



Planning & Zoning Board



ZON23-00994

Emily Johnson, Planner I

October 23, 2024



Request

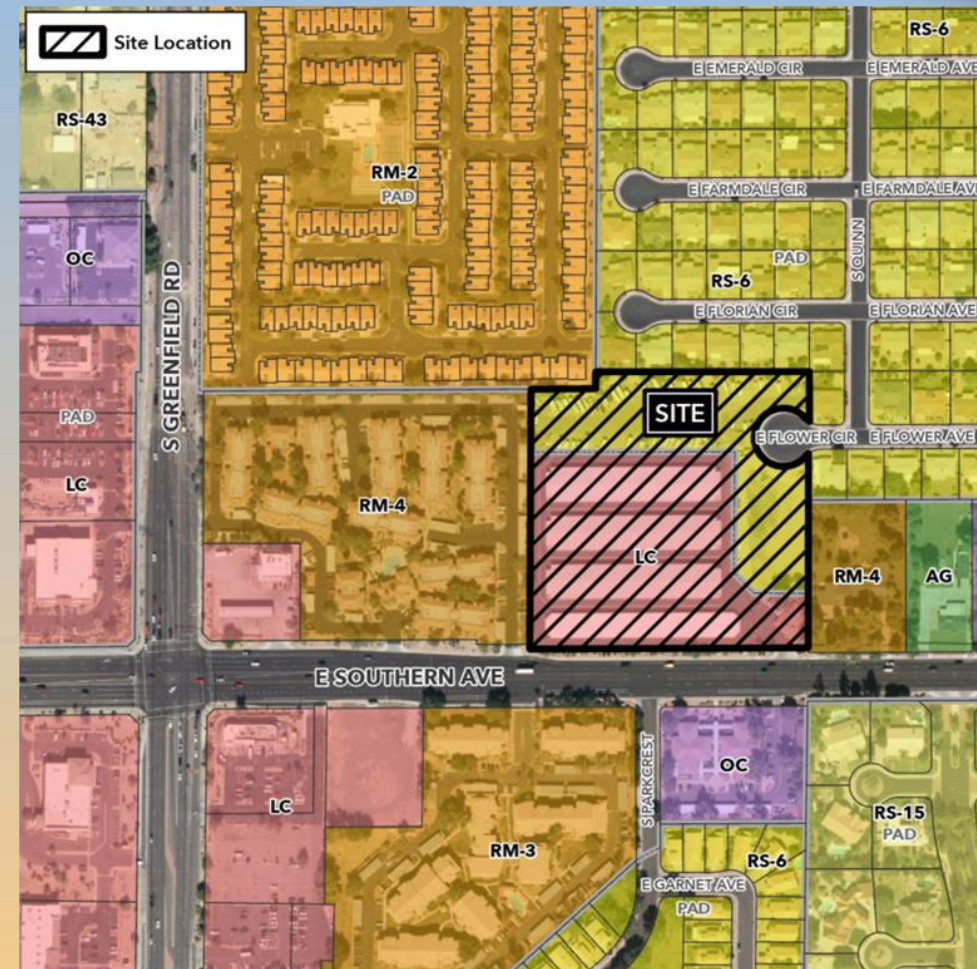
- Rezone from RS-6-PAD and LC to LC-PAD
- Council Use Permit
- Major Site Plan Modification
- To allow for the expansion of a mini-storage facility





