

# 4550 E SOUTHERN AVENUE - SELF STORAGE

Mesa, Arizona

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

September 14, 2016

**REVISED**

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### **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:

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

FRONO.FAR16  
 DATE: 6/27/16  
 DRAWN BY: JLU  
 REVISIONS:  
 7/22/16 3/2/16  
 8/10/16  
 8/22/16  
 8/24/16  
 8/25/16

**PROJECT INFORMATION**

OWNER: RNF INVESTMENTS  
 APPLICANT: JEFF WELKER  
 WELKER DEVELOPMENT  
 RESOURCES LLC  
 3125 E. DOVER  
 MESA, ARIZONA 85213  
 480 209-7167  
 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 BA16-050 - 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.  
 (PLN016-00483)

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.

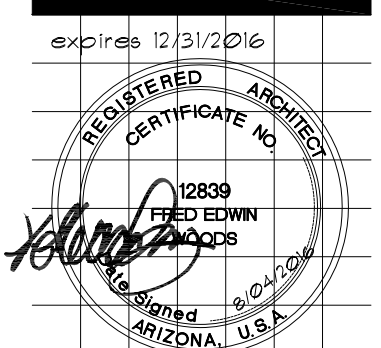
STORAGE BUILDINGS:

BLDG. A	25,200 SF.
BLDG. B	25,200 SF.
BLDG. C	25,200 SF.
EXISTING BLDG.	19,980 SF.

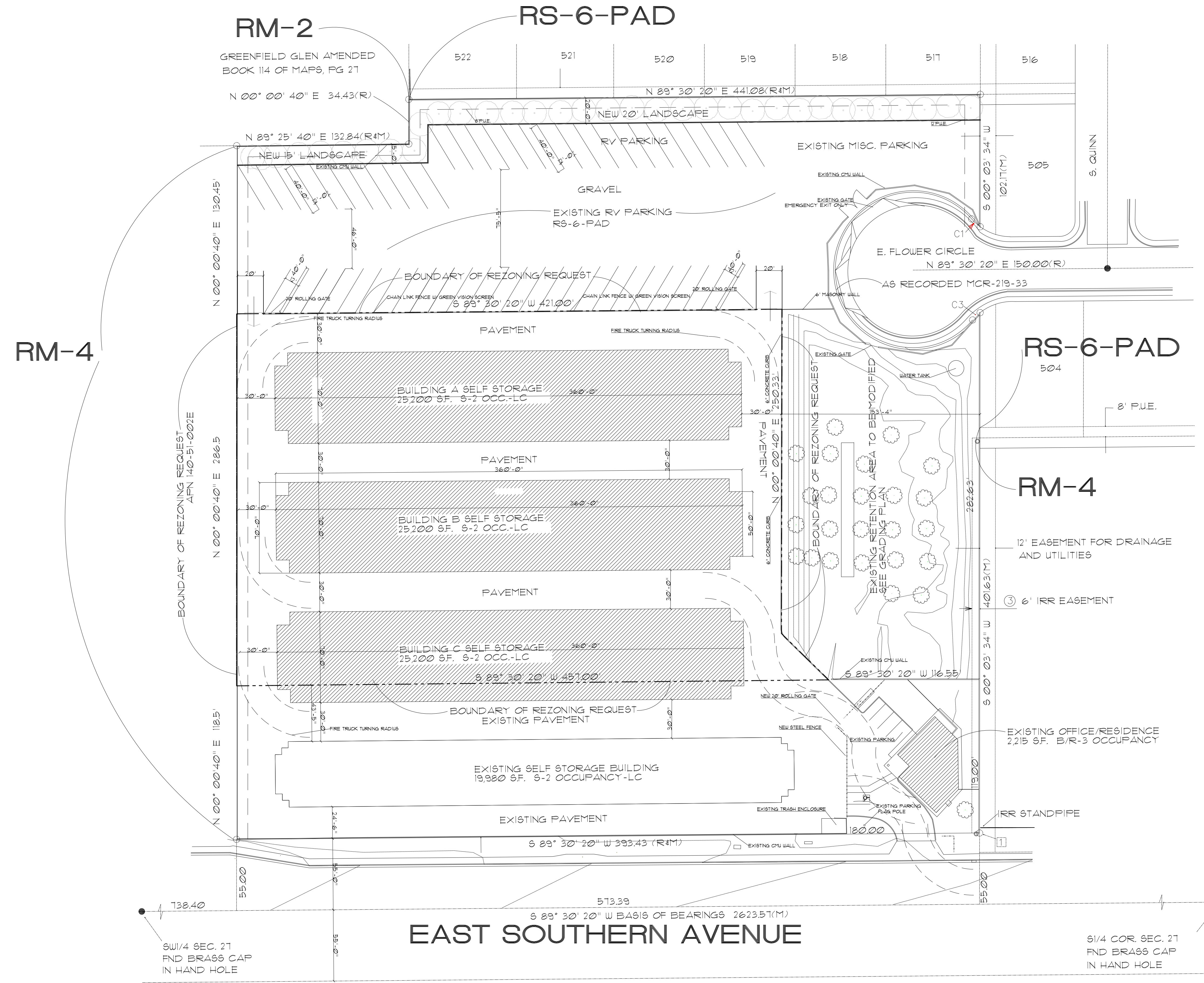
TOTAL AREA 95,580 SF.

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.

