

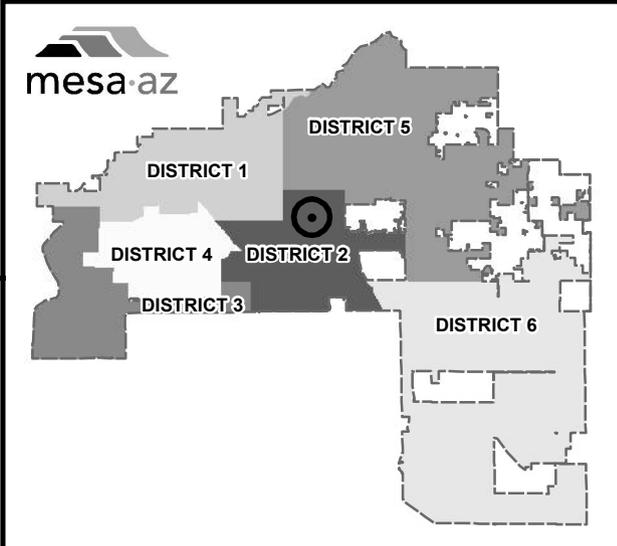
Z14-043

Z14-043

Z14-043

Z14-043

Z14-043



**PLANNING AND ZONING
VICINITY MAP**

CASE:
Z14-043

PROJECT:
EXTRA SPACE STORAGE

ADDRESS:
448 N GREENFIELD RD - LOCATED NORTH OF
UNIVERSITY DRIVE ON THE WEST SIDE OF
GREENFIELD ROAD

REQUEST:
SITE PLAN MODIFICATION. THIS REQUEST WILL ALLOW
THE DEVELOPMENT OF A TWO-STORY SELF-STORAGE
FACILITY. (PLN2014-00357)



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-043 (PLN2014-00357)
LOCATION: 448 North Greenfield Road
GENERAL VICINITY: Located north of the northwest corner of East University Drive and North Greenfield Road.
REQUEST: Site Plan Modification in the LC zoning district.
PURPOSE: This request will accommodate the development of a two-story self-storage facility
COUNCIL DISTRICT: District 2
APPLICANT: Maralyce Corbett, RKAA Architects, Inc.
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NO.: 140-14-003N
EXISTING ZONING: Limited Commercial (LC)
GENERAL PLAN DESIGNATION: Neighborhood Commercial (NC)
CURRENT LAND USE: Vacant
LOT SIZE: 88,405 square feet (2.02 acres)

SITE CONTEXT

NORTH: Existing residential – zoned RM-2
EAST: (across Greenfield Rd.) Existing retail center – zoned LC
SOUTH: Existing gas station/convenience store and health facility – zoned LC
WEST: Vacant land – zoned LC

STAFF RECOMMENDATION: Approval with conditions
PLANNING & ZONING BOARD DECISION: Approval with conditions. Denial
PROP-207 WAIVER: Signed. Not Signed

ZONING HISTORY

September 18, 1972:	Annexed into the City of Mesa and zoned R1-9 (Ord. #767)
September 24, 1979:	Rezoned to R1-7 and R1-9, and conceptual approval for a development master plan including conceptual R-3 and C-2 (Z79-92)
October 19, 1987:	Rezoned from R1-7 (conceptual C-2) to C-2 and Site Plan Approval for a shopping center, with a condition that construction commence within three years (Z87-62)
January 8, 1990:	Requested extension of the time limit condition regarding construction commence within three years, approved (Z87-62)
February 16, 1993:	Requested deletion of the time limit condition to prevent the automatic conversion from C-2 to R1-7, approved (Z93-02)
July 1, 1998:	(to the east) Approval of a 7,388 SF gas station/convenience store/car wash (DR98-81)
August 4, 1999:	(to the east) Approval of a 15,251 SF drug store (DR99-80)
September 7, 1999:	(to the east) Site Plan Modification to an approved retail center to allow the development of an Osco Drug, approved (Z99-77)
July 6, 2004:	Site Plan Modification to allow the development of a medical office building and a self-storage facility, approved (Z04-36)
July 7, 2004:	Approval of Land Split, to divide property into three separate parcels (LS04-09)
April 20, 2006:	Site Plan Modification to allow the development of a retail shell with a self-storage facility.

PROJECT DESCRIPTION

The proposal is for an 84,100 square-foot 2 story self-storage facility located north of the northwest corner of North Greenfield Road and East University Drive. The facility will face Greenfield Road with two driveways. The primary access drive for customers is provided along the north side of the proposed building. The drive on the south side of the building will be exit only.

The 2.02 acre lot was approved in 2006 for a commercial retail building, which was a part of a larger site plan that included a self-storage facility for the remainder of the parcel. The balance of the previously approved site plan is under separate ownership. The remainder of the parcel is 4 acres and has frontage along University Drive, which would allow it to develop independent of the proposed 2 acre self-storage site.

The building elevations have been presented to the Design Review Board at their August and September meetings. The Design Review Board expressed a need to make the building more interesting along the top of the building elevations, where they would be visible from adjacent properties and the public street. Staff is currently working with the applicant to finalize their design based on the Design Review Board comments.

