



Board of Adjustment



BOA23-00660



Request

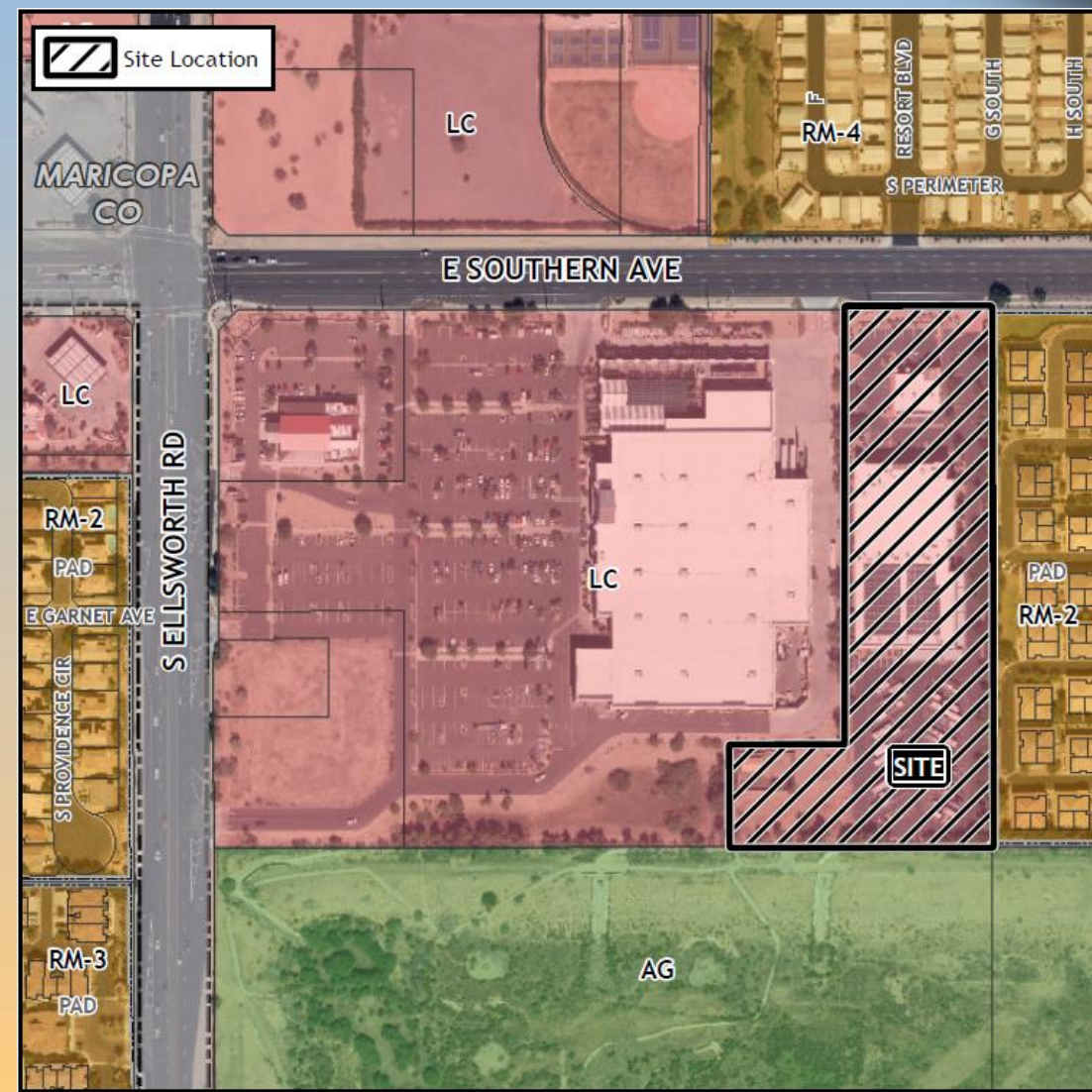
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for the expansion of a mini-storage facility





