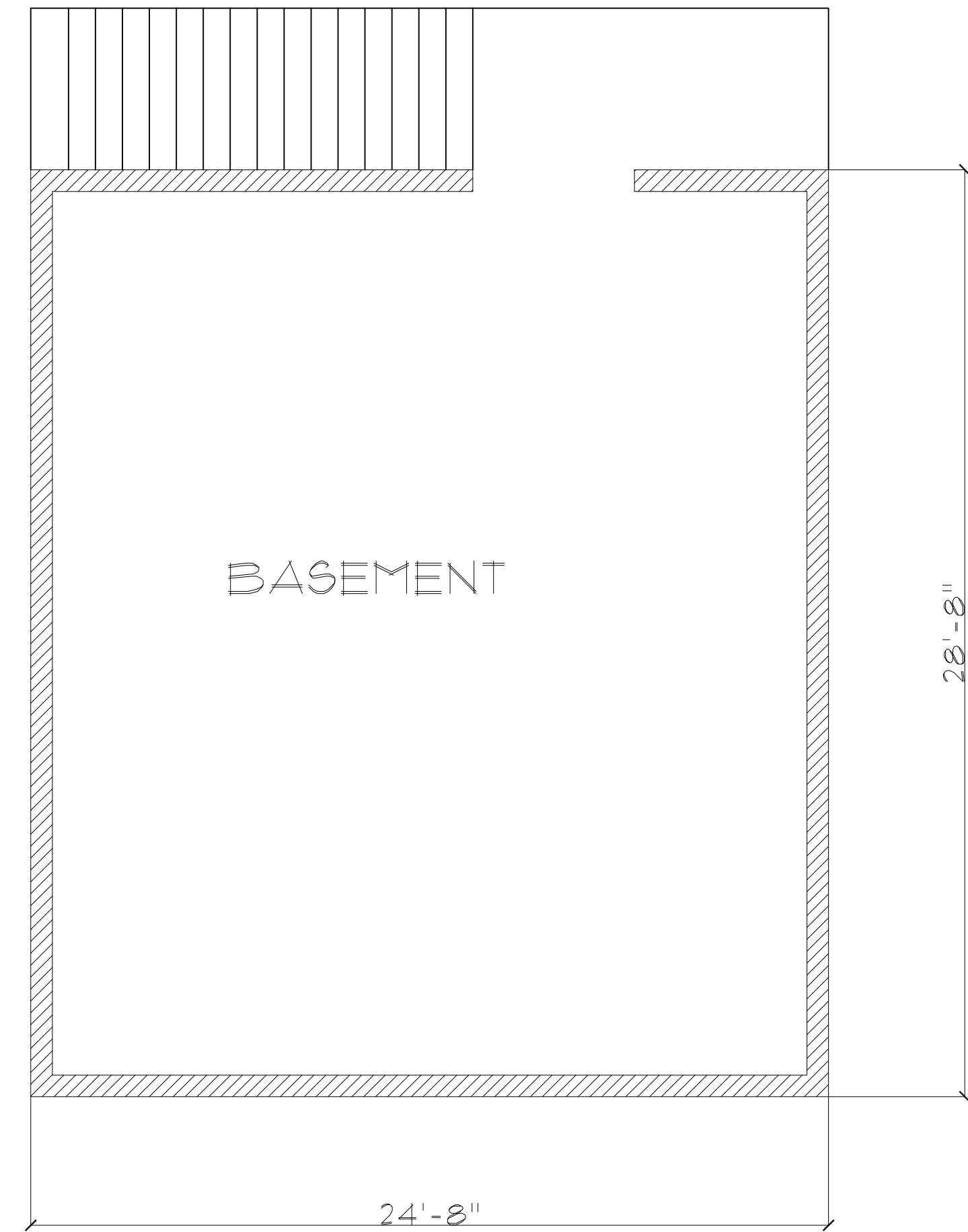
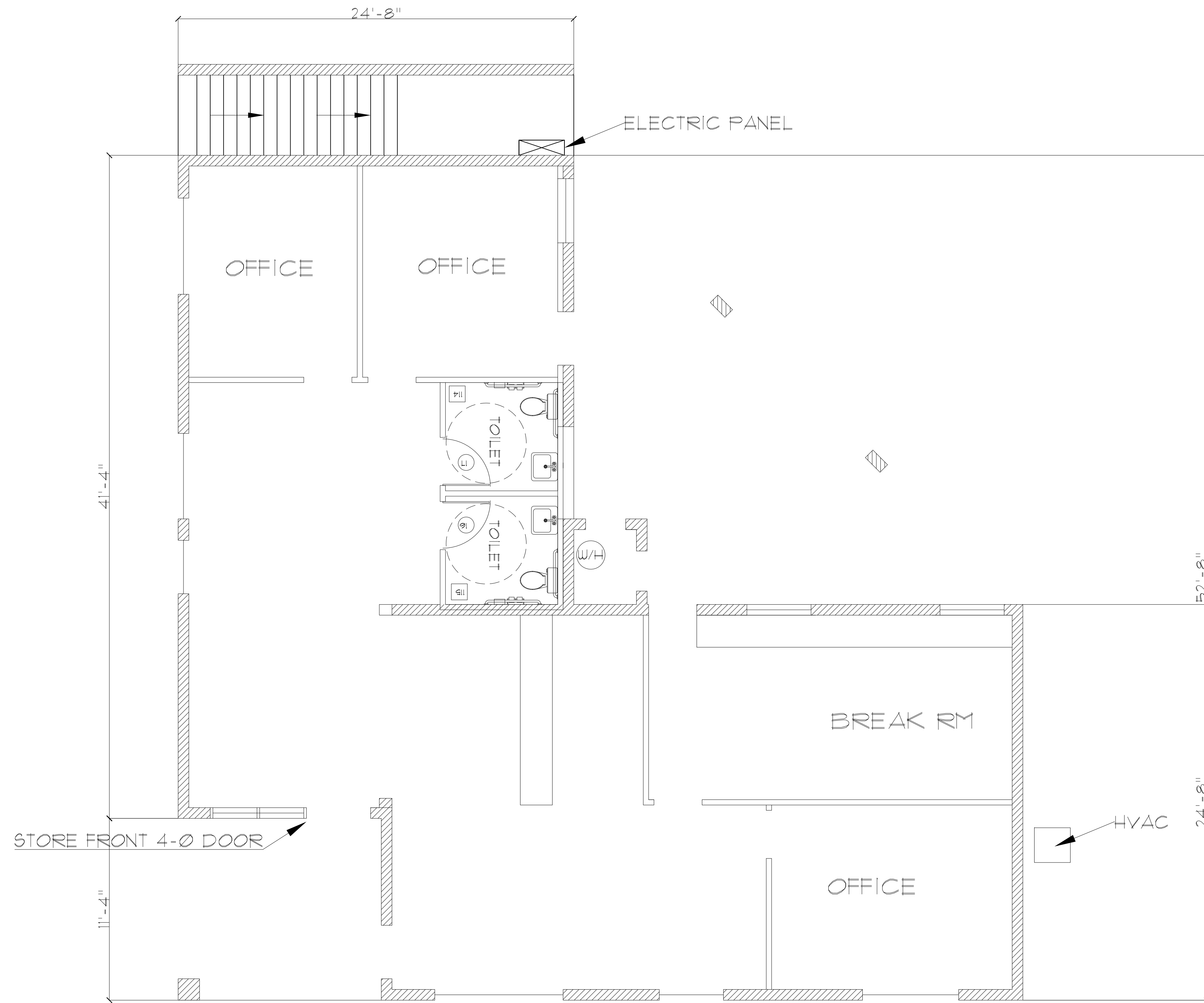
JANUS INTERNATIONAL
PRE FINISHED STEEL
COLOR ROYAL