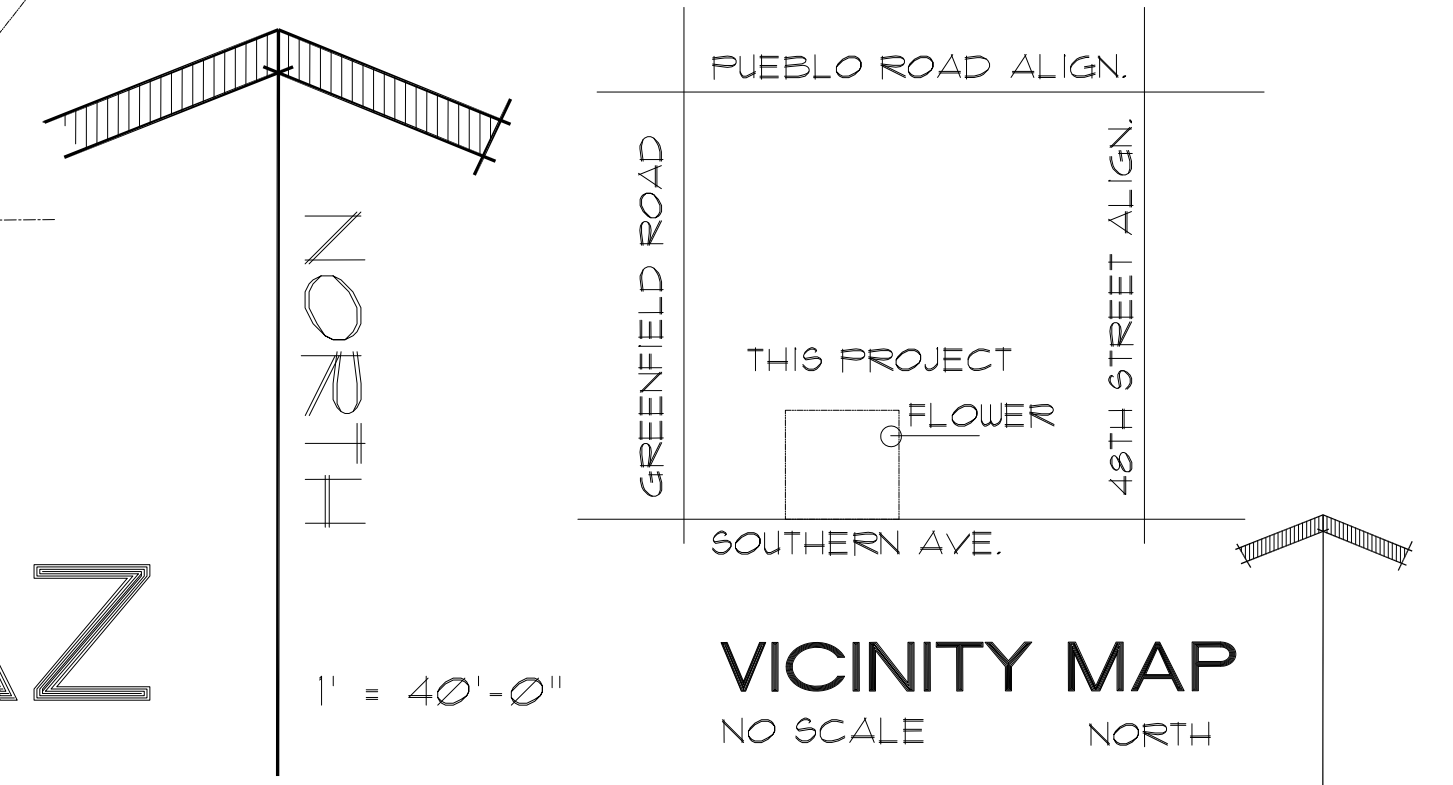
RNF INVESTMENTS  
 4550 E SOUTHERN SELF STORAGE  
 4550 E SOUTHERN AVE MESA, AZ



WOODS ASSOCIATES  
 ARCHITECTS, LLC  
 3319 E. McDOWELL RD.  
 MESA, ARIZONA 85213  
 (480) 962-7672



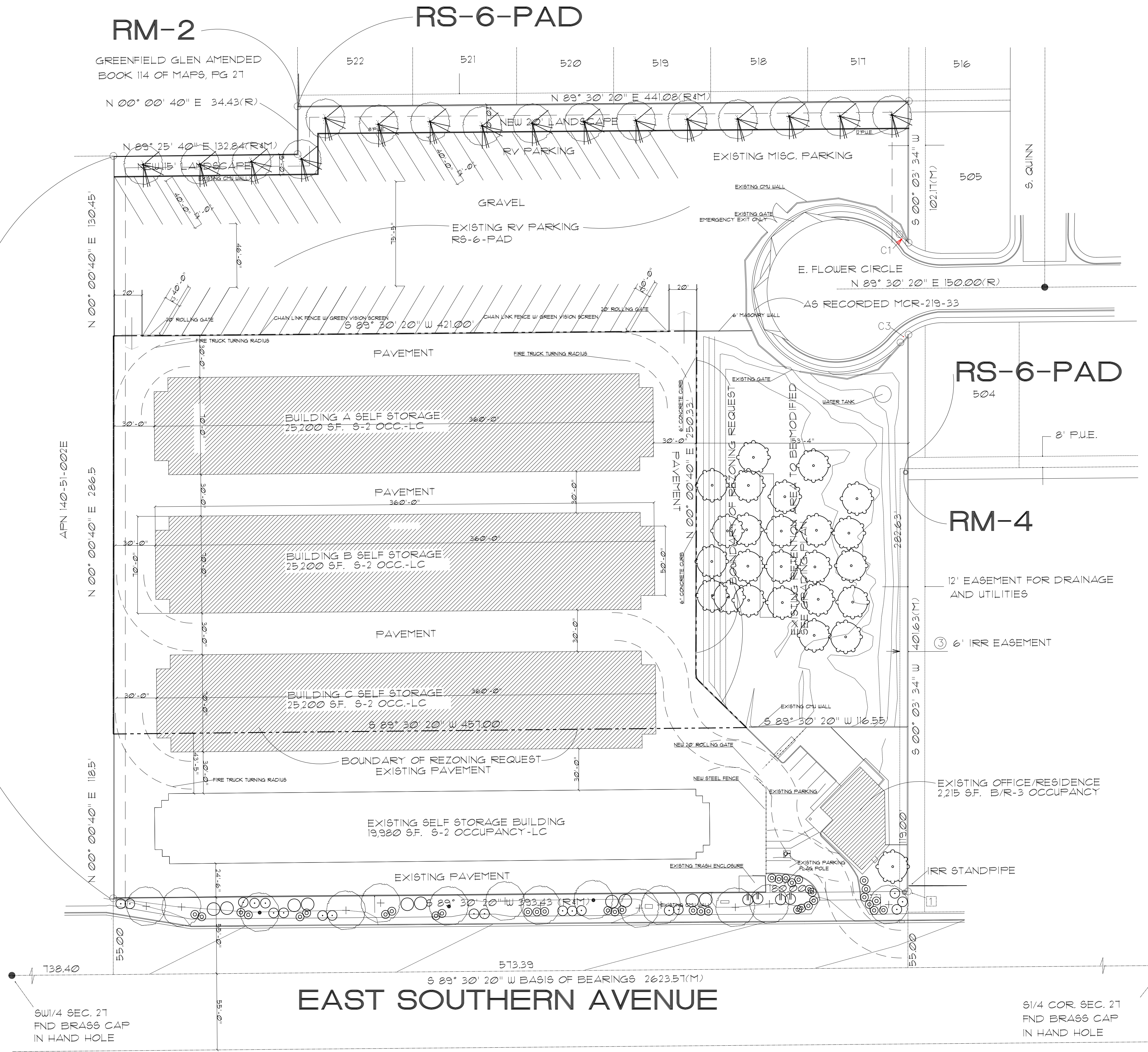
RM-3 AND OC  
**4550 E SOUTHERN MESA AZ**



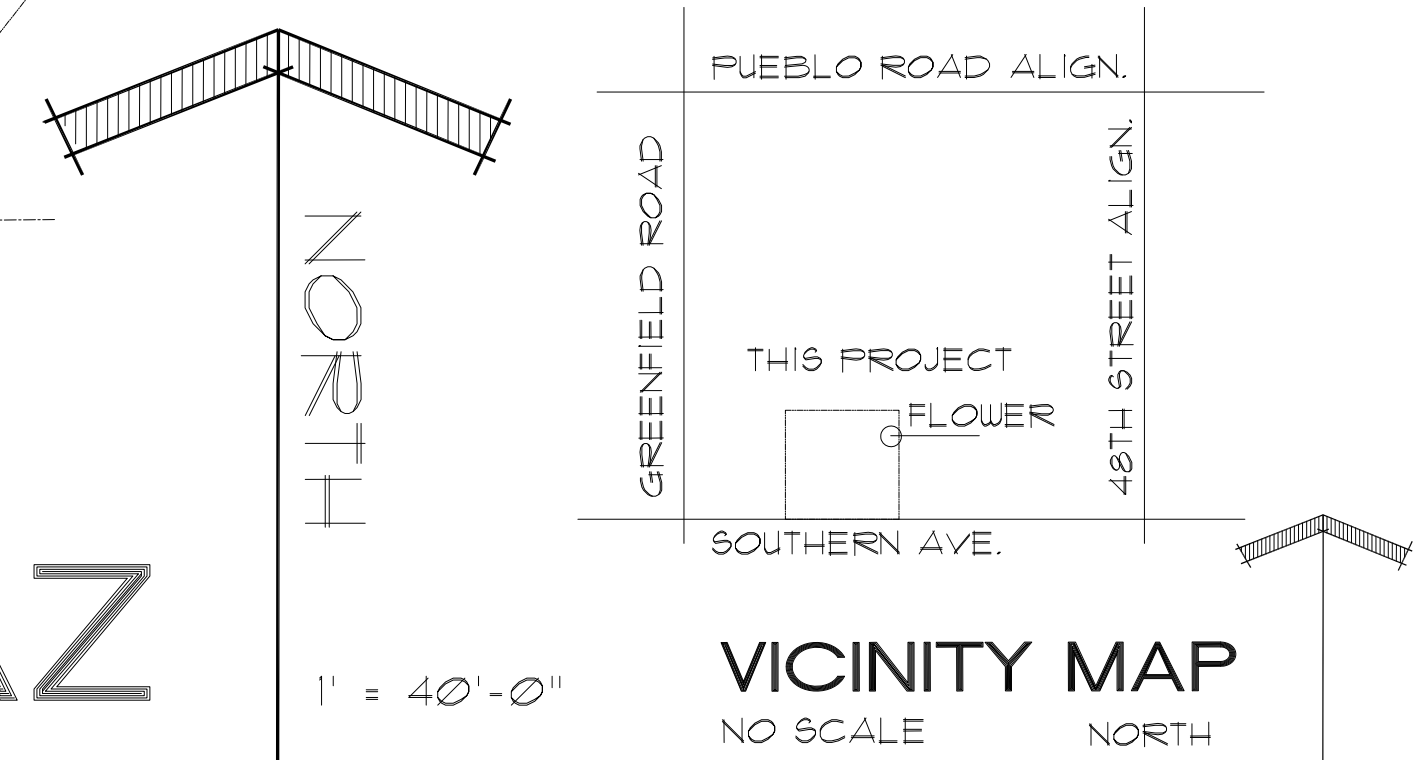
**LANDSCAPE LEGEND**

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 Anocacho 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

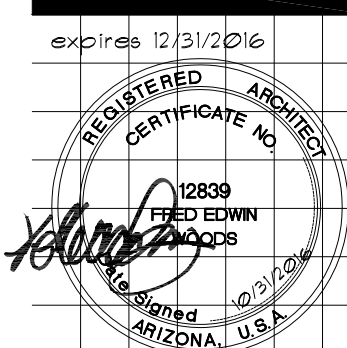


**LANDSCAPE PLAN**

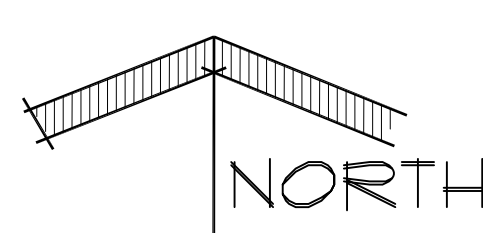
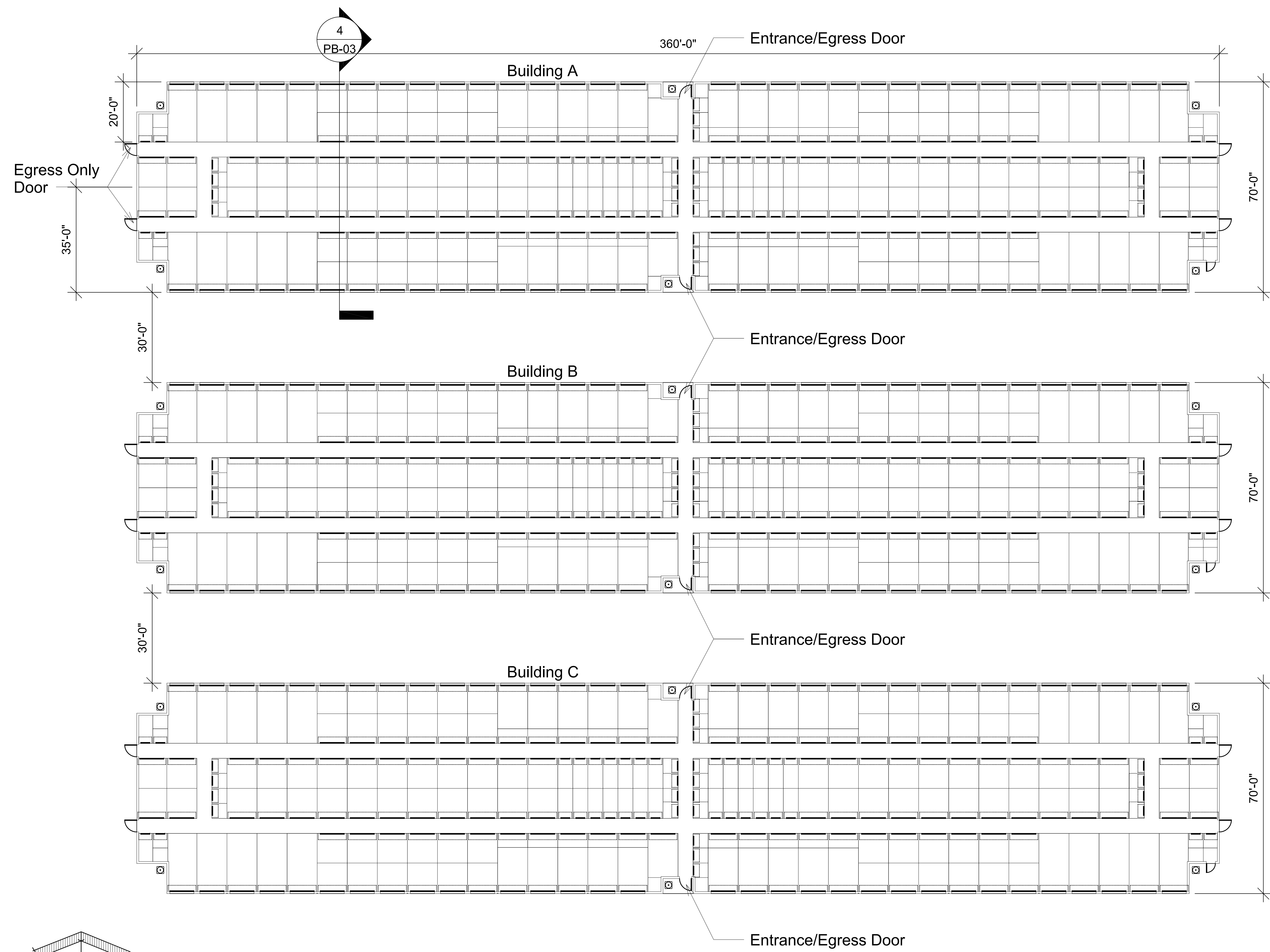


