



**PLANNING DIVISION  
STAFF REPORT**

**Planning and Zoning Board**

**October 23, 2024**

CASE No.: <b>ZON23-00994</b>	PROJECT NAME: <b>ESS – Bldg E</b>
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Owner’s Name:	Bebes Nirvana LP
Applicant's Name:	Tim Nielsen, Farnsworth Construction Co.
Location of Request:	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.
Parcel No(s):	140-51-721
Request:	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.
Existing Zoning District:	Single Residence-6 with a Planned Area Development overlay (RS-6-PAD) and Light Commercial (LC)
Council District:	2
Site Size:	7.2± acres
Proposed Use(s):	Mini-Storage
Existing Use(s):	Mini-Storage and Recreational Vehicle Storage Yard
P&Z Hearing Date(s):	October 23, 2024 / 4:00 p.m.
Staff Planner:	Emily Johnson, Planner I
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **November 5, 1973**, the City Council approved the annexation of 392.3+ acres, including the project site, and established comparable zoning of Agriculture (AG) (Ord. 829, Case No. Z74-052, Ord. 886).

On **April 23, 1979**, the City Council approved a rezoning of 58.8+ acres, including the project site, from Agriculture (AG) to Single Residence-6 with a Planned Area Development overlay (RS-6-PAD) for allow for the expansion of “Sunland Village” and to provide an R.V. and trailer storage area for the development (Case No. Z79-040, Ord. 1224).

On **September 10, 1984**, the City Council approved a rezoning of the southernmost 1.2+ acres of the project site from RS-6-PAD to C-2 (now LC) to allow for the development of a mini-storage complex consisting of one storage building (Case No. Z84-137, Ord. 1871).

On **October 5, 2016**, the Board of Adjustment approved a Substantial Conformance Improvement Permit (SCIP) to facilitate additions to the existing mini-storage facility and a Special Use Permit (SUP) to permit the R.V. and trailer storage area to be used by the general public (Case No. BA16-050).

On **November 7, 2016**, the City Council approved a rezoning of 2.8+ acres of the project site from RS-6-PAD to LC to allow for the addition of three storage buildings to the existing mini-storage complex and reconfiguration and reduction of the R.V. and trailer storage area (Case No. Z16-043).

On **February 14, 2017**, the Design Review Board reviewed the elevations and landscape plan for a mini-storage development on the project site (Case No. DR17-004).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is proposing to expand an existing mini-storage use. The existing mini-storage is located on Tract A which is part of the Sunland Village Eight subdivision. Tract A is split zoned Single Residence-6 with a Planned Area Development overlay (RS-6-PAD) and Limited Commercial (LC). The existing site has a recreational vehicle storage yard located on the RS-6-PAD portion and mini-storage in the LC portion. Recreational vehicle storage yard is not permitted in the LC district and mini-storage is not permitted in the RS-6 district, therefore, to expand the Mini-Storage use, the applicants will be splitting Tract A into two parcels. The lot split will create Parcel 1 at 5.3± acres and Parcel 2 at 1.8 ± acres. The applicant is requesting to rezone Parcel 1 from RS-6-PAD and LC to LC-PAD, approval of a Major Site Plan Modification, and approval of a Council Use Permit (CUP) (Proposed Project). Parcel 2 will remain RS-6-PAD and continue the recreational vehicle storage use and will not be rezoned. Per Section 11-69-7(D)(1) of the MZO, modifications to a site plan that require a rezone or CUP are subject to recommendation by the Planning & Zoning Board and review and approval by the City Council. The applicant is requesting to add a 25,200 square foot mini-storage building, which is an addition to the approved site plan, and therefore is requesting a major site plan modification.

### **General Plan Character Area Designation and Goals:**

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood with the Suburban Sub-type. Per Chapter 7 of the General Plan, Neighborhood character areas are

intended to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses. The Suburban Sub-type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. Schools, parks, and religious institutions are frequently found in these neighborhoods. The proposed development meets the goals and intent of the Mesa 2040 General Plan.

Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. Overall, the requested rezoning is consistent with the intent of the Neighborhood-Suburban Character Area.