CITIZEN PARTICIPATION

The applicant has notified all surrounding property owners within 1000-feet of the subject site and registered neighborhoods within 1/2 mile. The applicant submitted a Citizen Participation Report outlining the concerns raised by neighbors. They were generally clarifications on the proposed plant palette and walls. There was also a question about whether or not there would be windows on the second floor looking down into the residences. The applicant confirmed to that neighbor that there would not be any windows on the second floor adjacent to the residential properties. Staff has not been contacted regarding this proposal.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan Land Use Map designates this site to be Neighborhood Commercial, which “identifies retail and service oriented businesses that serve the surrounding residential trade area within a ½- to 1-mile radius. Typical users include, but are not limited to, grocery store anchored shopping centers, drug stores, fast food chains, convenience/gas stations, and restaurants/cafes”.

The following Mesa 2025 General Plan Goals, Objectives, and Policies are supportive of the proposed land use:

Goal LU-4.2: *Provide for an adequate supply of commercial acreage and space that provides increasing levels of annual sales tax to the City.*

Objective LU-4.2 *Encourage the development of commercial type uses that support a fiscally sound community.*

STAFF ANALYSIS:

Staff only has two concerns with the proposed plan, both of which are issues that can be resolved at a staff level.

- The applicant has not provided the required foundation base hard scape and landscape plan material required in Section 11-33-5 of the City of Mesa Zoning Ordinance. The applicant will need to provide a revised landscape plan to Planning Division
- Per section 11-33-6, retention basin layout shall be irregular in shape, contoured and designed as an integral part of the landscaping theme, and shall not take on the appearance of a ditch. The depth of water in retention basins shall not exceed 3 feet 6 inches. The applicant is primarily going underground with the retention for this site, but the basins provided need to comply with this requirement.

CONCLUSIONS:

Staff is in support of this proposal and recommends approval of this case subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations submitted as approved by the Design Review Board, without guarantee of lot yield, building count or lot coverage.
2. Compliance with all conditions of Design Review approval: DR14-022.
3. Compliance with all conditions of approval for the previously approved Land Split: LS04-09.
4. Compliance with all City development codes and regulations, including Section 11-33-5: Foundation Base Landscaping and Section 11-33-6: Retention Basin Design.

**Project Narrative
Self Storage
NWC, Greenfield Roads and University Drive
448 N Greenfield Rd.
Mesa, Arizona
July 1, 2014**



Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
150 Paularino Avenue
Suite D-170
Costa Mesa, CA 92612
Office: (949) 954-8785

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Kansas
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Nevada
New Mexico
North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Jorge A. Calderón, Assoc. AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, VP
Edgar Felix

Overview

We are requesting a Design review for a new two story self storage facility on approximately 2 acres, with 91,000 square feet of building. This site is located north of the northwest corner of Greenfield Road and University Drive. The property is currently zoned LC/C2 which allows self storage as a use. The existing LC/C2 zoning is consistent with the General Plan and does not require any modifications. The surrounding properties are as follow:

North: RM-2

East: Greenfield Road/ LC

South: PF/I- Existing School LC/C2

West: LC/C2

Project description

The self storage facility has been designed to generally match colors and materials to the adjacent facilities the gas station to the south and the shopping center across the street. The colors are a blend of natural earth tones with an accent band to provide variation. The construction materials will include painted stucco, metal roofing, metal awnings, split face and smooth cmu that provide consistency with the surrounding area. Heavy landscaping is being proposed around the entire perimeter of the property. Due to the self-storage use there will be very little traffic impact caused by this use.

Summary

We are proposing a self storage facility at a site that allows the use and the project has been designed to match the nearest existing commercial site that is the office project to the south. The project provides integration to existing access and open space buffering that blocks doors from being seen.