Location

- North side of Southern Ave
- East of Greenfield Rd

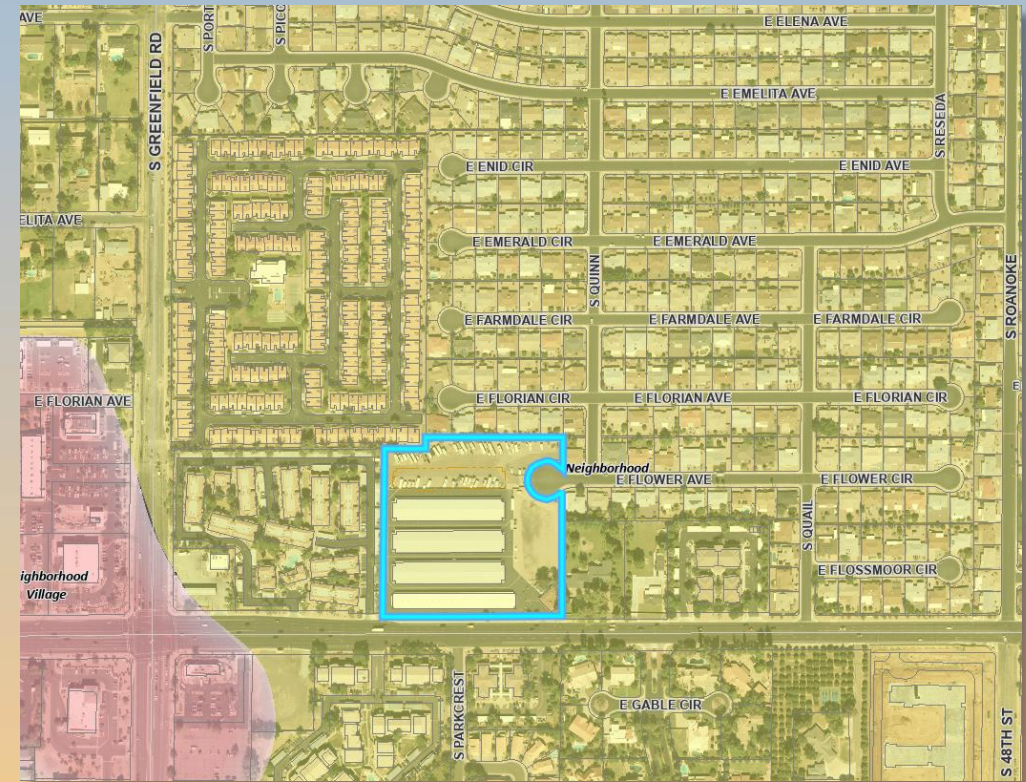




General Plan

Neighborhood - Suburban Sub-Type

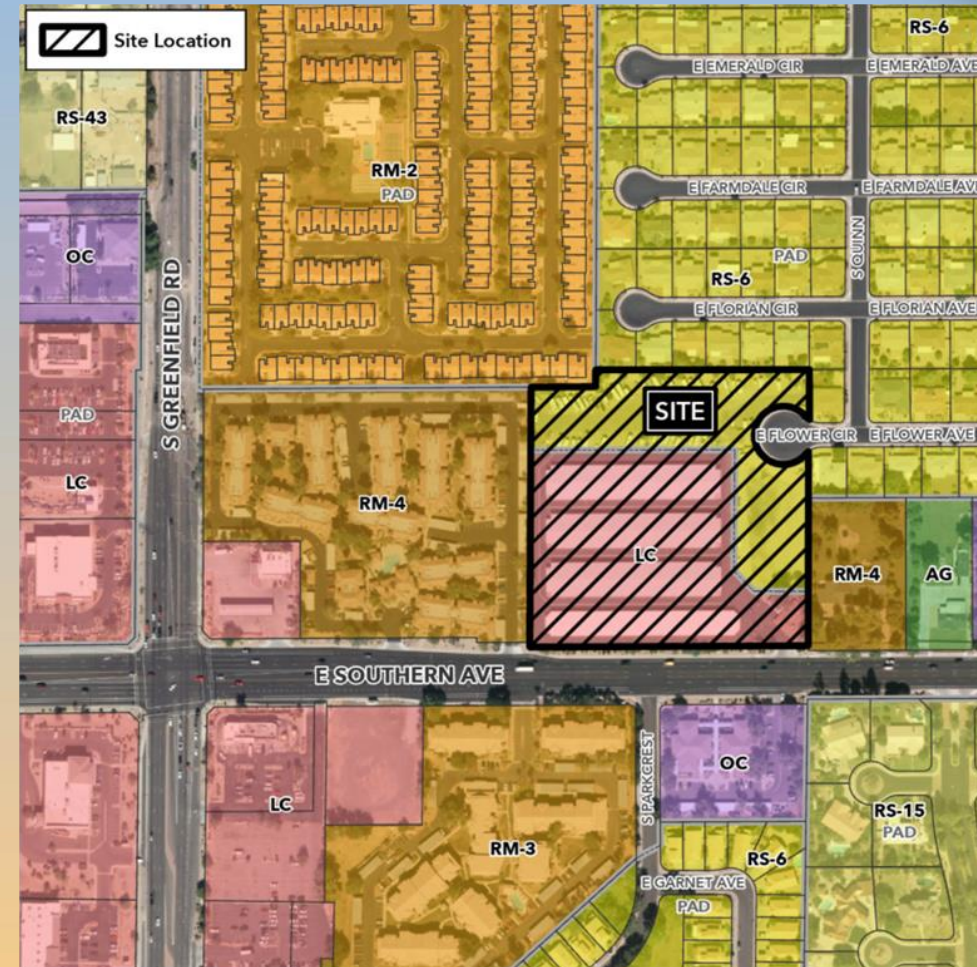
- Safe places for people to live with a wide range of housing options
- May contain areas of multi-residence and commercial uses along arterial frontages and major intersections





