

EXTRA SPACE STORAGE

9363 East Southern Avenue, Mesa, Arizona 85209

Board of Adjustment

Substantial Conformance Improvement Permit

Project Narrative / Justification and Compatibility Statement



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I. Introduction & Project Overview

Rose Law Group, on behalf of Extra Space Storage, is pleased to submit this narrative for review by the Mesa Board of Adjustment to request a Substantial Conformance Improvement Permit (“SCIP”) related to the proposed addition of a new mini-storage building at an existing mini-storage facility.

Extra Space Storage (“ESS”) is the second largest operator of mini-storage facilities in the U.S. with over 1,800 stores. With decades of experience owning and operating mini-storage facilities since 1977, ESS is recognized as a premier mini-storage operator. ESS strives to be a positive contributor to every community it operates in and is specifically in tune with the community’s needs by providing mini-storage that is secure, attractive, clean and professionally managed.

In Mesa, ESS owns and operates the existing mini-storage facility at 9363 East Southern Avenue, Mesa, Arizona 85209 (APN 220-81-772C), located on the south side of East Southern Avenue, just east of Ellsworth Road (the “Site”). The Site was developed in 2008 and contains two main buildings with 770 mini-storage units along with 48 RV parking spaces. A cell phone tower previously existed on the southwest side but is no longer active. ESS is proposing to construct a new, one-story and 29,495 square foot climate-controlled building containing 248 mini-storage units south of the existing buildings. In order to facilitate the proposed expansion, the following requests are additionally made by separate application: (1) Council Use Permit, (2) Site Plan Modification, and (3) Design Board Review.



Aerial Map

II. Purpose of this Request

The Site is located in the Mixed-Use Activity District character area designation of the 2040 Mesa General Plan and is zoned Limited Commercial (LC). Importantly, the existing mini-storage and RV storage uses were constructed and initiated prior to the current Mesa Zoning Ordinance (“MZO”) regulations. As a result, there are several legal nonconforming conditions applicable to the Site. The purpose of this request is to describe the improvements that will be made to bring the Site into substantial conformance with the MZO, and provide for modifications under MZO 11-73-2 to accommodate the existing, non-conforming conditions on the Site.

1. Site Plan and Landscaping

a. Site Plan

As depicted in the aerial map above, the Site is comprised of two existing mini-storage buildings along with 48 RV parking spaces. Ingress and egress is obtained from a driveway along East Southern Ave. which leads to the customer parking area surrounding the first mini-storage building. To the south, behind the secure gates, is the second mini-storage building and RV parking spaces.

As depicted in the Site Plan, no changes are proposed to the existing buildings, to access, or parking. Instead, only a new mini-storage building is proposed to be located on the south side of the Site where the existing RV parking spaces are. Accordingly, the existing 48 RV parking spaces are proposed to be reduced to 30 and relocated to the southwest side of the Site.

Table 1.a below provides the modifications requested to accommodate the existing, non-conforming conditions on the site relating to the Site Plan:

Table 1.a*

Requirement (MZO)	Modification Needed to Accommodate Existing Non-Conforming Condition
11-6-3: a minimum of 20 ft building, and landscape setback is required on the side of the property adjacent to a Multiple Residential (RM) development for a one (1) story building.	15 ft
11-32-4(A): Drive aisle shall be set back at least 50 ft from the property line abutting the street.	28 ft

**See Site Plan and Landscape Plan provided which depicts the existing buildings and non-conforming conditions that are intended to remain.*

b. Landscaping

As the Site was originally constructed prior to current MZO regulations, some of the current landscaping is nonconforming. This request proposes landscaping improvements that bring the Site’s landscaping into substantial conformance while maintaining certain nonconforming conditions, which are requested as allowed modifications under MZO 11-73-2.

Table 1.b below provides the modifications requested to accommodate the existing, non-conforming conditions on the Site:

Table 1.b**

Requirement (MZO)	Modification Needed to Accommodate Existing Non-Conforming Condition
11-33-3: 1 tree and 4 shrubs per 25' of the side yard for commercial developments.	West Property Line: 35 trees required; 21 trees provided
11-33-4(B): Landscape islands shall be a minimum of 8' wide x 15' long.	One island at 7'x16' One island at 6'x17'
11-33-5(A)(2)(a): 10' wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to parking stalls.	Existing South Building: 5'
11-33-5(A)(2)(b): 5' wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to drive aisles.	Existing North Building: 0'
11-33-5(B)(1): Number of Trees. A minimum one (1) tree per 50 linear feet or less of exterior wall length of a building shall be provided. Trees in a parking lot within 30 feet of the building may be counted towards this requirement. Calculations should round up to nearest whole number.	Existing North Building (South Side, 2 required): 0 Existing South Building (East Side, 7 required): 3 Existing South Building (South Side, 4 required): 0
11-33-5(B)(3)(a): Exterior Walls Visible from Public Parking or Right-of-Way with Public Entrances. A landscape area shall be provided equal in length to 33% (min) of adjacent exterior wall.	Existing North Building (North Side, 23' required): 18.5'
11-33-5(B)(3)(b): Exterior Walls Visible from Public Parking or Right-of-Way without Public Entrances. A landscape area shall be provided equal in length to 25% (min) of adjacent exterior wall.	Existing North Building (South Side, 17' required): 12'