**RM-3 AND OC**  
**4550 E SOUTHERN MESA AZ**

RNF INVESTMENTS  
**4550 E SOUTHERN SELF STORAGE**  
 4550 E SOUTHERN AVE MESA, AZ  
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 3319 E MCDOWELL RD  
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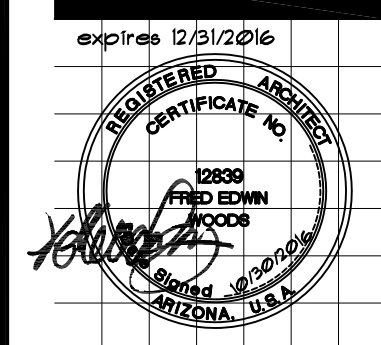




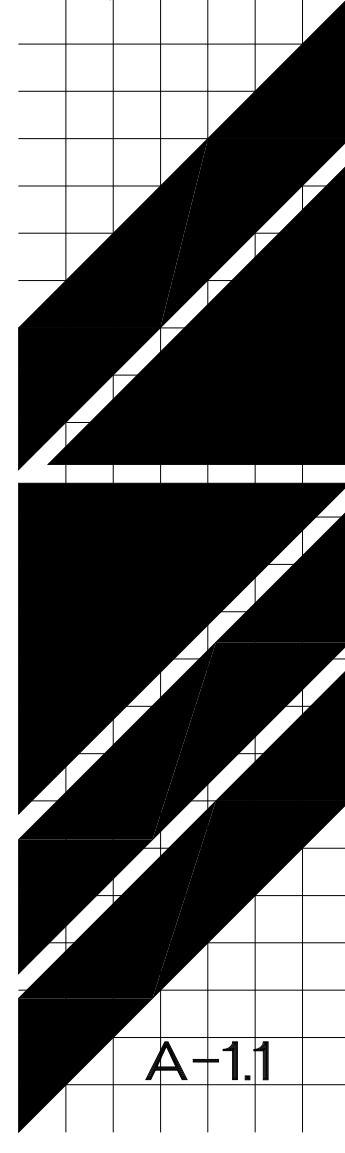
# FLOOR PLAN

1/16" = 1'-0"

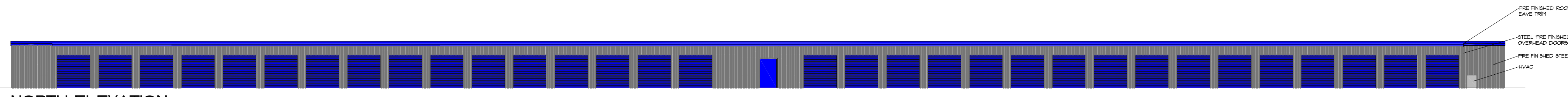
RNF INVESTMENTS  
4550 E SOUTHERN AVE  
MESA, ARIZONA



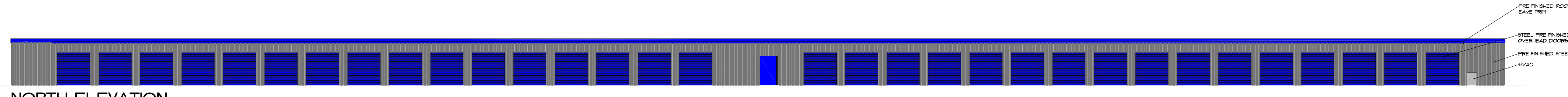
WOODS ASSOCIATES  
ARCHITECTS, LLC  
3319 E. McDOWELL RD.  
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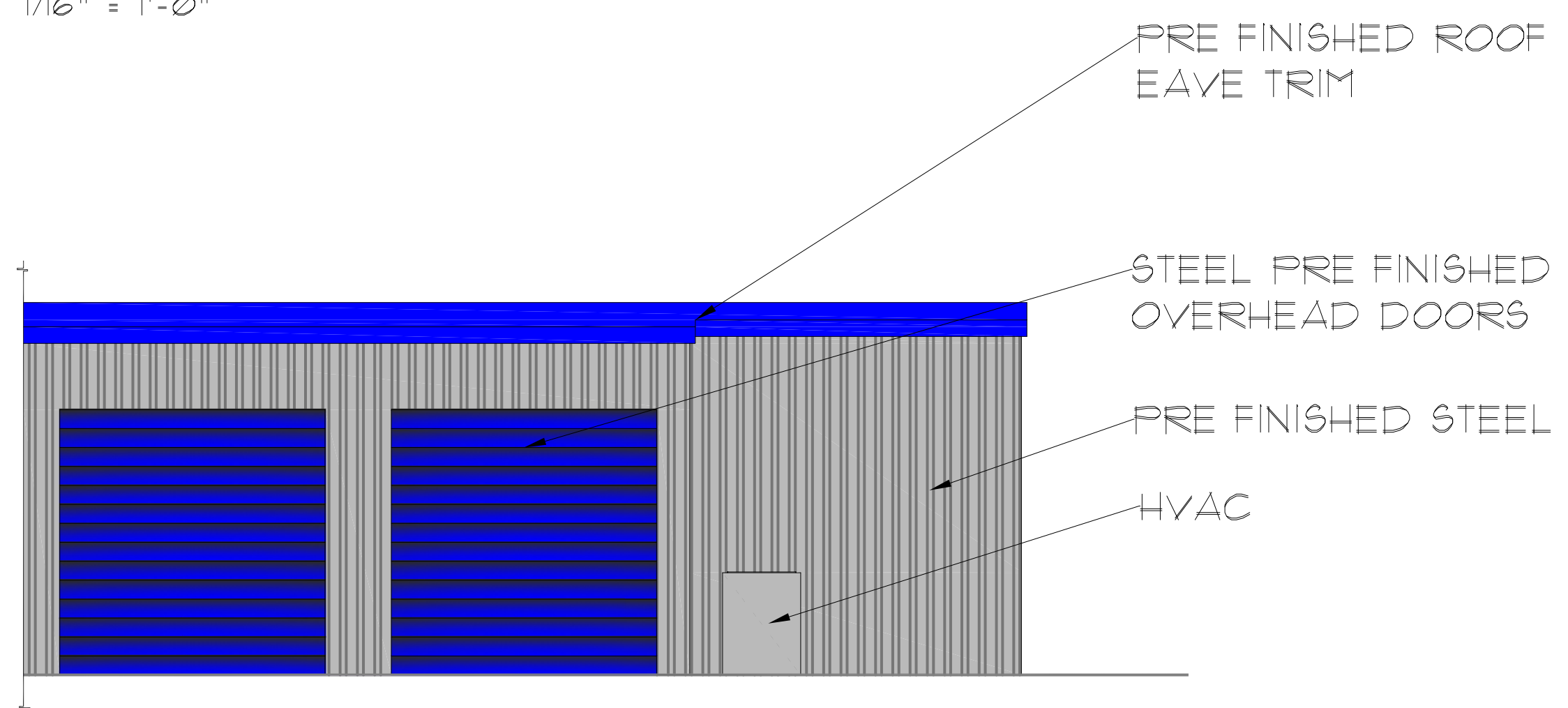
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 DRAWN BY: JWW  
 REVISIONS: \_\_\_\_\_