**Zoning District Designations:**

The applicant is requesting to rezone the future Parcel 1 from RS-6-PAD and LC to LC-PAD. Per Section 11-6-1 of the MZO, the purpose of the LC District is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. Typical uses include, but are not limited to, grocery store and additional large commercial developments, anchored tenant shopping centers with additional drug stores, fast-food restaurants, hardware and building supply stores, gas stations with convenience stores, and restaurants and cafes. Table 11-6-2 of the MZO lists Mini-Storage as a permitted use in the LC district with the approval of a CUP.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> RM-2-PAD Attached Single Residence	<b>North</b> RS-6-PAD Sunland Village	<b>Northeast</b> RS-6-PAD Single Residence
<b>West</b> RM-4 Multiple Residence	<b>Project Site</b> RS-6-PAD & LC Recreational Vehicle Storage Yard and Mini-Storage	<b>East</b> RS-6-PAD & RM-4 Sunland Village and Single Residence
<b>Southwest</b> (Across Southern Ave) RM-3 Multiple Residence	<b>South</b> (Across Southern Ave) RM-3 & OC Multiple Residence & Office	<b>Southeast</b> (Across Southern Ave) RS-15-PAD Single Residence

**Compatibility with Surrounding Land Uses:**

The Project Site is located along Southern Avenue, between Greenfield Road and Higley Road, and is surrounded to the north, west, southwest, southeast, and east by residential uses. Office uses are located south of the project site (across Southern Avenue) and additional office and commercial uses can be found along Southern Avenue between Greenfield Road and Higley Road. The Proposed Project is an expansion of the same use that is currently at this location. Overall, the proposed mini-storage facility as shown on the site plan is compatible with the surrounding development and existing land uses.

**PAD Overlay – MZO Article 3, Chapter 22:**

The subject request includes a Planned Area Development overlay (PAD) to allow for modifications to certain required development standards of the MZO.

Per Section 11-22 of the MZO, the purpose of the PAD overlay is to permit flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlying zoning district and general plan and it allows innovative design and flexibility that creates high-quality development for the site. Table 1 below shows the MZO required standards and the applicant’s proposed PAD standards which will be applicable to the future Parcel 1.

*Table 1: Development Standards*

<b>MZO Development Standards</b>	<b>MZO Required</b>	<b>PAD Proposed</b>	<b>Staff Recommendation</b>
<u>Maximum Lot Coverage –</u> <i>MZO Table 11-6-3</i>	80 percent	<b>91 percent (existing)</b>	As proposed
<u>Fence and Freestanding Walls Maximum Height:</u> Front Yards and Required Street Side Yards – <i>MZO Section 11-30-4(B)(1)</i>	No fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5-feet.	<b>8 feet (existing)</b>	As proposed
<u>Screening – Common Property Lines – MZO Section 11-30-9(I)</u> - North property line - East property line	A screening wall of 6 feet in height shall be provided on the interior lot lines of any lot that contains any commercial use, industrial use, public or semi-public use (except Cemetery or Public Park and Recreation Facility), or transportation, communication and utilities use and abuts a residential district or residential	<b>No wall</b> <b>No wall</b>	As proposed

	use.		
<u>Trash and Refuse Collection Areas</u> – <i>MZO Section 11-30-12(B)(1)</i>	The solid waste and recycling storage area shall not be located within any required front yard, street side yard, any required parking and landscaped areas	<b>Solid waste located in required landscape yard</b>	As proposed
<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 and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street	<b>36 feet 10 inches (existing)</b>	As proposed
<u>Screening – Parking Areas</u> – <i>MZO Section 11-30-9(H)(1)</i>	Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet.	<b>No screen wall (existing)</b>	As proposed
<u>Minimum Parking Requirements</u> – <i>MZO Table 11-32-3(A)</i>	4 spaces plus 2 for manager's quarters	<b>A total of 5 spaces (existing)</b>	As proposed
<u>Required Landscape Yards</u> – <i>MZO Table 11-6-3</i>	15 feet	<b>0 feet (existing)</b>	As proposed

