



**PLANNING DIVISION  
STAFF REPORT**

**City Council Meeting**

**February 26, 2023**

CASE No.: <b>ZON23-00609</b>	PROJECT NAME: <b>810 S. Country Club Dr.</b>
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Owner's Name:	Public Storage properties XII INC
Applicant's Name:	Cherry Miao, Public Storage
Location of Request:	Within the 400 to 500 blocks of West 8th Avenue (south side) and within the 800 block of South Country Club Drive (west side). Located north of Southern Avenue and west of Country Club Drive.
Parcel No(s):	134-17-017F
Request:	Rezone from General Commercial (GC) to General Commercial with a Bonus Intensity Zone overlay (GC-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for a mini-storage facility.
Existing Zoning District:	General Commercial (GC)
Council District:	4
Site Size:	2.0± acres
Proposed Use(s):	Mini-Storage Facility
Existing Use(s):	Vacant
P&Z Hearing Date(s):	<b>January 24, 2024/ 4:00 p.m.</b>
Staff Planner:	Emily Johnson, Planner I
Staff Recommendation:	APPROVAL with conditions
Planning and Zoning Board Recommendation:	APPROVAL with conditions (5-0)
Proposition 207 Waiver Signed:	Yes

**HISTORY**

On **January 5, 1949**, the City Council annexed 2,419± acres of land, including the project site, into the City of Mesa (Ordinance No. 228).

On **May 29, 1984**, the Zoning Administrator approved a Special Use Permit for a mini-storage facility in the C-3 zoning district (comparable to current General Commercial [GC] zoning) (Case No. ZA84-053).

On **January 9, 2024**, the Design Review Board reviewed the proposed building elevations and landscape plan. Staff will work with the applicant to include any recommended changes from the Design Review Board.

On **January 24, 2024**, the Planning and Zoning Board recommended that City Council approve the rezoning, council use permit and site plan with conditions (Vote 5-0).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting to rezone the project site from General Commercial (GC) to General Commercial with a Bonus Intensity Zone overlay (GC-BIZ), approval of a Council Use Permit (CUP), and approval of an Initial Site Plan to allow for the development of a mini-storage facility (Proposed Project).

The project site is generally located west of Country Club Drive and south of 8<sup>th</sup> Avenue at the southwest corner of Country Club Drive and 8<sup>th</sup> Avenue. The project site was previously a Public Storage mini-storage facility that partially burned down. The damaged building was later demolished and the site is now vacant.

The Proposed Project includes development of a mini-storage facility building totaling 135,042 square feet. A Bonus Intensity Zoning (BIZ) overlay is being requested to allow modifications to current MZO development standards. A Council Use Permit (CUP) is required for a mini-storage facility in the General Commercial (GC) zoning district.

### **General Plan Character Area Designation and Goals:**

The Project Site is located in the Neighborhood character area with a Suburban Sub-type, per the Mesa 2040 General Plan, with a Transit Corridor overlay. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses. The Suburban Sub-type may contain areas of commercial use along arterial frontages and at major street intersections. Additionally, development within a Transit Corridor is encouraged to be brought close to the front property lines with parking behind or beside buildings. Streets should maintain a pedestrian orientation, but the first floors of buildings may not contain active uses.

Staff reviewed the request and determined that the Proposed Project is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan as it adds to the mix of uses and enhances the development quality of the surrounding area.

**Zoning District Designations:**

The applicant is requesting to rezone the Project Site from GC to GC-BIZ. Per Section 11-6-1 of the MZO, the purpose of the GC district is to provide areas for indoor retail, entertainment, and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. Per Table 11-6-2 of the MZO, a mini-storage facility is permitted in the GC district with the approval of a CUP.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest (Across 8<sup>th</sup> Avenue)</b> GC Manufactured Home Park	<b>North (Across 8<sup>th</sup> Avenue)</b> GC Existing Automobile Sales	<b>Northeast (Across 8<sup>th</sup> Avenue)</b> GC Existing Convenience Market
<b>West</b> LC Commercial	<b>Project Site</b> GC Vacant	<b>East (Across Country Club Drive)</b> GC Gas Station and Automotive Sales
<b>Southwest</b> LC Parking	<b>South</b> GC Automobile Repair	<b>Southeast</b> RM-4 Multiple Residences

**Compatibility with Surrounding Land Uses:**

The surrounding area to the north (across 8<sup>th</sup> Avenue), the east (across Country Club Drive), and the south are zoned GC with a mix of automotive and commercial uses. The surrounding area to the west is zoned LC and has multiple commercial users, many of which are automotive in nature. The Proposed Project is the same use and user that had previously been at this location before there was a fire and the building was subsequently demolished. The Proposed Project is compatible with the existing land uses.