4550 E SOUTHERN AVE



FLOOR PLAN

1/4" = 1'-0"

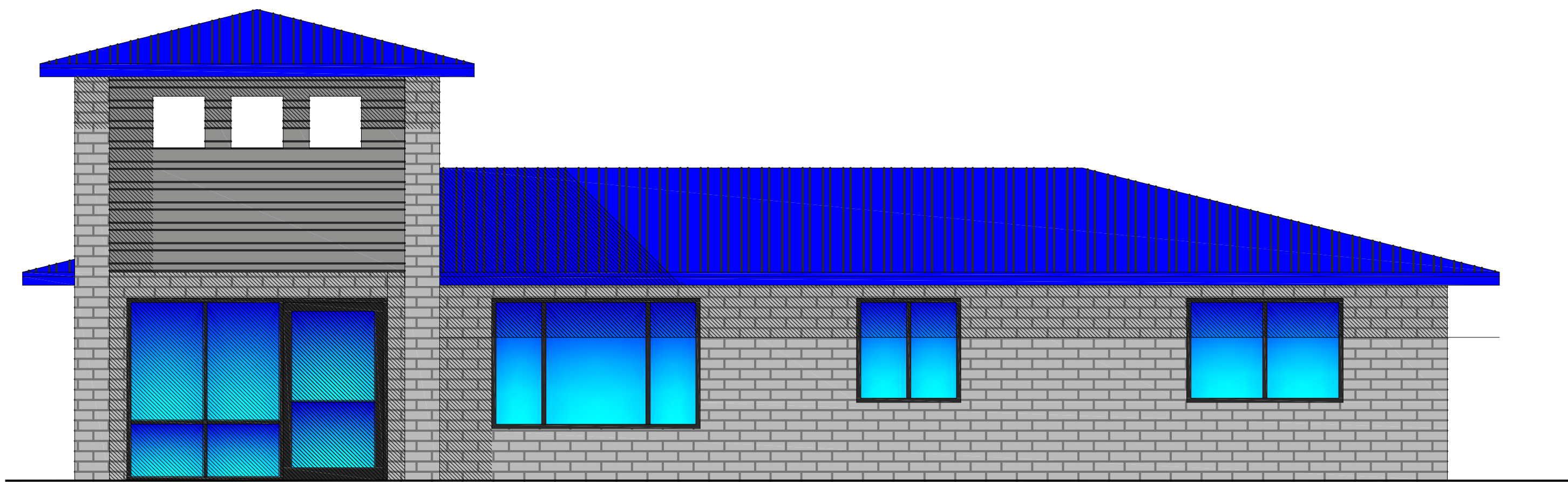


PROJ: RNF2016
DATE: 10/30/16
DRAWN BY: JWW
REVISIONS:

RNF INVESTMENTS
4550 E SOUTHERN AVE
MESA, ARIZONA

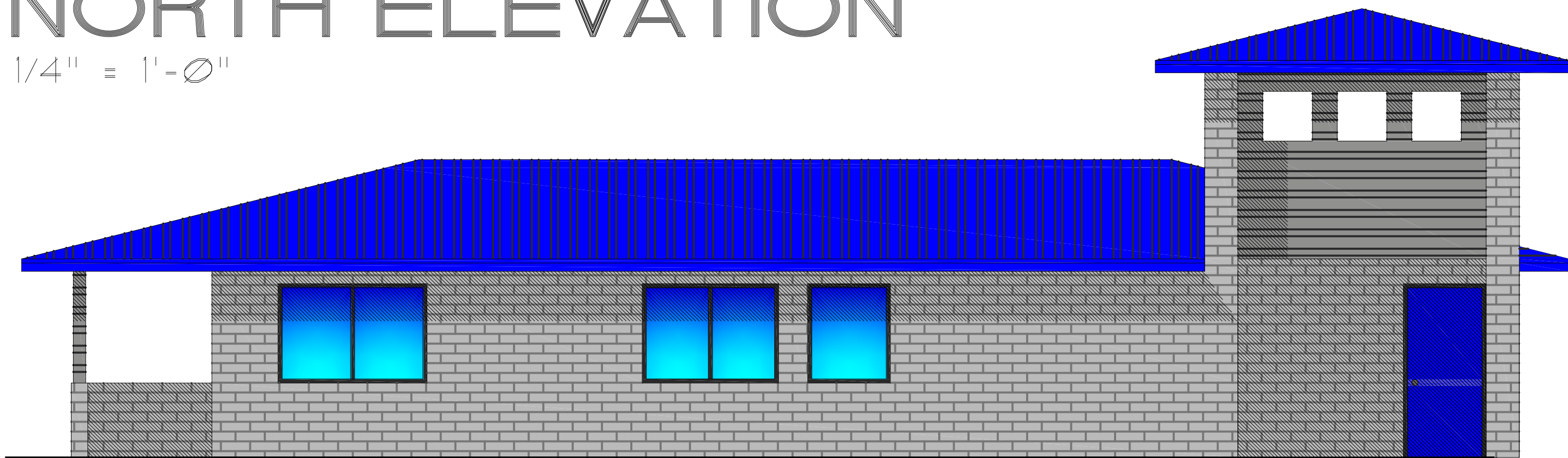


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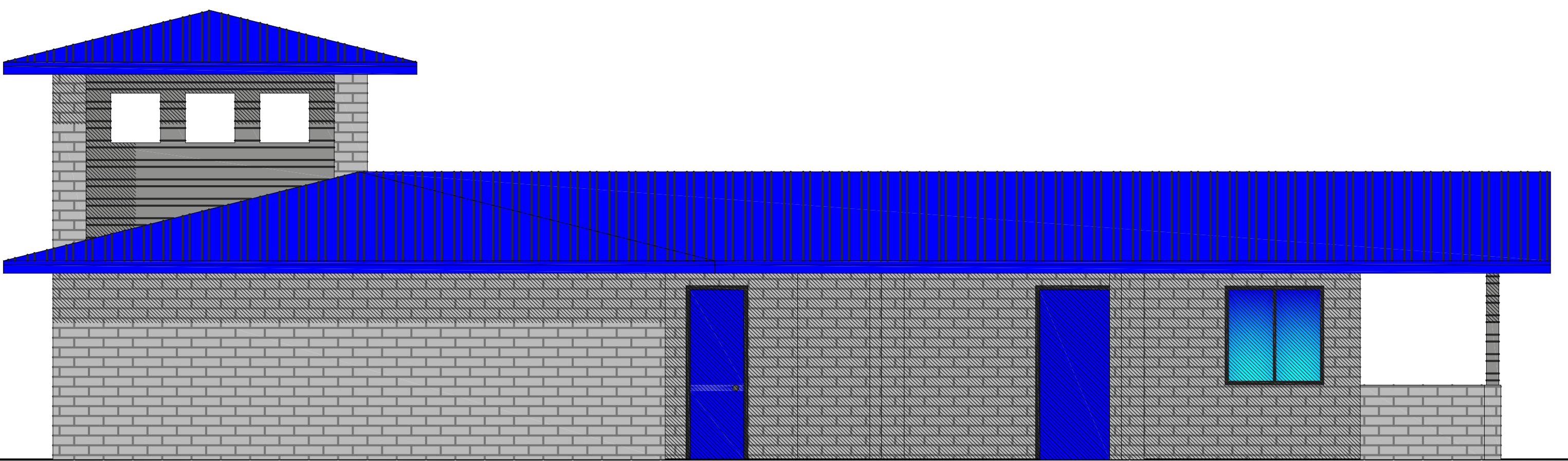
NORTH ELEVATION

1/4" = 1'-0"



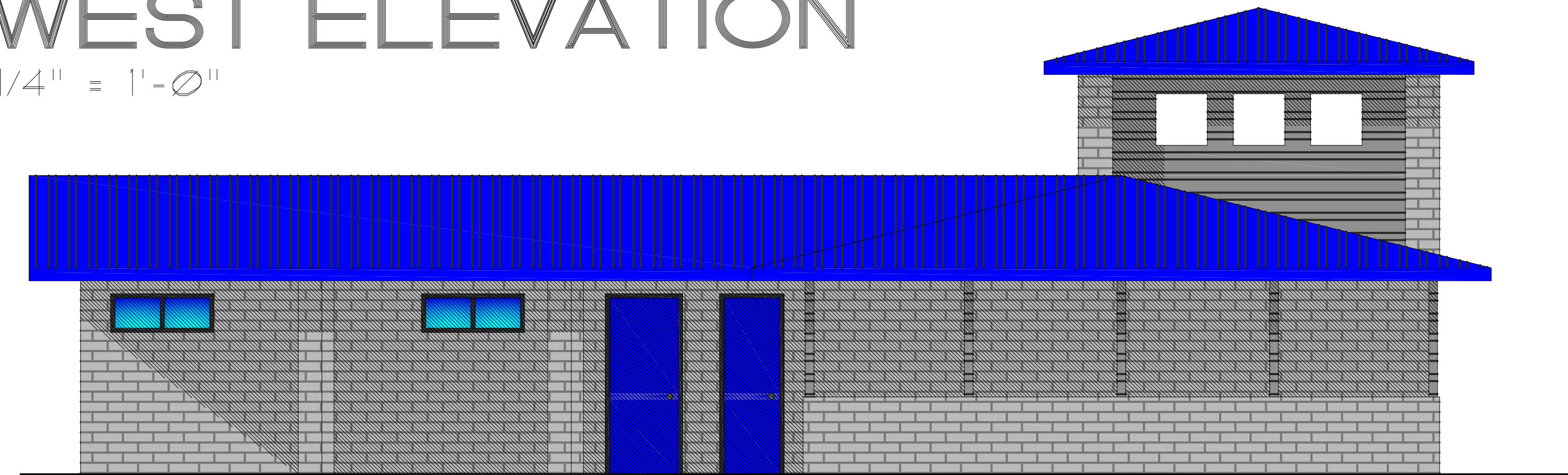
EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

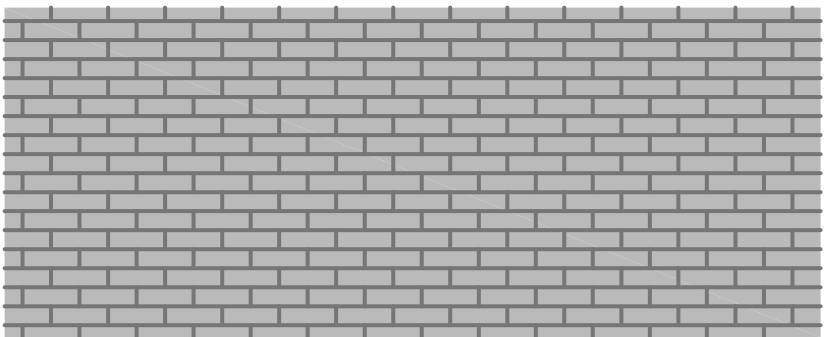
1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

