



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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**Case:** Z2018125 – Upland RV and Boat Storage

**Hearing Date:** July 23, 2020

**Supervisor District:** 4

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**Applicant/Owner:** Karl Von Wolff, Upland RV and Boat Storage Inc.

**Request:** Special Use Permit (SUP) for Outdoor RV and Boat Storage in the Rural-43 Zoning District

**Site Location:** Approx. 625 feet north of the NEC of Lower Buckeye Road and 272<sup>nd</sup> Avenue alignment, in the Buckeye area.

**Site Size:** 5 acres

**Density:** N/A

**County Island:** Yes (City of Buckeye)

**County Plan:** State Route 85 - Industrial Employment Center

**Municipal Plan:** City of Buckeye – Business Commerce

**Municipal Comments:** None received to date

**Support/Opposition:** None known

**Recommendation:** **Approve** with conditions

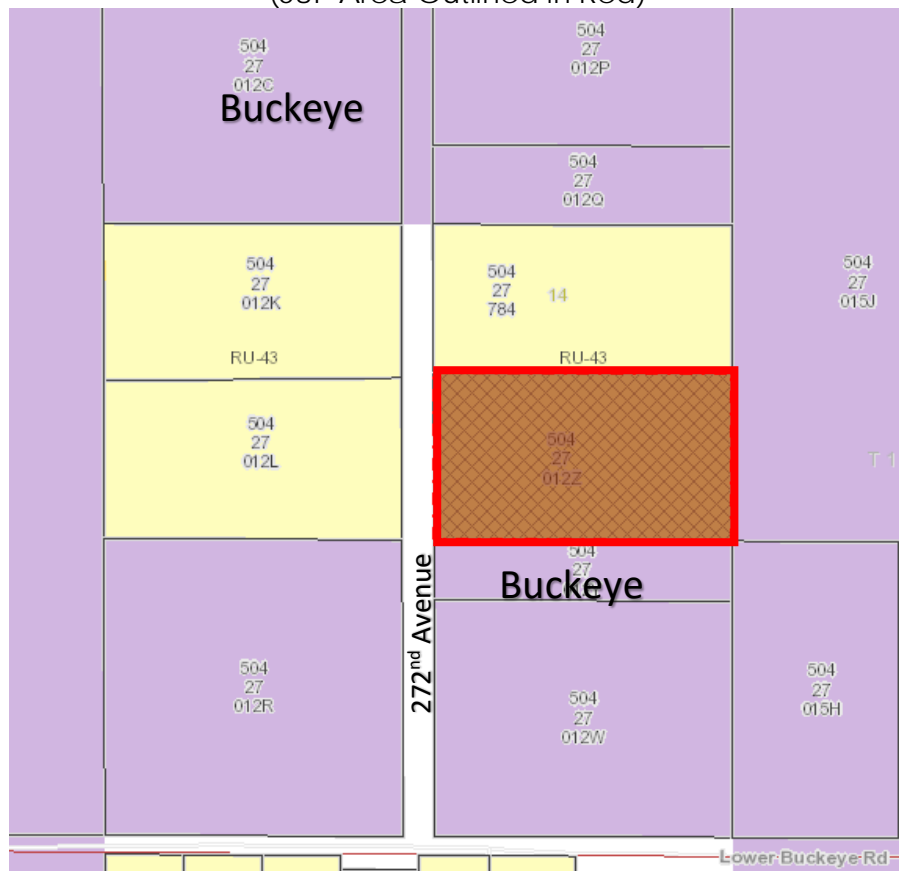
## Project Summary:

1. Mr. Karl Von Wolff, of Upland RV and Boat Storage Inc., requests a Special Use Permit (SUP) for an outdoor RV and Boat storage facility on parcel 504-27-012Z. The subject property is vacant, zoned Rural-43 and at approximately 5 acres and 349.41 feet (ft.) wide, it exceeds the base zone area and width requirements. The subject property abuts Rural-43 property to the north with Rural-43 property to the west, across 272<sup>th</sup> Avenue alignment. Properties located in the City of Buckeye abut the subject property with a Community Commercial (CC) designated property to the east and a General Commerce (GC) designated property to the south. A Mid-Section alignment (271<sup>st</sup> Avenue) coincides with the east property line; however, on December 18, 2019 MCDOT reduced the Future Right of Way associated with the Mid-Section alignment to 0 feet on the subject property.
2. The proposed RV and boat storage facility would comprise 294 parking spaces of various sizes ranging from 10 x 20 ft. to 11 x 35 ft. (for stored vehicles and trailers) with 3 additional 9 x 20 ft. parking spaces (including 1 ADA accessible space) to provide for the 600 square foot (sq. ft.) office building. No canopies are proposed and the only other structure comprising lot coverage is a 100 sq. ft. well pump house, resulting in a total lot coverage of 700 sq. ft. or 0.3%.
3. One 12 ft. tall, 120 sq. ft. freestanding sign is proposed 48 ft. east of the front (west) property boundary and 107 ft. south of the interior side (north) property boundary. The Rural-43 zone does not provide for freestanding signs for this type of use (MCZO Art. 1402), however, the proposed sign dimensions and location comply with the commercial sign standards of MCZO Art. 1403.2.3. As noted in the project narrative, the freestanding sign of the proposed dimensions and location is necessary to provide site visibility to the public on the fronting street, I-10 and SR-85. The property would be surrounded by 6 ft. to 7 ft. tall fencing composed of 6 ft. tall block wall (including up to 3 ft. of retaining wall) on the west property boundary, 7 ft. tall fence (1.5 ft. retaining wall + 4.5 ft chain link + 1 ft. barbed wire) on the south and the southern 30 linear ft. of the east property boundary, and 7 ft. tall fence (6 ft. tall, slatted chain link + 1 ft. barbed wire) on the northern 285 linear ft. of the east property boundary and the entire north property boundary. The commercial development standards of the MCZO would typically require a 100% solid, 6 ft. tall screen wall along the north (interior side) property boundary (due to the abutting Rural-43 designated property) where a 6 ft. tall, slatted chain link fence (approximately 90% solid) and 1 ft. of barbed wire (7 ft. tall total) is proposed. The project narrative states that the 7 ft. tall, slatted chain link and barbed wire fence is proposed at the north instead of a solid screen wall because the applicant plans to expand the RV and boat storage business onto that currently vacant property (APN: 504-27-784) in the future making the cost of installing 545 linear ft. of 6 ft. tall block fence an unnecessary and significant financial burden while the proposed slatted chain link / barbed wire fencing would provide security and almost the same level of visual screening as a solid block wall.
4. Access to and from the site would be provided by two gates on the west property boundary. Business operations would be conducted in the proposed office by 1 to 2 employees Monday – Friday 9:00 a.m. to 5:00 p.m. and Saturday 11:00 a.m. to 4:00 p.m. Customers will be able to access the facility 7 days a week from 6:00 a.m. to 9:00 p.m. via automatic, key-coded gates.

5. Staff found no Code violations and no outstanding fees associated with the property. The project has been posted and noticed per statutory requirements.
6. The following table is included to illustrate and contrast the standards for the base zoning district with those proposed for the project (Note: changes to proposed standards are indicated in **bold**).

Standard	Rural-43 Development Standards	Proposed Development Standards
Front Yard Setback	40'	40'
Side Yard Setback	30'	30'
Street-Side Setback	20'	20'
Maximum Lot Coverage	25%	25%
Freestanding Sign	Not Permitted for Subject Use 24 sq. ft. maximum 8 ft. tall maximum Not allowed in Required Yard	<b>Freestanding Sign</b> <b>120 square feet</b> <b>12 ft. tall</b> Not proposed in Required Yard
Lot Coverage	25%	25%