Location

- East of Ellsworth Road
- South of Southern Avenue





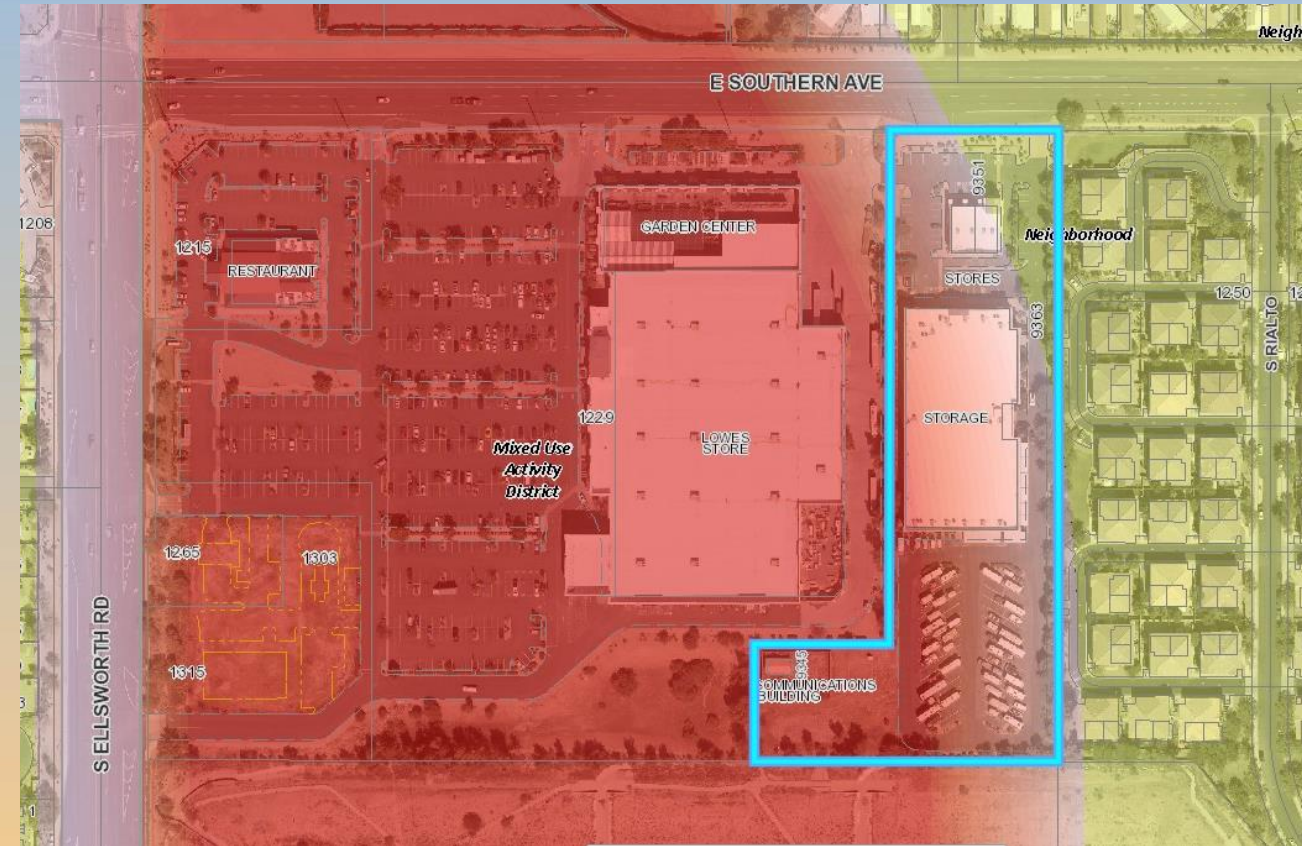
General Plan

Mixed Use Activity District

- Strong and viable centers of commercial activity
- Attract people to unique shopping and entertainment experiences