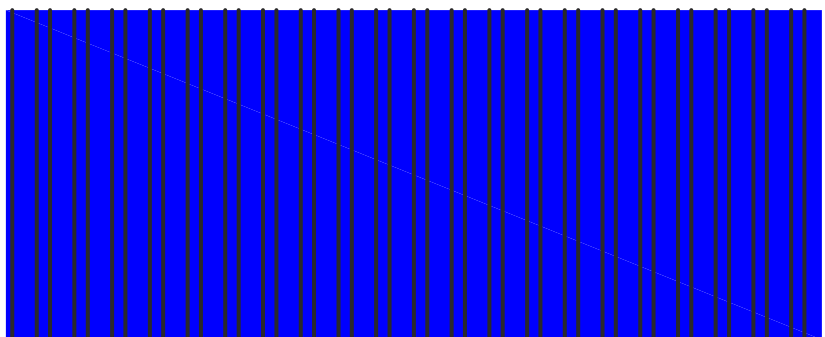
COLOR CHART



EXISTING SLUMP BLOCK
PAINTED
PAINTED TO MATCH PRE FINISHED



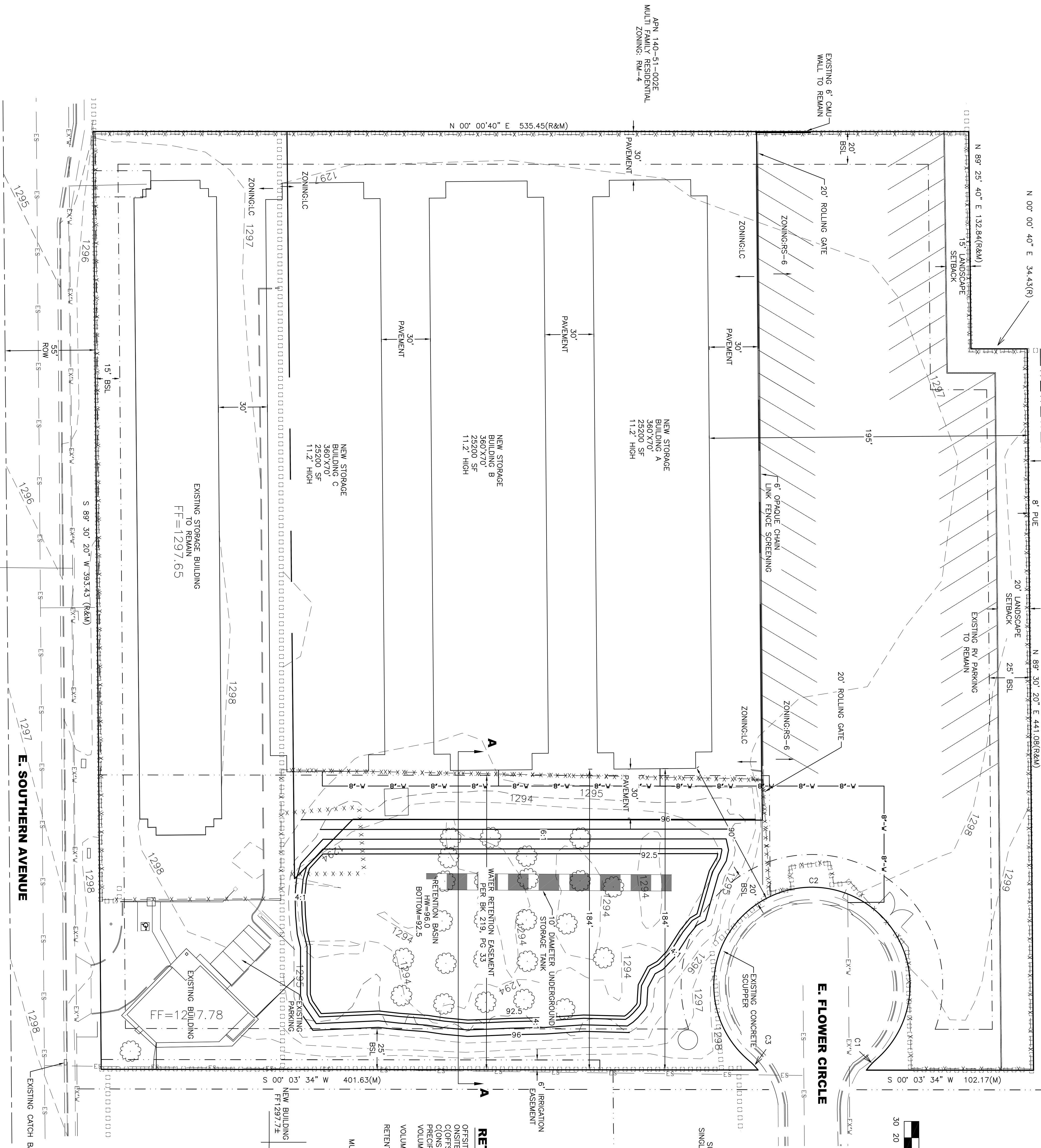
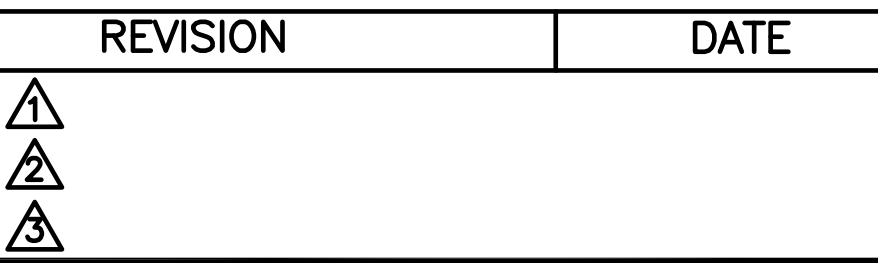
MBCI ARCHITECTUAL
PRE FINISHED STEEL
COLOR TUNDRA



JANUS INTERNATINAL
PRE FINISHED STEEL
COLOR ROYAL

SUNLAND VILLAGE 8
SINGLE FAMILY RESIDENTIAL
ZONING: RS-6

PRELIMINARY GRADING AND DRAINAGE PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE G.&S.R.B.&M.,
MARICOPA COUNTY, ARIZONA



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	40.00	12° 48' 33"	8.94
C2	40.00	278° 55' 00"	292.08
C3	40.00	11° 39' 26"	8.14

SECTION A-A

NTS

LEGAL DESCRIPTION

TRACT A SUNLAND VILLAGE EIGHT ACCORDING TO
BOOK 219, PAG 33, RECORDS OF MARICOPA
COUNTY, ARIZONA

RETENTION CALCULATIONS

OFFSITE AREA DRAINAGE TO EXISTING RETENTION BASIN = 375/100 SF
ONSITE DRAINAGE AREA = 311.457 SF
C(COFSITE) = 0.85
C(ONSITE) = 0.95
PRECIPITATION AMOUNT = 2.15" (0.18")
VOLUME REQUIRED = (375/100(0.85) + 311.457(0.95)) * 0.18" = 110650 CF
ABOVE GROUND UNDERGROUND
VOLUME PROVIDED = $\frac{(345950 \text{ SF} + 22113 \text{ SF})3.5' + 150' * 78.54 \text{ SF}}{2}$ = 111020 CF
RETENTION TO BE BLEED OFF TO EXISTING CATCH BASIN ON SOUTHERN AVENUE

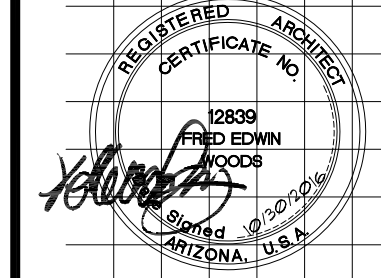
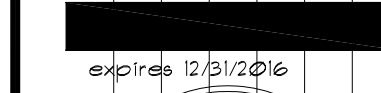
SITE DATA