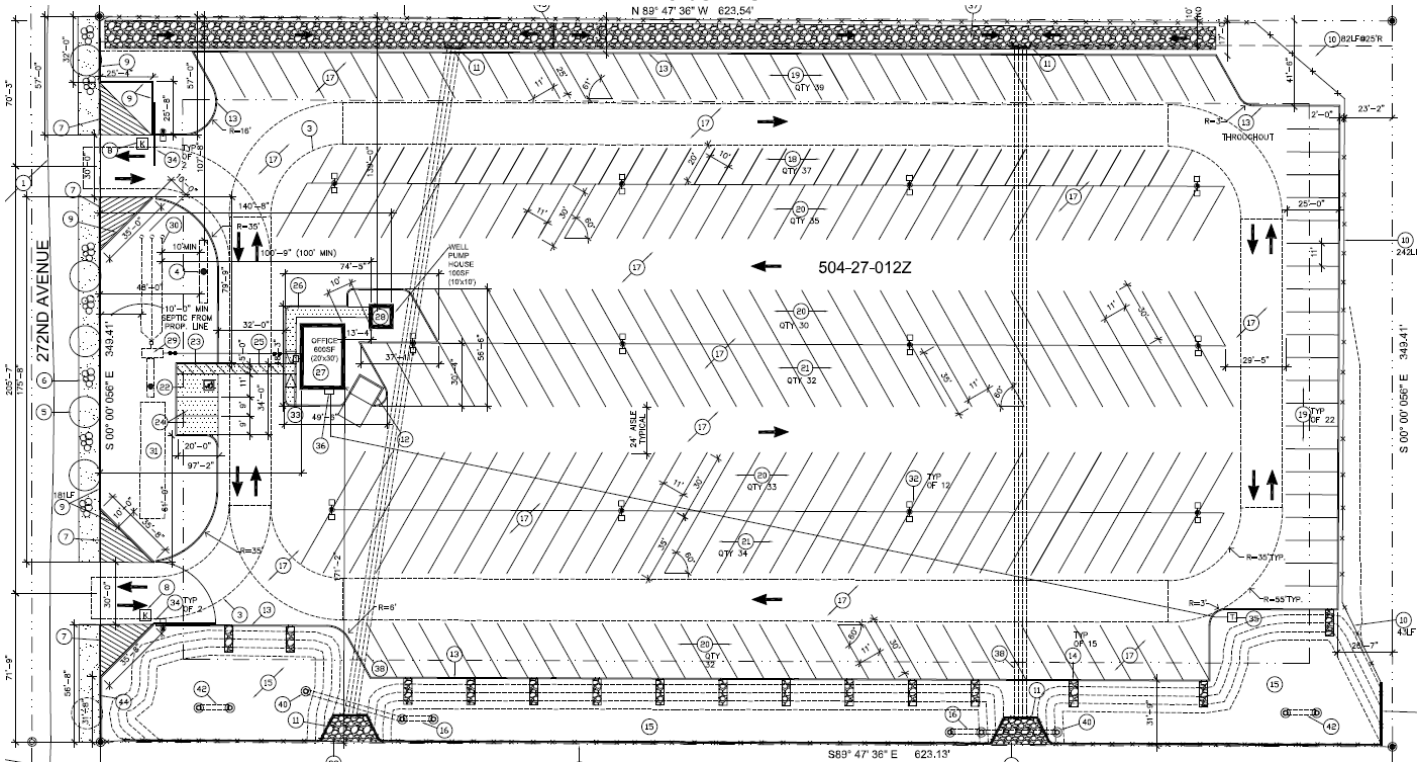
Zoning Map  
(SUP Area Outlined in Red)



2020 Aerial Photograph



Site Plan



**Existing On-Site and Adjacent Zoning / Land Use:**

- 7. On-site: Rural-43 / Vacant
- North: Rural-43 / Vacant
- South: Buckeye: General Commerce (GC) / WCFs (cell towers)
- East: Buckeye: Commercial Center (CC) / Vacant
- West: Rural-43 / Vacant

**Utilities and Services:**

- 8. Water: Private well
- Wastewater: Septic
- School Districts: #49 Palo Verde Elementary and #1 Buckeye Union High School
- Fire: Buckeye Valley Fire District
- Police: MCSO

**Right-of-Way:**

- 9. The following table includes existing and proposed half-width right-of-way and the future classification based upon the Maricopa County Department of Transportation (MCDOT) Major Streets and Routes Plan. 272<sup>nd</sup> Avenue is not in the County road system and MCDOT does not maintain it.