Neighborhood

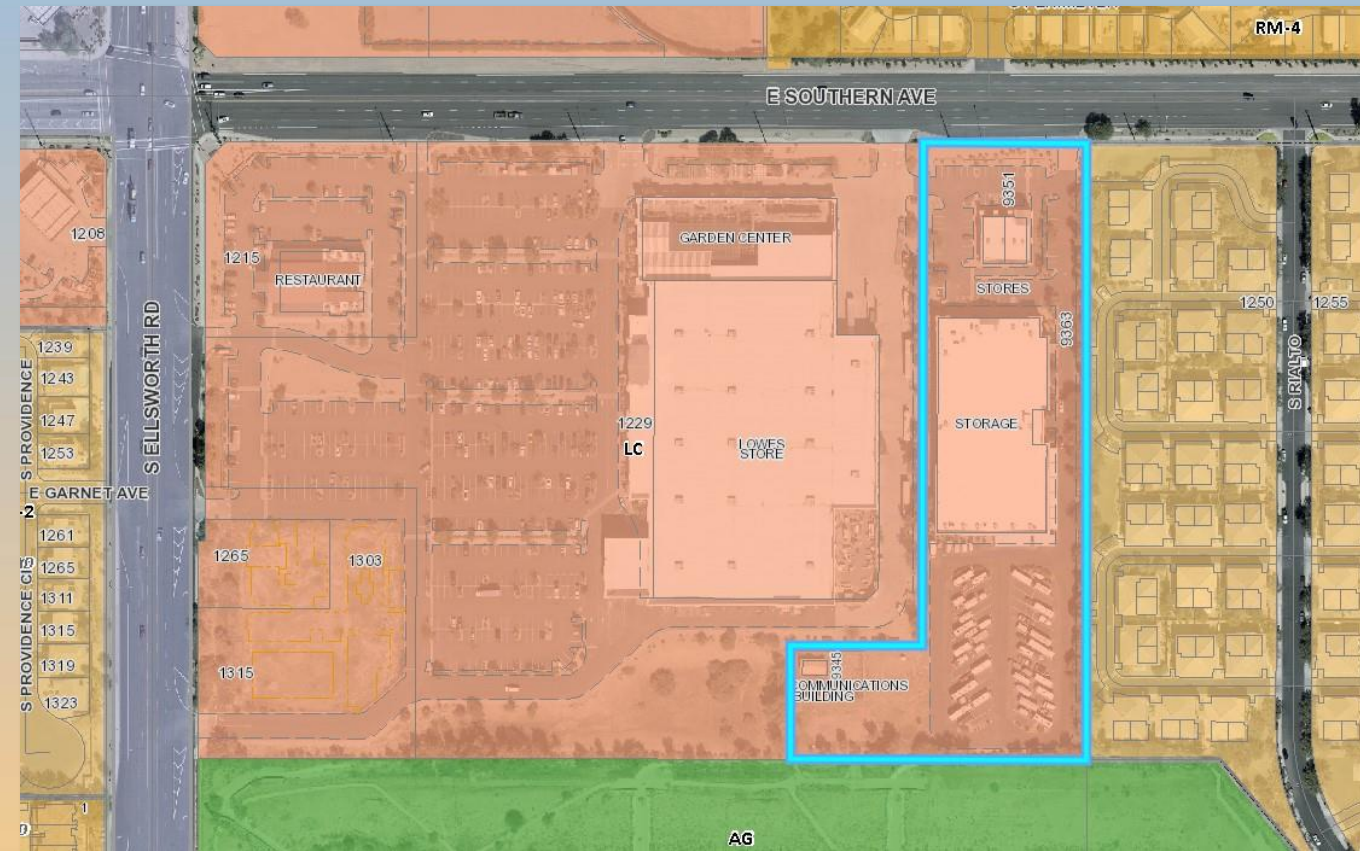
- Provide safe places for people to live and enjoy their surrounding community
- May contain commercial uses along arterial frontages and intersections





Zoning

- Limited Commercial (LC)
- Proposed expansion of the existing use requires a Council Use Permit in the LC district