<p><u>Interior Parking Lot Landscaping – Landscape Islands – MZO Section 11-33-4(B)</u></p>	<p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.</p>	<p><b>One landscape island, remainder are absent (existing)</b></p>	<p>As proposed</p>
<p><u>Interior Parking Lot Landscaping – Plant Materials – MZO Section 11-33-4(D)</u></p> <ul style="list-style-type: none"> <li>- Parking lot landscape islands. One shade tree and three shrubs shall be provided for every 15-foot parking island</li> </ul>	<p>4 trees, 12 shrubs</p>	<p><b>0 trees, 3 shrubs (existing)</b></p>	<p>As proposed</p>
<p><u>Required Foundation Base – MZO Section 11-33-5(A)(1)</u></p> <ul style="list-style-type: none"> <li>- Exterior wall with public entrance (northwest elevation of office building)</li> </ul>	<p>15 feet</p>	<p><b>4 feet (existing)</b></p>	<p>As proposed</p>
<p><u>Required Foundation Base – MZO Section 11-33-5(A)(2)(b)</u></p> <ul style="list-style-type: none"> <li>- Exterior walls without public entrance from exterior wall to drive aisles (west and east elevations of storage buildings)</li> </ul>	<p>5 feet per elevation</p>	<p><b>0 feet</b></p>	<p>As proposed</p>
<p><u>Required Landscape Material in Foundation Base – MZO Section 11-33-5(B)(1)</u></p> <ul style="list-style-type: none"> <li>- A minimum one (1) tree per 50 linear</li> </ul>	<p>2 trees</p>	<p><b>0 trees (existing)</b></p>	<p></p>

<p>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> <ul style="list-style-type: none"> <li>- (west and east elevations of storage buildings)</li> </ul>	<p>2 trees per elevation</p>	<p><b>0 trees (existing)</b></p>	<p>As proposed</p>
<p><u>Required Landscape Area in Foundation Base – MZO Section 11-33-5(B)(3)(b)</u></p> <ul style="list-style-type: none"> <li>- 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)</li> </ul>	<p>25 percent</p>	<p><b>0 percent (existing)</b></p>	<p>As proposed</p>
<p><u>Required Landscape Yards – MZO Section 11-33-3(B)(1) &amp; MZO Section 11-33-3(B)(2)</u></p> <ul style="list-style-type: none"> <li>- Non-single residential uses adjacent to single residential uses or</li> </ul>	<p>25 feet</p>	<p><b>0 feet (existing)</b></p>	

<p>districts (north and east property lines)</p> <ul style="list-style-type: none"> <li>- Non-single residential uses adjacent to other non-single residential uses or districts (west property line)</li> </ul>	15 feet	<b>0 feet (existing)</b>	As proposed
<p><u>Required Landscape Material</u> – <i>MZO Table 11-33-3.A.4</i></p> <ul style="list-style-type: none"> <li>- 1 tree and 6 shrubs per 25 linear feet of street frontage</li> </ul>	23 trees, 138 shrubs	<b>13 trees, 64 shrubs (existing)</b>	As proposed
<p><u>Required Landscape Material</u> – <i>MZO Section 11-33-3(B)(1)(c)(ii)</i></p> <ul style="list-style-type: none"> <li>- 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)</li> </ul> <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>17 trees, 35 shrubs</p> <p>7 trees, 35 shrubs</p> <p>14 trees, 70 shrubs</p> <p>5 trees, 29 shrubs</p>	<p><b>0 trees, 0 shrubs (existing)</b></p> <p><b>2 trees, 2 shrubs (existing)</b></p> <p><b>0 trees, 0 shrubs (existing)</b></p> <p><b>2 trees, 4 shrubs (existing)</b></p>	As proposed



<u>Required Landscape Material –MZO Section 11-33-3(B)(2)(c)</u> - 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)	16 trees, 101 shrubs	<b>0 trees, 0 shrubs</b>	As proposed
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Maximum Lot Coverage:

Per Table 11-6-3 of the MZO, the maximum lot coverage in the LC zoning district is 80 percent. The applicant is requesting a lot coverage of 91 percent. The area where the new building is proposed is already paved, therefore, the proposed project is not increasing the existing lot coverage.

Fence and Wall Height in Front Yard:

Per Section 11-30-4(B)(1) of the MZO, no fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet. The project site includes an existing 8-foot wall in the front yard along Southern Avenue that was approved per Case No. Z84-137. No changes are proposed to the existing wall.

