



August 12, 2024

Planning Division  
City of Mesa  
55 N. Center St.  
Mesa, AZ 85211

RE: Extra Space Storage, 4450 E Southern Ave. Mesa, AZ  
Parcel: 140-51-721 (Existing mini storage / RV storage) 311,416 S.F. (7.15AC)

Dear Staff,

Please accept this narrative for a proposed free standing mini storage building (Bldg. 'E') to replace a portion of on-site R.V. storage at the existing mini storage complex located at 4550 E. Southern Ave., (NE corner of Greenfield Rd. and Southern Ave.) This site has been a mini-storage and RV storage facility since 1986.

Per 2016 zoning case BA16-050, the existing zoning of this parcel is RS-6/PAD & LC. This request includes a proposed land division to create two parcels which will better accommodate current site RV storage & mini storage uses.

The first parcel to be 'LC/PAD', CUP, will include the existing mini storage and manager's buildings, and incorporate the new matching mini storage "Bldg. E".

The second parcel will comprise the remaining land, currently zoned 'RS-6, PAD', which will remain RV storage and storm water retention basin.

***Since its inception as a part of the Sunland Village planned area subdivision, this property was originally allocated to provide RV storage for the residents of Sunland Village. As the property has matured, the nature of the onsite architecture has developed into a progression of regular, predictable, and understated forms, to lend this use to quietly blend into the existing residential fabric of the neighborhood. The conversion from existing RV storage to mini storage has continued to enhance the neighborhood by providing a more flexible type of (single story) storage while simultaneously removing the less appealing type of storage (i.e. recreation vehicles), from sight. This solution meets the intent of a Planned Area Overlay, in that it further organizes the two types of onsite storage in a comprehensive and thoughtful way while minimizing any effect on the neighborhood.*** The new mini storage building (Bldg. 'E') is planned as a single story (+/-25,000 SF) metal building to match the existing buildings, 'B', 'C', & 'D', in both style and construction. Buildings 'B' and 'C' were constructed in 2017, and building 'D' in 2022.

***With respect to MZO Section 11-6-3, (size, massing, roof articulation, materials, etc.) alternative compliance is requested to match previously reviewed, approved, & constructed buildings onsite. It has been demonstrated (by 2017's P&Z & DRB board discussions along with neighbor's input via those CPPs) that this form of storage is more desirable to the existing RV storage with respect to reduced traffic & associated noise levels and the aesthetic difference between a clean single story building, verses open vehicular storage. By matching the existing mini storage buildings as closely as possible, the proposed project (accepting previously borne out findings) is aesthetically more complementary to the site by avoiding an irregularity in form, better fits into the context of the area by retaining a modest stature, improves the overall architectural appeal of the area via the conversion of storage types from exposed to enclosed, and meets the design objectives as described in the City's General Plan by adding to a clean, well-maintained physical facility which further limits potential of blight via***

*transitory open storage. Buildings 'B', 'C', & 'D', and proposed building 'E' are air conditioned and have fully automatic fire sprinkler systems.*

*This project decreases open RV storage and increases available interior mini storage services to neighborhood. By matching existing architecture, general development standards applied in 2017 and continued here will provide equal quality and further the inconspicuous nature on site while simultaneously avoiding an anomalous condition which would draw attention to this site. The resulting effect onsite converts open RV storage into a far more unassuming, quieter use on site. The overall modest aesthetic of this building will be reinforced through the addition of screen walls to hide A/C units, and by ensuring the portal walls (each side of overhead doors) mimic the tilt panel look seen on building 'A'. Portal walls of buildings 'B', 'C', & 'D' mimic concrete tilt-up portal walls of Bldg. 'A'*

*Further improvements shall be made to ensure screening from Southern Ave., and adjacent residential properties. This includes:*

- Screening of existing open wrought iron fence with perforated metal panels over existing steel frames at a portion of existing site walls.*
- Existing wood fencing to be replaced with CMU fence walls as shown on site plan.*
- Existing gate to remain at Flower Circle to receive perforated metal panel screening to match main entry gates. Other gates at Flower Circle to be replaced with CMU fence wall to match existing.*
- All units on east sides of buildings shall be screened to 12" above units.*
- Fire riser equipment to be painted to match building main color.*

Accommodation of the proposed building will require only minor reconfiguration of existing onsite drainage, converting existing asphalt paved area to new roofed building area. A vehicular cross access easement can be established between LC/PAD zoning and the existing RS-6/PAD zoning.

**Parking reduction of one space less than required is requested to avoid unnecessary constriction of limited existing space at entry. No additional parking is needed as existing spaces are ample for this business. No additional spaces have been identified by owner as needed to function.**

All existing on site landscaping has been reviewed and approved under zoning regulations adopted at times of development. With respect to what will be the new 'Parcel 1', all existing mature plant material, in existing perimeter landscape buffers, shall be protected and maintained during construction.