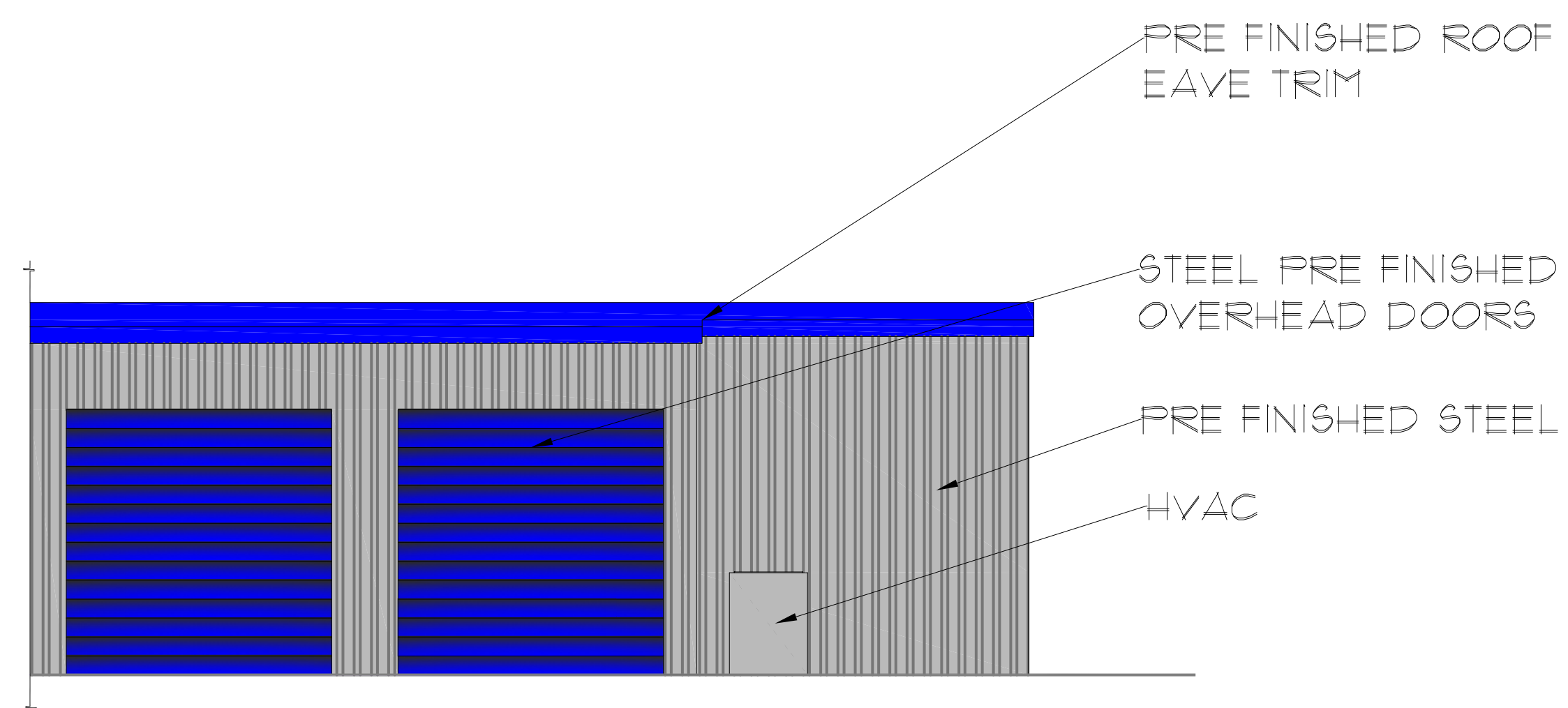
NORTH ELEVATION  
 1/16" = 1'-0"



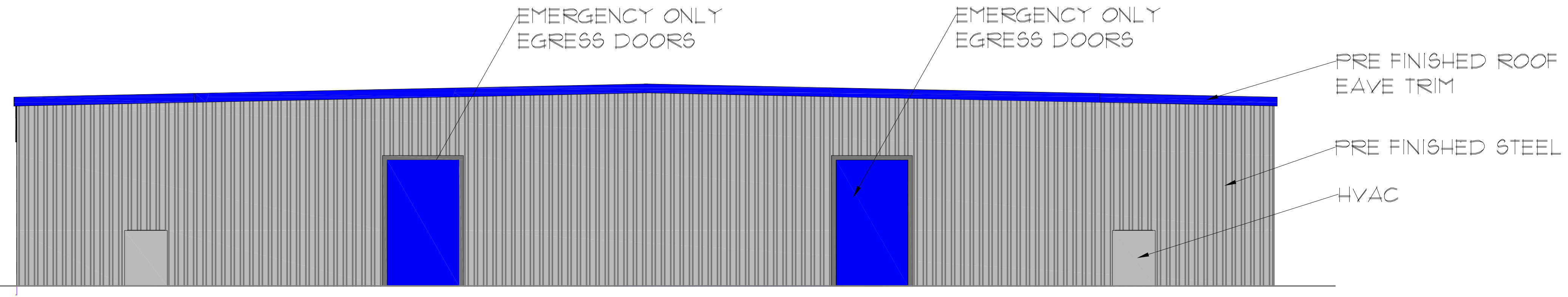
NORTH ELEVATION  
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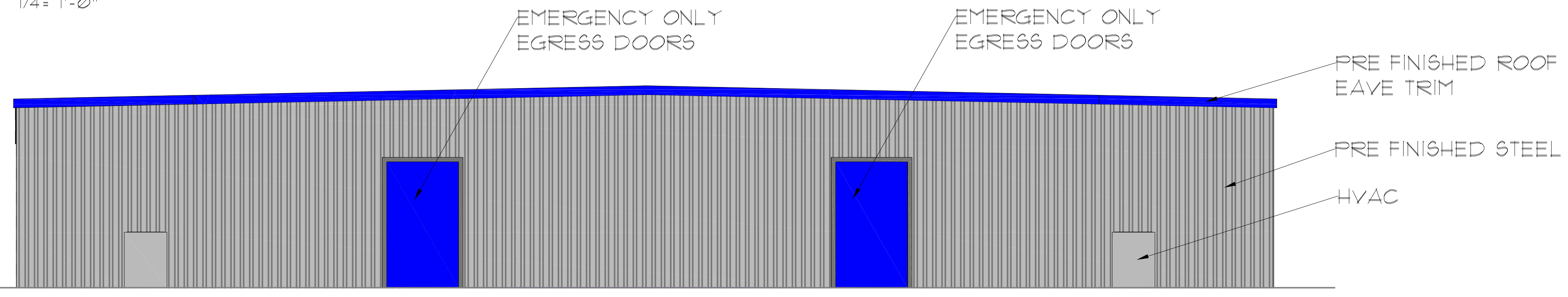
NORTH ELEVATION  
 1/4" = 1'-0"



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

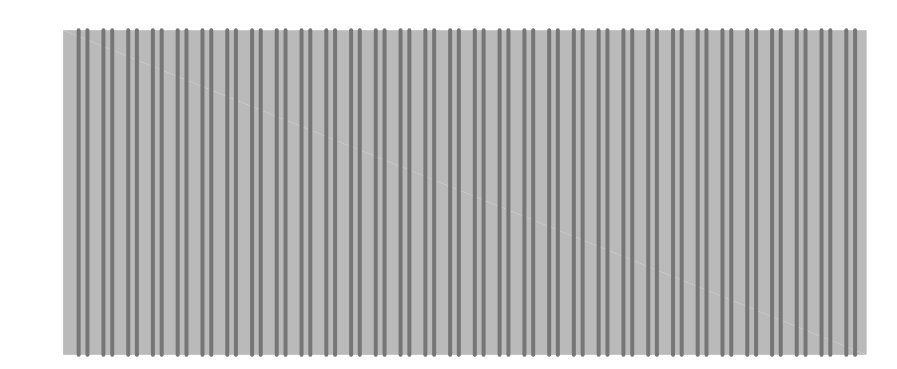


EAST ELEVATION  
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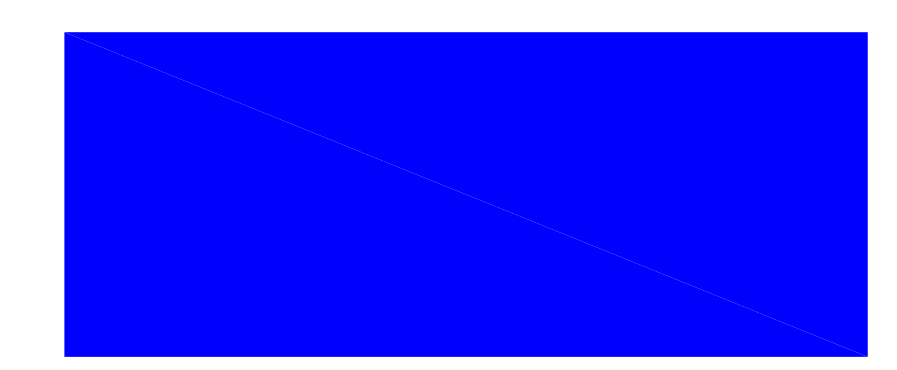


WEST ELEVATION  
 1/4" = 1'-0"

