

Board of Adjustment

Staff Report

CASE NUMBER: BOA18-00837
LOCATION/ADDRESS: 1760 N Country Club Drive
COUNCIL DISTRICT: District 1
STAFF PLANNER: Wahid Alam, AICP
OWNER: David Brown
APPLICANT: Lori Knudson, Vertical Design

REQUEST: *Requesting a Substantial Conformance Improvement Permit (SCIP) to allow modifications to development standards in the Limited Commercial (LC) District.*

SUMMARY OF APPLICANT'S REQUEST

The purpose of this request is to allow modifications to certain development standards of the Mesa Zoning Ordinance (MZO) for the redevelopment and expansion of an existing storage facility located at 1760 N Country Club Drive in the Limited Commercial (LC) District. This SCIP request is proposed to bring the site into substantial conformance with the MZO without bringing the entire site into full conformance with current development standards.

STAFF RECOMMENDATION

*Staff recommends **approval** of case **BOA18-00837** with the following conditions:*

- 1. Compliance with the site plan submitted, except as modified by the conditions below;*
- 2. Compliance with all requirements of the Development Services Division regarding the issuance of building permits.*
- 3. Compliance with all requirements of ZON18-00827.*

SITE CONTEXT

CASE SITE: Existing storage facilities and vacant lot– zoned LC
NORTH: Existing storage facilities -zoned LC
EAST: (across Country Club Drive) Vacant lot and existing commercial -zoned LC
SOUTH: Existing storage facilities -zoned LC
WEST: Existing storage facilities -zoned LC

STAFF SUMMARY AND ANALYSIS:

The property is currently zoned Limited Commercial (LC). Per Section 11-6-2 of the MZO, a mini-storage use is allowed on the property. The owners of the existing mini-storage facility recently purchased a 25,526 ± square foot (SF) parcel adjacent to the existing facility to develop it as a mini-storage and in unison with the existing facility. The 25,500± site is currently vacant. The site plan submitted with application show development of a new 12,320 SF mini-storage building on the newly acquired site. The site will have access on Country Club Drive.

Substantial Conformance Improvement Permit:

The intent of the SCIP is to recognize existing site constraints and work proportionately with the degree of improvement being sought by the applicant to improve the property based upon the development standards of

the Mesa Zoning Ordinance. Below is the summary of the request and history:

- The existing storage facility was built in 1982.
- The Zoning Administrator approved a Special Use Permit and a variance to allow expansion of the existing storage facility and the storage buildings to encroach into the rear and side yards of the property (Case# ZA94-84) in 1994.
- The Planning and Zoning Board approved a site plan on the property on February 20, 2019 (Case# ZON18-00827).
- The SCIP is for the development on the newly acquired 25,526 property. Specifically, to allow modification to the required landscape and building setback along North Country Club road adjacent to the site.
- The proposed improvements constitute the greatest degree of compliance with current development standards. Existing modifications to current development requirements are necessary to accommodate the proposed use of the newly acquired site to be developed in unison with the existing storage facility.
- The SCIP will result in a development compatible with and not detrimental to the surrounding neighborhood.
- Proposed improvements to the site specifically include:
 - Construction of landscape improvements to the currently vacant 25,500 SF lot.
 - Installation of landscape material along the entire facility frontage adjacent to Country Club Drive.
 - Removal of unused driveway access adjacent to Country Club Drive and construction of sidewalk and landscaping along the street in conformance with the City's development standards.
 - Improvement to the building elevations and landscaping on the section of the existing storage facility with frontage on north County Club Drive, as well as enhance elevations with the newly proposed storage building.

Table 1 below is a summary of the minimum MZO requirements, the applicant's proposal and staff recommendations for the proposed development of the site. Items in **bold face type** indicate modification from code requirements:

TABLE 1 DEVELOPMENT STANDARDS:

MZO Requirement	Approved with ZA94-84 variance	Applicant Proposes:	Staff Recommends:
<i>Setbacks (overall site) building/landscape</i>	<i>(landscape/building)</i>	<i>(landscape/building)</i>	
North – 0' / 0'	-	0'	As proposed
South - 1'for each 1' of building height/ 20'	0'/0'	0'	As proposed
West -1'for each 1' of building height/ 20'	0'/0'	0'	As proposed
Country Club Dr (east) 15'/15'	-	12' / 12'	As proposed

FINDINGS:

1. The site is zoned Limited Commercial (LC) and is part of an existing storage facility that was constructed in the 1980's.
2. Proposed improvements to the site include construction of a new 12,320 SF building on the newly acquired property, as well as enhanced building elevations to the existing storage facility, installation of sidewalk and landscape for the entire frontage of the property along Country Club Drive.
3. The proposed improvements will not create any new non-conformities.
4. The modifications requested constitute the greatest degree of compliance with the MZO.
5. The proposed improvements will result in a development that is not detrimental to the adjacent properties or neighborhood.

ORDINANCE REQUIREMENTS:

Section 11-73-3 Required Findings

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
 1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
 3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.