



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-026 (PLN2014-00120)
LOCATION/ADDRESS: 610 W. Jerome
GENERAL VICINITY: Located west of Country Club Drive and north of Baseline Road.
REQUEST: Modification to the existing Bonus Intensity Zone (BIZ) overlay and Site Plan Modification for a ±1.8 acre site in the LI-BIZ zoning district
PURPOSE: This request will allow for the development of a hospital.
COUNCIL DISTRICT: District 3
OWNER: Bill Timmons/Hacienda Healthcare
APPLICANT: Richard Clutter, EMC2 Architects
STAFF PLANNER: Lisa Davis

SITE DATA

PARCEL NUMBER(S): 134-24-021
PARCEL SIZE: 1.8± acre
EXISTING ZONING: LI-BIZ
GENERAL PLAN DESIGNATION: Business Park (BP)
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing industrial use – zoned LI
EAST: City of Mesa retention basin – zoned LI
SOUTH: Existing industrial use – zoned LI
SOUTHEAST: Existing grocery store and group commercial center –zoned GC
WEST: Existing industrial use – zoned LI

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

HISTORY/RELATED CASES

1973: Annexed in 1973 and comparably zoned to AG.

November 17, 1980: Rezone to M-1 for the development of an industrial park. (Z80-078)

March 11, 2008: Board of Adjustment approval of a variance to allow reduced landscape setbacks. (BA08-012)

- August 6, 2008:** Design Review Board approval of an office/warehouse development. (DR08-058)
- May 6, 2009:** Design Review work session review of Los Niño's Hospital-East Valley (DR09-010)
- July 1, 2009:** City Council approval of a rezone from M-1 to M-1 with a BIZ overlay and site plan review for the development of Los Niño's Hospital-East Valley (Z09-011)
- April 2, 2014:** Design Review work session review of Hacienda Healthcare children's Hospital. No concerns. (DR14-010)

PROJECT DESCRIPTION/REQUEST

BUILDING SQUARE FOOTAGE (GFA):	20,900 SF
LOT COVERAGE:	27%
LANDSCAPE AREA:	21,520 sq. ft.
LANDSCAPE COVERAGE:	28%

The applicant is requesting rezoning of 1.8± acre site to modify the existing Light Industrial (LI)- Bonus Intensity Zone (BIZ) and Site Plan approval for a proposed two-story "Hacienda Mesa Children's Hospital", a children's specialty hospital. The site is located north of Baseline Road just west of Country Club Drive, lot 2 of East Gate Business Park. The Hacienda Mesa Children's Hospital will be a facility for chronically ill and medically fragile children specializing in acute and sub-acute care for premature infants, multiple babies, children, and teens. It is intended to offer a lower cost alternative for inpatient medical care, rehabilitation, and respiratory equipment training and education of family members.

The project consists of a 20,900 SF hospital building with three designated sections. The first is the main entrance and core which will contain the lobby, common nursing facilities and administrative functions. The second is the four wings of the structure conceived as "houses" that contain six private rooms in each wing for a total of 24 beds in the hospital. The third and final section, located at the west side of the building, is for housekeeping, laundry and food services.

Access to the site is provided from two driveways on Jerome Avenue. The most eastern driveway will access the main entrance of the hospital with a separate drop off lane. The main entrance includes a covered 760 SF canopy. Parking for the overall project is located on the west side of the site. The loading zone and delivery areas are located at the northwest corner of the building and are accessed off the main parking area. The Zoning Code does require screening of the parking and circulation area with a minimum 30" wall and will need to be added to the site design. Retention for the site will be achieved primarily underground with small surface retention ponds on the site.

The architecture of the building was developed to capture the playful essence of what a children's facility should be. The goal in selecting materials is to develop a materials palette that both reflects the playful interest of the building as well as provide durability and long life. Materials chosen are concrete masonry and prefinished metal panel system. These materials are used in random pattern, various colors and finishes, and designed in curves to create the

interest and intended playfulness at the elevation. A metal sculpture of a tree of life is featured at the entrance of the building. On April 2, 2014, the project was reviewed by the Design Review Board at a work session. The Board was captivated with the design, colors and use of materials and expressed only concern with the cost of the materials at time of construction impacting the overall design of the project.

There are several deviations requested with the BIZ Modification which includes reduction in required landscape setback, parking, and parking landscape requirements.

DEVELOPMENT STANDARDS

Table 11-7-3 Development Standards – Employment Districts:

<i>LI Standard</i>	<i>Required</i>	<i>Proposed</i>	<i>Staff recommends:</i>
Street Landscape Setback (south)	20'	15'	Approval through BIZ
Interior side (north)	0' adjacent to LI	10' landscape	Approval
Interior side (east)	0' adjacent to LI	15' landscape	Approval
Interior side (west)	0' adjacent to LI	6' landscape	Approval

In addition to the above listed request for deviation from development standards, the applicant is also requesting deviation from the required number of parking spaces. Table 11-32-3.A of the Zoning Code requires a minimum of 1 parking space per 400 square feet of space in a hospital use. With a 20,900 SF building this would require 52 parking spaces. The applicant has requested to reduce this by one space and install only 51 parking spaces. Section 11-33-4 of the zoning code requires one landscape island for a maximum of eight contiguous parking spaces. The applicant is requesting to allow an island at the end of a double row of parking that is proposed to have nine spaces on one side and ten on the other. This will allow the site to maximize the parking lot area.

BONUS INTENSITY ZONE (BIZ) OVERLAY

The BIZ overlay has been requested to allow: 1) a reduced street front setback (from 20' to 15') at the south side of the site, and 2) a reduced parking space count to allow 51 parking spaces as 52 are required, and 3) allow for a landscape island to be placed at the end of a double row of parking with nine space on one side and 10 on the other, reducing the landscape island requirement of one per eight contiguous spaces.

The Zoning Ordinance establishes criteria for using the BIZ overlay to modify standards. The greater the requested modification, the greater the required level of compliance with the criteria. The proposed design meets the criteria in the following ways:

1. The BIZ allows for increased intensity in exchange for “distinctive, superior quality designs”. The proposed building utilizes high-quality materials and unique design. The materials were selected to both reflect the playful intent of the building as well as provide durability and long life. The core of the building is gently curved masonry wall to create a strong monolithic appearance. A metal panel system sill wrap around and drop down to the ground level at the main entry to provide interest, color and texture. At the entrance of the building is a large metal “tree of life” sculpture.

2. The BIZ also requires the project to meet environmental performance standards. Although Hacienda Healthcare is not moving forward with LEED certification for this new hospital, they have requested the design team provide sustainable architectural solutions as they pertain to solar heat gain, water conservation, and green alternatives. It should be further noted that the site is in an area with existing utility and transportation infrastructure and existing community services. The project is further requesting a reduction by one space of the required minimum parking spaces. Exceeding the number of minimum parking spaces in the BIZ Overlay is discouraged.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan in order to inform neighboring property owners of the project, solicit feedback, and address any comments or concerns that may arise. The Citizen Participation Plan included a contact list consisting of all registered neighborhoods and homeowners associations within 1,000 feet and all property owners within 500 feet. Each person or entity on the contact list was sent a letter providing general information on the request with contact information and the Planning & Zoning Board Hearing date.

After the April 2, 2014 Design Review Board session a representative from the business to the north of the proposed hospital asked questions of the applicant. He expressed concern for the proximity of the placement of the hospital play yard/courtyards in relation to their designated outdoor smoking area. To date, Planning Staff has not received any calls concerning the project.

CONFORMANCE WITH THE GENERAL PLAN

This request is within an area designated as Business Park (BP) on the Land Use Plan map from the Mesa 2025 General Plan. This land use designation identifies locations where professional and medical office parks, research and development opportunities, light manufacturing, data and information processing centers are integrated in a campus setting with ancillary restaurants, retail and other supportive establishments. Appropriate locations offer direct principal arterial and arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. Business Park areas should extensively buffer light Industrial uses from other less intense employment or high density residential uses. Business Park areas are located on, and with direct access to principal arterial and arterial streets, rail facilities, and airports.

The zoning for this site is currently in place and the configuration of the site makes it difficult to develop, hence the request for a BIZ overlay. The proposal is in keeping with the intended Business Park land use in this area.

STAFF ANALYSIS

SUMMARY:

The proposed hospital use is an allowed use in the existing Light Industrial, LI, zoning district. The original BIZ overlay from 2009 was approved specifically for the development of a specialized children's hospital.

The site plan is consistent with adjacent existing properties. The quality and unique design of the Hacienda Mesa Children's Hospital along with the site selection justifies the request for deviation in code and the BIZ overlay. Deviations from code requested with the BIZ Overlay are:

1. A reduced landscape setback adjacent to Jerome Avenue, 15' from the required 20'
2. A reduced number of parking spaces, 51 spaces from the required 52 spaces
3. Increase the distance for a landscape island required at one every eight contiguous spaces one at the end of a double row of parking spaces with nine on one side and ten on the other.

This project requires Design Review approval. To date, the applicant has met with the Design Review Board at a work session. Completion of the Design Review approval will be required subsequent to approval of the BIZ overlay.

CONCLUSION:

The proposed rezoning to modify the BIZ overlay and site plan modification will facilitate the development of a 24 bed, 20,900 Square Feet hospital. The proposal is consistent with the General Plan and Zoning Ordinance, and with the standards for granting a BIZ overlay.

Staff is recommending approval of the BIZ overlay zoning case and the modifications to the site plan with the conditions of approval.

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. **Allowed deviations from the required Development Standards are listed below:**
 - a. **A reduced landscape setback adjacent to Jerome Avenue, 15' from the required 20'**
 - b. **A reduced number of parking spaces, 51 spaces from the required 52 spaces**
 - c. **Increase the distance for a landscape island required at one every eight contiguous spaces to one at the end of a double row of parking spaces with nine on one side and ten on the other in one area of the site as identified on the site plan.**
3. Compliance with all requirements of the Design Review approval, DR14-010.
4. Compliance with all City development codes and regulations.
5. Compliance with parking area screening as required in Section 11-30-9.H of the City of Mesa Zoning Code.