Existing ingress/egress for the site shall remain from the main entrance at Southern Avenue. Secondary Fire Dept. access will remain at the existing gate at Flower Circle.

During review, staff has indicated that a 'PAD' overlay be pursued to accommodate differences between current zoning standards for an 'LC' zone and onsite conditions that have developed under previous years' adopted zoning ordinances. This overlay will allow for the project to exist as a further continuation of existing enclosed mini storage (vs exposed RV storage) without creating an anomalous building onsite that would disrupt circulation and potentially create confusion navigating the site.

These standards, and proposed overlay standards, are itemized as follows:

**Base Zone vs PAD Overlay Comparison Table**

|  | <b>'LC' Zone Requirement</b>                  | <b>Proposed 'PAD' Standard</b>                                 |
|--|---|--|
| <b>(PRS-Site Plan #2)<br/>Lot Coverage-<br/>Sec. 11-6-3.A: Development Standards</b> | 80%   | 90.5%<br>(Existing paved area to become building footprint)    |
| <b>(PRS-Fencing #2)<br/>Front Yard Fence Wall-<br/>Sec. 11-30-4(B)(1) Fences</b>     | Front yard wall 3.5' High max.                | Existing 8' high front masonry fence wall to remain            |
| <b>(ZON-#10-3)<br/>Trash and Refuse Collection Areas-</b>                            | Solid waste enclosure shall not be located in | Existing solid waste enclosure to remain in existing landscape |

| <b>Sec. 11-30-12-Enclosure Location</b>   | <b>landscape area</b>   | <b>area</b>   |
|---|---|---|
| <b>(ZON-#11-1-Parking)</b><br><b>Parking-</b><br><b>Sec. 11-30-9(H) Screening</b>                       | Parking shall be screened with wall 32" to 40" high           | No screen wall existing; mature landscaping to remain undisturbed.              |
| <b>(ZON-#11-3-Parking)</b><br><b>Parking-</b><br><b>Sec. 11-32-4(A) Parking Setback</b>                 | Parking shall be 50' set back from property line              | Existing H/C parking is 36'-10"- to remain<br>Remaining parking is 65'-0"       |
| <b>(ZON-#11-5-Parking)</b><br><b>Parking-</b><br><b>Table 11-32-3(A) Parking Required</b>               | 4 spaces plus 2 for manager's quarters                        | 5 existing striped spaces- to remain- (many parking areas inside existing site) |
| <b>(ZON-#14-4a-Landscaping)</b>   | 15' landscape yard on property line at R/W                    | No existing landscape setback   |
| <b>(ZON-#14-7-Landscaping)</b><br><b>Sec. 11-33-4(B) Landscape Islands</b>                              | 8' x 15' landscaped parking islands at end of each row        | Existing absent and/or non-conforming islands to remain                         |
| <b>Sec. 11-33-4(D) Landscape Islands</b>  | One tree & three shrubs for every 15' of island               | Existing absent and/or non-conforming islands to remain                         |
| <b>(ZON-#14-9-Landscaping)</b><br><b>11-33-5(B) Landscape Area in Foundation Base- At Storage Bldgs</b> | Landscape area equal to 25% length of bldg.                   | No existing landscape areas at existing storage bldgs.                          |
| <b>(ZON-#14-10-Landscaping)</b><br><b>11-33-5(1) Landscape Area in Foundation Base- At Office Bldg</b>  | 15' foundation base landscaping at walls with public entrance | Existing 4' mature foundation base landscaping to remain                        |

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|--|---|--|
| <b>(PRS-Landscaping #10)</b><br>Landscaping- At Storage Bldgs<br>Foundation Base along Exterior Walls<br>11-33-5(A)(2) | 5' wide foundation base   | Match existing buildings on site-<br>No foundation base adjacent to<br>drive aisles.     |
| <b>(PRS-Landscaping #14)</b><br>Landscaping- At Office Bldg<br>Landscape Area in Foundation Base<br>11-33-5(B)         | (1) tree per 50 linear feet<br>or less of exterior wall-<br>(10% 36" box<br>-all other 24" box) | Existing mature landscaping to<br>remain.  |
| Landscaping-<br>Perimeter Landscaping- Southern Ave<br>ROW<br>MZO Table 11-33-3.A.4                                    | 1 tree and 6 shrubs per 25<br>linear feet of street<br>frontage                                 | Existing mature landscaping to<br>remain.  |
| Landscaping-<br>Perimeter Landscaping- Adjacent to<br>Single Family<br>11-33-3(B)(1)                                   | 25' landscape yard  | No yard available on east &<br>North property lines- existing<br>drive aisles- to remain |
| Landscaping-<br>Perimeter Landscaping- Adjacent to<br>Single Family<br>11-33-3(B)(1)                                   | Landscape yard to be<br>decomposed granite  | No yard available on east &<br>North property lines- existing<br>drive aisles- to remain |
| Landscaping-<br>Perimeter Landscaping- Adjacent to<br>Non-Single Family<br>11-33-3(B)(2)                               | 15' landscape yard  | No yard available on west<br>property line- existing drive<br>aisles- to remain          |
| Landscaping-<br>Perimeter Landscaping- Adjacent to<br>Non-Single Family<br>11-33-3(B)(2)                               | Landscape yard to be<br>decomposed granite  | No yard available on west<br>property line- existing drive<br>aisles- to remain          |

**Alternative Compliance Request Table**

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|---|---|---|
| <b>(PRS-Elevations #5)</b><br>Site Planning and Design Standards<br>Sec. 11-6-3(B)(2) | Roof Articulation   | <b>**Request Alternate<br/>Compliance**</b><br>iv. The proposed alternative is<br>aesthetically more<br>complementary to the site,<br>better fits into the context of<br>the area, improves the overall<br>architectural appeal of the area<br>and/or meets or exceeds the<br>design objectives as described<br>in the City's General Plan.<br><br><b><i>Proposed building to match<br/>existing buildings B, C, &amp; D, on<br/>site</i></b> |
| <b>(PRS-Elevations #6)</b><br>Site Planning and Design Standards<br>11-6-3(B)(5)      | a. Pre-engineered metal<br>buildings are not allowed<br>in the commercial and | <b>**Request Alternate<br/>Compliance**</b><br>iv. The proposed alternative is  |

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|---|---|--|
| <p><b>(PRS-Elevations #6)</b><br/> <b>Site Planning and Design Standards</b><br/> <b>11-6-3(B)(5)</b></p> | <p>mixed-use districts.</p>   | <p>aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.</p> <p><b><i>Proposed building to match existing buildings B, C, &amp; D, on site</i></b></p>  |
| <p><b>(PRS-Elevations #6)</b><br/> <b>Site Planning and Design Standards</b><br/> <b>11-6-3(B)(5)</b></p> | <p>c. To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.</p> | <p><b>**Request Alternate Compliance**</b><br/> iv. The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.</p> <p><b><i>Proposed building to match existing buildings B, C, &amp; D, on site</i></b></p> |

|   |   |  |
|---|---|--|
| <p><b>(PRS-Elevations #6)</b><br/> <b>Site Planning and Design Standards</b><br/> <b>11-6-3(B)(5)</b></p> | <p>d. No more than fifty percent (50%) of the total facade may be covered with one (1) single material.</p>   | <p><b>**Request Alternate Compliance**</b><br/> iv. The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.</p> <p><b><i>Proposed building to match existing buildings B, C, &amp; D, on site</i></b></p> |
| <p><b>(PRS-Elevations #6)</b><br/> <b>Site Planning and Design Standards</b><br/> <b>11-6-3(B)(5)</b></p> | <p>h. All Side Architecture. Architectural detailing on facades may vary depending on visibility and orientation; however, all publicly visible facades shall provide equivalent architectural detailing commensurate with the main façade.</p> | <p><b>**Request Alternate Compliance**</b><br/> iv. The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.</p> <p><b><i>Proposed building to match existing buildings B, C, &amp; D, on site</i></b></p> |
| <p><b>Site Planning and Design Standards</b><br/> <b>11-6-3(B)(5)</b></p>                                 | <p>a. Base and Top Treatments. All facades shall have a recognizable “base” and “top”.</p>  | <p><b>**Request Alternate Compliance**</b><br/> iv. The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.</p> <p><b><i>Proposed building to match existing buildings B, C, &amp; D, on site</i></b></p> |

### **Council Use Permit**

The current zoning ordinance requires a CUP for a mini storage use in a LC zone.

Stipulations for compliance with CUP requirements are as follows:

A CUP shall only be granted if the approved body determines that the project conforms to all the following criteria in Section 11-70-6(D) of the MZO and listed below:

- a. 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:  
**Response: *This proposed project will better improve underdeveloped and underutilized areas of the site with matching mini storage units which will further provide this service to serve the surrounding residential trade area with minimal disturbance.***
- b. 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;  
**Response: *As an extension of the current use of the property, this project will further establish the current business as a stable presence in the neighborhood and create an extension of well-established services available to local residents.***
- c. 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;  
**Response: *This project shall have no unfavorable effects on neighboring properties. The replacement of existing paved outdoor RV storage area with new matching mini storage building will further improve the property while removing a portion of the site's less favorable outdoor storage type and continue to allow existing RV storage along the North property line which has existed since 1986.***
- d. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.  
**Response: *All required infrastructure exists readily available onsite and is as close as nearest adjacent building.***

Please feel free to contact me with any questions at 480-797-7548.

Sincerely,

Tim Nielsen  
Architect