Zoning

- Rezone from RS-6-PAD and LC to LC-PAD
- Mini-Storage facilities are permitted in the LC district with the approval of a CUP





Site Photo



Looking north from Southern Avenue



Site Photo

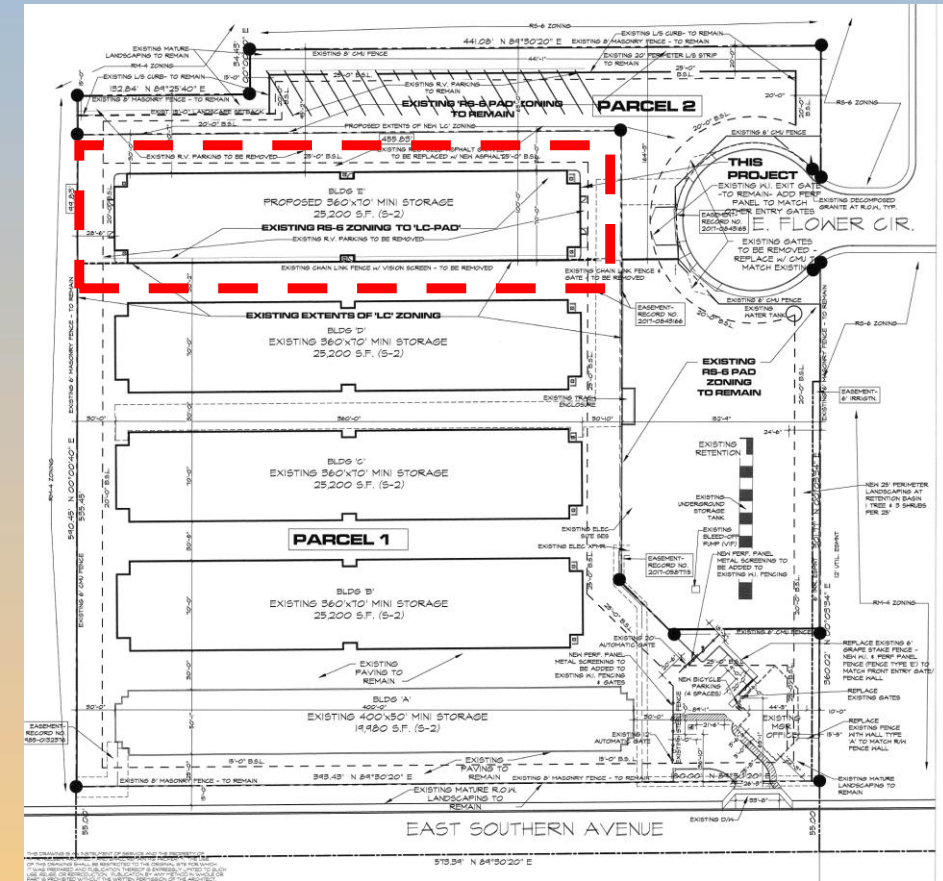


Looking west from Flower Circle



Site Plan

- New 25,200 sq. ft. mini-storage building to match existing
- RV Storage to the north
- 5 parking spaces existing, 6 required
- Primary access from Southern Avenue and gated access from Flower Circle





Landscape Plan

Site Area (Net) - Parcel 1:
231,146 S.F. (5.306 Acres)

Landscape Area -Parcel 1:
22,010 S.F.

Landscape Coverage:
9.5%

Plant Quantities:

Right of Way- Existing- Off Site
Southern Ave. Frontage (573 L.F.)
1 tree per 25 L.F.
6 shrubs per 25 L.F.