COLOR CHART

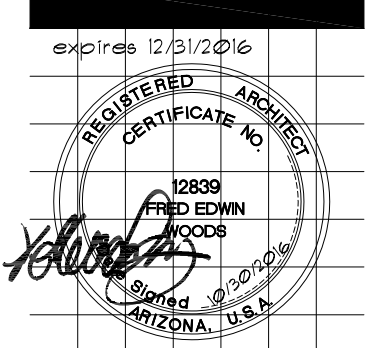


MBCI ARCHITECTURAL  
 PRE FINISHED STEEL  
 COLOR TUNDRA



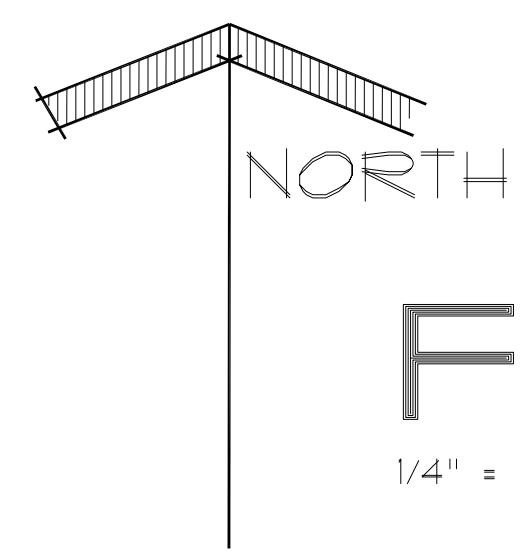
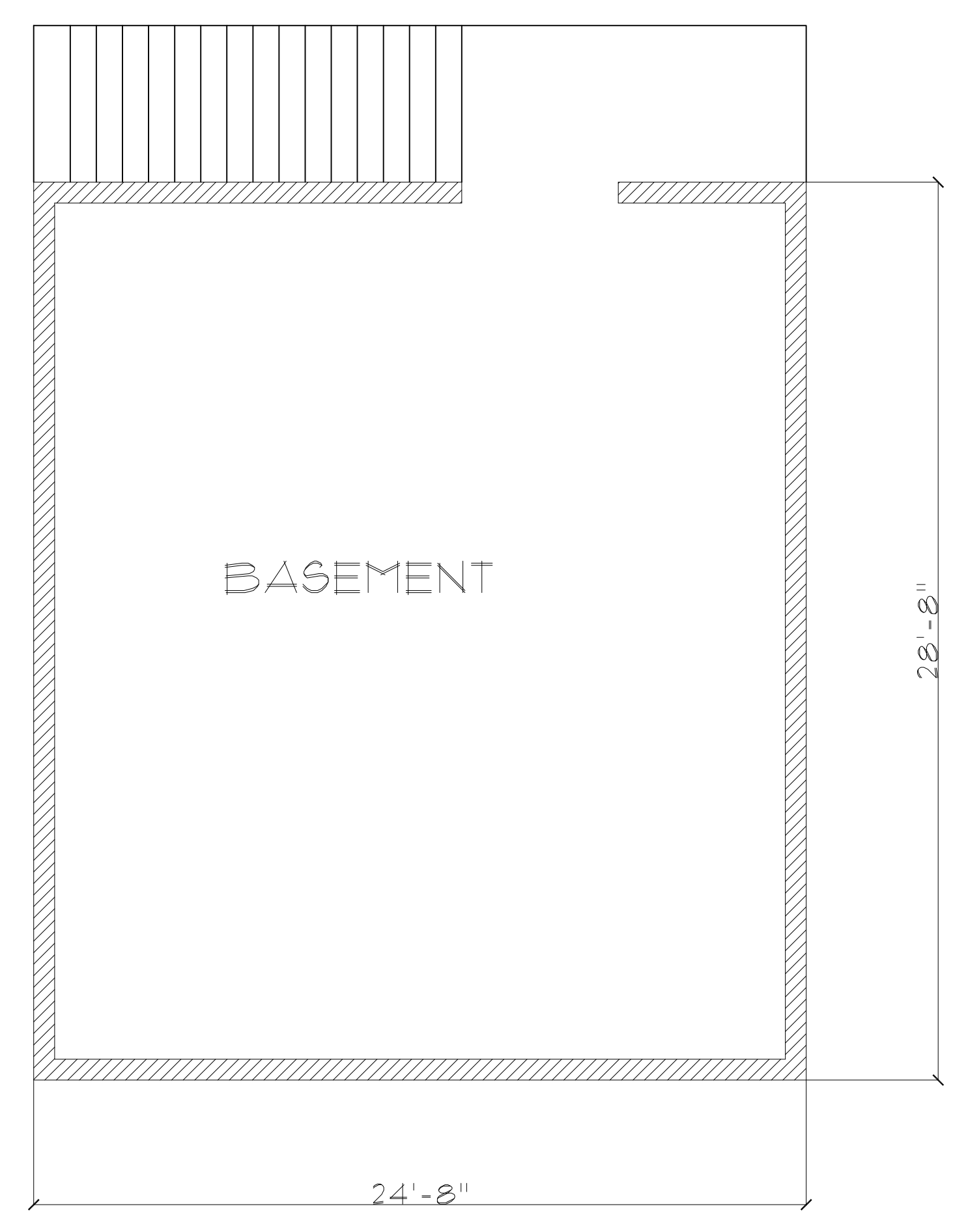
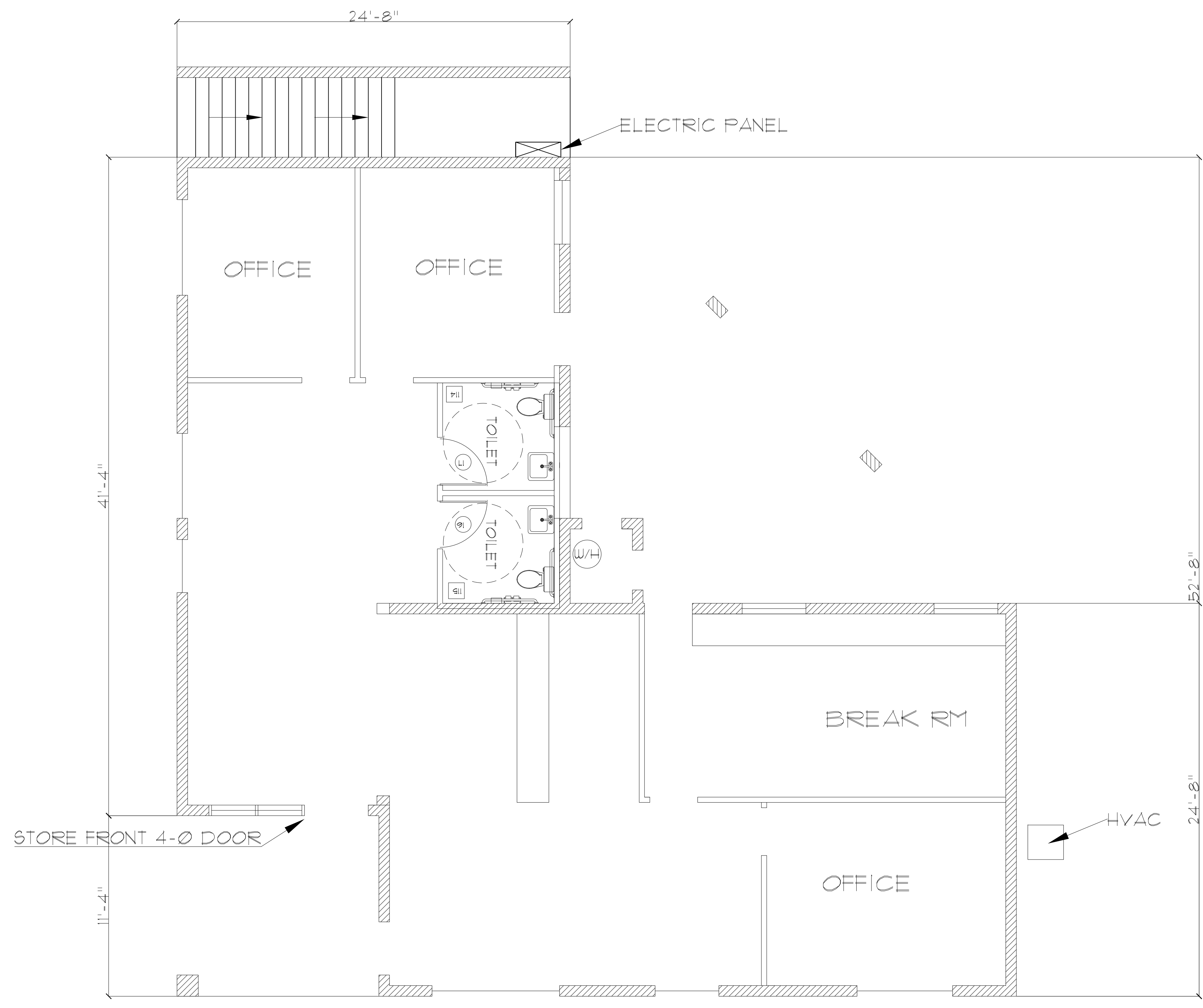
JANUS INTERNATIONAL  
 PRE FINISHED STEEL  
 COLOR ROYAL

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 MESA, ARIZONA



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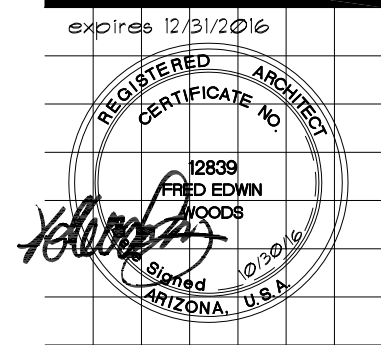
4550 E SOUTHERN AVE



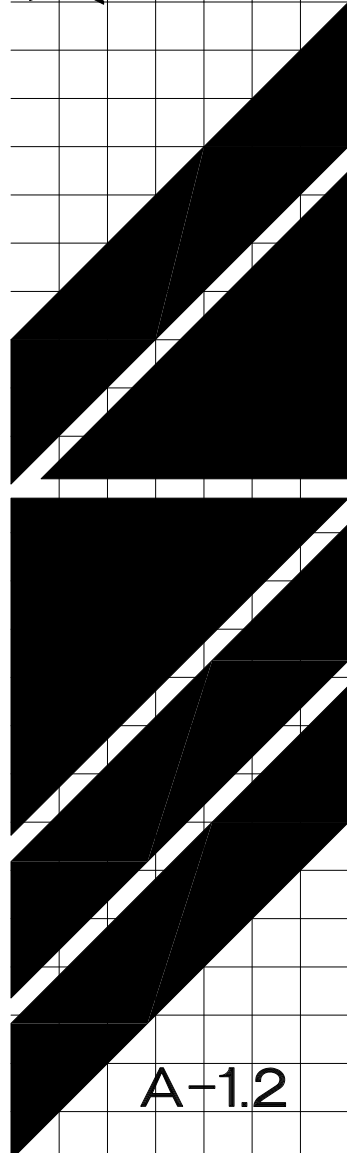
# FLOOR PLAN

1/4" = 1'-0"

