

# **REZONE, SPR, & DR APPLICATION NARRATIVE**

8800 E Main Street

Submitted on behalf of:



Submitted by:

**WDR**  
WELKER DEVELOPMENT RESOURCES

Jeff D Welker  
3125 E Dover Street  
Mesa, AZ 85213  
Phone: (480) 209-7167  
Email: jeffw@wdrllc.net

Submitted to:

The City of Mesa  
55 N Center Street  
Mesa, AZ 85201

**September 25, 2017**

**A. PROJECT REQUESTS**

Welker Development Resources, LLC (“Applicant”), on behalf of RV Renovators (“Owner”), respectfully requests a Rezone, Site Plan Review, and Design Review, for the commercial development of approximately 16.3 acres of undeveloped land located on the south side of East Main Street - the 8800 block. Also known as Maricopa County Parcels #218-41-280F, 218-41-280E, and 218-41-278B (“Property”). Specifically, we are requesting rezoning of parcels 218-41-280E and 218-41-278B from the current RS-43 designation to LC Limited Commercial with a Planned Area Development Overlay (PAD) to allow for the innovative and flexible design of an RV storage facility as a cohesive component of the overall Developer’s plans to relocate and expand it’s RV Renovators business in Mesa.

The PAD Overlay request is being sought to allow for deviations from the the City of Mesa Development Standards to maximize opportunities to develop a cohesive commercial use at this challenging location. Accordingly, the we request specific deviations from the LC Development Standards as shown below:

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>
<b>LANDSCAPE SETBACK</b> Interior Side & Rear Adjacent to RS District	25’	0’
<b>LANDSCAPE SETBACK</b> Interior Side & Rear Adjacent to RM District	20’	0’
<b>SETBACK</b> Interior Side & Rear Adjacent to RM District	25’	0’
<b>SETBACK</b> Interior Side & Rear Adjacent to RM District	20’	0’

Approval of the PAD Overlay request will allow the use of the Property generally consistent with the LC zoning district. Strict adherence to the current LC Development Standards would create a practical difficulty and unnecessary hardship.

**B. PROJECT HISTORY**

RV Renovators has been operating at it’s current location (2145 E Main Street) for over 30 years. They are a full service RV dealership for travel trailers, fifth wheels, campers or motor homes. Unfortunately, Mesa’s ongoing extension of the light rail system has created a situation wherein historic customer access, especially with fifth wheels and motor homes, from Main Street is being severally restricted. This access restriction ultimately compromises the long-term viability of RV Renovators at it’s current location.

The Property comprises remnant parcels remaining from ADOT’s extension of the 202 Freeway through this area. It was annexed into Mesa via Ordinance 5373 in 2016. As part of that annexation, parcel 218-41-280F was zoned GC General Commercial. In addition, parcels 218-41-280E and 218-41-278B were zoned RS-43 with the intent of developing a residential development with large lot custom homes. However, subsequent market studies determined that large lot custom homes were not viable adjacent to the 202 Red Mountain freeway with its 24-hour light and noise pollution problems.

**C. PROJECT DESCRIPTION**

The Developer proposes to relocate and expand it’s existing business (RV Renovators) from the current location to this to this proposed site - which provides much improved access from the 202 Red Mountain freeway, new offices/service facilities, and the ability to accommodate the growing need for customer RV storage.

As represented on the conceptual site plan, the Owner proposes a phased development approach. The first phase involves the development of 202 enclosed/covered RV storage spaces and 55 uncovered RV storages spaces on the approximately 11 acres comprising parcels 218-41-280E, and 218-41-278B. The second phase would involve the development of the new offices and service facilities on parcel 218-41-280F - currently zoned GC General Commercial. All proposed parking, landscaping and building design elements are intended to be consistent with Mesa’s development standards, the GC standards, and the proposed LC PAD zoning.

**C. Existing and Surrounding Site Uses**

The surrounding zoning and uses are identified as follows:

	<b>Existing Zoning</b>	<b>Current General Plan</b>	<b>Existing Use(s)</b>
<b>North</b>	LI - Light Industrial	Neighborhood Suburban	Main Street & Commercial Businesses
<b>South</b>	No County Zoning	Neighborhood Manufactured Home	ADOT Drainage Parcel
<b>East</b>	RS-43, RS-6 & County R-5	Neighborhood Suburban	202 Red Mountain Freeway & Residential Subdivision
<b>West</b>	County R-5, R-3, & R1-6	Neighborhood Manufactured Home	Mix of Commercial & Residential

#### **D. Location and Accessibility**

The site is located adjacent to the intersection of Main Street and 202 Red Mountain Freeway. Primary access will be from Main Street via two proposed commercial driveways as represented on the conceptual site plan. Improvement of Main Street adjacent to the Property will be coordinated with and approved by ADOT as directed by Mesa's Development Planning staff in Pre-Application PS17-0546.

#### **E. Circulation System**

The site is near the intersection of an arterial street and regional freeway. It will not have a significant impact on the surrounding circulation system. The on-site circulation will be simply controlled by the proposed drive aisles as indicated on the conceptual site plan. Width of the onsite drive aisles are sized to accommodate large commercial vehicles, two way normal vehicular movements, and emergency vehicle access/maneuverability.

#### **F. 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.

#### **G. Public Utilities and Services**

As directed by City of Mesa Development Planning staff, the Owner's engineer anticipates that the existing City of Mesa 8-inch public water mainline located on the north side of Main Street, will be of sufficient size and capacity to serve the potable water, and fire protection system needs for this proposed development.

As determined by the aforementioned Development Planning staff in the Pre-Application Conference PS17-0546, *"There are no existing sewers in the vicinity that could be extended to serve this site"*. Accordingly, the Owner intends to address wastewater service needs for the new offices and service facilities on parcel 218-41-280F via a commercial septic system as approved and permitted by the Maricopa County Environmental Services Department. The proposed RV storage facility for parcels 218-41-280E, and 218-41-278B do not generate any wastewater. Accordingly, no septic system will be needed/required for that use.