PROJECT DIRECTORY

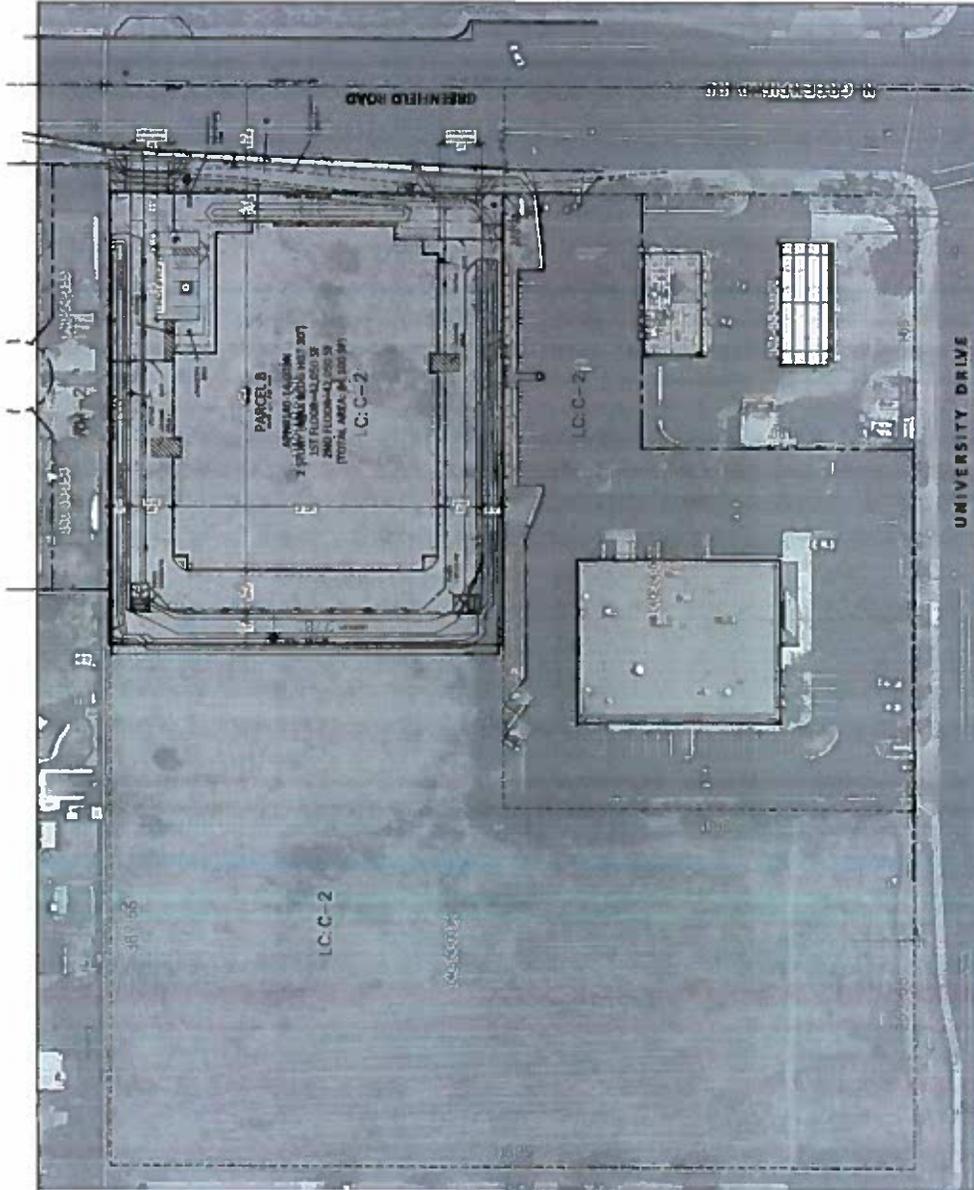
OWNER/DEVELOPER
SKANSKA
 2311 EAST PUEBLO ROAD
 SUITE 1000
 CHANDLER, ARIZONA 85226
 CONTACT: JAMES KELLY
 TEL: 480.755.1100
 FAX: 480.755.1101
 EMAIL: james.kelly@skanska.com

SITE DATA

PROJECT DESCRIPTION: 1.5 MILLION GROSS SQUARE FOOT SELF STORAGE FACILITY WITH OFFICE ON EXISTING VALUANT TRACT LOT.
PROPOSED USE: LC-C2
EXISTING ZONING: LC-C2
PARCEL: 240-14-0030B
GROSS SITE AREA: 68,405 S.F. (1.56 ACRES)
TOTAL BUILDING AREA PROVIDED: 1,400,000 S.F.
LANDSCAPE AREA: 15,000 S.F.
LANDSCAPE COVERAGE: 2.17%
MAX BUILDING HEIGHT ALLOWED: 30 FEET
MAX BUILDING FOOTPRINT PROVIDED: 30 FEET
PARKING CALCULATION: 4 SPACES PLUS 2 MANAGERS
STORAGE: 6 SPACES REQUIRED
 1,400 SPACES PROVIDED
 1,400 SPACES REQUIRED
 1,400 SPACES PROVIDED



VICINITY MAP

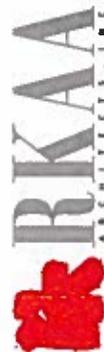


SITE PLAN
 SCALE: 1" = 60'-0"