RNF INVESTMENTS  
 4550 E SOUTHERN AVE  
 MESA, ARIZONA



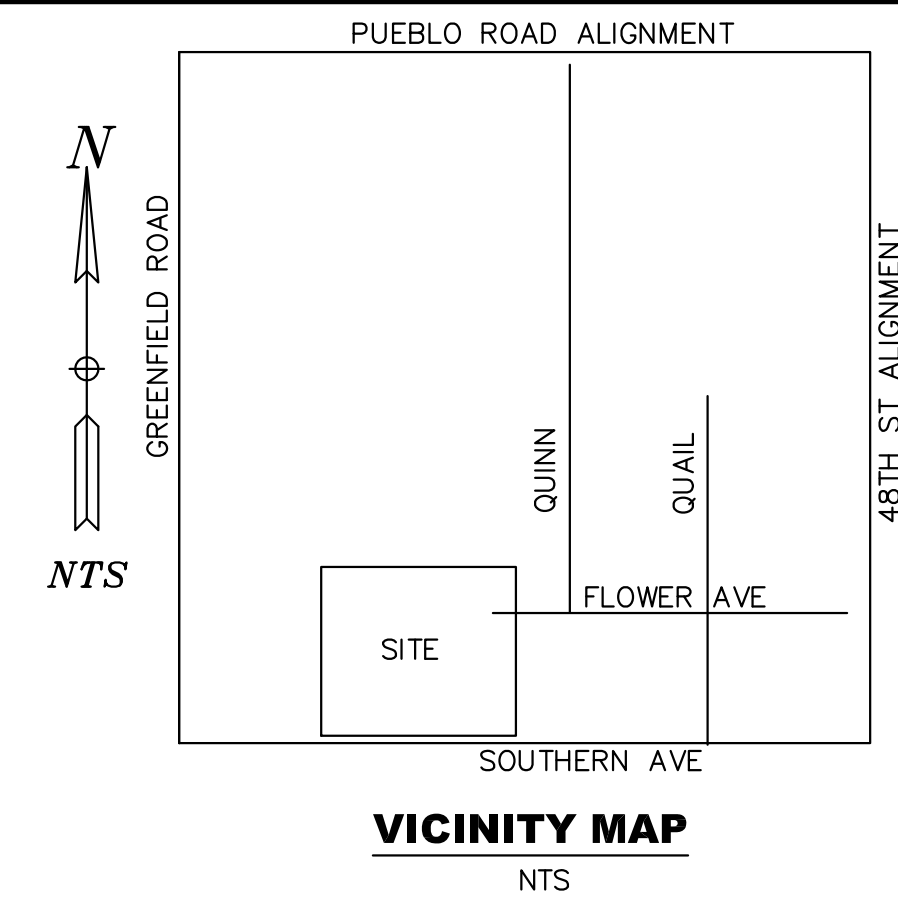
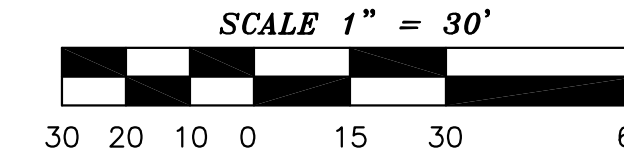
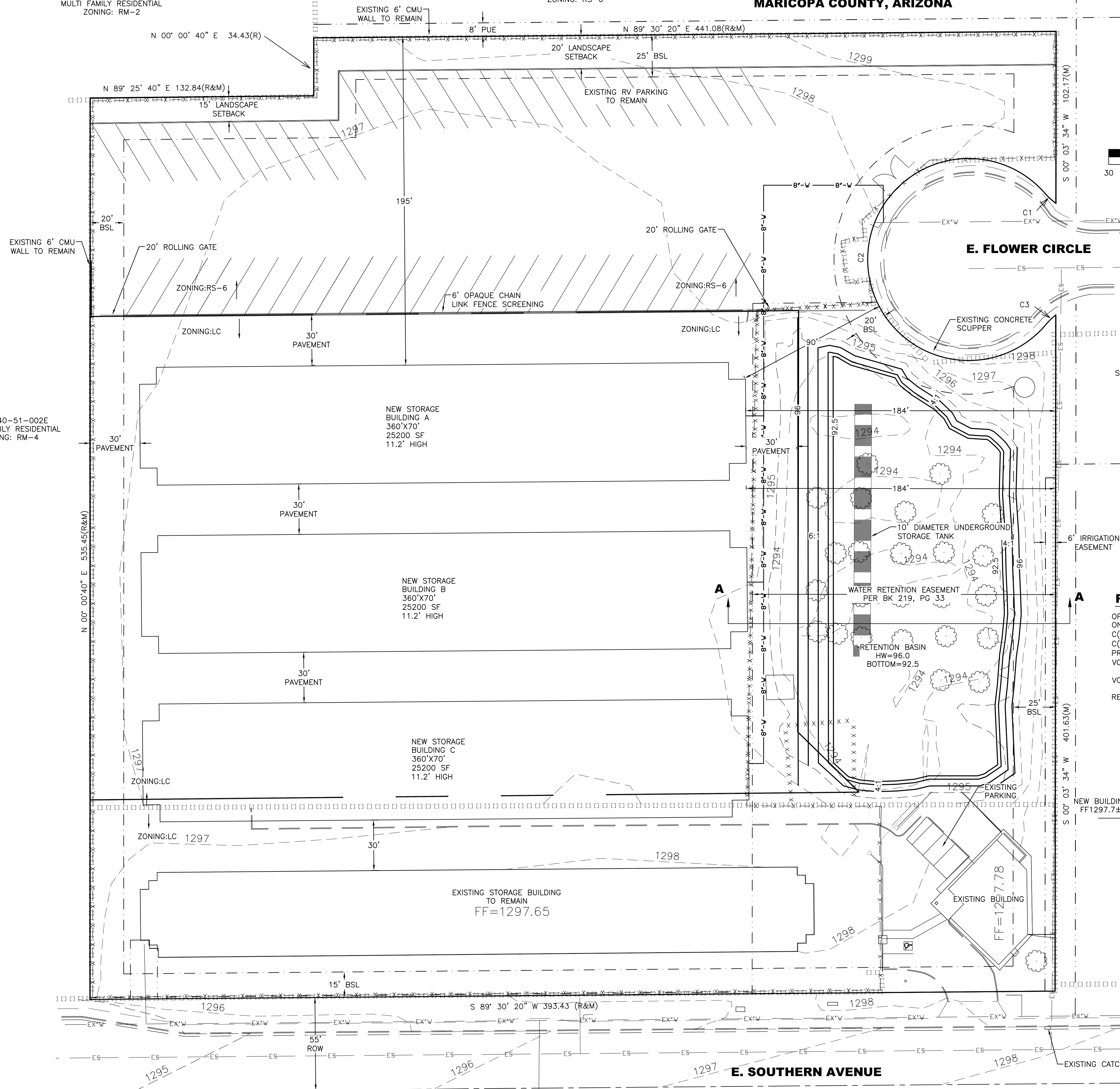
WOODS ASSOCIATES  
 ARCHITECTS, LLC  
 3319 E. McDOWELL RD.  
 MESA, ARIZONA 85213  
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**PRELIMINARY GRADING AND DRAINAGE PLAN**  
**A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27,**  
**TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE G.&S.R.B.&M.,**  
**MARICOPA COUNTY, ARIZONA**

APN 140-51-002E  
 MULTI FAMILY RESIDENTIAL  
 ZONING: RM-2

SUNLAND VILLAGE 8  
 SINGLE FAMILY RESIDENTIAL  
 ZONING: RS-6



**SITE DATA**

APN: 140-51-721  
 GROSS AREA: 342994 SF (7.8741 AC)  
 NET AREA: 311457 SF (7.1501 AC)  
 EXISTING ZONING: LC & RS-6  
 PROPOSED ZONING: LC & RS-6

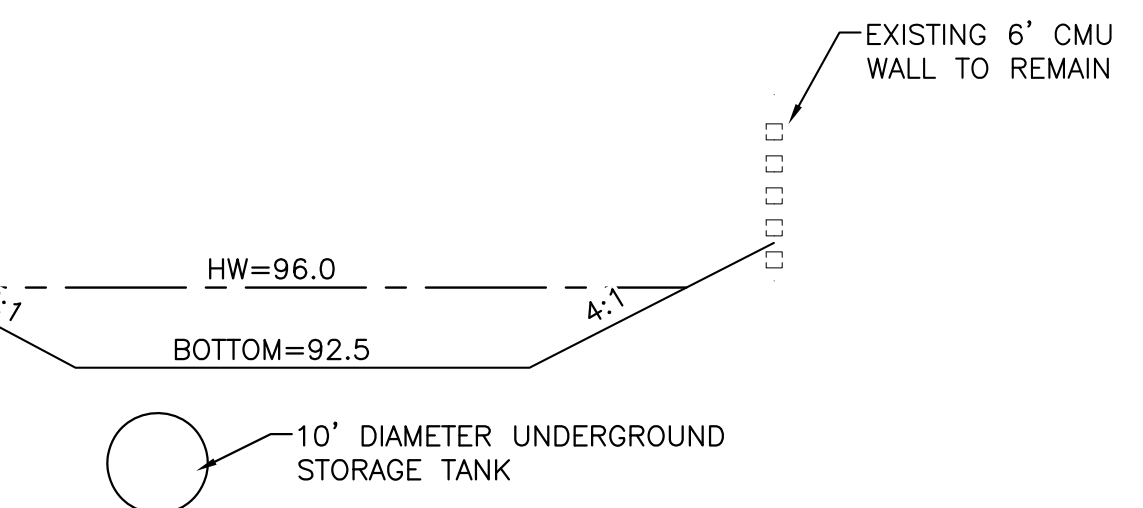
**LEGAL DESCRIPTION**

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 = 375100 SF  
 ONSITE DRAINAGE AREA = 311457 SF  
 C(OFFSITE) = 0.85  
 C(ONSITE) = 0.95  
 PRECIPITATION AMOUNT = 2.15" (0.18')  
 VOLUME REQUIRED = (375100(0.85) + 311457(0.95)) \* 0.18' = 110650 CF  
 ABOVE GROUND UNDERGROUND  
 VOLUME PROVIDED = (34595 SF + 22113 SF) \* 3.5' + 150' \* 78.54 SF = 111020 CF  
 RETENTION TO BE BLEED OFF TO EXISTING CATCH BASIN ON SOUTHERN AVENUE

APN 140-51-006Y  
 MULTI FAMILY RESIDENTIAL  
 ZONING: RM-4



**SECTION A-A**  
 NTS

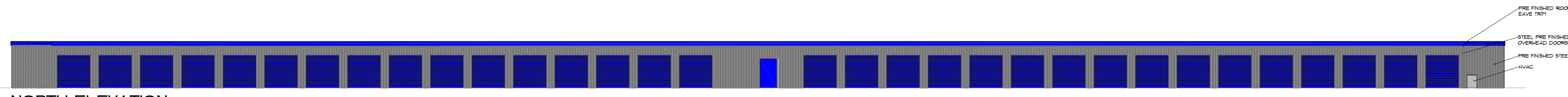
CURVE	RADIUS	DELTA	LENGTH
C1	40.00	12' 48' 33"	8.94
C2	40.00	278' 55' 00"	292.08
C3	40.00	11' 39' 26"	8.14

*Clinton J. Garner*  
 Registered Professional Engineer  
 36113 CLINTON J. GARNER  
 09-14-16  
 ARIZONA U.S.A.

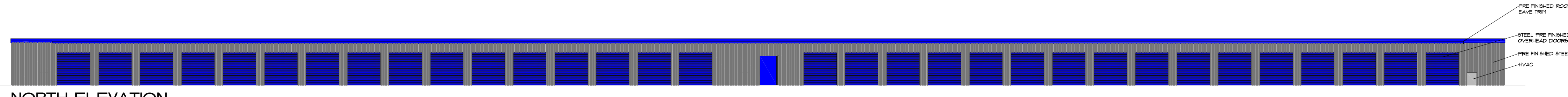
EXPIRES 03-31-2019

<b>GarnerGroup</b> engineering EMAIL: CLINTON@GARNERGROUP.COM (P) 480-292-2673 (F) 480-292-2673 2064 E. NORCROFT ST., MESA, AZ 85213	JOB NUMBER 16-030 DRAWING PGD16030 DATE 09-14-16 SHEET 1 OF 1	PRELIMINARY GRADING AND DRAINAGE PLAN APN 140-51-721 4550 E. SOUTHERN AVENUE	REVISION A B C	DATE
	I-STORAGE			

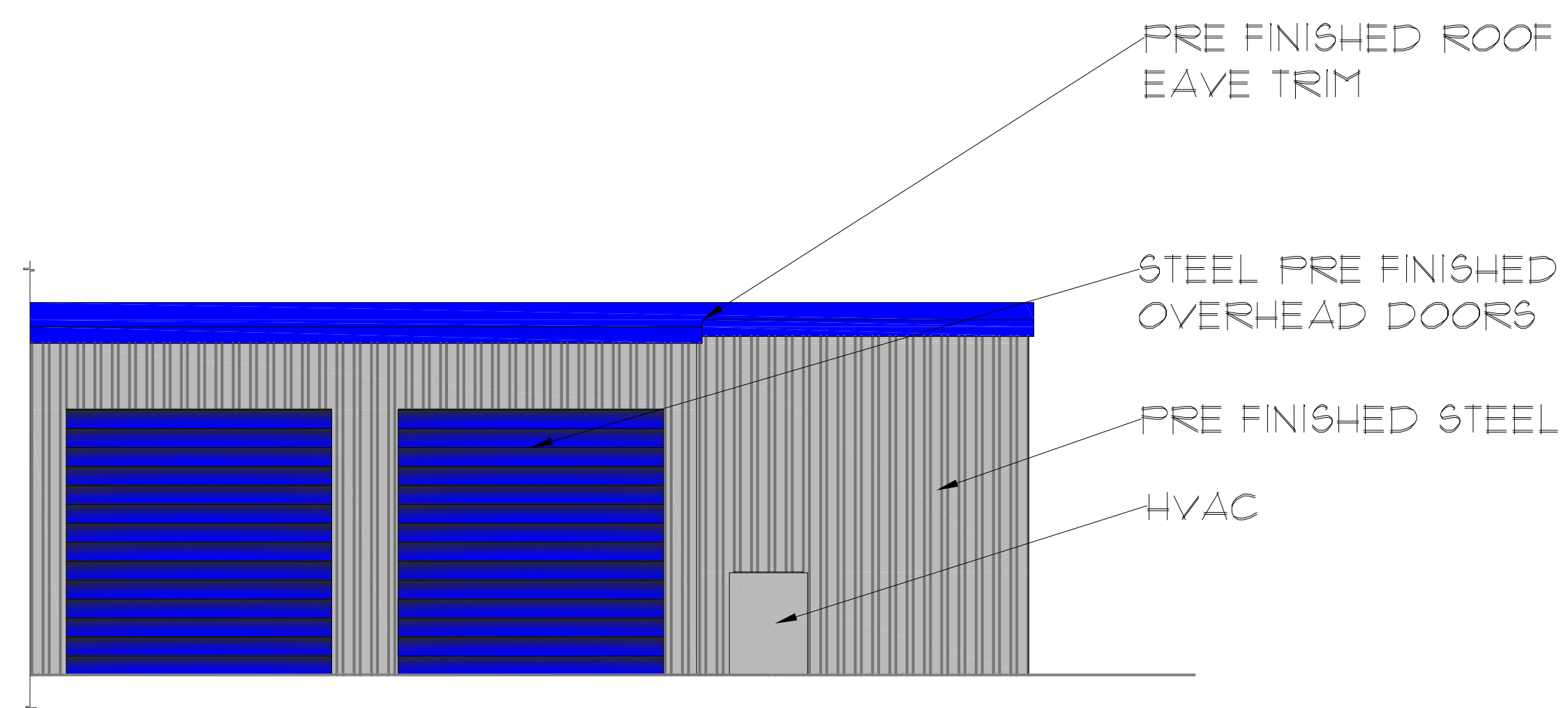
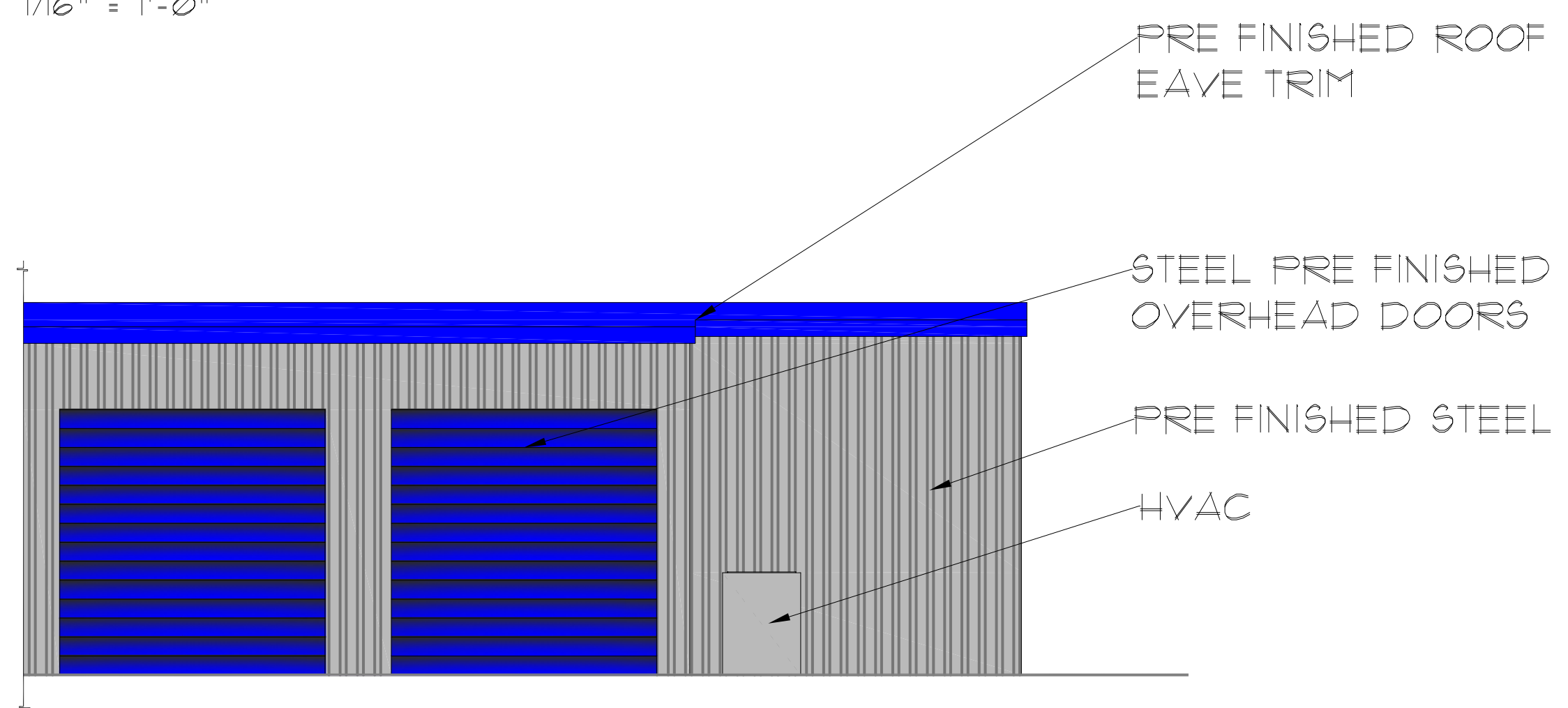
PROJ. NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: JWW  
 REVISIONS: \_\_\_\_\_



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

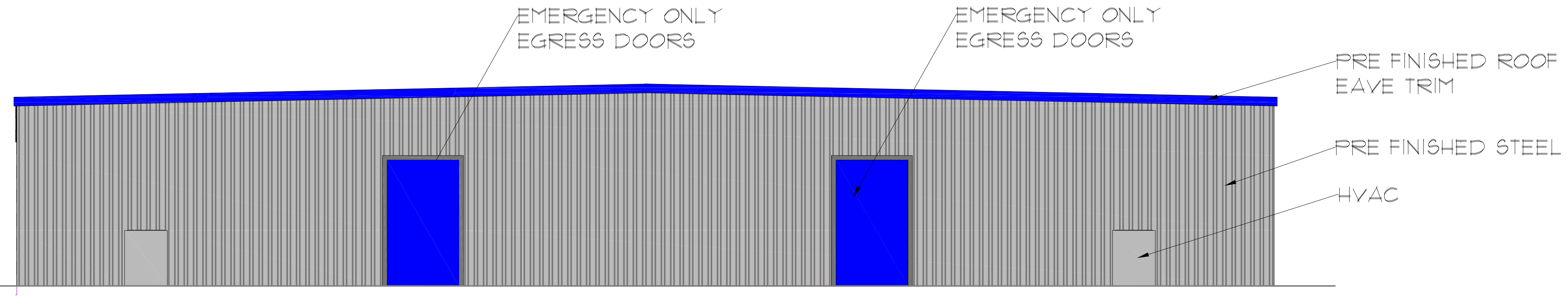


NORTH ELEVATION  
 1/16" = 1'-0"

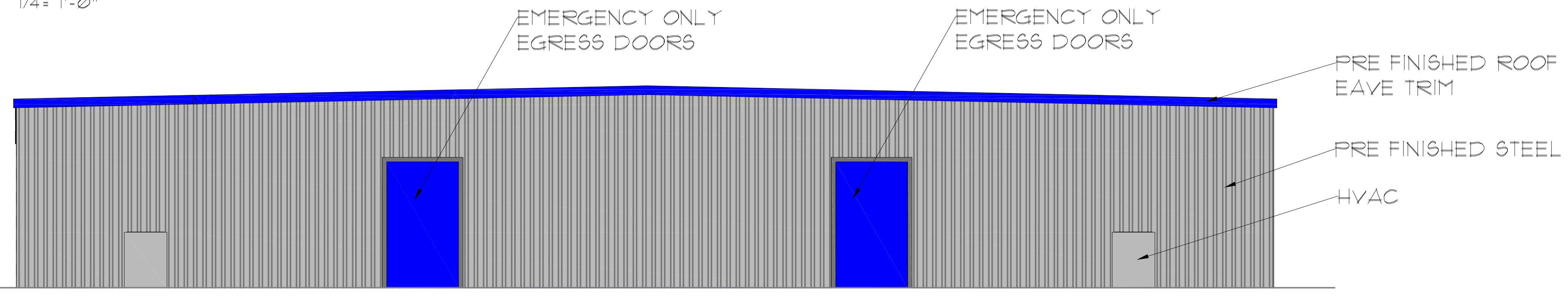


NORTH ELEVATION  
 1/4" = 1'-0"

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

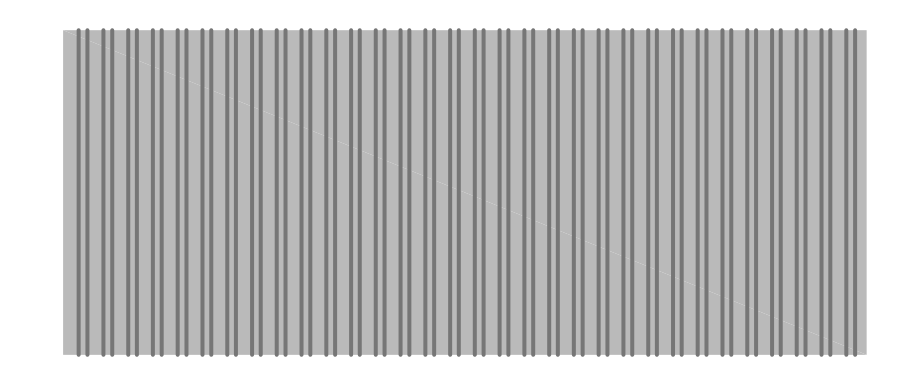


EAST ELEVATION  
 1/4" = 1'-0"

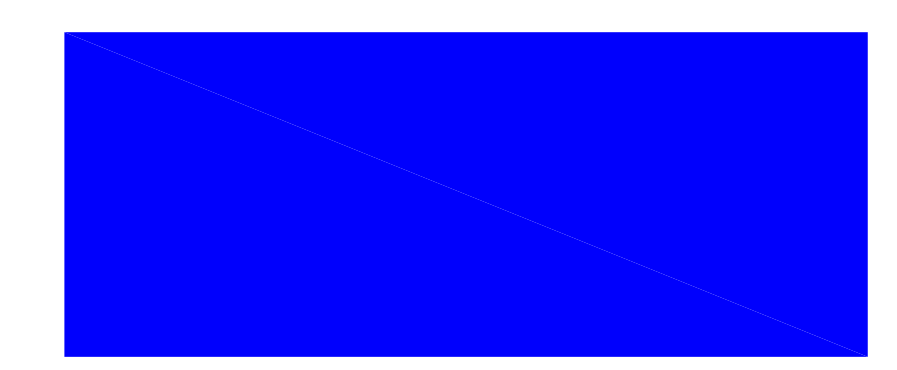


WEST ELEVATION  
 1/4" = 1'-0"

COLOR CHART

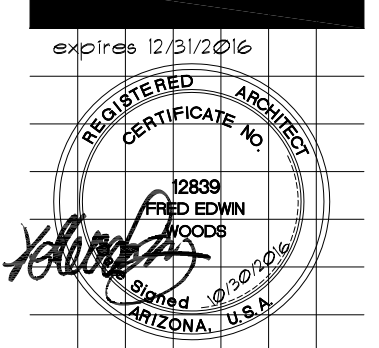


MBCI ARCHITECTURAL  
 PRE FINISHED STEEL  
 COLOR TUNDRA



JANUS INTERNATIONAL  
 PRE FINISHED STEEL  
 COLOR ROYAL

RNF INVESTMENTS  
 4550 E SOUTHERN AVE  
 MESA, ARIZONA



WOODS ASSOCIATES  
 ARCHITECTS, LLC  
 3319 E. MCDOWELL RD.  
 MESA, ARIZONA 85213  
 (480) 962-7672

4550 E SOUTHERN AVE



**NORTH EAST ELEVATION**

1/4" = 1'-0"



**SOUTH EAST ELEVATION**

1/4" = 1'-0"



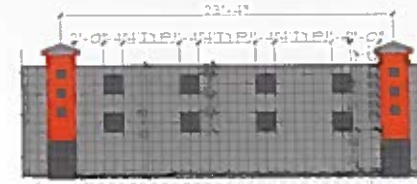
**NORTH WEST ELEVATION**

1/4" = 1'-0"

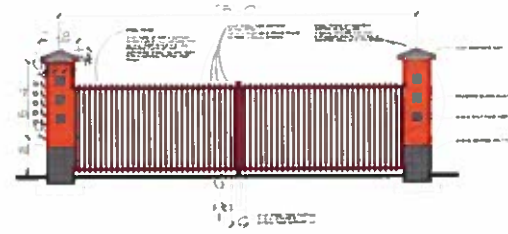


**SOUTH WEST ELEVATION**

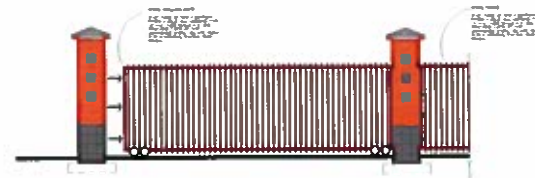
1/4" = 1'-0"



**8' CMU WALL ON SOUTHERN AVE**



**STEEL FENCE**



**STEEL GATE**

**COLOR CHART**



EXISTING SLUMP BLOCK



EXISTING ASPHALT SHINGLES COLOR BLOCK



EXISTING FASCIA PAINTED SEDATE GREY

0	1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18	19
20	21	22	23	24	25	26	27	28	29
30	31	32	33	34	35	36	37	38	39
40	41	42	43	44	45	46	47	48	49
50	51	52	53	54	55	56	57	58	59
60	61	62	63	64	65	66	67	68	69
70	71	72	73	74	75	76	77	78	79
80	81	82	83	84	85	86	87	88	89
90	91	92	93	94	95	96	97	98	99

PNP INVESTMENTS  
4550 E SOUTHERN AVE  
MESA, ARIZONA



WOODS ASSOCIATES  
ARCHITECTS, LLC  
3300 E. MADONNELL RD  
MESA, ARIZONA 85205  
(480) 962-7072

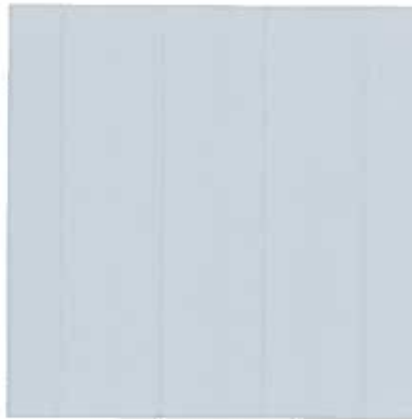


# MINI STORAGE 4550 E SOTHERN AVE

**ASPHALT SHINGLES  
BLACK (EXISTING)**



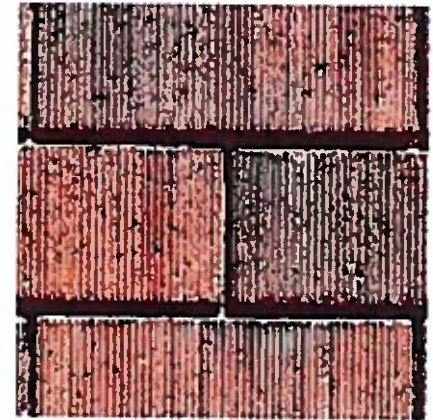
**SEDATE GRAY SW6169  
PAINTED FASCIA**



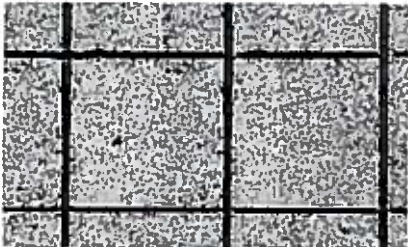
**NATURAL TAN - SW7567  
PAINTED SLUMBLOCK**



**FOUNDERS BLOCK HIGHLAND**



**SCORED CMU 8X8X16  
GREY**



**SPLIT FACE SCORED  
8X8X16 BLACK**



**STEEL FENCE  
NATURAL PATINA**