Required	25 trees	96 shrubs
Provided	15 trees	64 shrubs

Bldg Foundation-Mgr's Office
Foundation Planting (106 L.F.)
1 tree per 50 L.F. of ext. wall
10% of trees to be 36" box

Required	2 trees	1 tree
Provided	2 trees	Existing Mature

Bldg Foundation-Building 'E'
Foundation Planting (140 L.F.)
1 tree per 50 L.F. of ext. wall
10% of trees to be 36" box

Required	3 trees	1 tree
Provided	None-	to match existing

Perimeter
Adj. Property Line (113 L.F.)
3 Non-Deciduous Trees &
20 shrubs per 100 L.F. of adjacent property line

Required	2 trees	24 shrubs
Provided	4 trees	3 shrubs

Parking Lot
Parking Islands (2)
1 tree per 15' parking islands
3 shrubs per 15' parking islands

Required	1 trees	10 shrubs
Provided	0 trees	4 shrubs

Tree Sizes:

Right of Way (29 Total)
36" box (25% Min.)
24" box (50% Min.)

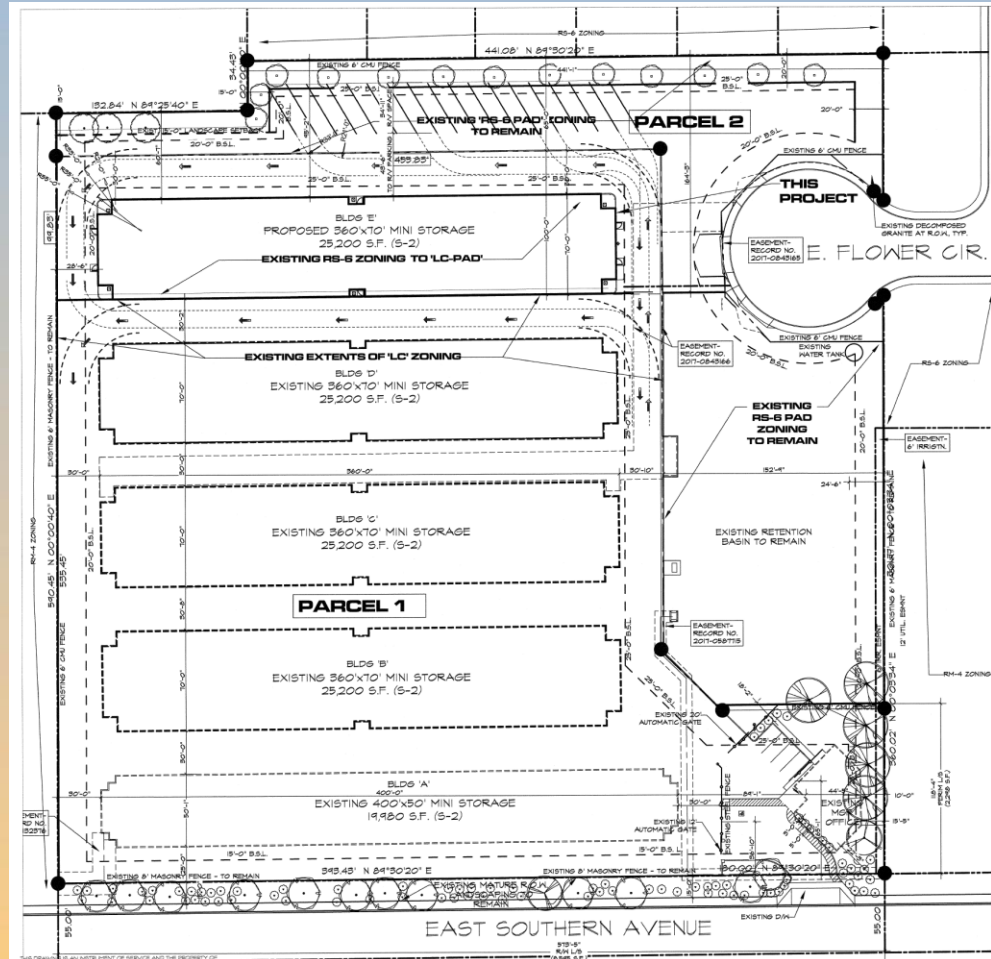
Required	3 trees	15 trees
Provided	Existing Mature	

Perimeter (4 Total)
36" box (25% Min.)
24" box (50% Min.)

