

MINUTES OF THE OCTOBER 9, 2024 PLANNING & ZONING BOARD MEETING

***3-d ZON23-00994 - "ESS - Bldg E" (District 2).** Within the 4400 to 4600 blocks of East Southern Avenue (north side) and within the 4500 block of East Flower Circle (west side). Located north of Southern Avenue and east of Greenfield Road. (7.2± acres). Rezone from Single Residence-6 with a Planned Area Development overlay (RS-6-PAD) and Limited Commercial (LC) to Limited Commercial with a Planned Area Development overlay (LC-PAD), Council Use Permit, and Major Site Plan Modification. This request will allow for the expansion of a mini-storage facility. Bebes Nirvana LP, owner; Tim Nielsen, Farnsworth Construction Co., applicant.

Planner: Emily Johnson

Staff Recommendation: Approval with conditions

The Board recommends to approve ZON23-00994 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00796.
3. Prior to the issuance of any building permit, record a lot split of Tract A, Assessor Parcel Number 140-51-721, per Exhibit 9.
4. Prior to the issuance of any building permit, record a shared-access agreement between future Parcel 1 and future Parcel 2 as shown in Exhibit 9.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standards	Approved
<u>Maximum Lot Coverage</u> – <i>MZO Table 11-6-3</i>	91 percent (existing)
<u>Fence and Freestanding Walls Height in Front Yard and Required Street Side Yards</u> – <i>MZO Section 11-30-4(B)(1)</i>	8 feet (existing)
<u>Screening – Common Property Lines</u> – <i>MZO Section 11-30-9(I)</i> - North property line - East property line	No wall No wall
<u>Trash and Refuse Collection Areas</u> – <i>MZO Section 11-30-12(B)(1)</i>	Solid waste located in required landscape yard
<u>Setback of Cross Drive Aisles</u> – <i>MZO Section 11-32-4(A)</i>	36 feet 10 inches (existing)
<u>Screening – Parking Areas</u> – <i>MZO Section 11-30-9(H)(1)</i>	No screen wall (existing)
<u>Minimum Parking Requirements</u> – <i>MZO Table 11-32-3(A)</i>	A total of 5 spaces (existing)

MINUTES OF THE OCTOBER 23, 2024 PLANNING & ZONING BOARD MEETING

<p><u>Required Landscape Yards – MZO Table 11-6-3</u></p>	<p>0 feet (existing)</p>
<p><u>Interior Parking Lot Landscaping – Landscape Islands – MZO Section 11-33-4(B)</u></p>	<p>One landscape island, remainder are absent (existing)</p>
<p><u>Interior Parking Lot Landscaping – Plant Materials – MZO Section 11-33-4(D)</u> Parking lot landscape islands. One shade tree and three shrubs shall be provided for every 15-foot parking island</p>	<p>0 trees, 3 shrubs (existing)</p>
<p><u>Required Foundation Base – MZO Section 11-33-5(A)(1)</u> Exterior wall with public entrance (northwest elevation of office building)</p>	<p>4 feet (existing)</p>
<p><u>Required Foundation Base – MZO Section 11-33-5(A)(2)(b)</u> Exterior walls without public entrance from exterior wall to drive aisles (west and east elevations of storage buildings)</p>	<p>0 feet</p>
<p><u>Required Landscape Material in Foundation Base – MZO Section 11-33-5(B)(1)</u> - 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)</p> <p>(west and east elevations of storage buildings)</p>	<p>0 trees (existing)</p> <p>0 trees (existing)</p>
<p><u>Required Landscape Area in Foundation Base – MZO Section 11-33-5(B)(3)(b)</u> 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>0 percent (existing)</p>

MINUTES OF THE OCTOBER 9, 2024 PLANNING & ZONING BOARD MEETING

<p><u>Required Landscape Yards – MZO Section 11-33-3(B)(1) & MZO Section 11-33-3(B)(2)</u></p> <ul style="list-style-type: none"> - Non-single residential uses adjacent to single residential uses or districts (north and east property lines) <p>Non-single residential uses adjacent to other non-single residential uses or districts (west property line)</p>	<p>0 feet (existing)</p> <p>0 feet (existing)</p>
<p><u>Required Landscape Material – MZO Table 11-33-3.A.4</u></p> <p>1 tree and 6 shrubs per 25 linear feet of street frontage</p>	<p>13 trees, 64 shrubs (existing)</p>
<p><u>Required Landscape Material – MZO Section 11-33-3(B)(1)(c)(ii)</u></p> <ul style="list-style-type: none"> - 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) <p>Northernmost north property line</p> <p>Southernmost north property line</p> <p>Westernmost east property line</p> <p>Easternmost east property line</p>	<p>0 trees, 0 shrubs (existing)</p> <p>2 trees, 2 shrubs (existing)</p> <p>0 trees, 0 shrubs (existing)</p> <p>2 trees, 4 shrubs (existing)</p>
<p><u>Required Landscape Material –MZO Section 11-33-3(B)(2)(c)</u></p> <p>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)</p>	<p>0 trees, 0 shrubs</p>

MINUTES OF THE OCTOBER 23, 2024 PLANNING & ZONING BOARD MEETING

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Pitcher, Peterson, Montes, Carpenter, Blakeman, Farnsworth

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