EXTRA SPACE SELF STORAGE FACILITY
 448 N. GREENFIELD ROAD
 MESA, ARIZONA
 DATE: 08-22-14

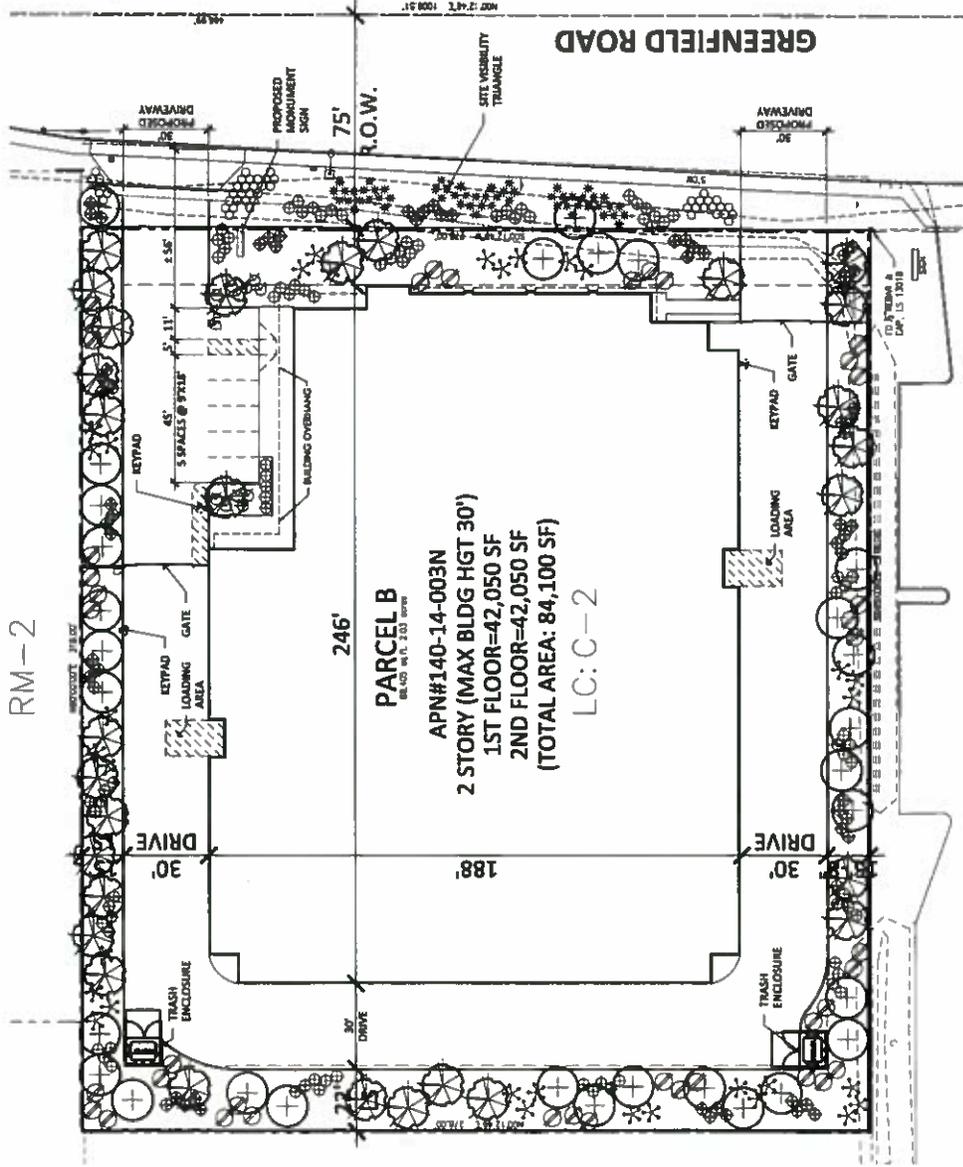
SP-1

RICKAAR 14102.5



PROJECT NO. 14102.5
 SHEET NO. SP-1
 DATE: 08-22-14
 DRAWN BY: J. KELLY
 CHECKED BY: J. KELLY
 APPROVED BY: J. KELLY

RM-2



LANDSCAPE PLAN
SCALE: 1" = 20'

LANDSCAPE LEGEND

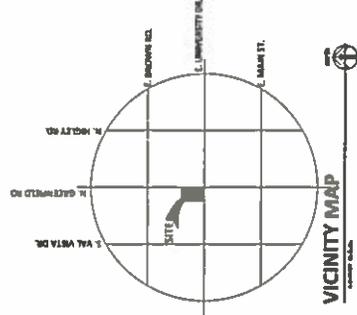
- CERCIORIUM 'DESERT MUSEUM'
- DESERT MUSEUM PALO VERDE
- 2' BOX (MATCHING)
- ACACIA SALICINA
- WILLOW ACACIA
- 24" BOX
- TECOMA 'ORANGE JUBILEE'
- ORANGE JUBILEE
- 5 GALLON
- HEPERALOE PARVIFLORA
- RED YUCCA
- 5 GALLON
- DASTURION WHEELERI
- DESERT SPOON
- 5 GALLON
- ALOE TULLE ELF
- BLUE ELF ALOE
- 1 GALLON
- RUELLIA PENNSILVANA
- BAJA RHELLA
- 5 GALLON
- LANTANA MONTEVIDENSIS
- 'GOLD MOUND'
- 1 GALLON
- CABRALPA MEXICANA
- MEXICAN BIRD OF PARADISE
- 5 GALLON
- 177 JARIUS DESERT GOLD
- DESERT GOLD
- 2' DEPTH IN ALL LANDSCAPE AREAS

PROJECT DIRECTORY

CONCRETE DEVELOPERS
 WMA, INC.
 2021 WEST PAVANA AVENUE
 SUITE 1100, MESA, ARIZONA 85205
 (480) 944-1100
 WWW.WMA.COM

SITE DATA

PROPOSED BUILDING
 PROPOSED BLDG ARE COMPOSED OF 2 STORAGE FACILITY WITH OFFICE ON EXISTING VACANT SHT LOT.
 PROPOSED USE: STORAGE
 15-C-3
 146-14-003N
PARCEL: 84,095 S.F. (2.33 ACRES)
PROPOSED AREA: 84,100 S.F.
LOT COVERAGE: 34.2%
LANDSCAPE AREA: 11,192 S.F.
LANDSCAPE COVERAGE: 13.1%
MAX BUILDING HEIGHT ALLOWED: 30 FEET
MAX BUILDING FOOTPRINT PROVIDED: 26 FEET
PERMITS CALCULATION: 4 SPACES PLUS 3 MANAGERS
 4 SPACES REQUIRED
 3 ADA SPACES PROVIDED
 1 ADA SPACE REQUIRED
 3 ADA SPACE PROVIDED