SUNLAND VILLAGE 8
SINGLE FAMILY RESIDENTIAL
ZONING: RS-6

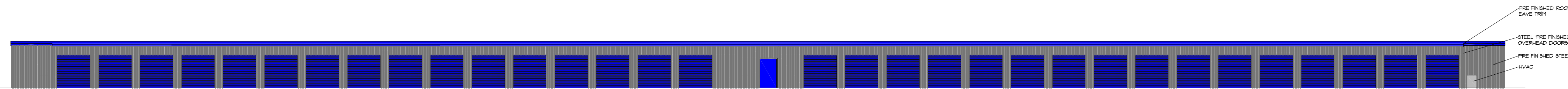
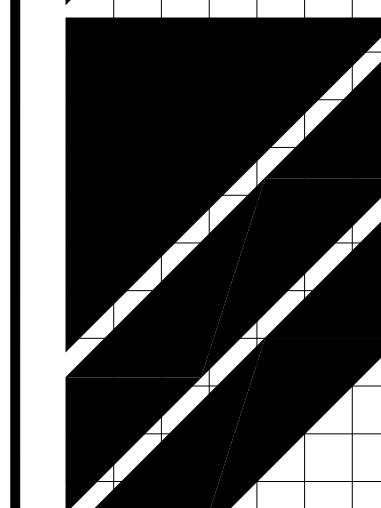
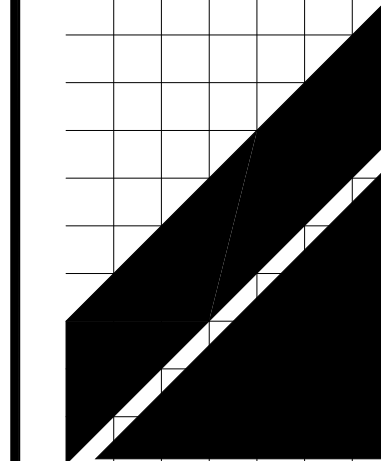
APN: 140-51-721
GROSS AREA: 34,299.4 SF (7,874 AC)
NET AREA: 311,457 SF (7,1501 AC)
EXISTING ZONING: LC & RS-6
PROPOSED ZONING: LC & RS-6



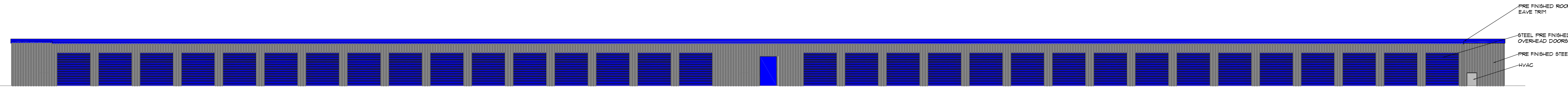
RNF INVESTMENTS
4550 E SOUTHERN AVE
MESA, ARIZONA



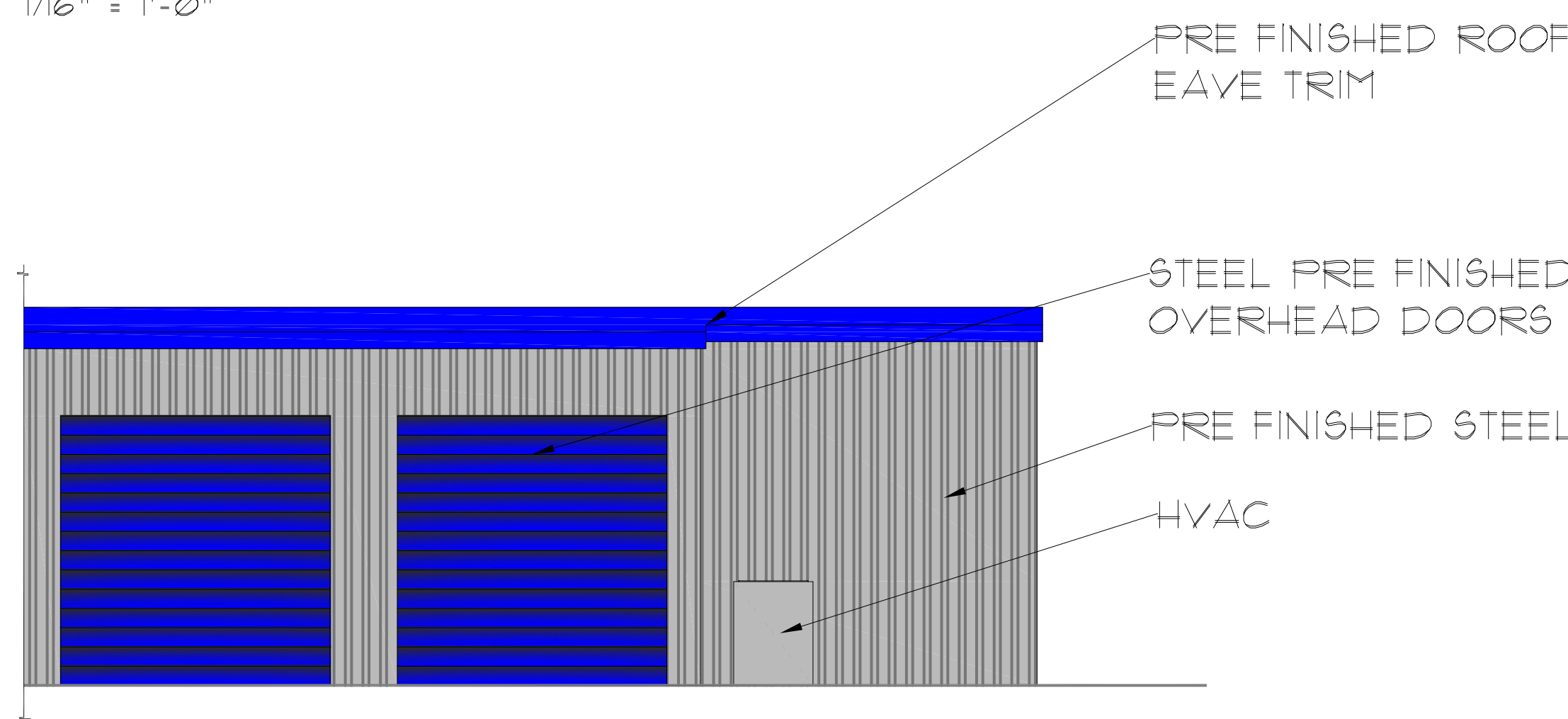
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MESA, ARIZONA 85213
(480) 962-7672