Screening – Common Property Lines:

Per Section 11-30-9(I) of the MZO, a screen wall of 6 feet in height shall be provided on the interior lot lines of any lot that contains any commercial use, industrial use (except Cemetery or Public Park and Recreation Facility), or transportation, communication and utilities use and abuts a residential district or residential use. Future Parcel 1 will abut future Parcel 2, a residential district, to the north and east and would require a 6-foot-high screen wall. For proper circulation on site, a cross-access agreement is required between the two parcel and no wall would be permitted along the north property line.

There is not an existing wall along the east property line of future Parcel 1 which, though zoned RS-6-PAD, is an existing retention area. There is an existing 6-foot wall on the east property line of the existing retention basin which is adjacent to single family residences.

Trash and Refuse Collection Areas:

Per Section 11-30-12(B)(1) of the MZO, the solid waste and recycling storage area shall not be located within any required front yard, street side yard, any required parking and landscape areas. The solid waste location is not changing but will be within the required landscape yard of Parcel 1 after the lot split is recorded.

Setback of Cross Drive Aisles:

Per Section 11-32-4(A) of the MZO, parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 feet from the property line abutting the street. The parking area at the project site is not changing and the closest space is setback 36 feet 10 inches from the property line.

Screening – Parking Areas:

Per Section 11-30-9(H) of the MZO, parking areas and drive aisles shall be screened from street with screen walls that vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet. There is currently no screen wall around the existing parking area though four of the five provided spaces are located behind the manager's quarters building.

Minimum Parking Requirements:

Per Table 11-32-3(A) of the MZO, the minimum parking spaces required for Mini-Storage is four spaces plus two for manager's quarters for a total of six spaces. The existing site has five parking spaces. Per the applicant, the owner does not need any additional parking spaces to function, and one additional mini-storage building does not change the parking requirements per the zoning code.

Required Landscape Yards:

Per Table 11-6-3 of the MZO, a 15-foot landscape yard is required along Southern Ave. A 15-foot landscape area does exist in the ROW along Southern Ave with mature landscaping, so the applicant is requesting a 0-foot landscape setback on the project site.

Interior Parking Lot Landscaping – Landscape Islands:

Per Section 11-33-4(B) of the MZO, parking lot landscape islands shall be installed at each end of a row of stalls and in between for a maximum 8 contiguous parking spaces. One of the four required landscape islands is currently in place.

Interior Parking Lot Landscaping – Plant Material:

Per Section 11-33-4(D) of the MZO, for every 15-foot parking lot landscape island there shall be one shade tree and three shrubs planted. There is one existing landscape island with three shrubs.

Required Foundation Base:

Per Section 11-33-5(A)(1) of the MZO, where there is an exterior wall with a public entrance, a 15-foot-wide foundation base shall be provided. The existing office building has a 4-foot-wide foundation base along the northwest elevation with public entrance is located.

Required Foundation Base:

Per Section 11-33-5(A)(2)(b) of the MZO, where there are exterior walls without a public entrance, a 5-foot-wide foundation base shall be provided. The four existing and the proposed storage building would require a 5-foot-wide foundation base of the east and west elevations. The area where the foundation base would be is currently drive aisle that is required for site circulation.

Required Landscape Material in Foundation Base:

Per Section 11-33-5(B)(1) of the MZO, a minimum one tree per 50 linear feet of exterior wall length of a building shall be provided. The southwest elevation of the existing office building requires two trees. Instead of trees, there are existing shrubs lining the length of this elevation. The east and west elevations of the existing and proposed storage buildings would require two trees at each elevation but as it is existing drive aisle, there are no trees at these locations.

Required Landscape Area in Foundation Base:

Per Section 11-33-5(B)(3)(b) of the MZO, exterior walls visible from public parking or right-of-way without a public entrance shall have a landscape area equal to 25 percent of the length of the adjacent exterior wall. The east and west elevations of the existing and proposed storage buildings would require this landscape area but as it is existing drive aisle, none is provided.

Required Landscape Yards:

Per Sections 11-33-3(B)(1) and Section 11-33-3(B)(2) of the MZO, non-single residential uses adjacent to single residential uses or districts shall provide a 25-foot-wide landscape yard. Non-single residential uses adjacent to other non-single residential uses or districts shall provide a 15-foot-wide landscape yard. The north and east property lines of the future Parcel 1 will be adjacent to the RS-6 district and required to provide a 25-foot landscape yard. The drive aisles in these locations are existing and required for site circulation. The west property line of the future Parcel 1 is adjacent to multi-family and required to provide a 15-foot landscape yard. The drive aisle is currently existing with no landscape yard and is required for site circulation.