Required	1 tree	2 trees
Provided	Existing Mature	

Parking Lot (3 Total)
36" box (10% Min.)
24" box (all others req'd)

Required	1 tree	2 trees
Provided	Existing Mature	





PAD Overlay

Development Standard	MZO Required	PAD Proposed
<u>Maximum Lot Coverage –</u> <i>MZO Section 11-6-3</i>	<p>80 percent</p>	<p>91 percent (existing)</p>
<u>Fence and Freestanding Walls Maximum Height: Front Yards and Required Street Side Yards –</u> <i>MZO Section 11-30-4(B)(1)</i>	<p>No fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5-feet.</p>	<p>8 feet (existing)</p>



PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Screening – Common Property Lines –</u> <i>MZO Section 11-30-9(I)</i></p> <ul style="list-style-type: none"> - North Property Line - East Property Line 	<p>A screening wall of 6 feet in height shall be provided on the interior lot lines of any lot that contains any commercial use, industrial use, public or semi-public use (except Cemetery or Public Park and Recreation Facility), or transportation, communication and utilities use and abuts a residential district or residential use.</p>	<p>No wall</p> <p>No wall</p>



PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Trash and Refuse Collection Areas –</u> <i>MZO Section 11-30-12(B)(1)</i></p>	<p>The solid waste and recycling storage area shall not be located within any required front yard, street side yard, any required parking and landscaped areas</p>	<p>Solid waste located in required landscape yard</p>
<p><u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i></p>	<p>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street</p>	<p>36 feet 10 inches (existing)</p>



PAD Overlay

Development Standard	MZO Required	PAD Proposed
<u>Screening – Parking Areas –</u> <i>MZO Section 11-30-9(H)(1)</i>	Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet	No screen wall (existing)
<u>Minimum Parking Requirements –</u> <i>MZO Table 11-32-3(A)</i>	4 spaces plus 2 for manager’s quarters	A total of 5 spaces (existing)
<u>Required Landscape Yards –</u> <i>MZO Table 11-6-3</i>	15 feet	0 feet (existing)



PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Interior Parking Lot Landscaping – Landscape Islands –</u> <i>MZO Section 11-33-4(B)</i></p>	<p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.</p>	<p>One landscape island, remainder are absent (existing)</p>
<p><u>Interior Parking Lot Landscaping – Plant Materials –</u> <i>MZO Section 11-33-4(D)</i></p> <p><i>- Parking lot landscape islands. One shade tree and three shrubs shall be provided for every 15-foot parking island</i></p>	<p>4 trees, 12 shrubs</p>	<p>0 trees, 3 shrubs (existing)</p>



PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Required Foundation Base –</u> <i>MZO Section 11-33-5(A)(1)</i></p> <p>- Exterior wall with public entrance (northwest elevation of office building)</p>	<p>15 feet</p>	<p>4 feet (existing)</p>
<p><u>Required Foundation Base –</u> <i>MZO Section 11-33-5(A)(2)(b)</i></p> <p>- Exterior walls without public entrance from exterior wall to drive aisles (west and east elevations of storage buildings)</p>	<p>5 feet per elevation</p>	<p>0 feet</p>



PAD Overlay

Development Standard

Required Landscape Material in Foundation Base – *MZO Section 11-33-5(B)(1)*

- 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 and within 30 feet of the building may be counted toward this requirement. Any calculation resulting in a percentage of a whole tree shall be rounded up to the nearest whole (southwest elevation of office)
- (west and east elevations of storage buildings)

MZO Required

2 trees

2 trees per elevation

PAD Proposed

0 trees (existing)

0 trees (existing)



PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Required Landscape Area in Foundation Base –</u> <i>MZO Section 11-33-5(B)(3)(b)</i></p> <p>- Exterior Walls Visible From Public Parking or Right-of-Way without Public Entrances. A landscape area shall be provided equal in length to 25 percent (minimum) of adjacent exterior wall (west and east elevations of storage buildings)</p>	<p>25 percent</p>	<p>0 percent (existing)</p>



PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Required Landscape Yards – MZO</u> <i>Section 11-33-3-(B)(1) & MZO Section 11-33-3(B)(2)</i></p> <ul style="list-style-type: none"> - Non-single residential uses adjacent to single residential uses or districts (north and east property lines) - Non-single residential uses adjacent to other non-single residential uses or districts (west property line) 	<p>25 feet</p> <p>15 feet</p>	<p>0 feet (existing)</p> <p>0 feet (existing)</p>
<p><u>Required Landscape Material – MZO</u> <i>Table 11-33-3.A.4</i></p> <ul style="list-style-type: none"> - 1 tree and 6 shrubs per 25 linear feet 	<p>23 trees, 138 shrubs</p>	<p>13 trees, 64 shrubs (existing)</p>