Street Name	Half-width Existing R/W	Half-width Proposed R/W	Future Classification
272 <sup>nd</sup> Avenue	0'	0'	None

**Adopted Plans:**

- 10. **State Route 85 Corridor Area Plan** (adopted August 27, 2003): Industrial Employment Center - General warehousing, storage, distribution activities, and general manufacturing.
- 11. **City of Buckeye General Plan 2040** (adopted August 28, 2018): Business Commerce – Community and regional commercial development.

**Public Participation Summary:**

- 12. The applicant complied with the Maricopa County Citizen Review Process with the required posting of the site and notification by first class mail to adjacent property owners within 300' of the subject parcel and interested parties. The applicant did not receive opposition to the proposal during the public participation process.

**Outstanding Concerns from Reviewing Agencies:**

- 13. To date staff has received no public or agency comments regarding the proposal.

**Staff Analysis:**

- 14. The proposed outdoor boat and RV storage use is allowed in the Rural-43 zone as a Special Use per MCZO Art. 1301.1.15 and the proposed use appears appropriate for the

surrounding development and land use patterns. There are City of Buckeye CC and GC designated properties abutting the subject property to the east and south (respectively) with County designated Rural-43 properties to the north and west. All of the surrounding properties are vacant except for an existing commercial use (two cell towers) located on the property directly south. The proposed perimeter walls and fences provide security as well as completely screening the property to views from the west and 90% screening provided on the north and east sides. No screening is required or provided on the south side). The proposed freestanding sign of the proposed height and area is necessary to provide visibility for the RV and boat storage use and while the sign does not comply with the development standards of MCZO Art. 1402.2, it does comply with the development standards of MCZO Art. 1403.2.3., which is appropriate for the use and does not appear to impose aesthetic or safety-related issues on neighboring properties or the fronting roadway.

**Recommendation:**

15. For the reasons outlined in this report, staff recommends the Commission motion for **Approval**, subject to conditions 'a' – 'g'.
  - a. Development of the site shall be in substantial conformance with the Site Plan entitled "Upland RV & Boat Storage," consisting of 1 full-size sheet, dated May 14, 2020, and stamped received May 18, 2020, except as modified by the following conditions.
  - b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Upland RV & Boat Storage," consisting of 6 pages, dated May 14, 2020, and stamped received May 18, 2020, except as modified by the following conditions.
  - c. The following Planning Engineering conditions shall apply:
    1. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance, the Maricopa County Drainage Policies and Standards, and the MCDOT Roadway Design Manual.
    2. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.
    3. All retention basins with 100-year, 2-hour storm water depths deeper than three feet shall be fenced per Section 6.2.7 of the Drainage Policies and Standards for Maricopa County.
    4. All retention basins shall drain within 36 hours per Section 6.10 of the Drainage Policies and Standards for Maricopa County.

- d. The following Maricopa County Environmental Services Department (MCESD) condition shall apply:
  - 1. Prior to construction permit approval new NOID permits must be obtained.
- e. The Special Use Permit shall expire on August 19, 2040. Unless the Special Use Permit is renewed or extended or similar zoning entitlement approved, all improvements shall be removed within 120 days of such expiration or termination of use.
- f. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- g. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

Presented by: Sean Watkins, Planner  
Reviewed by: Matthew Holm, AICP, Planning Supervisor

Attachments: Case Map (1 page)  
Site Plan (reduced 8.5"x11", 1 page)  
Narrative Report (6 pages)  
MCENG comments (1 page)  
MCESD comments (1 page)  
MCDOT FROW Waiver (1 page)