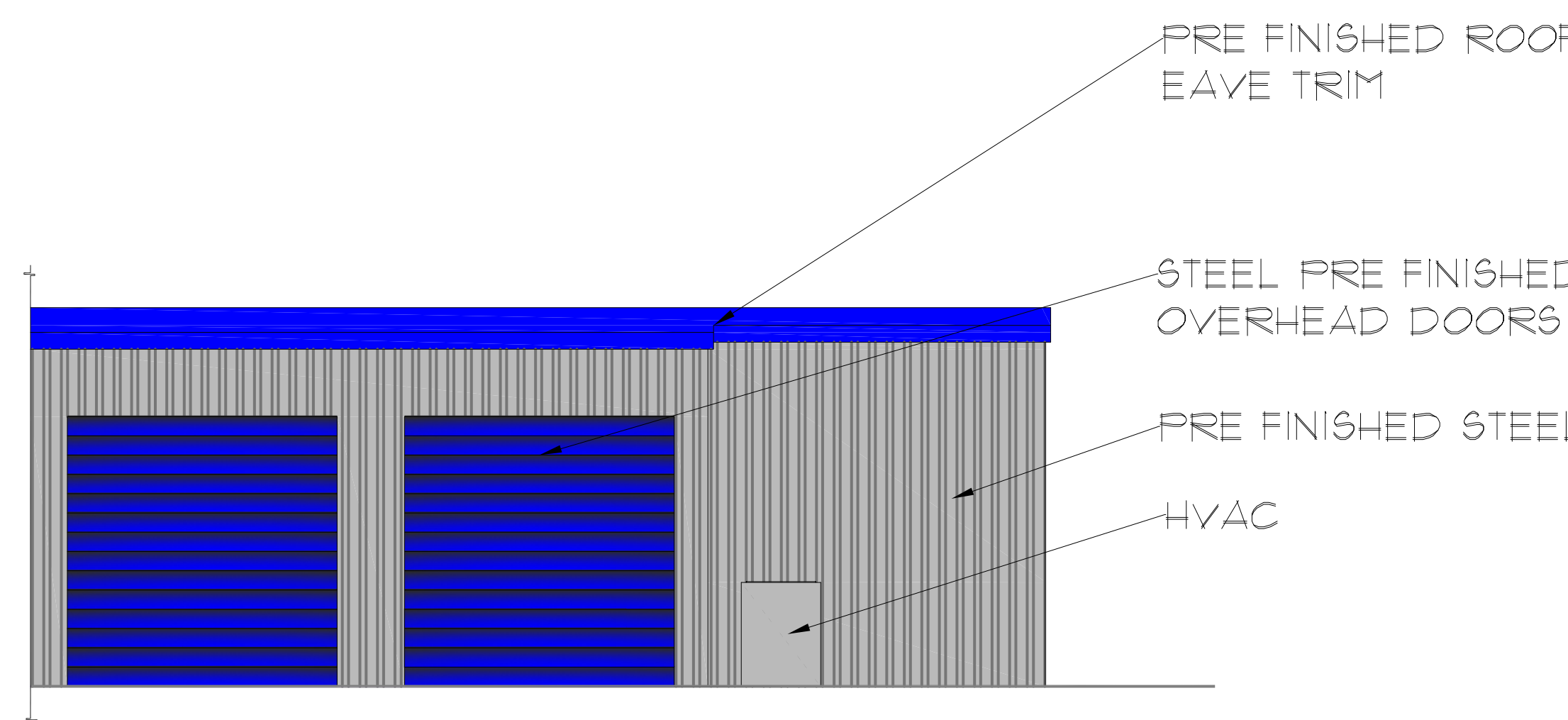
NORTH ELEVATION
1/16" = 1'-0"



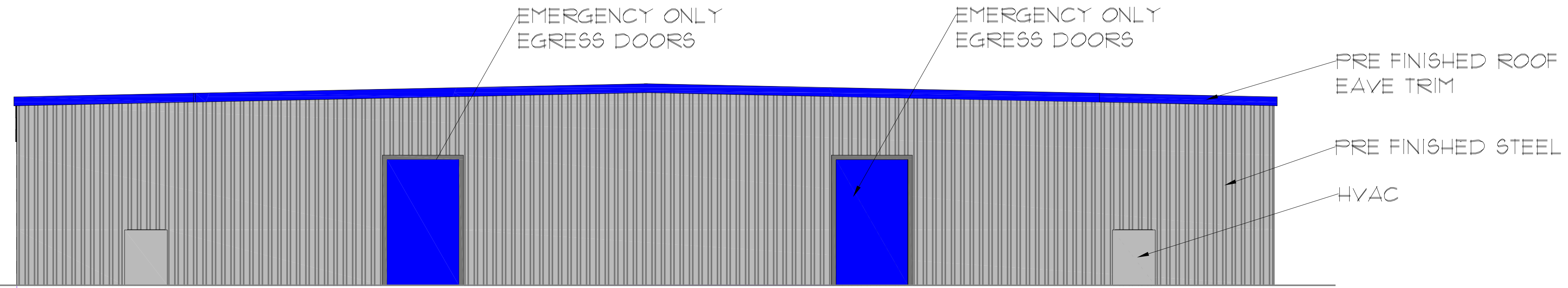
NORTH ELEVATION
1/16" = 1'-0"



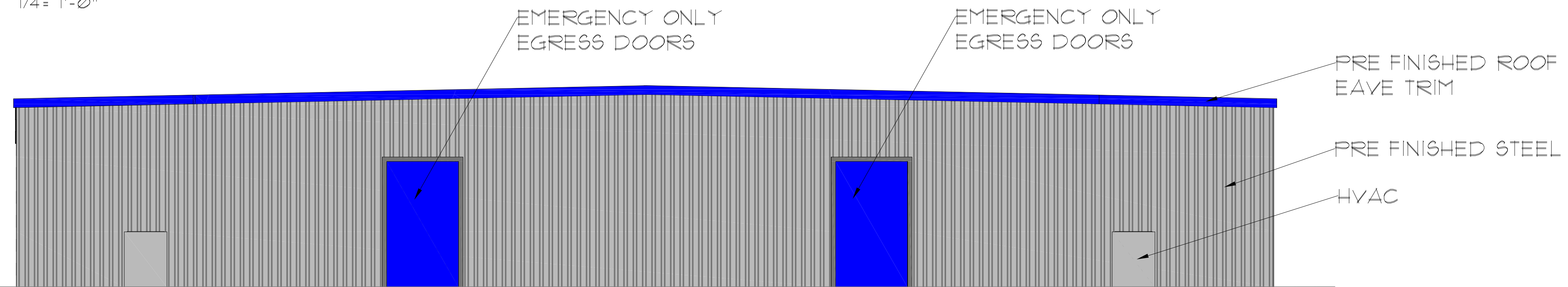
NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

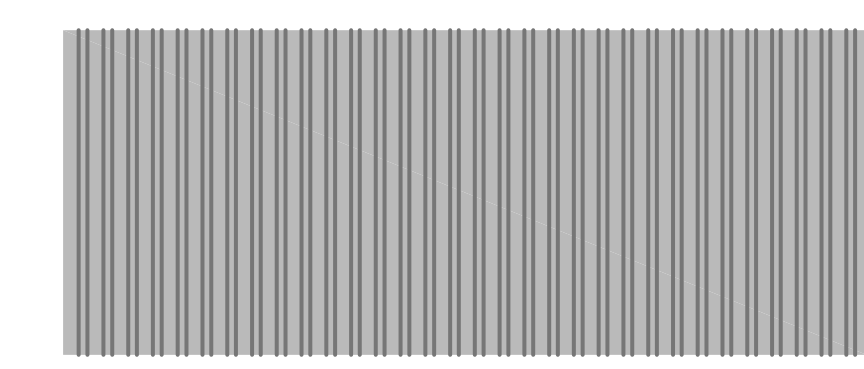


EAST ELEVATION
1/4" = 1'-0"

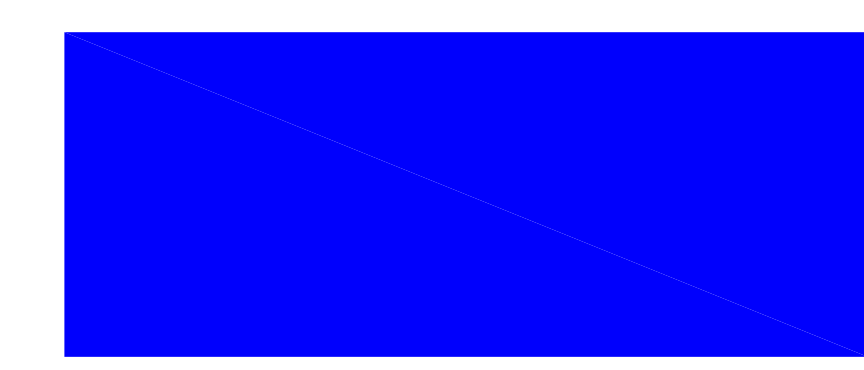


WEST ELEVATION
1/4" = 1'-0"

COLOR CHART

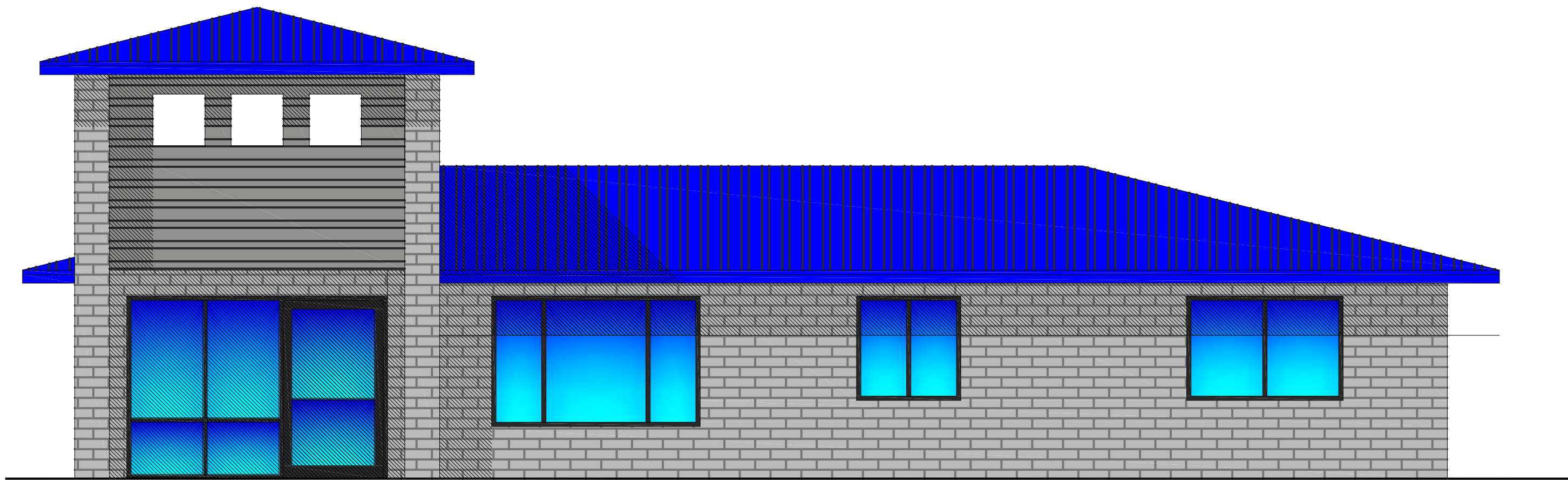


MBI ARCHITECTUAL
PRE FINISHED STEEL
COLOR TUNDRA



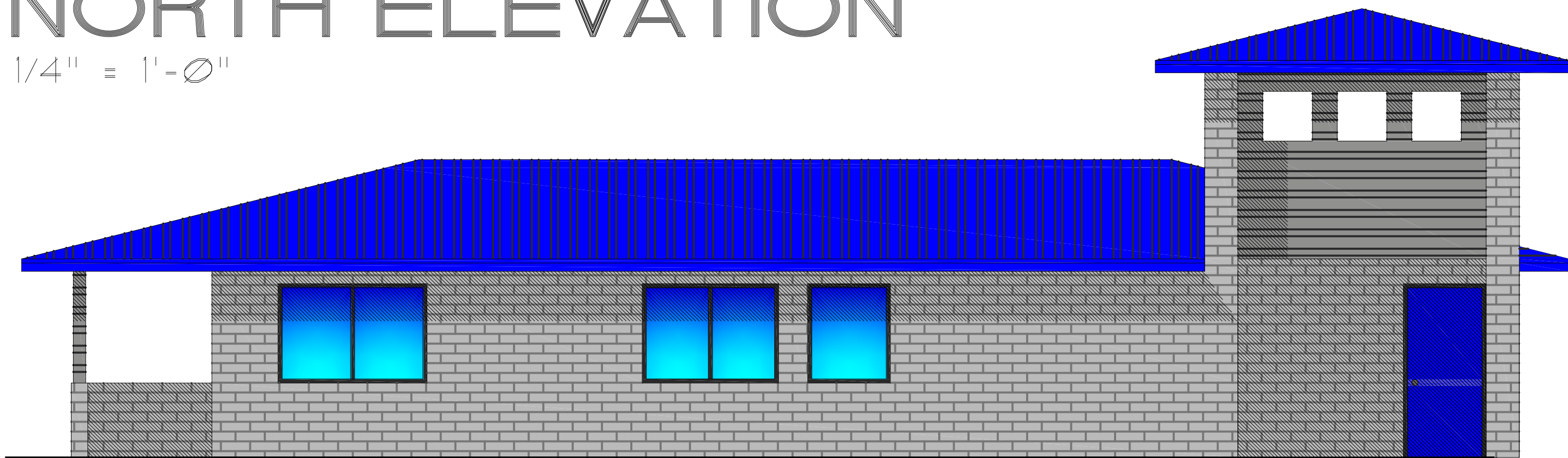
JANUS INTERNATIONAL
PRE FINISHED STEEL
COLOR ROYAL

4550 E SOUTHERN AVE



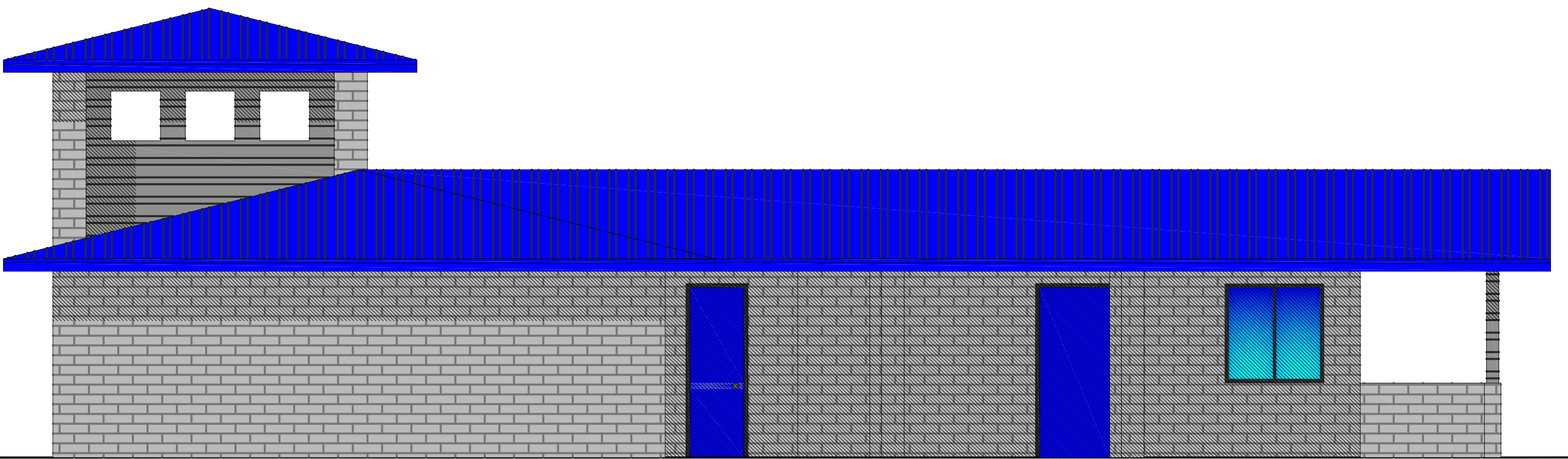
NORTH ELEVATION

1/4" = 1'-0"



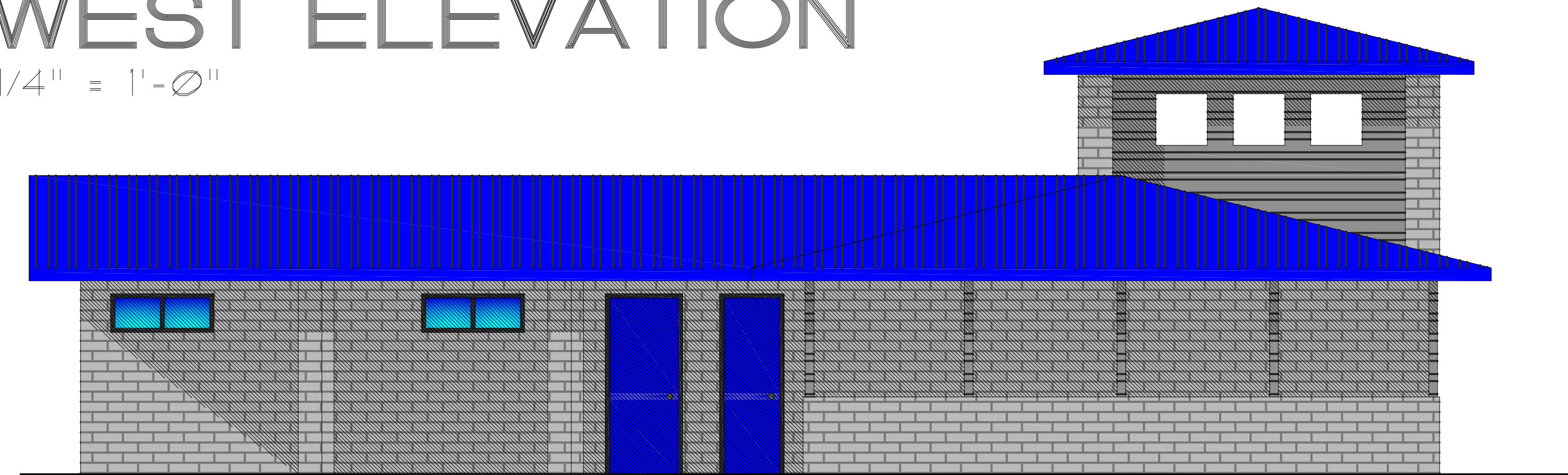
EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

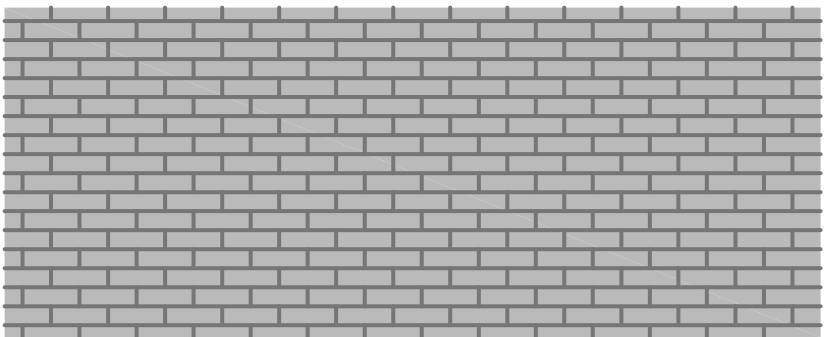
1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

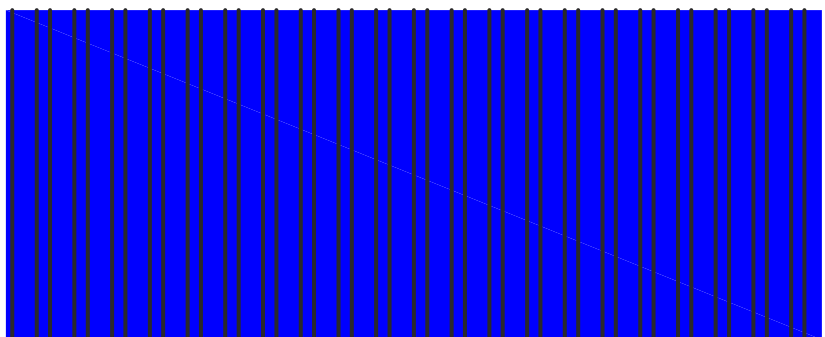
COLOR CHART



EXISTING SLUMP BLOCK
PAINTED
PAINTED TO MATCH PRE FINISHED



MBCI ARCHITECTUAL
PRE FINISHED STEEL
COLOR TUNDRA



JANUS INTERNATIONAL
PRE FINISHED STEEL
COLOR ROYAL

MINI STORAGE 4550 E SOTHERN AVE

**JANIS INTERNATIONAL
ROYAL BLUE**



**MCBI COLOR CHART
TUNDRA**



MARCH WIND - SW7668



**WOODS ACCOCIATES
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