PAD Overlay

Development Standard

MZO Required

PAD Proposed

Required Landscape Material – MZO
Section 11-33-3(B)(1)(c)(ii)

- Areas visible from public parking or drive aisles. A minimum of four (4) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided (north and east property lines)

- Northmost north property line
- Southernmost north property line
- line
- Westernmost east property line
- Easternmost east property line

17 trees, 35 shrubs
7 trees, 35 shrubs
14 trees, 70 shrubs
5 trees, 29 shrubs

0 trees, 0 shrubs (existing)
2 trees, 2 shrubs (existing)
0 trees, 0 shrubs (existing)
2 trees, 4 shrubs (existing)



PAD Overlay

Development Standard

Required Landscape Material – MZO *Section 11-33-3(B)(1)(c)*

- A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided (west property line)

MZO Required

16 trees, 101 shrubs

PAD Proposed

0 trees, 0 shrubs (existing)



Council Use Permit

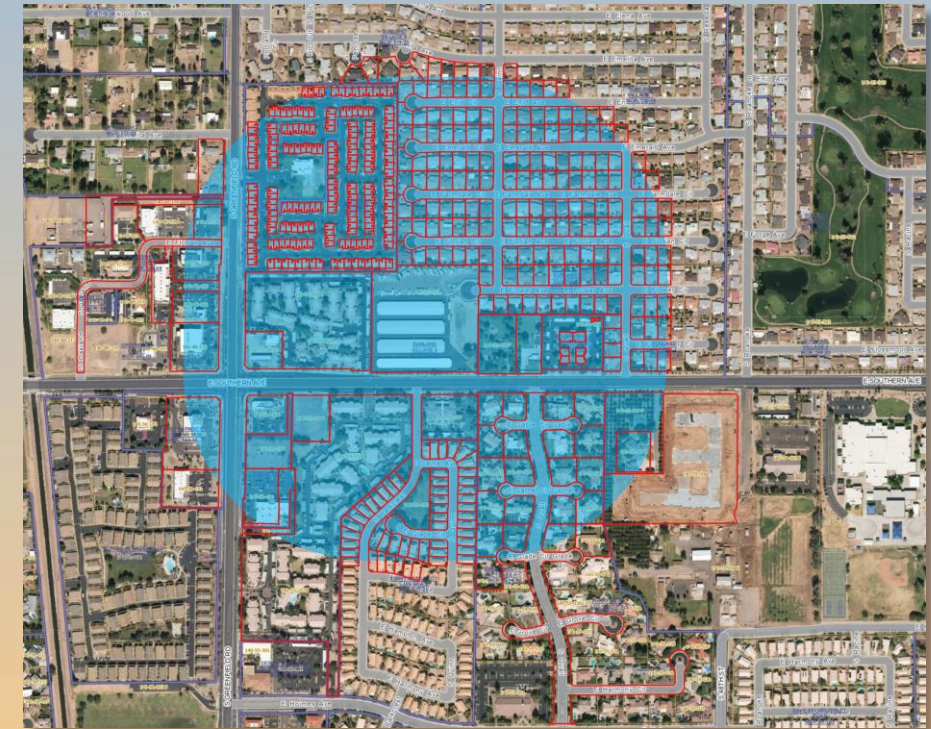
Section 11-70-6: Council Use Permit Required Findings

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



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Several neighbors have reached out to the applicants with questions traffic on Flower Ave and wall heights





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with the review criteria for a Council Use Permit outlined in Section 11-70-6 of the MZO