Site Photo

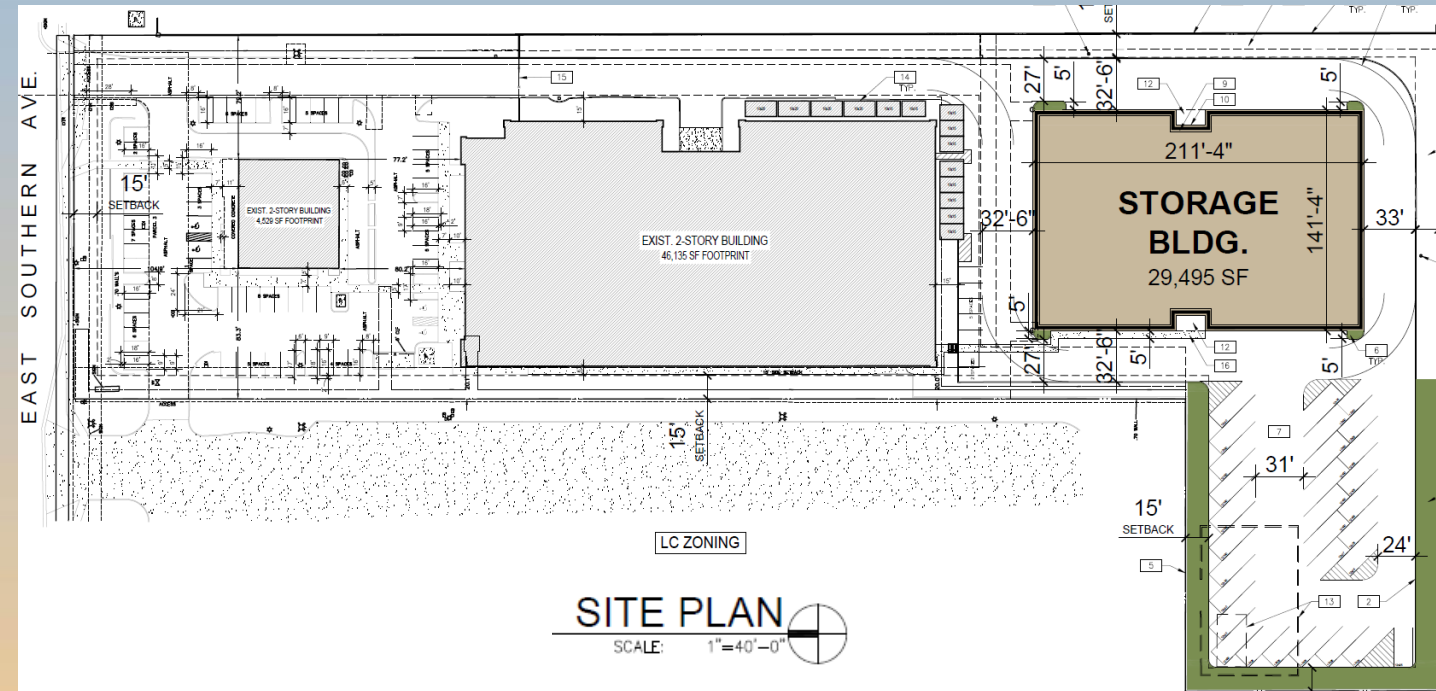


Looking south from Southern Avenue



Site Plan

- 29,495 sq ft mini-storage building
- 30 RV parking spaces
- Vehicular access is provided from an existing driveway from East Southern Avenue
- SCIP request for existing non-conforming conditions





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Setback of cross drive aisles: [Section 11-32-4(A)]</i></p> <p><i>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles</i></p>	<p>50'</p>	<p>28' (Existing)</p>
<p><i>Interior Parking Lot Landscaping: [Section 11-33-4(B)]</i></p> <p><i>Minimum dimensions for an interior parking lot standard island</i></p>	<p>8' wide by 15' long</p>	<p>One Island at 7' wide by 16' long (Existing) One Island at 6' wide by 16' long (Existing)</p>
<p><i>Foundation base width: [Table 11-33-5(A)(2)(A)]</i></p> <p><i>Foundation Base for exterior wall Without a public entrance adjacent to Parking stalls</i></p>	<p>15'</p>	<p>0' (Existing) at the east side of the existing south building</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Foundation base width: [Section 11-33-5(A)(2)(A)]</i></p> <p><i>Foundation Base for exterior wall without a public entrance adjacent to Parking stalls</i></p>	<p>10'</p>	<p>5' (Existing) at the south side of existing south building</p>
<p><i>Foundation base width: [Section 11-33-5(A)(2)(B)]</i></p> <p><i>Foundation Base for exterior wall without a public entrance adjacent to a drive aisle</i></p>	<p>5'</p>	<p>0' (Existing) at the east side of the existing north building</p>
<p><i>Perimeter landscaping: [Section 11-33-3(B)(2)]</i></p> <p><i>Landscaping for Non-Single Residence Uses adjacent to other Non-Single Residence</i></p>	<p>A minimum of three (3) trees per 100 linear feet of adjacent property line</p>	<p>A minimum of three (3) trees per 155 linear feet of adjacent property line at the existing west property line</p>