VICINITY MAP

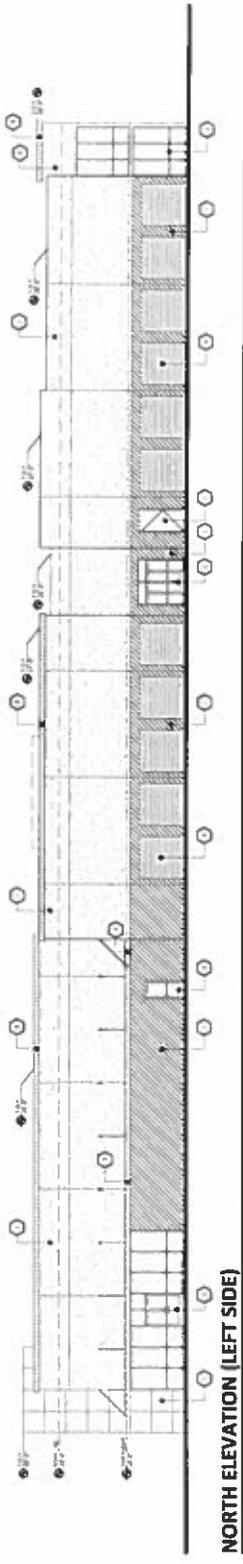


EXTRA SPACE SELF STORAGE FACILITY
 448 N. GREENFIELD ROAD
 MESA, ARIZONA
 DATE: 08-22-14

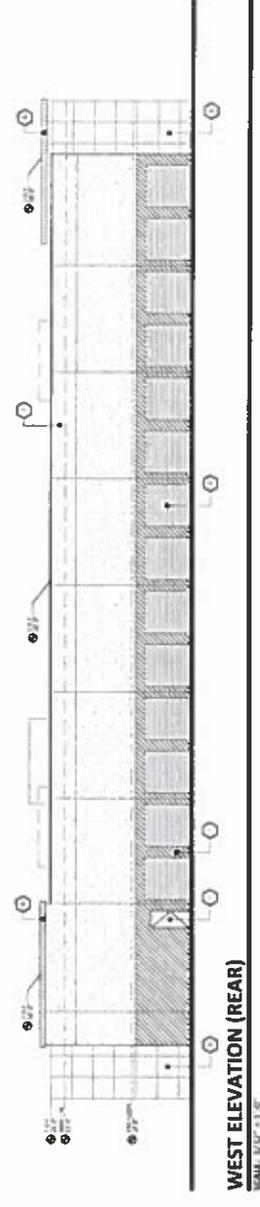
SP-1

RKAA 14102.5

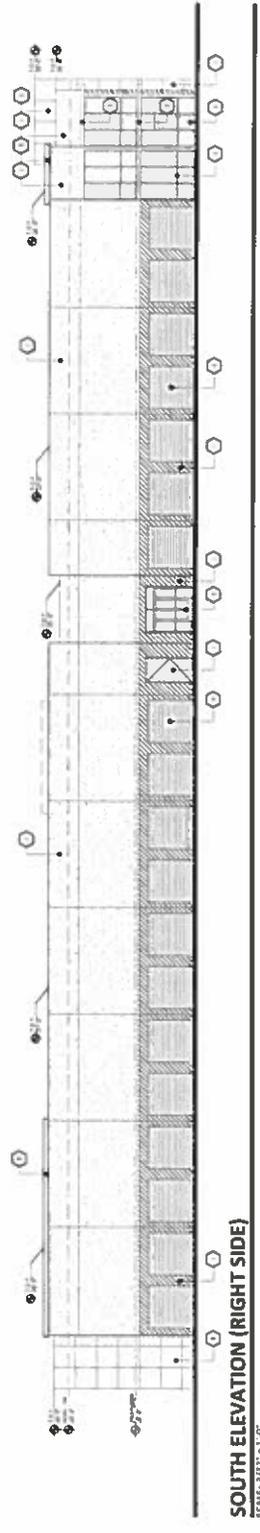




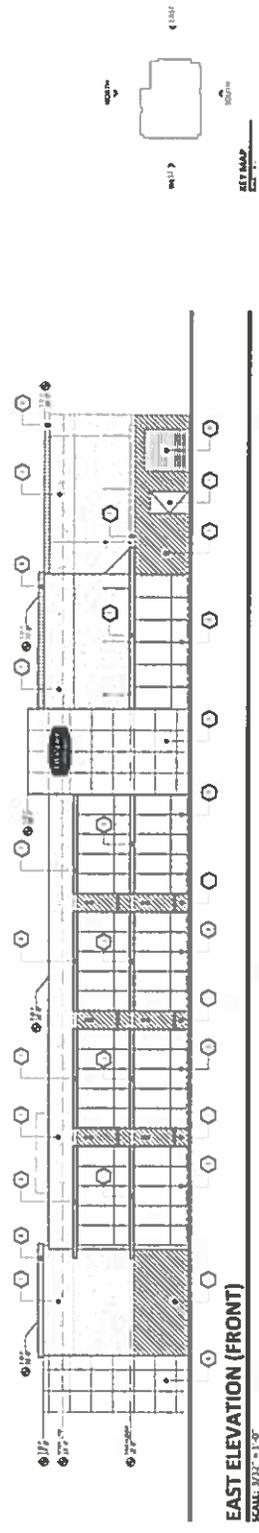
NORTH ELEVATION (LEFT SIDE)
SCALE: 3/32" = 1'-0"



WEST ELEVATION (REAR)
SCALE: 3/32" = 1'-0"



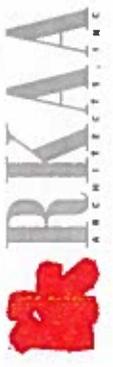
SOUTH ELEVATION (RIGHT SIDE)
SCALE: 3/32" = 1'-0"



EAST ELEVATION (FRONT)
SCALE: 3/32" = 1'-0"

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
DO NOT SCALE DRAWINGS.

