



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-020 (PLN2014-00001)
LOCATION/ADDRESS: 1020 South Crismon Road
GENERAL VICINITY: Located north of Southern Avenue on the west side of Crismon Road.
REQUEST: Rezone from RS-43 to OC BIZ and Site Plan Review.
PURPOSE: This request will allow the redevelopment of a dental office building.
COUNCIL DISTRICT: District 6.
OWNER: Troy and Judith Williams
APPLICANT: Troy and Judith Williams
STAFF PLANNER: Wahid Alam, AICP Planner II

SITE DATA

PARCEL NUMBER(S): 220-70-964B
PARCEL SIZE: (1± acres).
EXISTING ZONING: Residential Single Dwelling RS-43.
GENERAL PLAN DESIGNATION: Medium Density Residential MDR 6-10.
CURRENT LAND USE: Vacant.

SITE CONTEXT

NORTH: Existing residential subdivision – Zoned RS-6
EAST: (across Crismon Road) Existing Skyline High School – Zoned RS-9 PS PAD
SOUTH: Existing residential subdivision – Zoned RS-6
WEST: Existing residential subdivision – Zoned RS-6

ZONING HISTORY/RELATED CASES:

June 24, 1978: Annexed into the City of Mesa (Ord. #1161)
January 22, 1979: Established City of Mesa Zoning AG and C-2, Z78-101 (Ord. #1202)
February 19, 1985: Approval of a neighborhood shopping center, Z85-011 (Ord. #1922)
April 1, 1986: Approval of a Comprehensive Sign Plan, BA86-33
December 31, 1996: Approval of a Comprehensive Sign Plan, ZA96-170

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD DECISION: ☒ Approval with conditions. ☐ Denial

PROP 207 WAIVER: ☒ Signed ☐ Not Signed

PROJECT DESCRIPTION/REQUEST

The applicant is requesting a rezoning and site plan review for a proposed dental office on a vacant infill site across the street from Skyline High School. The proposed site plan consists of a 5,400 square-foot building located on the south portion of the site with parking to the north. The proposed dental office will require a new drive way access off of Crismon Road. Braces R Us will occupy 2,313 square feet of the building and the balance of 3,087 square feet will be leased to other office uses. The proposed site plan shows 21 standard parking spaces plus 3 compact parking spaces for a total of 24 parking spaces.

Buildings	Area/ Height	Parking Required/ Provided	Yard Setbacks & Foundation Base Required (Provided)
Dental & offices	5,400 sq. ft. / 25'-0" Max in OC 30'	Medical offices (1/200 sq.): 27 spaces required / 24 provided. Covered Parking: 4 Covered parking required per Section 11-32-3D	<u>Along Crismon Road:</u> 15'-0" (15') <i>shall be landscaped according to Chapter 33 of Zoning Ordinance</i> <u>North, RS-6:</u> 25' (25') <u>West, RS-6:</u> 25' (25') <u>South, RS-6:</u> 25' (varies 15'-20') <i>At least 20' of the 25' setback must be landscaped per Section 11-6-3F</i> Foundation Base: Along North elevation: 15' (15') Medical Buildings Less Than 10,000 Square Feet: <i>A 13-foot-wide patient drop-off area shall be provided with at least one 5-foot-wide accessible sidewalk.</i>

NEIGHBORHOOD PARTICIPATION

The applicant has submitted a Citizen Participation Plan, which included mailing written notifications to all

- Registered neighborhood associations within one mile of the parcel site.
- Homeowner Associations within one-half mile of the parcel site.
- Interested Neighbors – focused on 1,000 feet from parcel site.

Applicant submitted a request from the home owner to the north (959 S Bristol) for increasing the height of the existing block wall along the north property line by adding two CMU blocks. Also the same home owner is concerned with lighting in the parking lot and would prefer directional lighting and darker backyard. The outreach effort by the applicant met more than citizen participation process requirement. Staff appreciates the effort by the applicant to inform the neighborhood about the project.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan designates this site for Medium Density Residential 6-10, identifies locations where urban density detached or attached single family residential including townhouse, and patio home developments is desirable. The target density for these areas is 6.5 du/ac for detached products and 8.0 du/ac for attached products. Appropriate locations offer direct collector or arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. The provision of park and open space (15 percent of net area excluding street system) is encouraged to provide opportunities for recreation and non-vehicular pedestrian connections like pathways, trails, etc. Other uses permitted in this category may include Office and limited Neighborhood Commercial of less than 10 acres, where deemed appropriate by the City.

The proposed dental office is a supportive use near residential development. This proposal is in

conformance with the General Plan.

STAFF ANALYSIS

SUMMARY:

This request is for a Rezoning and Site Plan Review for a proposed office building located west of Crismon Road on the north side of Forge Avenue just west of Skyline High School. The approximately one-acre site is currently a vacant lot.

Because this property abuts single-residence uses on the north and west sides it is required to have 25' setbacks along these property lines. Providing these large setbacks while still meeting the other requirements of the code has presented some challenges to the design of this development. The applicant has, however, been able to create a design that will function well and has only minor deviations from code requirements.

To address the deviations in code for this small, infill parcel, the applicant has requested use of the Bonus Intensity Zone (BIZ) Overlay. The overlay is being used to authorize the following deviations:

1. Required parking spaces: As a medical office facility the property is required to provide 27 parking spaces. Because the majority of the building has not yet been leased, the unassigned portion could calculate parking using the shell building requirement of 1 space per 275 sq. ft. With that option the minimum number of spaces required is 24. A primary user of the dental office will be teenagers from the high school across the street. They will be able to walk to the office from the school. For these reasons staff is supportive of the 24 parking spaces provided.
2. Covered parking: The code requires 4 covered parking spaces which is calculated based on 1 per office or suite plus 1 additional space. Given the small nature of the site and the fact that most of the staff would not have covered spaces, they have requested to not provide the shade covers. The landscape plan shows trees along the west side of the property that will provide some shade for the parking spaces. Through the design review process staff will work with the applicant to ensure trees planted in this area will be of a variety and number that can provide effective shade.
3. Setbacks: A 25-foot setback is required along south property line adjacent to Forge Avenue. The provided setback ranges from 15 feet on the east to 20 feet on the west. Meeting this setback would require reducing the size of the building or reducing the setback on the north side of the property. The actual building coverage on this lot is relatively small and the setbacks have been met on the more critical north and west sides. South of this building is a street so an encroachment will not affect a residential property. Through the design review process staff will work with the applicant to ensure appropriate architectural detailing on this side of the building to address the reduction in setback.
4. Patient drop-off area: The code requires a 13-foot-wide patient drop-off area with at least one 5-foot-wide accessible sidewalk per Section 11-33-5A1b for medical buildings less than 10,000 square feet. Given the need to provide the required number of parking spaces and the landscape setbacks the applicant has not been able to provide this drop off area. The handicapped access route provides for a narrower way to address this requirement. Further, given the small nature of the site a drop off area is not as important. Therefore, staff can support the deletion of this requirement.

The applicant has submitted Design Review application scheduled for DRB working session on April 2, 2014.

CONCLUSION:

Through working with the applicant to design a project that meets the needs of the owner and the intent and requirements of the code, staff believes the proposed site plan is a good design that will function well on this infill parcel. Therefore, staff recommends approval of the rezoning and site plan review for proposed with the following stipulations:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted except modified by the following conditions.
2. Compliance with all requirements of Design Review (DR14-010) approval to include providing trees along the west side to shade the parking and architectural quality consistent with the requirements of the BIZ overlay.
3. Compliance with all City development codes and regulations.
4. Compliance with Preliminary Development Impact Summary from Plan Review Team.
5. At least 20' of the 25' setback must be landscaped per Section 11-6-3F.
6. The property has an existing lien from the City for street assessment improvements along Crismon Road. Prior to the issuance of a building permit, the assessment must be paid in full.
7. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.