**Site Plan and General Site Development Standards:**

The Proposed Project consists of a 135,042 square foot, three floor mini-storage building. The building will be located at the corner of Main Street and 8<sup>th</sup> Avenue.

Primary access to the site is proposed via 8<sup>th</sup> Avenue and, to control ingress and egress to the loading areas of the Project Site, there is an eight-foot-tall gate between the primary entrance and parking and the loading areas. There is a secondary one-way exit drive along the south side of the proposed building, also gated, that leads to Country Club Drive.

Per Table 11-32-3.A of the MZO, four parking spaces are required with two additional spaces required for manager’s quarters, which are not proposed as part of this development. The site plan submitted shows four parking spaces located on the east side of the proposed building. The Proposed Project complies with the minimum parking spaces required in the MZO.

**BIZ Overlay Modification – MZO Article 3, Chapter 21:**

The Proposed Project requests approval of a Bonus Intensity Zone overlay (BIZ) to allow for modifications to certain development standards of the MZO.

Per Section 11-21-1 of the MZO, the purpose of a BIZ overlay is to provide for variation from the application of development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. Table 1 below shows the MZO required standards and the applicant’s proposed BIZ standards.

Table 1: Proposed Development Standards

<b>Development Standards</b>	<b>MZO Required</b>	<b>BIZ Proposed</b>	<b>Staff Recommendation</b>
<u>Building Height</u> – <i>MZO Table 11-6-3.A</i>	30 feet	<b>40 feet</b>	As Proposed
<u>Setback of Cross Drive Aisles</u> – <i>MZO Section 11-32-4(A)</i>	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 50 ft. from the property line abutting the street	<b>Parking spaces along main drive aisles connecting directly to a street shall be set back at least 42 ft. from the property line abutting the street</b>	As Proposed
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(2)</i>  -Non-single residential uses adjacent to other non-residential	15 feet	<b>10 feet (west and south property lines)</b>	As Proposed
<u>Foundation Base Along Exterior Walls</u> – <i>MZO Section 11-33-5(A)(1)(a)</i>  - Exterior Wall with Public Entrances, buildings larger than 10,000 square feet with parking space that abut the foundation base	An additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet	<b>Additional foundation base and entry plaza area are not required</b>	As Proposed

Development Standards	MZO Required	BIZ Proposed	Staff Recommendation
<u>Landscape Area in Foundation Base –</u> <i>MZO Section 11-33-5(B)(1)</i>	A minimum of one tree per 50 linear feet or less of exterior wall length of a building shall be provided. (6 total trees west property line) (4 total trees south property line)	<b>4 total trees west property line</b>  <b>0 total trees south property line</b>	As Proposed

Building Height:

Per Table 11-6-3.A of the MZO, the maximum building height in the GC zoning district is 30 feet.

The applicant is requesting a maximum building height of 40 feet to the top of the roof mechanical screens. The height of the parapet will be 36 feet and the architectural features on the corner towers will be 38 feet.

Setback of Cross Drive Aisles:

Per Section 11-32-4(A) of the MZO, parking spaces along main drive aisles connecting directly to a street must be set back at least 50 feet from the property line abutting the street. The location of the proposed parking spaces along the drive aisle to 8<sup>th</sup> Avenue do not meet this the 50-foot setback requirement.

The applicant is requesting a 42-foot setback. Per the narrative, having parking closer to the office, which is located along 8<sup>th</sup> Avenue, will be more convenient for customers.

Required Landscape Yards:

Per Section 11-33-3(B)(2) of the MZO, non-single residence uses adjacent to non-residential districts and/or uses shall provide a 15-foot landscape yard. A 15-foot landscape yard would be required on both the west and south property lines.

The applicant is requesting 10-foot landscape yards on both the west and south property lines. The Proposed Project meets the number of plants required in the landscape yards per Section 11-33-3(B)(2).

Foundation Base Along Exterior Walls:

Per Section 11-33-5(A)(1)(a) of the MZO, for buildings larger than 10,000 square feet with parking that abuts the foundation base, additional foundation base width is required. An additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet.

The applicant is requesting that there be no additional foundation base or entry plaza area for the Proposed Project.