***See Site Plan and Landscape Plan provided which depicts the existing buildings and non-conforming conditions that are intended to remain.*

2. Justification and Compatibility Statement

The SCIP requires that the below required findings are met. For the reasons described below, the proposal is justified and compatible with surrounding neighborhoods.

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:

- a. *The demolition or reconstruction of existing buildings or other significant structures (except signs); or*

Site Plan

The Site maintains an existing 15 ft landscape and building setback on the east side of the property adjacent to a multifamily residential property, and does not meet the 20 ft requirement. This condition is existing and has not been a detriment to the neighboring multifamily development, and has not negatively impacted the Site's operations. This 15 ft setback, while shorter than the required 20 feet, contains 42 trees where only 35 are required. This added plant density serves to provide additional buffer from the neighboring use. Since the existing condition has operated without issue, it is requested to remain as-is to avoid any unnecessary demolition or reconstruction of improvements.

Additionally, the Site currently maintains a 28 foot drive aisle from Southern Ave. which is 22 feet short of the MZO's current 50 foot drive aisle requirement. This existing physical improvement is not an impediment to the operation of the use and is not a detriment to the public, so it is not proposed to be changed from its existing condition. Redeveloping the drive aisle would require the demolition and reconstruction of significant portions of the north side of the Site including the driveway, sidewalks, curbs, landscaping, and parking. It would also negatively impact the configuration of the Site. Therefore, the drive aisle is requested to remain as-is.

Landscaping

As the existing Site was constructed prior to the MZO regulations, portions of the current landscaping are nonconforming. This request incorporates landscape design that improves existing conditions by bringing the landscaping on the north side of the Site along East Southern Avenue and surrounding the north parking lot into conformance. This increase in plant density will greatly improve appearances from the right-of-way and will result in consistency of landscaping along Southern Ave.

Additionally, the landscape design brings the south and southwest sides of the Site where the new storage building and relocated RV parking area is, up to conformance. Although neighboring properties to the south and west include a detention basin and a Lowe's store that are not impacted by the use, the landscaping serves to provide screening.

The plant density that follows the length of the west side of the existing 46,135 square foot building is intended to remain as-is. West of the building is the rear side of a Lowe's Home Improvement store. Providing additional landscaping here would serve no benefit as the area west of it is Lowe's loading area. Therefore, the landscaping here is intended to remain the same so as to avoid excess water usage. Where landscaping may be more impactful, such as on the east side where there are residential neighbors, the landscaping exceeds MZO requirements.

Additionally,, the MZO requires landscaped areas in foundation bases. Some sides of the existing north and south buildings do not meet current landscape requirements within foundation bases, and are intended to remain as-is, while other sides exceed requirements. The existing landscaping here has worked well. Preserving it in its current condition will help prevent excess water usage.

Finally, the MZO requires that parking lot landscape islands be a minimum of 8' wide and 15' in length for single-row parking, and that a building foundation base of 15' for entrances, 10' where there is no entrance, and 5' where there is a drive aisle be provided. The landscape islands and foundation bases on the Site are

existing, and are intended to remain as-is to avoid demolition and reconstruction of the Site. These existing physical improvements are not an impediment to the operation of the use and are not detrimental to the public, so they are not proposed to be changed from their existing condition.

Overall, the proposed landscape plan will improve conformance to landscaping requirements while maintaining some of the existing nonconforming conditions created at the time the use was initiated. This will enhance the appearance and features of the project site. As illustrated in the landscape plans, the landscaping is designed to complement the building architecture with plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate. The spacing and density of plant materials is strategically planned to provide screening in certain areas, and be visually attractive in other areas.

- b. *The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.*

The existing mini-storage and RV parking use is intended to continue under a new Council Use Permit.

- c. *The creation of new non-conforming conditions.*

No new non-conforming conditions are proposed.

- B. *The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.*

The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to adjacent properties or neighborhoods. The Site contains an existing mini-storage and RV parking facility that is familiar to, and is not detrimental to the surrounding neighborhood. The proposal will result in the construction of a new mini-storage building and the relocation of the RV parking spaces to the far west side of the Site, away from the residential neighbors to the east. The proposed changes will additionally result in the addition of new landscaping which will improve the Site's appearance. As the Site already contains a fully functioning facility, the existing driveway and parking conditions sufficiently meet the needs of the operation and do not detrimentally affect adjacent properties or neighborhoods.