

MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

- *4-b Z16-043 District 2.** 4500 block of East Southern Avenue (north side) and 4500 Block East Flower Circle (west of the termination of the cul-de-sac). Located east of Greenfield Road on the north side of Southern Avenue. (7.33± acres). Rezone from RS-6-PAD to LC, (2.78± acres); and Site Plan Modification (7.33± acres). This request will allow expansion of a mini-storage facility and reconfiguration of existing RV and boat storage. Jeff D Welker, Welker Development Resources, LLC, applicant; Beth Coons, RFN Investment, owner. (PLN2016-00489)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Ikeda and seconded by Boardmember Astle to approve case Z16-043 with conditions:

That: The Board recommends the approval of the case Z16-043 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted (without guarantee of lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with Design Review process.
4. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
5. All non-conforming signs shall be removed from the site upon issuance of a building permit.
6. Prior to building permit submittal, submit a revised site plan for Planning Director review and approval to include:
 - a) Modifying the driveway design from Southern Avenue, including possible redesign of the parking spaces and/or access gate, as might be necessary to meet City standards to accommodate the turning radii for emergency and solid waste vehicles.
 - b) Replacing the vehicular cross access between the LC and RS-6-PAD zoning districts with a minimum 6 feet height masonry wall and noting that vehicular cross access may be provided if the Board of Adjustment approves a Special Use Permit to allow the RV storage area to be used by people who reside outside of the Sunland Village Subdivision.
 - c) Perimeter landscaping along Southern Avenue per Mesa Zoning Ordinance 11-33-3 (one tree and 6 shrubs per 25 linear feet of street frontage).
 - d) Fifteen foot (15') wide perimeter landscaping along the entire west property line of the portion of the property zoned LC unless modified by the Board of Adjustment through a Substantial Conformance Improvement Permit.
 - e) Twenty foot (20') wide perimeter landscaping along the entire length of the north property line of the portion of the property zoned LC unless modified by the Board of Adjustment through a Substantial Conformance Improvement Permit.

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Vote: 6-0 (Boardmember Dahlke Absent)

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