Landscape Area in Foundation Base:

Per Section 11-33-5(B)(1) of the MZO, a minimum of one (1) tree per 50 linear feet or less of exterior wall length of a building shall be provided. Trees in a parking lot and within 20 feet of the building may be counted towards this requirement. Any calculation resulting in a percentage of a whole tree shall be rounded up to the nearest whole. The wall length of the west elevation is 271 feet and 4 inches requiring six (6) trees. The wall length of the south elevation is 165 feet and 4 inches requiring four (4) trees.

The applicant is proposing four (4) trees along the west side of the proposed building and zero (0) trees along the south. An additional landscape area with shrubs is being proposed per the applicant's landscape plan along the entire south elevation.

Justification:

Review and approval of a BIZ overlay is based on the criteria in Section 11-21 of the MZO. The City Council may approve a request for a BIZ overlay for projects that provide distinctive, superior quality designs and address environmental performance standards in the site or building design.

Per the Project Narrative, the Proposed Project offers superior quality design as both the building and landscape designs have details and features that create an attractive, comfortable environment for pedestrians. The architecture uses a mixture of materials and textures including CMU (textured and precision smooth), architectural metal panels, EIFS, and clear and spandrel glass. Architectural expressions including pop-outs at the parapet and facades create relief from larger planes and add visual interest. The parking area is designed near the public entry to the office with landscaping around the entry and standards for shrubs in perimeter landscape areas and minimum tree sizes in parking areas are being exceeded.

The Proposed Project demonstrates superior quality to meet the intent of the City's Zoning Ordinance and General Plan.

Council Use Permit (CUP):

Section 11-70-6(D) of the MZO, contains the following review criteria for a CUP:

- A. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

**As analyzed above, the Proposed Project is consistent with both the Neighborhood-Suburban character type and the Transit Corridor character type overlay. Additionally, the final site plan and final landscape plan submitted (attached as exhibits to this Report) offer improved pedestrian connectivity and streetscape, further contributing to the goals of the 2040 General Plan.**

***The Proposed Project meets this criterion.***

- B. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;

**Per Section 11-6-1 of the MZO, the purpose of the GC district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. Table 11-6-2 of the MZO, a mini-storage facility is permitted in the GC district with the approval of a CUP. Per the project narrative, the facility has been designed to incorporate architectural accents and a variety of materials to create visual interest that will blend into the urban setting of the location.**

***The Proposed Project meets this criterion.***

- C. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and

**The Proposed Project will not be injurious or detrimental to the adjacent or surrounding properties as it is the same use and user that had previously been at this location before there was a fire and the building was subsequently demolished.**

***The Proposed Project meets this criterion.***

- D. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

**Adequate public facilities and infrastructure are available to the Proposed Project as it was previously existing.**

***The Proposed Project meets this criterion.***

**Neighborhood Participation Plan and Public Comments:**

The applicant completed a Citizen Participation Process including a neighborhood meeting on November 29, 2023. Invitations were sent surrounding property owners within 1,000 feet of the project site, as well as HOAs within ½ mile, and registered neighborhood within one mile.

Staff received one comment in opposition. After discussion with the resident, the concerns were resolved.

**Staff Recommendation:**

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the review criteria for a CUP in Section 11-70-6 of the MZO, the purpose for a Bonus Intensity Zone overlay outlined in Section 11-21 of the MZO, and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case. No. DRB23-00614.
3. Prior to the issuance of any building permit, nonconforming signs on property must be removed or brought into conformance with the provisions of Article 5 of the Mesa Zoning Ordinance.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
<u>Building Height</u> – <i>MZO Table 11-6-3.A</i>	40 feet
<u>Setback of Cross Drive Aisles</u> – <i>MZO Section 11-32-4(A)</i>	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 42 ft. from the property line abutting the street
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(2)</i> -Non-single residential uses adjacent to other non-residential	10 feet (west and south property lines)
<u>Foundation Base Along Exterior Walls</u> – <i>MZO Section 11-33-5(A)(1)(a)</i> - Exterior Wall with Public Entrances, buildings larger than 10,000 square feet with parking space that abut the foundation base	Additional foundation base and entry plaza area are not required
<u>Landscape Area in Foundation Base</u> – <i>MZO Section 11-33-5(B)(1)</i>	4 total trees (west property line) 0 total trees (south property line)

**Exhibits:**

- Exhibit 1 – Presentation
- Exhibit 2 – Ordinance
- Exhibit 3 – Ordinance Map
- Exhibit 4 – Vicinity Map
- Exhibit 5 – Site Plan
- Exhibit 6 – Planning and Zoning Board Minutes
- Exhibit 7 – Submittal Documents