#### **H. Stormwater Drainage & Retention**

Stormwater retention for this site will be maintained in proposed basins/areas as demonstrated on the conceptual site plan. This includes passing the existing ADOT offsite flows through the site to the ADOT drainage parcel adjacent to the south side of parcel 218-41-278B. The Owner's engineer will prepare the requisite drainage calculations and G&D design showing compliance with Mesa's adopted standards. Review and approval of the G&D design will also be coordinated by the Owner's engineer with the appropriate ADOT staff.

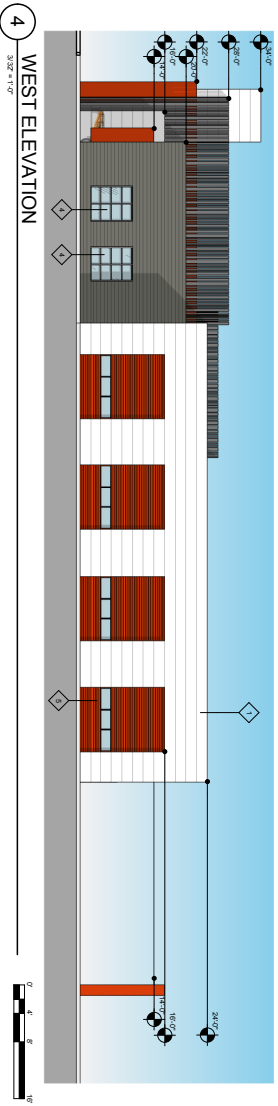
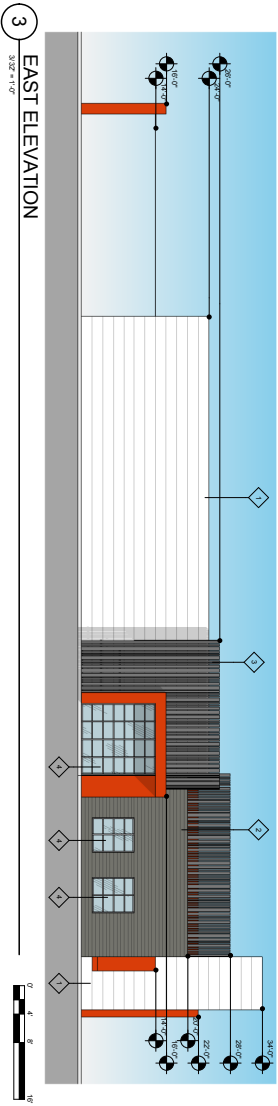
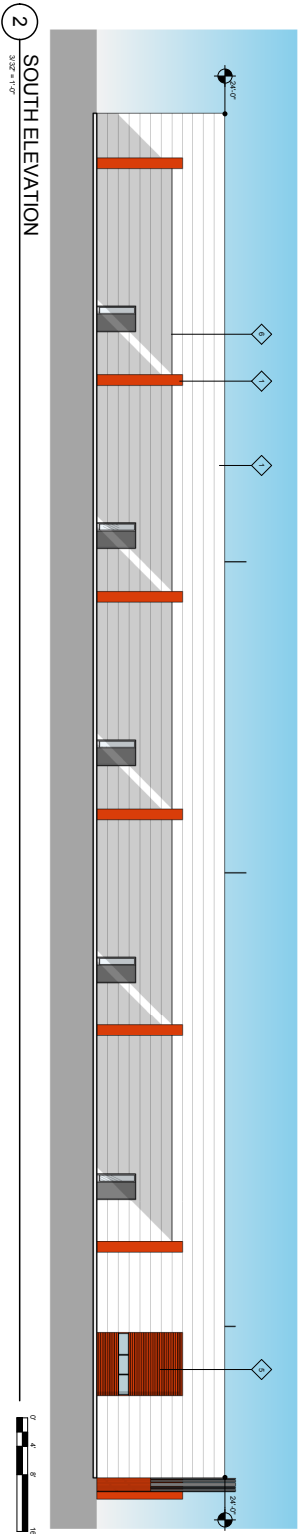
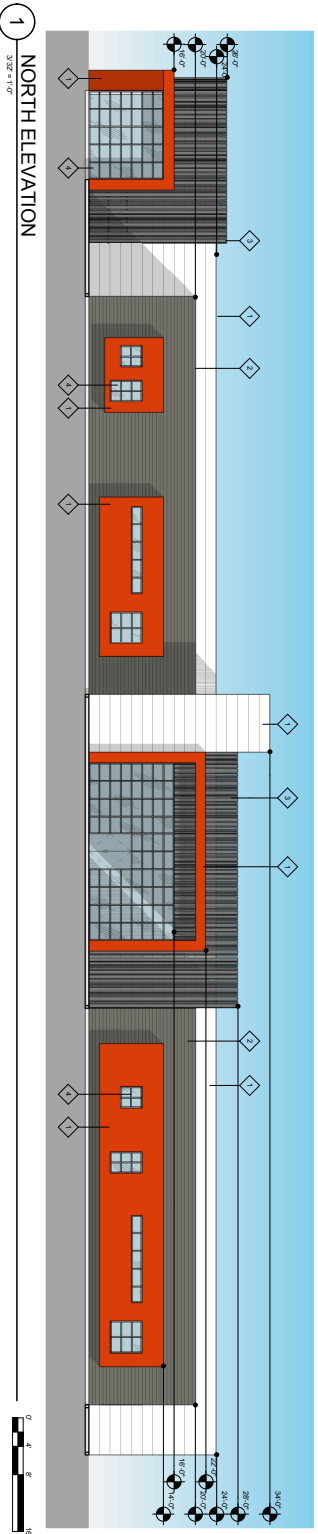
## **I. Architectural & Landscape Design**

This proposed ground up new build project will house 5,200 s.f. of RV and marine service offices in a single story building facing Main Street. A 5,700 s.f. RV service shop and 14,700 s.f. inventory storage area is positioned directly behind the office portion. This primary structure will be constructed of metal panels, CMU block, vertical galvanized metal studs and a storefront system painted with a neutral light gray, dark grey, strategically placed red accent color and patterned with a universal recessed jointing pattern. The building will have rollup metal overhead doors placed on the exterior of the west elevation. By incorporating the use of an accent color on the office, service and inventory areas the distinctive parts pull together as single structure. The portion of the project which faces Main Street is designed as a signature of RV Renovators. The design is intended to serve as a showcase of their brand and services.