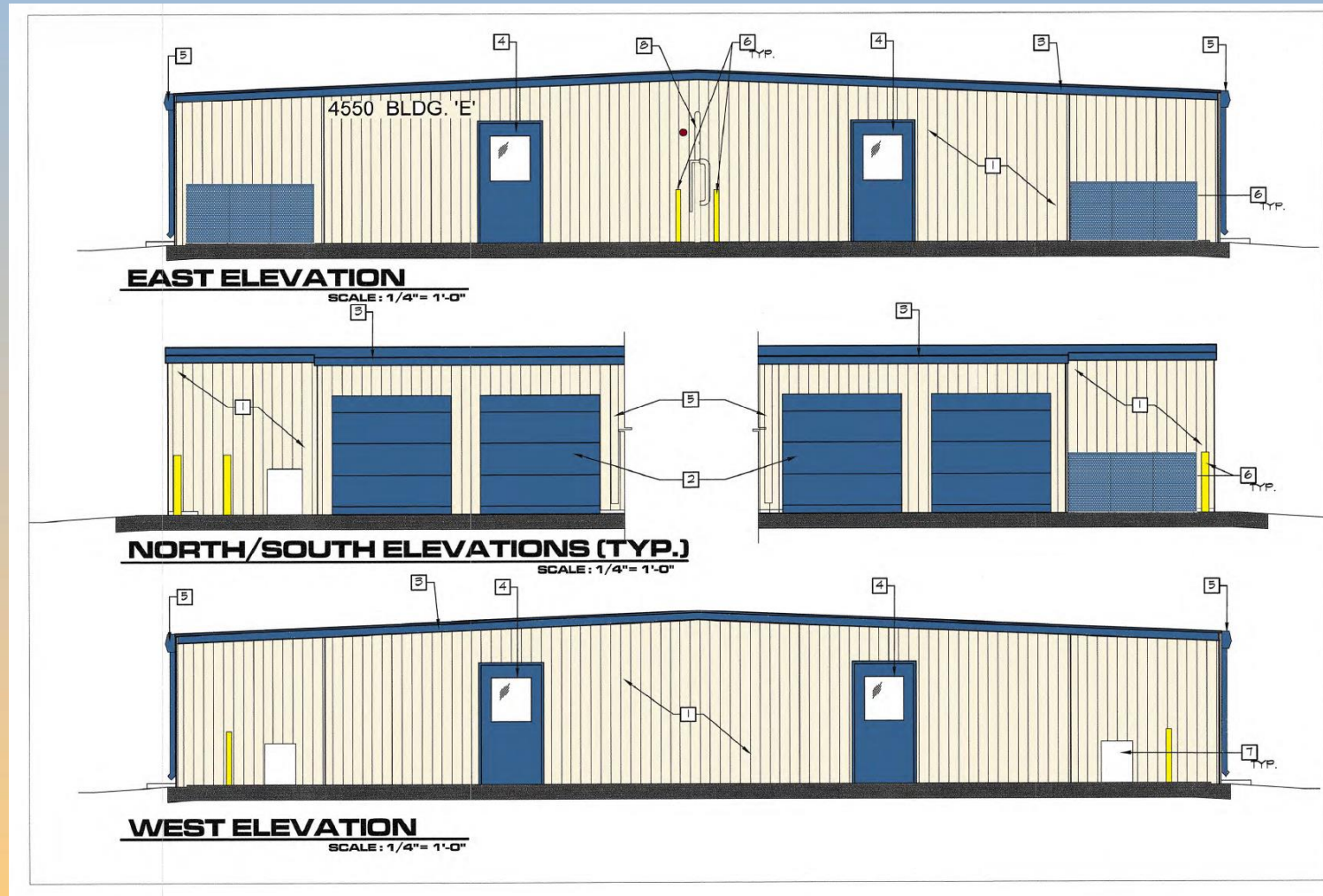
Staff recommend Approval with Conditions



Planning & Zoning Board

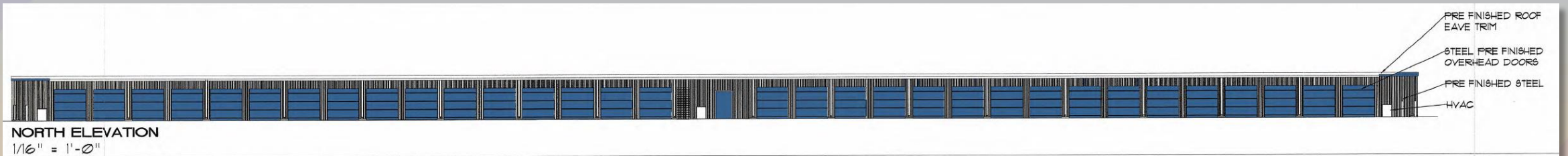


Elevations





Elevations





Existing Elevations

