



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00827
LOCATION/ADDRESS: Within the 1700 through the 1800 blocks of North Country Club Drive (west side).
GENERAL VICINITY: Located south of McKellips Road on the west side of Country Club Drive.
REQUEST: Site Plan Review.
PURPOSE: To allow for the expansion of a self-storage facility.
COUNCIL DISTRICT: District 1
OWNER: David Brown
APPLICANT: Lori Knudson, Vertical Design
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NO.: 135-11-005B, 135-09-013, 135-11-005A and 135-11-021A
PARCEL SIZE: 5± acres
EXISTING ZONING: LC
GENERAL PLAN CHARACTER: Neighborhood Suburban
CURRENT LAND USE: Existing storage

SITE CONTEXT

NORTH: Existing storage facilities -zoned LC
EAST: (across Country Club Drive) Existing storage facilities -zoned LC
SOUTH: Existing storage facilities -zoned LC
WEST: Existing storage facilities -zoned LC

HISTORY/RELATED CASES

April 16, 1960: Annexed to City of Mesa (Ordinance# 391)
October 16, 1978: Mini Storage Complex (Z78-076, Ordinance# 1181)
July 19, 1994: Variance approved for the expansion of mini storage facility (ZA94-084)

STAFF RECOMMENDATION: Approval with conditions.

PROJECT DESCRIPTION / REQUEST

The applicant is requesting a site plan review for the expansion of an existing self-storage facility on the property. The proposed request will allow development on the parcel and incorporate it into the overall existing storage facility, as well as improve the streetscape along Country Club road.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a mile.

As of writing this report, staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the February 19, 2019 Study Session. An update will be provided by staff during the Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan. The use also conforms with the purpose of the Neighborhood Suburban character designation.

The Mesa 2040 General Plan designates this area as Neighborhood Suburban. Per Chapter 7 of the General Plan, the primary focus of the Neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community.

ZONING:

The property is currently zoned Limited Commercial (LC) and the proposed land use per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), is allowed in the LC zoned district.

SITE PLAN - MZO Section 11-69-5:

Currently, the subject site is vacant. However, it is surrounded by approved self-storage facility. From the site plan, the proposed building area on the lot is 12,320 sf and will be incorporated to the existing surrounding self-storage. Vehicular access to the proposed development will be via existing entry drive from Country Club Drive. The proposed site plan approval includes bringing all driveways, sidewalks, and curbs up to current City of Mesa standards.

Substantial Conformance Improvement Permit:

Due to existing non-conformities on the site, a Substantial Conformance Improvement Permit (SCIP) through the Board of Adjustment is required. The current site does not meet minimum landscape and building setbacks. The SCIP will verify current development standards while bringing the site further into conformance with Zoning Ordinance standards. The site plan shows improved landscaping (approximately 450') along Country Club Drive.

Design Review:

On December 11, 2018, the applicant attended a Design Review Board 'Work Session' to discuss the proposed elevations with the DRB. The DRB had suggested to improve the presented elevations. The applicant is working on the recommended revisions with staff

CONCLUSION:

The proposed request complies with the Mesa 2040 General Plan and meets all review criteria for Site Plan Review as outlined in Chapter 69 of the Zoning Ordinance (Section 11-69-5). Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Apply for and receive approval through the Board of Adjustment for a Substantial Conformance Improvement Permit to address existing non-conformities on the site, or bring all non-conformities into compliance with current development standards.