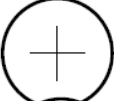






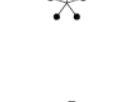

SCIP Development Standards

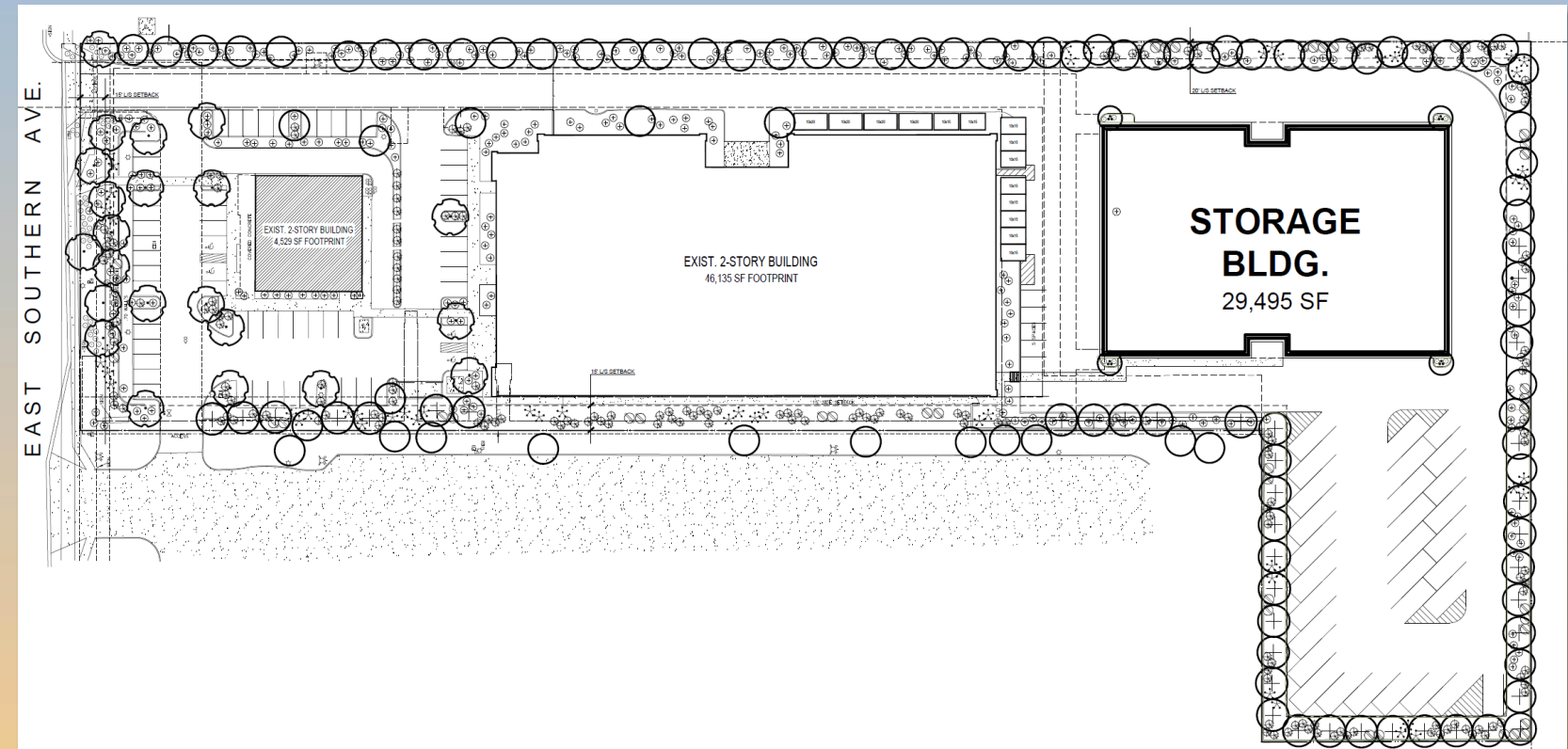
Development Standard	MZO Requirements	Applicant Proposal
<p><i>Foundation base landscaping: [Section 11-33-3(B)(2)]</i></p> <p><i>Number of trees</i></p>	<p>A minimum of one (1) tree per 50 linear feet or less of exterior wall length</p>	<p>None provided at the south side of the existing north building</p> <p>1 tree per 109 linear feet provided at the east side of the existing south building</p>



Landscape Plan

LANDSCAPE LEGEND

- 
 ACACIA SALICINA
 WILLOW ACACIA
 24" BOX (41)
- 
 EXISTING TREE (36" BOX EQUIV.)
 PROTECT FROM
 CONSTRUCTION (34)
- 
 ULMUS PARVIFOLIA
 CHINESE ELM (MATCHING)
 36" BOX (22)
- 
 SOPHORA SECUNDIFLORA
 TEXAS MOUNTAIN LAUREL
 36" BOX (4)
- 
 EXISTING SHRUB
 PROTECT FROM
 CONSTRUCTION (301)
- 
 TECOMA 'ORANGE JUBILEE'
 ORANGE JUBILEE
 5 GALLON (40)
- 
 LEUCOPHYLLUM FRUTESCENS
 'GREEN CLOUD'
 5 GALLON (184)
- 
 CAESALPINIA MEXICANA
 MEXICAN BIRD OF PARADISE
 5 GALLON (54)
- 
 LANTANA MONTEVIDENSIS
 'GOLD MOUND'
 5 GALLON (45)