Required Landscape Material:

Per Table 11-33-3.A.4 of the MZO, one tree and six shrubs per 25 linear feet of street frontage is required. The project site has 573 linear feet of street frontage along Southern Ave and would require 23 trees and 138 shrubs. There is no landscape yard located on the project site along Southern Avenue, but 13 mature trees and 64 shrubs currently exist in the ROW in front of the site.

Required Landscape Material:

Per Section 11-33-3(B)(1)(c) of the MZO, for areas visible from public parking or drive aisles, a minimum four non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.

On the future Parcel 1, the northernmost north property line would require 17 trees and 35 shrubs. The applicants are proposing 0 trees and 0 shrubs, an existing condition, as it is required for site circulation for the mini-storage and recreational vehicle storage yard uses.

The southernmost north property line would require seven trees and 35 shrubs. There are two mature trees and two shrubs existing along this property line.

The westernmost east property line would require 14 trees and 70 shrubs. The applicants are proposing to keep the existing condition with no trees or shrubs as it is an existing drive aisle.

The easternmost east property line would require five trees and 29 shrubs. There are two mature trees and four shrubs existing along this property line.

**Required Landscape Material:**

Per Section 11-33-3(B)(2)(c) of the MZO, a minimum of three non-deciduous trees and twenty shrubs per 100 linear feet of adjacent property line shall be provided. Per the code, the west property line on the future Parcel 1 would require 16 trees and 101 shrubs. The applicants are proposing to keep the existing condition with no trees or shrubs as it is an existing drive aisle.

**Justification:**

As justification for the requested deviations, the applicant is citing that the proposed building will match the existing architecture approved on site in 2017. Many of the deviations requested in the PAD overlay are conditions that are already existing and would require demolition or reconstruction to comply fully with the code.

To enhance the site aesthetics, the applicant is proposing to screen the A/C units on the east elevations on the new and existing buildings as well as paint the fire riser equipment to match the main building color. Additional improvements include adding perforated metal panels to existing open wrought iron fence located between the parking area and mini-storage as well as to the existing gate on Flower Circle. Existing wood fencing will also be replaced to match existing CMU fencing. These proposed updates to the site will help to screen the uses from the surrounding residential area.

Overall, the proposed development complies with the requirements of a PAD outlined in Section 11-22-1 of the MZO.

**Site Plan and General Site Development Standards:**

The proposed site plan shows the first 19,980 square foot mini-storage building, Building A, built along Southern Avenue, three 25,200 square foot mini-storage buildings that were built to the north, Buildings B through D, the manager's office, and the proposed 25,200 square foot mini-storage building, Building E, which will match Buildings B through D in size and architecture.

Primary vehicular access is from Southern Avenue to the office and parking lot with gated entry into the mini-storage area. Secondary gated access is through the future Parcel 2, where the recreational vehicle storage yard use is located, off Flower Circle. Per Table 11-32.3.A of the MZO, mini-storage requires four parking spaces plus two for manager's quarters and drive aisles between buildings shall maintain minimum distance of 24 feet. The applicants are requesting a parking reduction from six spaces to five spaces in the PAD overlay and are maintaining a 24-foot drive aisle throughout the site.

Overall, the proposed site plan conforms to the criteria and requirements of a Site Plan Review outlined in Section 11-69-5 of the MZO, as required for major modifications per Section 11-69-7.

**Zoning Ordinance, Section 11-70-6 – Council Use Permit Review:**

Table 11-6-2 of the MZO lists Mini-Storage as a permitted use in the LC district with the approval of a CUP. Section 11-70-6(D) of the MZO contains the following review criteria for a CUP:

- 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:

**Per the applicant, the proposed project will improve an underdeveloped and underutilized area of the overall site by expanding and matching the existing mini-storage use and minimizing the RV storage area. This would conform with the goal of the Mesa 2040 General Plan by providing appropriate infill development (page 15-1).**

- 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;

**Per Section 11-6-1(B)(2) of the MZO, the purpose of the LC district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. The proposed project is an extension of an established use on site and will match the size and design of previously approved buildings. Per the applicant, it will contribute a better service to the surrounding area with minimal disturbance as it will be replacing an underutilized portion of the RV storage use.**

- 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; and

**Per the applicant, the replacement of existing paved outdoor RV storage area with a new matching mini-storage building will further improve the project site and will not be injurious or detrimental to the adjacent or surrounding properties as it is an existing use.**

- D. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

**Staff finds that adequate public services, public facilities and public infrastructure are available to serve the proposed project.**

**Design Review:**

The Design Review Board is scheduled to review the subject request on October 8, 2024. Staff will work with the applicant to address any comments and recommendations from the Design Review Board.

**Neighborhood Participation Plan and Public Comments:**

The applicant sent the required notification letters to the surrounding property owners within 1,000 feet of the Project Site, as well as HOAs within ½ mile, and registered neighborhood within one mile. As of the writing of this report, neither Staff nor the applicant have received any comments from the public. Staff will provide the Board with any new information during the Study Session.

**Staff Recommendation:**

Staff finds that the requested rezone, Council Use Permit, and Major Site Plan Modification are consistent with the Mesa 2040 General Plan, the review criteria for a CUP in Section 11-70-6 of the MZO, the purpose for a Planned Area Development overlay outlined in Section 11-22 of the MZO, and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO as required by Section 11-69-7 for major modifications.

Staff recommends approval with the following **Conditions of Approval:**

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:

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

11-32-4(A)	<b>36 feet 10 inches (existing)</b>
<u>Screening – Parking Areas – MZO Section 11-30-9(H)(1)</u>	<b>No screen wall (existing)</b>
<u>Minimum Parking Requirements – MZO Table 11-32-3(A)</u>	<b>A total of 5 spaces (existing)</b>
<u>Required Landscape Yards – MZO Table 11-6-3</u>	<b>0 feet (existing)</b>
<u>Interior Parking Lot Landscaping – Landscape Islands – MZO Section 11-33-4(B)</u>	<b>One landscape island, remainder are absent (existing)</b>
<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	<b>0 trees, 3 shrubs (existing)</b>
<u>Required Foundation Base – MZO Section 11-33-5(A)(1)</u> Exterior wall with public entrance (northwest elevation of office building)	<b>4 feet (existing)</b>
<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)	<b>0 feet</b>
<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)  (west and east elevations of storage buildings)	<b>0 trees (existing)</b>  <b>0 trees (existing)</b>

<p><u>Required Landscape Area in Foundation Base</u>  – <i>MZO Section 11-33-5(B)(3)(b)</i>  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><b>0 percent (existing)</b></p>
<p><u>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(1) &amp; MZO Section 11-33-3(B)(2)</i></p> <ul style="list-style-type: none"> <li>- Non-single residential uses adjacent to single residential uses or districts (north and east property lines)</li> </ul> <p>Non-single residential uses adjacent to other non-single residential uses or districts (west property line)</p>	<p><b>0 feet (existing)</b></p> <p><b>0 feet (existing)</b></p>
<p><u>Required Landscape Material</u> – <i>MZO Table 11-33-3.A.4</i>  1 tree and 6 shrubs per 25 linear feet of street frontage</p>	<p><b>13 trees, 64 shrubs (existing)</b></p>
<p><u>Required Landscape Material</u> – <i>MZO Section 11-33-3(B)(1)(c)(ii)</i></p> <ul style="list-style-type: none"> <li>- 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)</li> </ul> <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><b>0 trees, 0 shrubs (existing)</b></p> <p><b>2 trees, 2 shrubs (existing)</b></p> <p><b>0 trees, 0 shrubs (existing)</b></p> <p><b>2 trees, 4 shrubs (existing)</b></p>
<p><u>Required Landscape Material</u> – <i>MZO Section</i></p>	



<p><i>11-33-3(B)(2)(c)</i>  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><b>0 trees, 0 shrubs</b></p>
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**Exhibits:**

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Landscape Plan
- Exhibit 6 – Preliminary Grading and Drainage Plan
- Exhibit 7 – Elevations
- Exhibit 8 – Photographs
- Exhibit 9 – Lot Split
- Exhibit 10 – Citizen Participation Plan
- Exhibit 11 – Citizen Participation Report
- Exhibit 12 – PowerPoint Presentation