- 1 SPRUT-FACE CMU SUPERLITE BLOCK BLACK
- 2 SMOOTH FACE CMU SUPERLITE BLOCK BONE
- 3 ALUMINUM BERRIDGE DARK BRONZE
- 4 DBCI STORAGE DOOR IVY GREEN
- 5 UNA FOAM METAL PANEL SYSTEM CITYSCAPE
- 6 SAND FINISH STUCCO DUNN EDWARDS COLOR TO MATCH "BONE" CMU
- 7 HOLLOW METAL DOOR DUNN EDWARDS COLOR TO MATCH "BONE" CMU
- 8 CENTER SCORE CMU SUPERLITE BLOCK BLACK



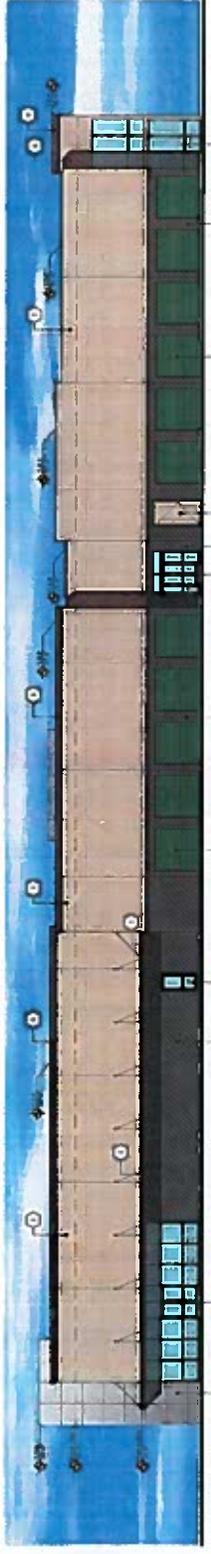
EXTRA SPACE SELF STORAGE FACILITY

448 N. GREENFIELD ROAD
MESA, ARIZONA
DATE: 08-27-14 (PRELIMINARY)

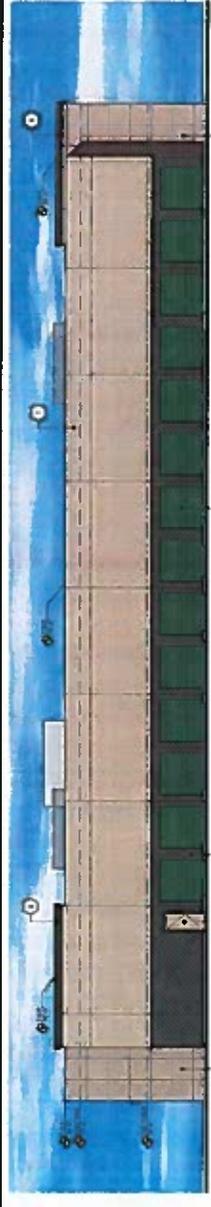
EL-1

RKAA# 14102.5

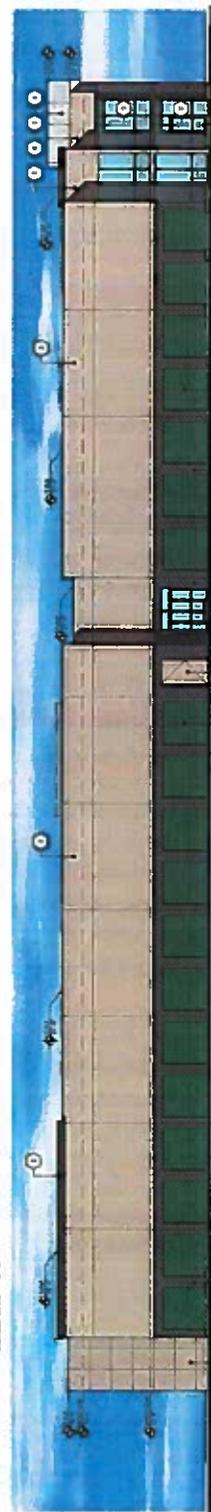
REVISIONS:
NO. DATE BY
1 08/27/14 JLM
2 08/27/14 JLM
3 08/27/14 JLM
4 08/27/14 JLM
5 08/27/14 JLM
6 08/27/14 JLM
7 08/27/14 JLM
8 08/27/14 JLM



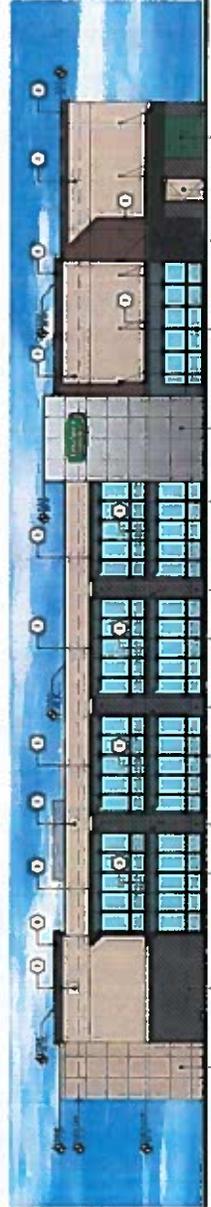
NORTH ELEVATION (LEFT SIDE)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



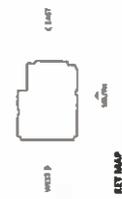
SOUTH ELEVATION (RIGHT SIDE)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

Architectural rendering is for informational purposes only. It is not intended to be used for construction or other similar applications.

- 1 SPLIT-FACE CMU SUPERLITE BLOCK BLACK
- 2 SMOOTH-FACE CMU SUPERLITE BLOCK BONE
- 3 DBCI STORAGE DOOR IVY GREEN
- 4 ALUMINUM BERRIDGE DARK BRONZE
- 5 UNA FOAM METAL PANEL SYSTEM CITYSCAPE
- 6 SAND FINISH STUCCO DUNN EDWARDS COLOR TO MATCH "BONE" CMU
- 7 HOLLOW METAL DOOR DUNN EDWARDS COLOR TO MATCH "BONE" CMU
- 8 CENTER SCORE CMU SUPERLITE BLOCK BLACK



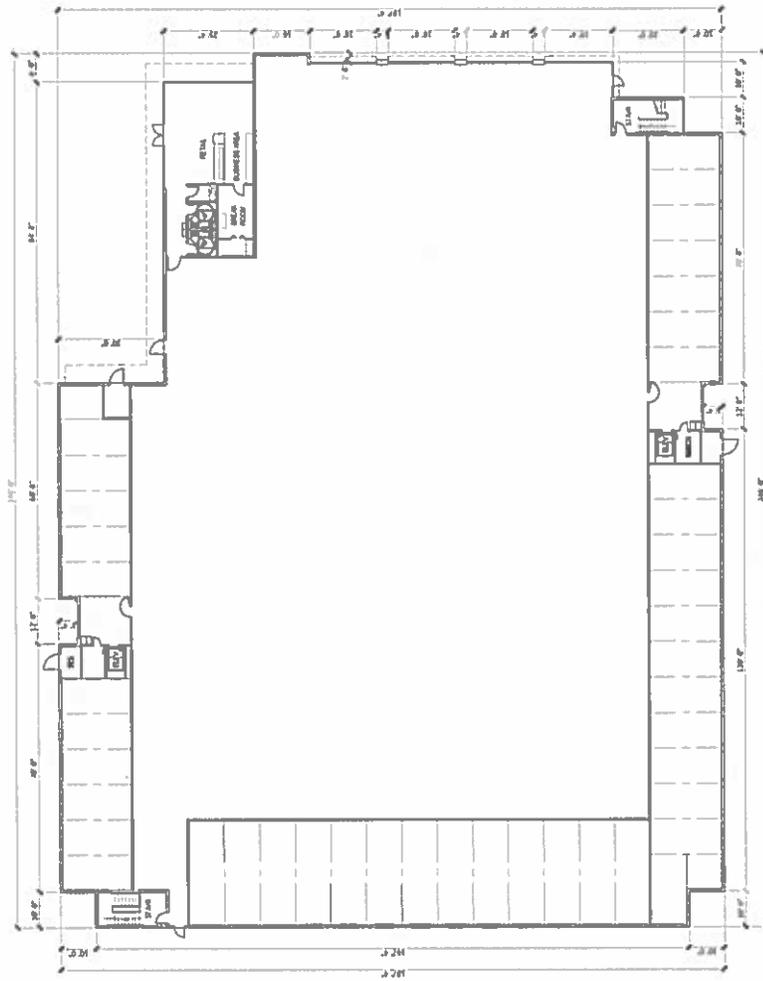
BY: R. K. A. A.
DATE: 08-22-14
PROJECT: EXTRA SPACE SELF STORAGE FACILITY
LOCATION: 448 N. GREENFIELD ROAD, MESA, ARIZONA
DRAWN BY: R. K. A. A.
CHECKED BY: R. K. A. A.
APPROVED BY: R. K. A. A.

EXTRA SPACE SELF STORAGE FACILITY
448 N. GREENFIELD ROAD
MESA, ARIZONA
DATE: 08-22-14 (PRELIMINARY)



EL-1

RKAA 14102.5



1ST FLR AREA
TOTAL 87,000 42,000

FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"



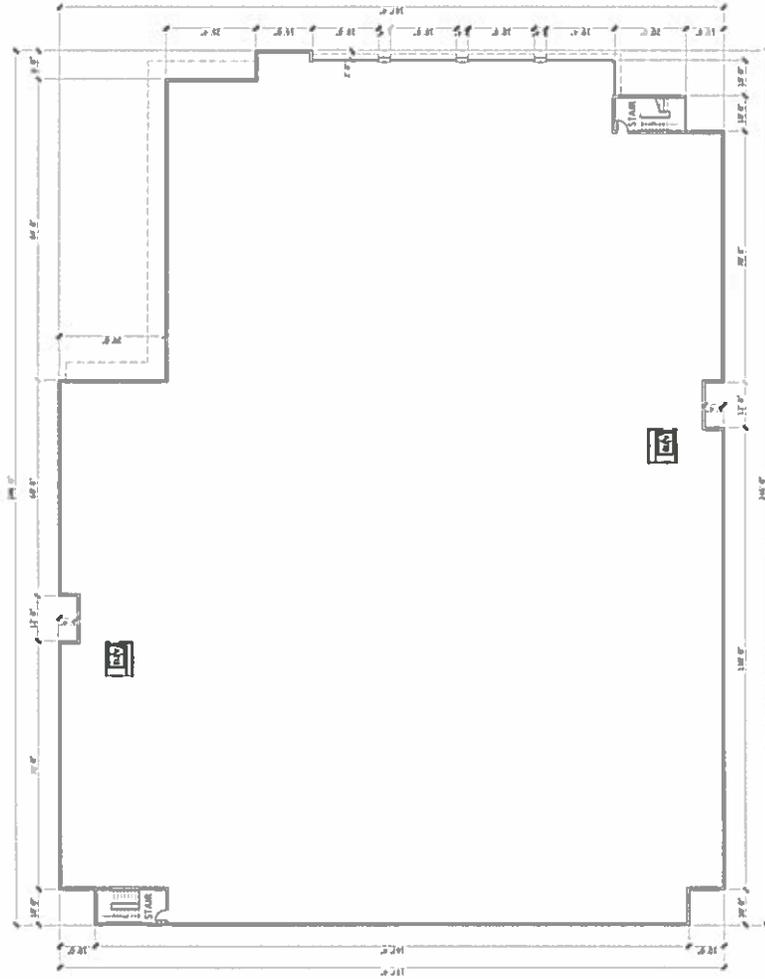
EXTRA SPACE SELF STORAGE FACILITY
448 N. GREENFIELD ROAD
MESA, ARIZONA
DATE: 08-22-14

FP-1

RICAA# 14102.5



EXTRA SPACE SELF STORAGE FACILITY
448 N. GREENFIELD ROAD
MESA, ARIZONA
DATE: 08-22-14



2ND FLR AREA	
TOTAL area	42,050

FLOOR PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"



EXTRA SPACE SELF STORAGE FACILITY
448 N. GREENFIELD ROAD
MESA, ARIZONA
DATE: 08-22-14



PROJECT NO. 14-001
DATE: 08-22-14
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
APPROVED BY: J. HARRIS
SCALE: 1/16" = 1'-0"

FP-2

RKAA 14102.5

Citizen Participation Report for Extra Space Self Storage Facility Case#Z14-043

Date: August 29, 2014

Overview: This report provides results of the implementation of this Citizen Participation Plan for Extra Space Storage. This site is located at 448 N. Greenfield Road North of the NWC of University Drive & Greenfield Road and is in an application of Planning & Zoning approval. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, letters, summary sheets, and other materials are attached.

Contact:

David Brown
Monolith Group
9096 E. Bahia Drive, Building A-102
Scottsdale, AZ 85260
Email: david@monolithgroup.com

Neighborhood Meetings: The follow dates we not of actual community meetings but were in fact door to door face to face visits with residents in order to discuss the applicants proposal.

1. Door to Door visits done the week of July 7th-July 11th.
2. Additonal Door to Door visits scheduled the week of Sept 8th-12th.

Correspondence and telephone calls:

1. 1st letters mailed to contact list (106), including homes, HOA's, schools, and neighborhood Associations on 7.08.14. See attached list and example of materials mailed
2. Business owner at Retail Center across the street called to discuss the location and revitalization of the neighborhood.
3. 2nd letters, along with Hearing Date mailed to 205 on the contact list on 09.04.14 (see attached list and examples)

Results:

There are 205 persons on the contact list as if this date of the Citizens Participation Report.

1. Summary of Concerns, issues, or problems:
 - Positive feedback from the neighbors
 - Retail owner across street looking forward to bringing in additional revitalization to the neighborhood.
 - The proposed landscape along the north side of property to deter the vandals from tagging and defacing wall.



Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

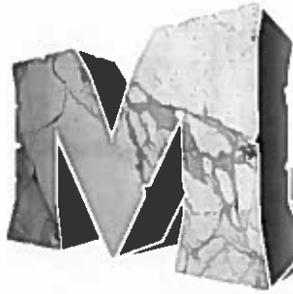
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150 Paularino Avenue
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Costa Mesa, CA 92612
Office: (949) 954-8785

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New Mexico
North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Jorge A. Calderon, Assoc. AIA
Kathleen D. Rieger, VP
Steve A. Nasal, VP
Neil A. Feaser, VP
Edgar Felix



The Monolith Group

Monolith Capital Group and Realty Advisors, LLC
9096 East Bahia Drive, Suite A-102, Scottsdale, AZ 85260-1587
Phone: (480) 367-1901 Fax: (480) 367-1914

August 7, 2014

Maralyce Corbett
RKAA Architects
2233 East Thomas Road. Phoenix, AZ 85016
(602) 955-3900 ext. 116

RE: Neighboring Property Owner Feedback on Site/Building Design

Dear Maralyce,

On August 6th between the hours of 4:45pm and 5:45pm, I attempted to make contact with the residential property owners North of our proposed self-storage site at the NWC of University & Greenfield. I spoke to several owners who made the following comments:

-The neighborhood has "teenagers" who like to jump the wall from Orlando Circle Street on to our lot. One neighbor suggested that we do something to prevent this from happening. When I explained to the neighbor that we would have a security fence and 24 hour surveillance of the perimeter of our building with the use of security cameras, he said that would probably solve the issue. He did recommend that some sort of preventive fencing be placed up to keep the kids from jumping into the construction area while we are building.

-I received several positive comments about the fact that a use was finally going to be able to utilize the lot. The neighbors said that the weeds have been a real big problem.

-One of the neighbors asked about if there would be any windows on the 2nd floor of the proposed structure looking north into the neighbors back yard. I told the neighbor that the building would be 50 ft away from their property line and that there would be no windows along the 2nd floor north building elevation.

-I was asked about the landscaping buffer along the northern boundary of our proposed building site, specifically the type of trees. I told the neighbor that we would be planting Palo Verde trees, Acacia trees, orange jubilees, red yuccas, and baja ruellia. She was pleased with the assortment and was specifically worried about allergies from "other" plants.

-I did not receive any comments suggesting changes in the look or color of the building.

Sincerely,

David Brown