Renderings



Northeast Elevation



Renderings

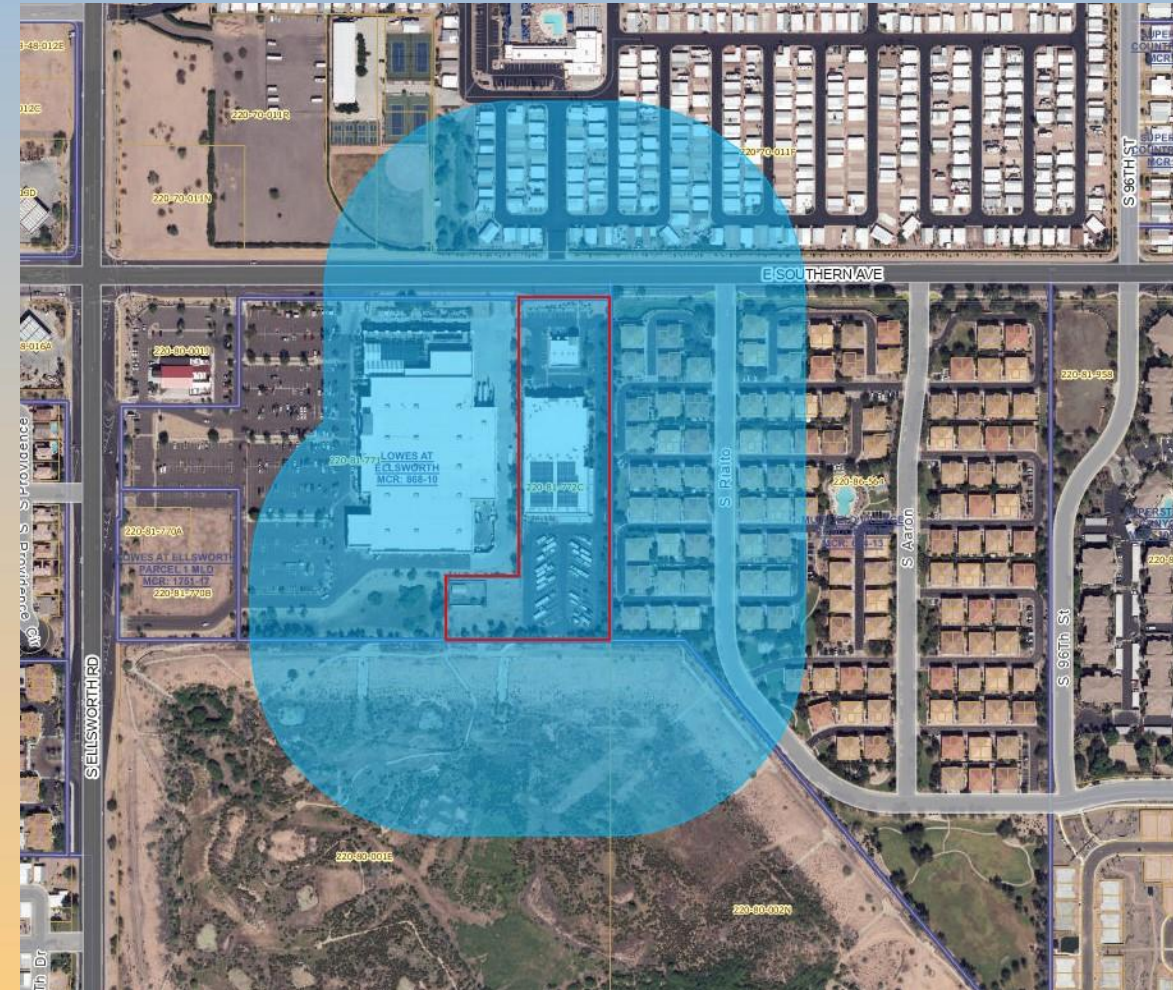


Southeast Elevation



Citizen Participation

- Notified property owners within 500 feet
- Neither staff nor the applicant received any comment.





Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment