



**PROJECT DESCRIPTION**  
 REDEVELOPMENT TO RAZE AND RE-BUILD NEW THREE STORY SELF-STORAGE FACILITY TO REPLACE BUILT DOWN BUILDING.

**PROJECT INFORMATION**

PROJECT ADDRESS:	810 S. COUNTRY CLUB DRIVE, MESA, AZ 85210
SITE AREA:	130.77 SQ FT
SITE AREA GROSS:	85,318 S.F.
EXISTING ZONE:	CC (C-3) - GENERAL COMMERCIAL
PROPOSED ZONE:	NO CHANGE
MESA 2040 GENERAL PLAN DESIGNATION:	TRANSIT CORRIDOR
EXISTING USE:	MMU STORAGE / SELF STORAGE
USE PURPOSES:	NO CHANGE
MAXIMUM LOT COVERAGE:	80%
LOT COVERAGE PROVIDED:	79%
SETBACKS REQUIRED FT:	
FRONTAGE & STREET FACING SIDE:	
5. COUNTRY CLUB DR. (6 LN. ARTERIAL):	15'
W. 8TH AVENUE (4 LN. ARTERIAL):	15'
INTERIOR SIDE & REAR ADJACENT TO NON-RESIDENTIAL GARDEN FRONT:	
SETBACK AT S. & W. PROPERTY LINES FOR BUILDINGS (PER 11.10.10):	15'; 45' FOR THREE STORES
SETBACKS PROVIDED FT:	
S. COUNTRY CLUB DR.:	21'-4"
W. 8TH AVENUE:	16'-1"
INTERIOR SIDE:	62'-0" AT WEST; 51'-5" AT SOUTH
BUILDING HEIGHT MAX:	30'
BUILDING HEIGHT PROPOSED:	40'-0" APPROVAL VIA BIZ
REQUIRED LANDSCAPE YARD SETBACKS:	15' WHEN ADJACENT TO NON-RESIDENTIAL DISTRICTS
PROVIDED LANDSCAPE YARD SETBACKS:	10' AT SOUTH & WEST PROPERTY LINES APPROVAL VIA BIZ
REQUIRED LANDSCAPE FOUNDATION BASE:	15' ADJACENT TO BUILDING
PROVIDED LANDSCAPE FOUNDATION BASE:	10' AT SOUTH & WEST PROPERTY LINES APPROVAL VIA BIZ

**BONUS INTENSITY ZONE REQUESTS**

- INCREASE IN BUILDING HEIGHT FROM 30' TO 40'
- REDUCTION IN LANDSCAPE YARDS FROM 15' TO 10'
- REDUCTION OF THINSET STRIPES FROM STREET TO BEST PARKING SPACE FROM 50' TO 42'
- NOT PROVIDING 900 S.F. PLAZA BUT IN COMPLIANCE WITH MIN. MAX. LOT COVERAGE
- NOT PROVIDING 7 TREES SOUTH OF THE GATE, SINCE PARKING SHALL NOT EXCEED 125% OF THE MINIMUM REQUIRED, WE HAVE PROVIDED MORE LOADING AREAS FOR CUSTOMER PARKING, AND USUS LANDSCAPE PLANTERS FOR TREES.
- NOT PROVIDING 4 FOUNDATION TREES AT THE SOUTH DUE TO A CANOPY ENCROACHMENT INTO THE FIRE ACCESS LANE.

**BUILDING AREA**

PROPOSED BUILDING (GROSS SQUARE FOOTAGE)	
1ST FLOOR STORAGE:	43,024 S.F.
2ND FLOOR STORAGE:	45,014 S.F.
3RD FLOOR STORAGE:	45,014 S.F.
TOTAL:	133,042 S.F.

**CAR & BIKE PARKING ANALYSIS**

<b>PARKING RATIO FOR MINI-STORAGE:</b>	
DEAD STORAGE ONLY:	4 SP
MANUEVER QUALITY:	0 SP N/A
(DRIVE ALES BETWEEN BUILDINGS SHALL MAINTAIN MIN. DISTANCE OF 3 FT.)	
TOTAL MIN. REQUIRED:	4 SP (4 X 1.25% X 5)
<b>PARKING PROVIDED (SHALL NOT EXCEED 25% OF THE MIN. REQUIRED)</b>	
STANDARD STALLS:	3 SP
COMPACT:	0 SP
ACCESSIBLE STALLS:	1 SP
BIKE PARKING REQUIRED:	3 SP MIN. PER SECTION 11-32 (B)
BIKE PARKING PROVIDED:	3 SP

**NOTES:**  
 1. 3.3 (ON MAXIMUM) PARKING SPACES: THE NUMBER OF PARKING SPACES PROVIDED BY ANY DEVELOPMENT IN SURFACE PARKING LOTS SHALL NOT EXCEED 125% OF THE MIN. REQUIRED SPACES IN TABLE 13.3.



810 S. COUNTRY CLUB DRIVE | MESA, AZ 85210  
 APN: 134-17-017F

FINAL SITE PLAN  
 01.19.24