

RESOLUTION NO. 11288

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, APPROVING A SITE PLAN MODIFICATION OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON18-00902 LOCATED WITHIN THE 1600 BLOCK OF SOUTH ALMA SCHOOL ROAD (EAST SIDE). (9.6± ACRES). THIS REQUEST WILL ALLOW THE DEVELOPMENT OF A SELF-STORAGE FACILITY ON THE PROPERTY AND PROVIDE PENALTIES FOR THE VIOLATION THEREOF.

WHEREAS, the City Zoning Ordinance grants the Planning and Zoning Board the authority to hear and take final action on site plan reviews unless there is a condition for review and approval by City Council; and

WHEREAS, a condition of the zoning on this property requires all future site plan reviews go through the Planning and Zoning Board and the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: The site plan is for the expansion of an existing self-storage facility located within the 1600 block of South Alma School Road (east side) attached hereto and made a part hereof and incorporated by reference, is approved subject to compliance with the following conditions:


1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of Case# Z92-57, except as modified by this request.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Design Review.

Section 2: The various City officers and employees are hereby authorized and directed to perform all acts necessary to give effect to this resolution.

Section 3: PENALTY. Mesa Zoning Ordinance 11-79-1 to 11-79-6 shall apply for any violation of this resolution.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this 18th day of March, 2019.

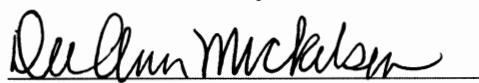
APPROVED:



Mayor

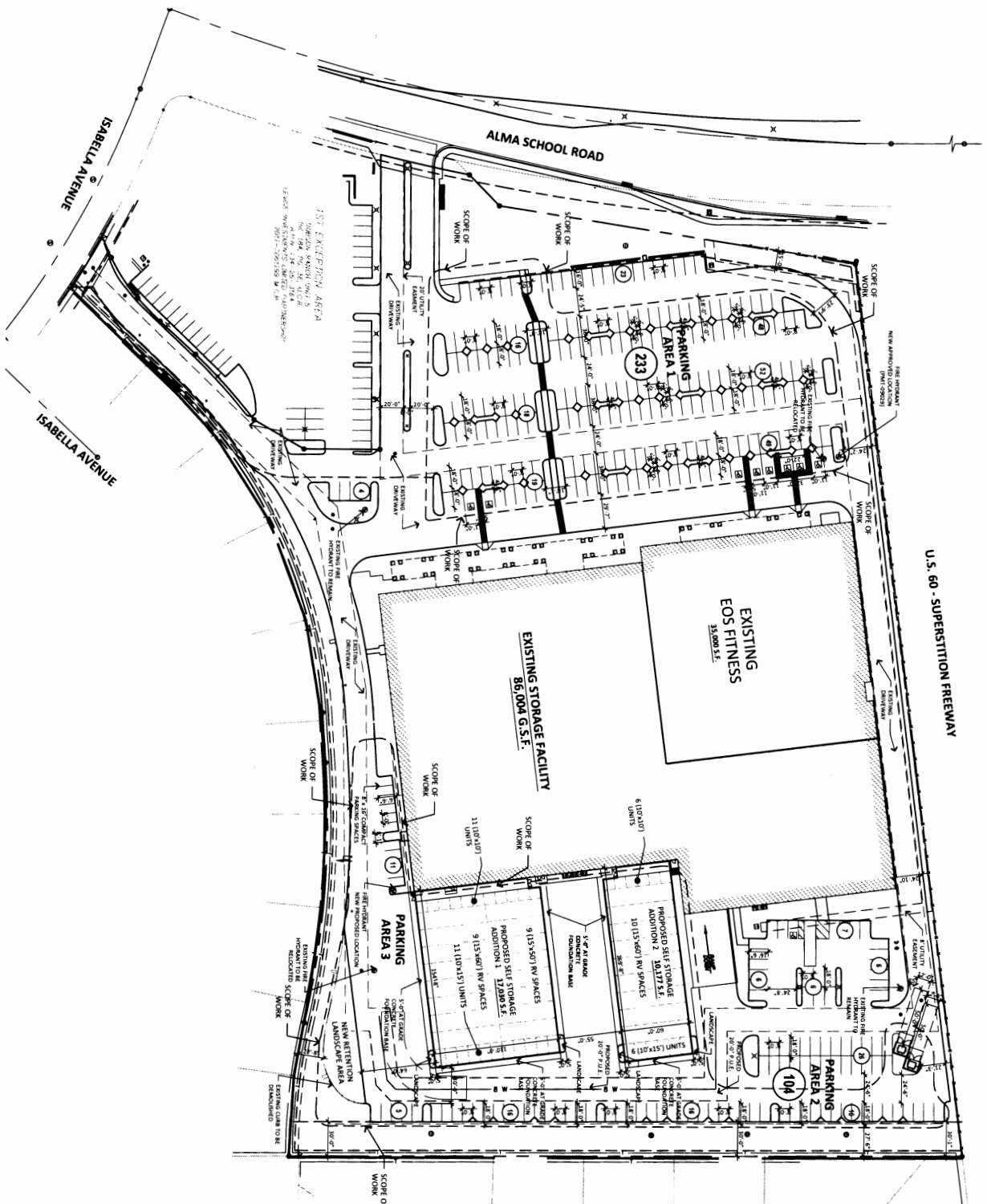


ATTEST:



City Clerk

SITE PLAN
SCALE: 1" = 40'-0"



U.S. 60 - SUPERSTITION FREEWAY



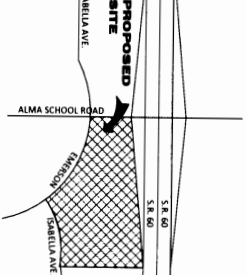
SITE PLAN DATA

PARCEL NUMBER:	148-24-1148
USE:	COMMERCIAL
LOT AREA:	410,311 S.F.
EXISTING BUILDING:	17,000 S.F.
EXISTING STORAGE:	86,000 S.F.
EXISTING TOTAL:	103,000 S.F.
PROPOSED ADDITION 1:	17,000 S.F.
PROPOSED ADDITION 2:	35,072 S.F.
TOTAL PROPOSED NEW BUILDING:	52,072 S.F.
TOTAL PROPOSED STORAGE AREA:	112,072 S.F.
TOTAL PROPOSED TOTAL AREA:	164,144 S.F.

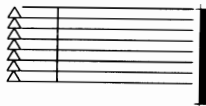
PARKING CALCULATION

PARKING REQUIRED:	EOS FITNESS (12,000 S.F. @ 100 FT ² /SP) = 120 SPACES	337
STORAGE (17,000 S.F. @ 25 FT ² /SP) = 680 SPACES	(12,000 S.F. @ 25 FT ² /SP) = 480 SPACES	1,167
TOTAL:		1,504
PARKING PROVIDED:		
AREA 1	233 SPACES	238
AREA 2	104 SPACES	104
AREA 3	104 SPACES	104
TOTAL PROVIDED AVAILABLE:		446
TOTAL ACCESSIBLE SPACES PROVIDED:		10

VICINITY MAP



ALMA SCHOOL ROAD AND US 60 PHASE III
1661 S. ALMA SCHOOL RD.
MESA, AZ, 85210
01-27-19



THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY LEGAL OR FINANCIAL DOCUMENTATION.

PROJECT #: 16118.07