

**4 Discuss and make a recommendation to the City Council on the following zoning cases:**

**ZON23-00609. "810 S Country Club Dr." (District 4).** Within the 400 to 500 blocks of West 8th Avenue (south side) and within the 800 block of South Country Club Drive (west side). Located north of Southern Avenue and west of Country Club Drive (2± acres). Rezone from General Commercial (GC) to General Commercial with a Bonus Intensity Zone overlay, Council Use Permit, and Site Plan Review. This request will allow for a mini-storage facility. Public Storage Properties XII INC, Owner; Cherry Miao, Public Storage, Applicant.

**Planner: Emily Johnson**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON23-00688 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case. No. DRB23-00614.
3. Prior to the issuance of any building permit, nonconforming signs on property must be removed or brought into conformance with the provisions of Article 5 of the Mesa Zoning Ordinance.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

Development Standards	Approved
<u>Building Height</u> – <i>MZO Table 11-6-3.A</i>	40 feet
<u>Setback of Cross Drive Aisles</u> – <i>MZO Section 11-32-4(A)</i>	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 42 ft. from the property line abutting the street
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(2)</i>  -Non-single residential uses adjacent to other non-residential	10 feet (west and south property lines)
<u>Foundation Base Along Exterior Walls</u> – <i>MZO Section 11-33-5(A)(1)(a)</i>  - Exterior Wall with Public Entrances, buildings larger than 10,000 square feet with parking space that abut the foundation base	Additional foundation base and entry plaza area are not required

<u>Landscape Area in Foundation Base –</u> <i>MZO Section 11-33-5(B)(1)</i>	4 total trees west property line 0 total trees south property line
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**Vote (5 – 0; Vice Chair Pitcher and Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Carpenter, Blakeman

NAYS – None

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**Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)**