As demonstrated on the attached plans, the landscape concept will incorporate low water use plant material focused on introducing color and form to the proposed landscape areas. The plant pallet consists of native and non-native plants found within the Arizona Department of Water Resources plant list and consistent with Mesa standards. The intent of the design is to create vibrancy and complement the architectural elements. Numerous landscape medians in the parking lot are proposed and the landscape area adjacent to Main Street across the project's frontage is a major emphasis of the proposal.

## **J. Conclusion**

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and Zoning Ordinance. The applicant and owner look forward to working receiving input on this site plan and working with city staff to bring this exciting new project to fruition in the City of Mesa.



- MATERIAL KEY**
- 1 METAL PANEL
  - 2 8'X8'X16" CMU BLOCK
  - 3 VERTICAL GALVANIZED METAL STUDS
  - 4 STOREFRONT SYSTEM
  - 5 METAL ROLLUP DOOR
  - 6 TENSILE SHADE FABRIC

**ARCHITEKTON**

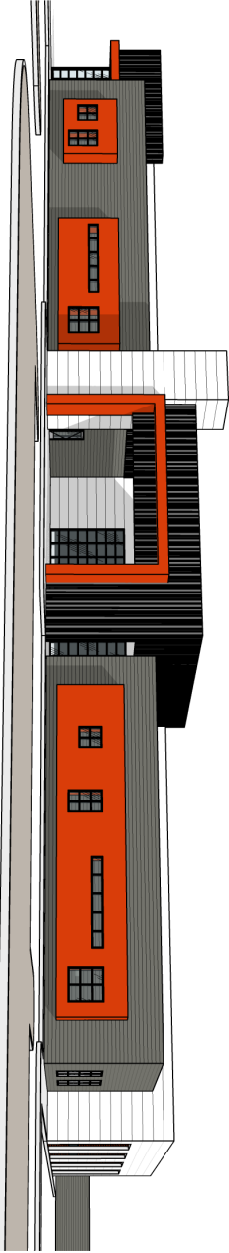
NOT FOR CONSTRUCTION

17127 9/22/2017 11:59:37 AM - PLOT DATE

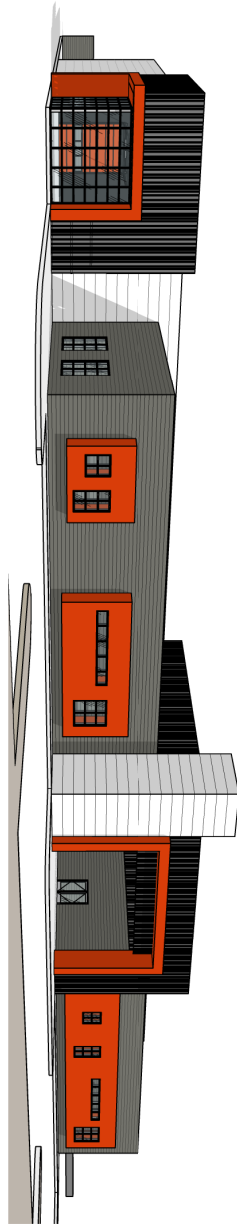
**RV RENOVATORS**  
 MONTY GERMAINE  
 MAIN ST. & 202 FREEWAY, MESA, AZ

# DESCRIPTION DATE  
 SFR Package 09/18/17  
**AE-201**  
 EXTERIOR ELEVATIONS

2 PERSPECTIVE NORTHWEST



1 PERSPECTIVE NORTHEAST



ARCHITEKTON

NOT FOR CONSTRUCTION

444 S. Fenwick Ave., Suite 101  
Tempe, AZ 85281  
T 480.964.4012  
F 480.964.4017  
www.architekton.com

9/22/2017 11:59:42 AM - PLOT DATE

17127

RV RENOVATORS

MONTY GERMAINE  
MAIN ST. & 202 FREEWAY, MESA, AZ

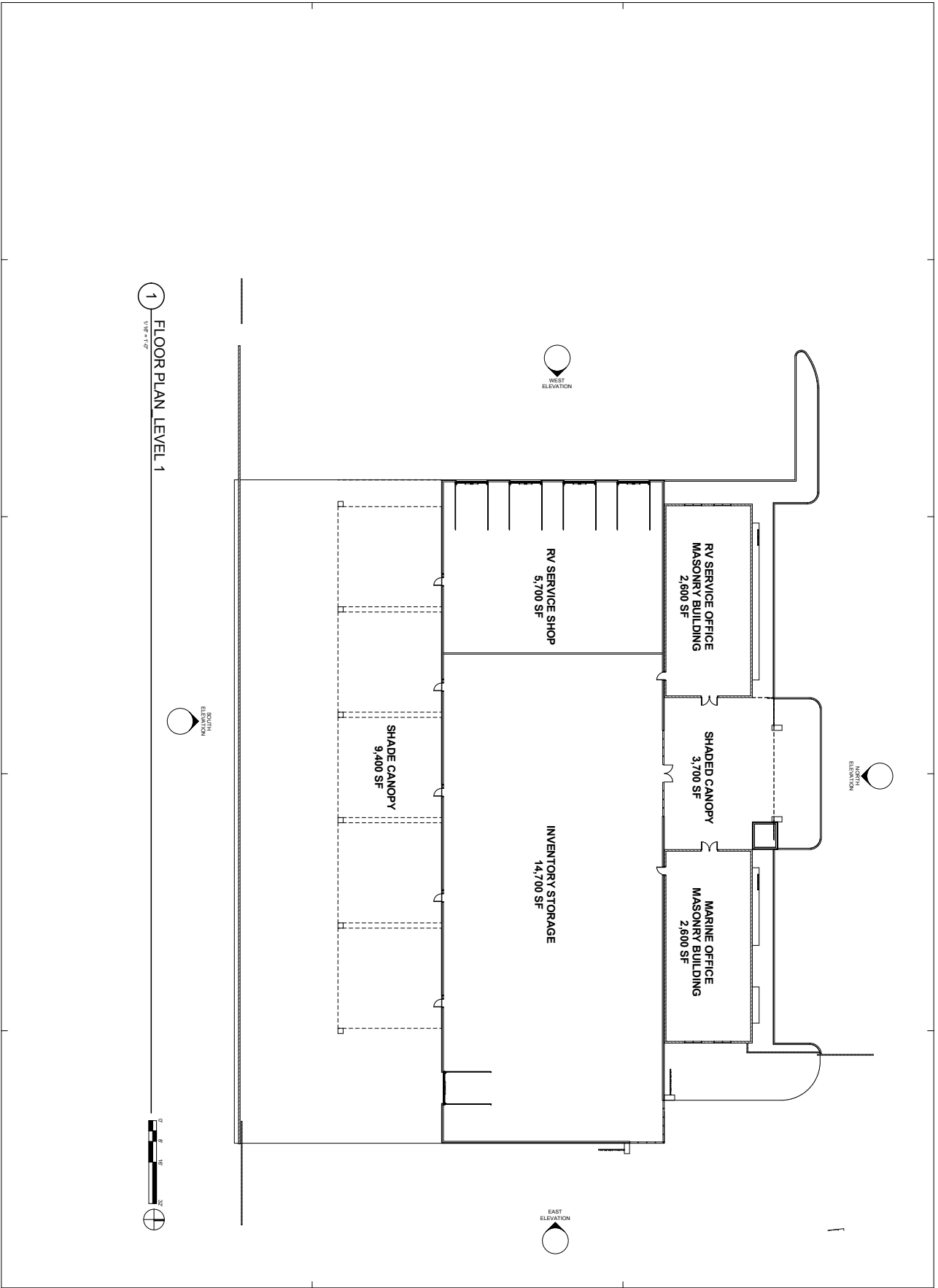
# DESCRIPTION DATE

#	DESCRIPTION	DATE

SFR Package 09/18/17

EXTERIOR PERSPECTIVES

AE-203



1 FLOOR PLAN LEVEL 1

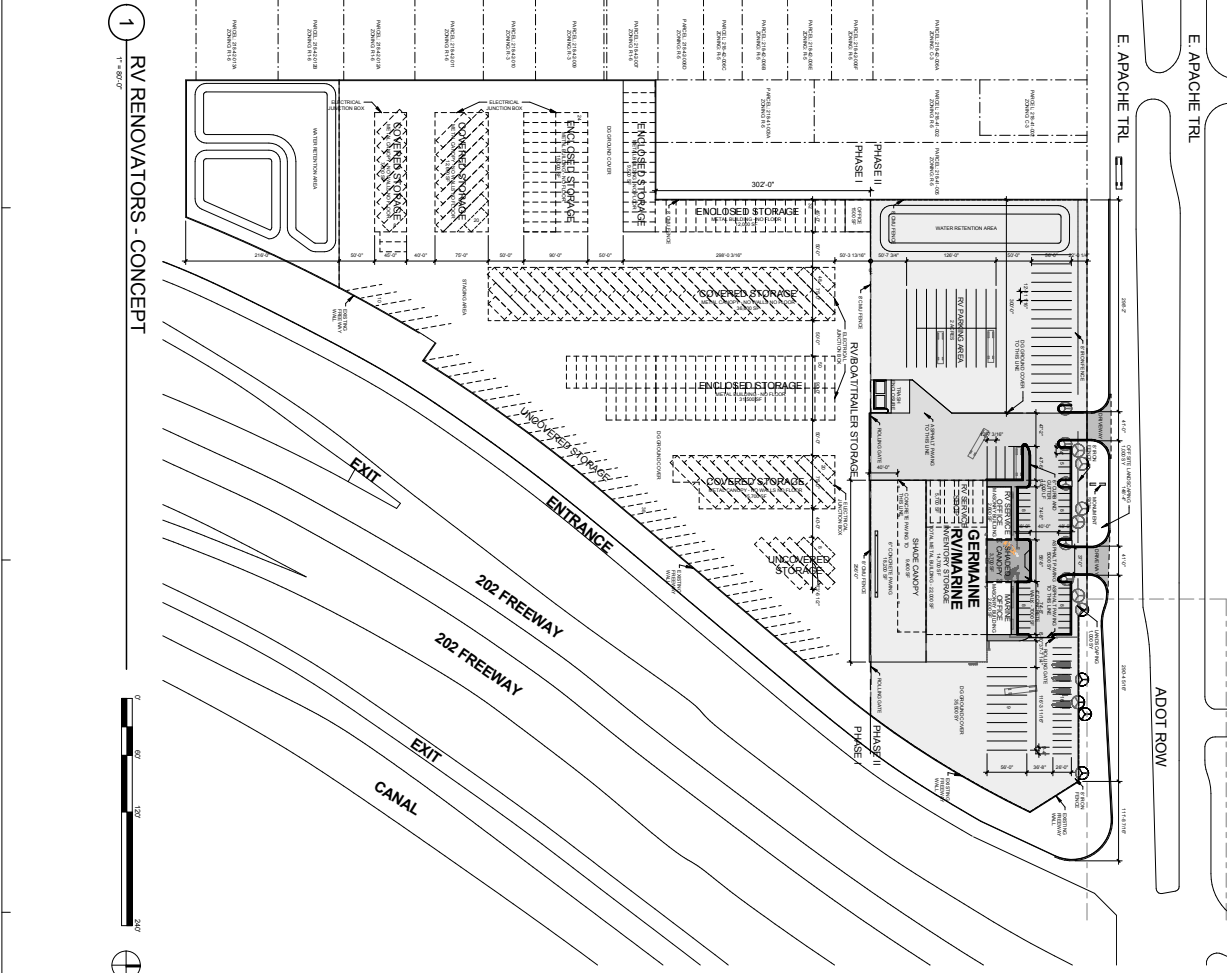
ARCHITEKTON

AE-101  
LEVEL 1 FLOOR PLAN  
SPR Package 05/18/17

#	DESCRIPTION	DATE
17127	RV RENOVATORS	9/22/2017 11:59:30 AM - PLOT DATE
	MONTY GERMAINE	
	MAIN ST. & 202 FREEWAY, MESA, AZ	

NOT FOR CONSTRUCTION  
444 S. Farmer Ave., Suite 101  
Tempe, AZ 85281  
T: 480.504.4012  
F: 480.504.4017  
WWW.ARCHITEKTON.COM

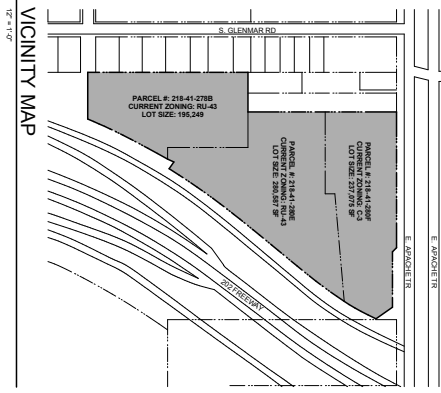




1 RV RENOVATORS - CONCEPT  
1" = 80' 0"



VICINITY MAP  
1/2" = 1/4"



**PROJECTIONS**

SITE	218-41-288E (232,075 SF 54.4 AC)
PARCEL 1	218-41-288E (232,075 SF 54.4 AC)
PARCEL 2	218-41-288E (190,249 SF 44 AC)
PARCEL 3	218-41-288E (190,249 SF 44 AC)
TOTAL LOT AREA	712,911 SF (16.37 AC)
EXISTING ZONING	RU-43
PROPOSED ZONING	RU-43
PARCEL 1	C-2
PARCEL 2	C-3
PARCEL 3	LC
<b>BUILDING</b>	
OCCUPANCY CLASSIFICATION	B
TYPE OF CONSTRUCTION	NA
ALLOWABLE AREA	37,200 SF
SRINKAGED	YES
BUILDING SF	25,000 SF
CANOPY SF	13,100 SF
BUILDING COVERAGE (60%/MAX)	20%
OPEN SPACE PROVIDED	622,311 SF
<b>PARKING</b>	
MAXIMUM BUILDING	1,571 ALL 20% OF BUILDING - 99 STALLS
RV PARKING	62
RV SERVICE	106
COVERED STORAGE	96
UNCOVERED STORAGE	55

**ARCHITEKTON**

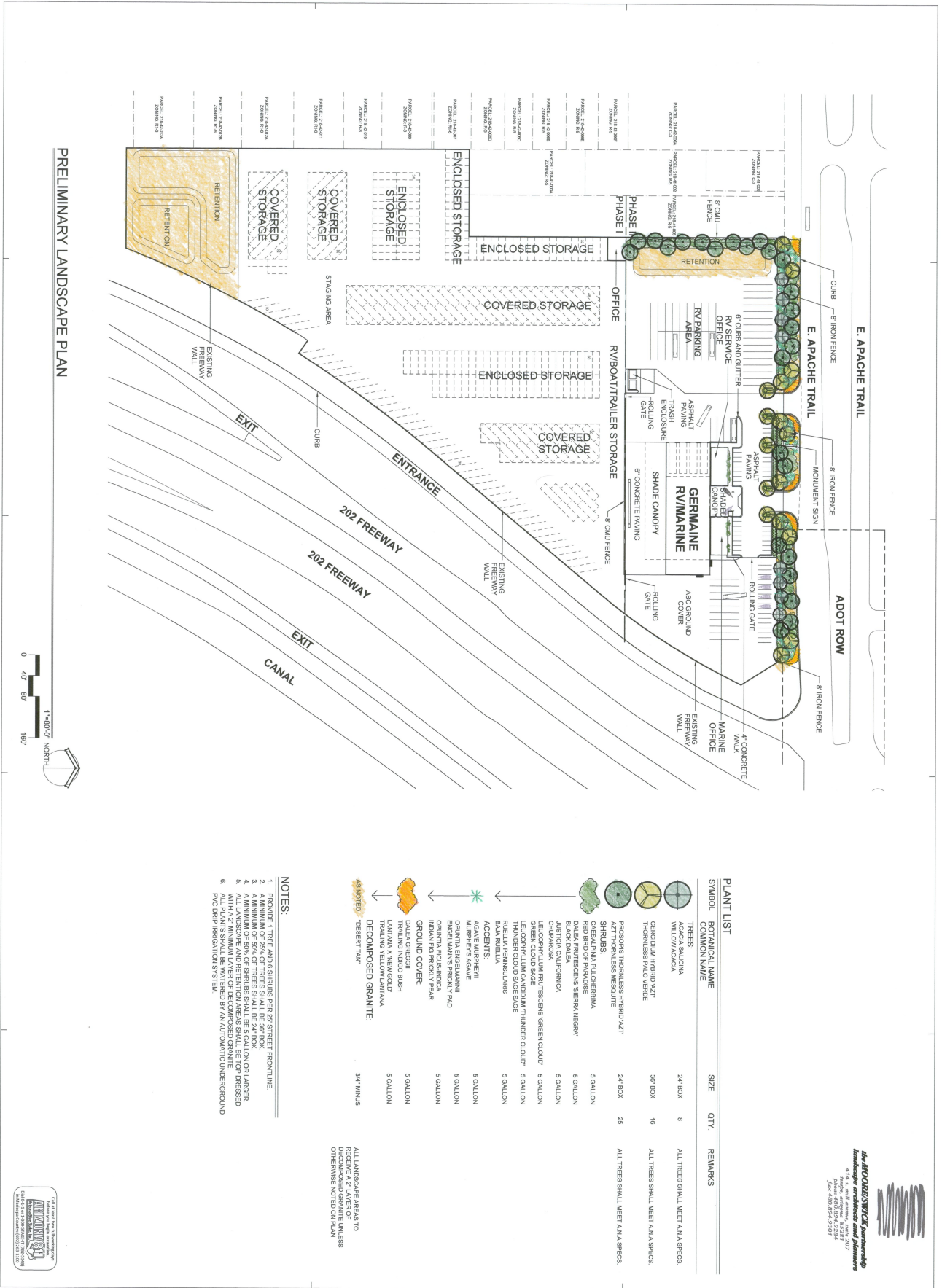
SRP Package 05/18/17  
ARCHITECTURAL  
SITE PLAN  
**AS-101**

17127  
**RV RENOVATORS**  
MONTY GERMAINE  
MAIN ST. & 202 FREEWAY, MESA, AZ

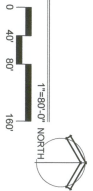
9/22/2017 12:01:01 PM - PLOT DATE

444 S Fenwick Ave., Suite 101  
Tempe, AZ 85283  
T: 480.504.4037  
F: 480.504.4037  
www.architekton.com

**NOT FOR CONSTRUCTION**



PRELIMINARY LANDSCAPE PLAN



PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS
(Tree Symbol)	TREES: ACACIA SALICINA WILLOW ACICIA	24" BOX	8	ALL TREES SHALL MEET AIA SPEC.
(Shrub Symbol)	SHRUBS: PROSPERIS THORNLESS MESQUITE AZTI THORNLESS MESQUITE CERESALMA PLICHERMANIA SILVER CHERRY DALEYA FRUTESCENS SIERRA NEGRA BLACK DALEYA JARDINIA CALIFORNICA LEUCOPHYLLUM FRUTESCENS GREEN CLOUD LEUCOPHYLLUM CALDORUM THUNDER CLOUD GREEN CLOUD SAGE RUELLIA PENINSULARIS BAYA RUELLIA	24" BOX	25	ALL TREES SHALL MEET AIA SPEC.
(Grass Symbol)	ACCENTS: ACACIA MERRILLI MIMULUS ORNIATHA ENGELMANNII EREBLIANNUS PRICKLY PAD ORNIATHA FICUS INDICA INDIANTHO PROCKY PEAR	5 GALLON		
(Ground Cover Symbol)	GROUND COVER: TRAILING INDIAN BUSH TRAILING YELLOW LANTANA LANTANA X NEW GOLD DECOMPOSED GRANITE "DESERT TAN"	5 GALLON		

NOTES:

1. PROTECT 1 TREE AND 3 SHRUBS PER 25' STREET FRONTLINE.
2. A MINIMUM OF 25% OF TREES SHALL BE 24" BOX.
3. A MINIMUM OF 50% OF TREES SHALL BE 24" BOX.
4. ALL TREES SHALL BE PLANTED ON LARGER.
5. ALL LANDSCAPE AND RETENTION AREAS SHALL BE TOP DRESSED WITH A 2" MINIMUM LAYER OF DECOMPOSED GRANITE.
6. ALL AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND PVC DRIP IRRIGATION SYSTEM.

ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER OF DECOMPOSED GRANITE UNLESS OTHERWISE NOTED ON PLAN

**ARCHITEXTON**  
Landscape Architecture and Interiors  
414 E. 1st Street, Suite 207  
Phoenix, AZ 85004-5284  
Tel: 602.944.9513  
Fax: 602.944.9513

ARCHITEXTON

17127

**RV RENOVATORS**

MONTY GERMAINE

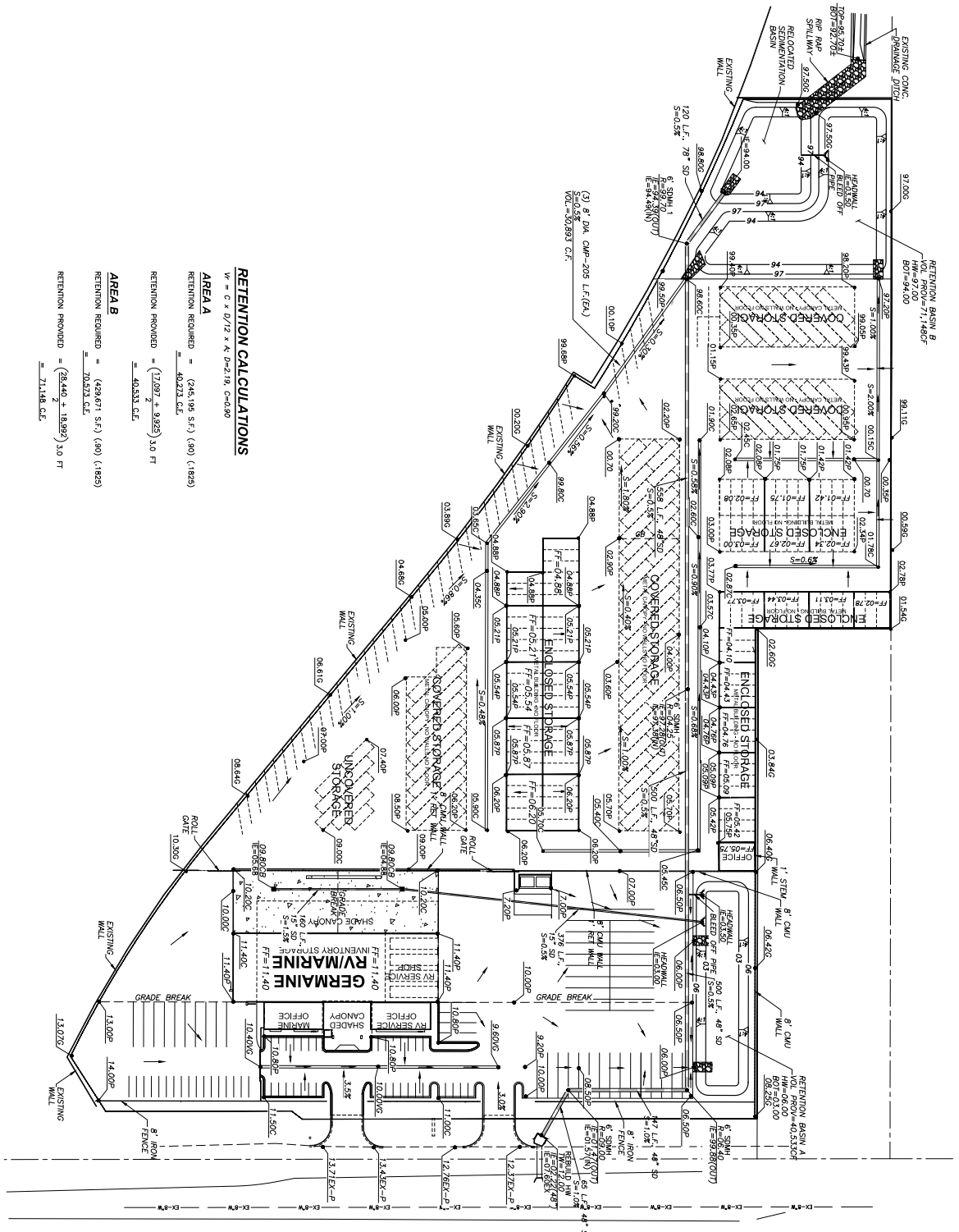
MAIN ST. & 202 FREEWAY, MESA, AZ

09/22/17

PRELIMINARY LANDSCAPE PLAN

L1

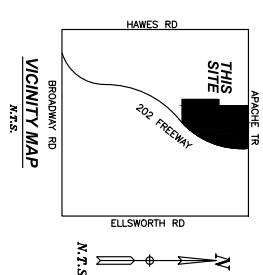
4618 E. Fremont Ave., Suite 101  
Phoenix, AZ 85018  
Tel: 602.944.9513  
Fax: 602.944.9513  
www.architexton.com



**RETENTION CALCULATIONS**  
 $W = C \times D / 12 \times K \times D = 218, C = 0.90$

**AREA A**  
 RETENTION REQUIRED =  $(246,195 \text{ SF}) \times (0.90) \times (1.825)$   
 $= 402,213 \text{ CF}$   
 RETENTION PROVIDED =  $(17,097 \times 2.925) \times 3.0 \text{ FT}$   
 $= 40,533 \text{ CF}$

**AREA B**  
 RETENTION REQUIRED =  $(429,671 \text{ SF}) \times (0.90) \times (1.825)$   
 $= 705,213 \text{ CF}$   
 RETENTION PROVIDED =  $(28,440 \times 2.1888) \times 3.0 \text{ FT}$   
 $= 71,148 \text{ CF}$



- LEGEND**
- BRASS CAP
  - FOUND PIPE IN HAND HOLE
  - ★ FOUND CONTROL PICKERS SPINDLE
  - FOUND RR VALVE
  - ▲ REFERENCE MONUMENT - SET 1/2" REBAR RM#41076
  - CONCRETE
  - PAUL TREE
  - FIRE HYDRANT
  - SEWER MANHOLE
  - WALL
  - TELECOM JUNCT. BOX
  - CONSTRUCTION FENCE
  - EXISTING GRADE
  - PROPOSED GRADE
  - ROW RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - BSL BUILDING SETBACK LINE
  - DE DRAINAGE EASEMENT
  - PL PROPERTY LINE
  - (N.A.) NOT ACCEPTED
  - CWD CONCRETE MASONRY UNIT
  - M.C.N. RECORDS OF MARICOPA COUNTY, ARIZONA
  - 10.000' PROPOSED SPOT GRADE

**ALLEN CONSULTING ENGINEERS, INC.**  
 4111 E. VALLEY AUTO DRIVE #103  
 MESA, ARIZONA 85206  
 P: 480-982-8800  
 F: 480-982-8801  
 E: info@allenconsulting.com

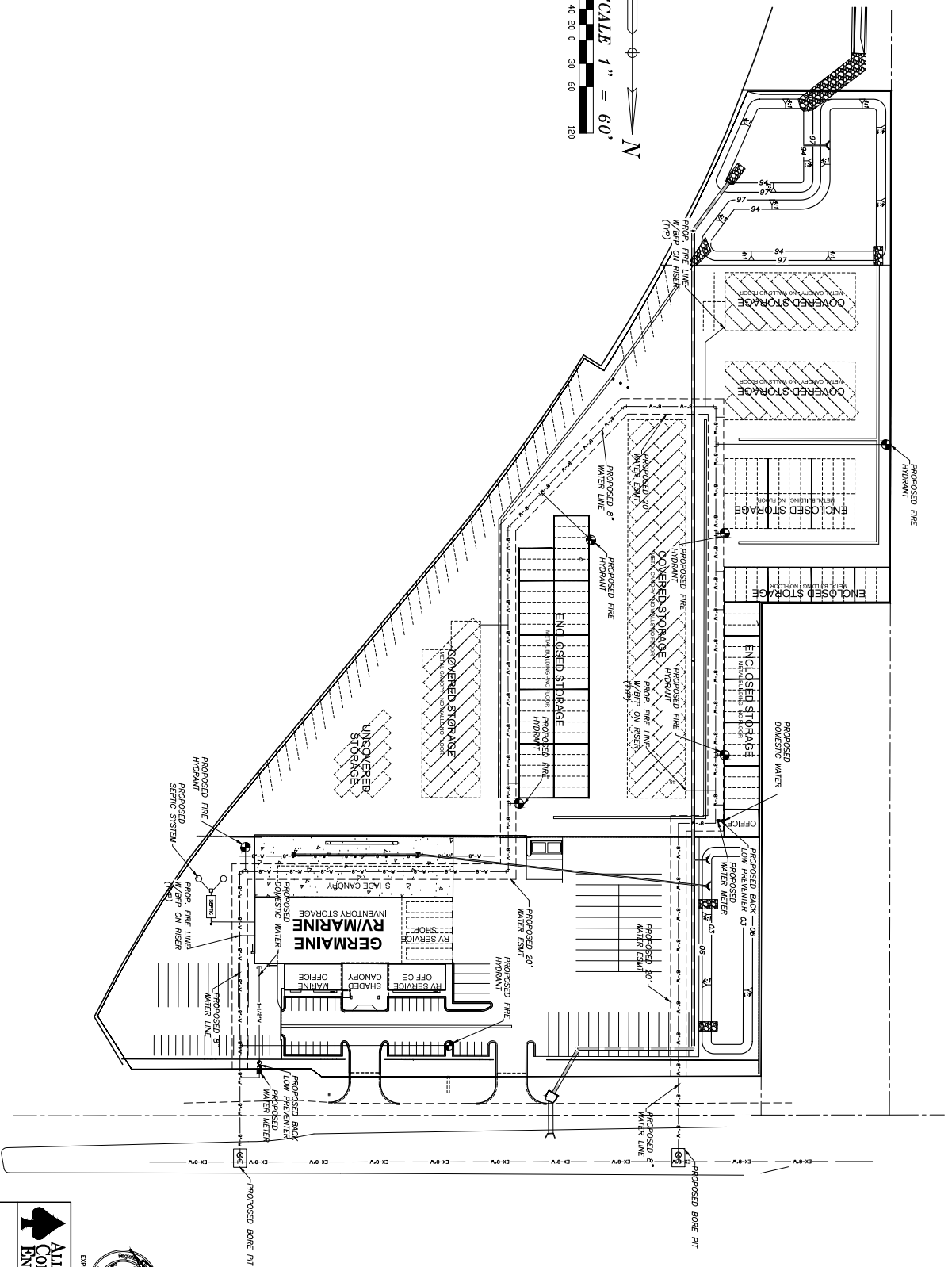
APACHE STORAGE  
 CONCEPTUAL GRADING AND DRAINAGE PLAN  
 APR 218-41-280B, E, & F  
 MESA, AZ

DATE: 09-22-17

JOB NUMBER	352893	SHEET	1	OF	2
DRAWING DATE	02/01/17	DESIGNED BY	SR	DATE	09-22-17

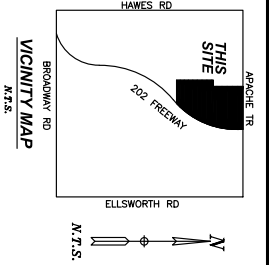
SCALE 1" = 60'

60 40 20 0 30 60 120



**LEGEND**

- PALM TREE
- FIRE HYDRANT
- SEWER MANHOLE
- WALL
- EXISTING GRADE
- ROW
- RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- BE BRIDGE EXISTENCE
- BE BRIDGE CENTERLINE
- (N/A) NOT ACCEPTED
- ON/L CONCRETE MASONRY UNIT
- M.C.R. RECORDS OF MARICOPA COUNTY, ARIZONA
- WATERLINE



**ALLEN CONSULTING ENGINEERS, INC.**

14111 E. VALLEY AUTO DRIVE #103  
 MESA, ARIZONA 85208  
 PHONE (480) 944-1666  
 B-MAIL: [ees@allenconsulting.com](mailto:ees@allenconsulting.com)

APACHE STORAGE  
 CONCEPTUAL UTILITY PLAN  
 AIN 210-41-8009, E, & F  
 MESA, AZ

DATE: 09-12-17

263-1100  
 1-800-STAKE-IT

EXPIRES 09-30-18

JOB NUMBER	UTILITY 501 SCALE	SHEET	2	OF	2
DRAWN BY	DESIGNED BY	DATE	09-12-17		

# MATERIAL INFORMATION



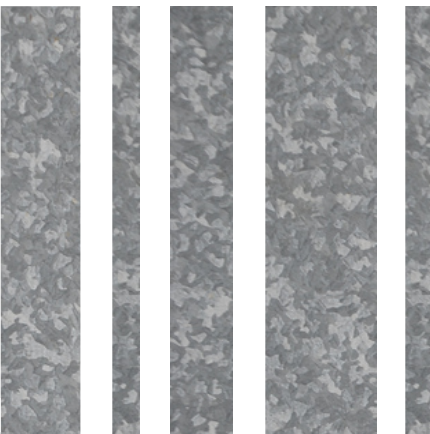
8"X8"X16" CMU - DARK MORTAR



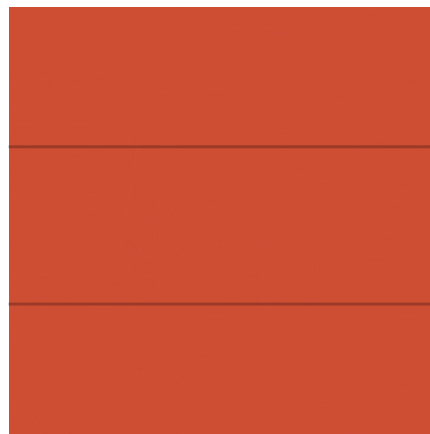
METAL PANEL COLOR 1 (DEA6372 LACE VEIL)



BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM



VERTICAL GALVANIZED METAL STUDS



METAL PANEL COLOR 2 (DEA109 BONFIRE FLAME)