



**mesa·az**

## **Planning and Zoning Board**

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### *Case Information*

**CASE NUMBER:** Z14-55 PLN2014-0543  
**LOCATION/ADDRESS:** 10309 East Hampton Avenue  
**GENERAL VICINITY:** Located south of Southern Avenue and east of Crismon Road  
**REQUEST:** Rezone from LI to LI BIZ and Site Plan Review.  
**PURPOSE:** This request will allow for the development of a medical center.  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Vance Marshall, VJ Crismon LLC  
**APPLICANT:** Casey Carlton, Ascension Group Architects LLP  
**STAFF PLANNER:** Tom Ellsworth

### **SITE DATA**

**PARCEL NUMBER(S):** 220-81-740H  
**PARCEL SIZE:** 11.1± acres  
**EXISTING ZONING:** Limited Industrial - LI  
**GENERAL PLAN DESIGNATION:** Character Type: Specialty District  
Sub-type: Medical Campus  
**CURRENT LAND USE:** Undeveloped

### **ZONING HISTORY/RELATED CASES:**

**Sept. 2, 1987:** Annexed as part of a 1,140± acre annexation into the City of Mesa (Ord. 2249)  
**Oct. 5, 1987:** Comparable zoning, R1-43 and R1-9 established (Z87-66; Ord. 2271)  
**March 6, 2000:** Rezone of 96± acres from R1-43 to C-2, M-1 and PEP, and site plan approval for a Home Depot retail store (C-2), a large office development (PEP), and a large industrial complex (M-1). The subject site is located in the approved M-1 industrial area. (Z99-96, Ord. 3753).

### **SITE CONTEXT**

**NORTH:** (across Hampton) Hospital – zoned NC-BIZ  
**EAST:** Undeveloped (approved retail center) – zoned LC-PAD and LC-PAD-BIZ  
**SOUTH:** Undeveloped (approved hotel) – zoned LI-BIZ  
**WEST:** Undeveloped – zoned LI

**STAFF RECOMMENDATION:** Approval with conditions

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

**PROPOSITION 207 WAIVER SIGNED:** ☒ Yes ☐ No

### **PROJECT DESCRIPTION/REQUEST**

The applicant is requesting a rezoning of 11.1± acres from Limited Industrial (LI) to LI with a Bonus Intensity Zone (BIZ) overlay in order to develop an 81,000 square foot, three-story, building to be located at 10309 E. Hampton Avenue. The site is located southeast of the intersection of Crismon Road and Southern Avenue. The proposed project will include 70 transitional care patient beds and 20 in-patient rehabilitation patient beds. All inpatient rehabilitation patient rooms are located on the ground level and the transitional care rooms will be on the upper two floors.

The site is accessed off of Hampton Avenue on the north side of the property. All four sides of the building have articulation, providing interest on all faces. The proposed materials are a combination of storefront glazing, exterior insulation finishing system (EIFS), and stone veneer.

This medical center will provide a full range of medical and social services to treat and support patients with intensive short-stay rehabilitation needs as well as residents receiving longer-term restorative care.

### **MODIFICATIONS**

The BIZ overlay is being requested to allow an increase to the 40' maximum height allowed by the zoning code within the LI zoning district. The applicant is requesting a maximum height of 57' to accommodate the height needed for the three-story construction and screening of mechanical equipment. Staff is supportive of the proposed modification.

Given the heights that have been approved in the area for the hospital, the medical office buildings and the hotels, this building height will be consistent with the area. The allowance for the increase in height is being addressed through quality building design as required by the BIZ overlay.

### **NEIGHBORHOOD PARTICIPATION**

The applicant has implemented a Citizen Participation Plan that included mailing letters to all surrounding property owners within one-half mile of the site and all HOA's and Registered Neighborhoods within one mile. The applicant also held a neighborhood meeting at Stevenson Elementary School on September 30, 2014.

The applicant has reported one person in attendance at the meeting and one e-mail correspondence with a resident in the area. The only concern was regarding whether or not this was a drug rehabilitation area. The applicant was able to respond to these concerns by assuring them that this was a physical rehabilitation facility.

To date staff has not received any comments or concerns from citizens regarding this request.

### **CONFORMANCE WITH THE MESA 2040 GENERAL PLAN**

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and in commercial/employment areas of activity. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

Character Type:

This request is within the Character Type of *Specialty District* as identified on the Character Area map in the Mesa 2040 General Plan. The proposed site is also within the *Medical Campus* subtype of this character area.

***Specialty Districts*** are large (typically over 20 acre) areas with a single use such as an educational campus, airport, or medical facility. The character of these areas can have a significant impact on surrounding development either through the amount of traffic they generate, or the noise associated with their activities. Typical uses for this character type may be supported by retail, offices, hotels, or dormitories. Development in this character type maintains a campus feel and connection between buildings by having consistency in landscaping and signage and a high quality of building design and materials.

***Medical Campus*** character sub-types include areas for hospitals and associated medical office buildings on sites of at least 20 acres. These medical campuses often contain buildings at least 4 stories in height and can impact surrounding neighborhoods due to traffic and noise.

Economic Activity Area:

To grow and maintain a diverse job base, Mesa must continue to develop and maintain Economic Activity Areas that provide busy, vibrant places which draw people and businesses together. This project is located in the **Superstition Freeway East Economic Activity Area**. This area is dominated by businesses representing the advanced business services, healthcare services and retail industry clusters extending for approximately eight miles along the Superstition Freeway (US 60). This area is expected to see further growth in these clusters as vacant parcels throughout the corridor are developed over time.

Key Elements:

The General Plan identifies key elements to community development that are important elements of continuing to grow and develop a healthy, sustainable City. The five elements include:

1. High Quality Development
2. Changing Demographics
3. Public Health
4. Urban Design and Place-Making
5. Desert Environment

These key elements are met within the proposed development. The applicant is providing high quality architectural design and also providing a high quality employment use. The proposed use providing needed health care services that responds well to the needs of the demographics within the area by. The overall design fits into the context of the existing and growing medical campus of the surrounding area.

The proposed development meets the design forms and guidelines for the Medical Campus sub-character type. Is consistent with the description, policies, and strategies of the Superstition Freeway East Economic Activity Area, and is designed in conformance with the overarching Key Elements of the Mesa 2040 General Plan.

### **STAFF ANALYSIS**

The applicant is requesting a rezone of 11.1± acres from LI to LI BIZ to allow the development of a three-story medical rehabilitation hospital. The site is located on Hampton Avenue just east of Crismon Road and is directly south of Mountain Vista Medical Center.

The site layout orients the entrance of the building towards Hampton Avenue and the existing hospital to the north. This not only creates an appropriate vehicular and pedestrian circulation connection but also provides a visual aesthetic that continues the overall character of the area as a medical campus. The site is also accessed off of two shared access drives that provide access through the site to the hotel projects to the south and to the approved office project to the west. The access drives also frame and provide access and circulation to future development to the undeveloped 10± acre site to the west of the project.

The proposed elevations and landscape plan were reviewed by the Design Review Board and received overall support for the architecture, materials, and colors pallet.

**CONCLUSIONS:**

Staff is supportive of the request to rezone the site from LI to LI BIZ, and is recommending approval of zoning case Z14-55 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, landscape plan, and building elevations except as otherwise conditioned.
2. Compliance with all requirements of the Design Review approval.
3. Compliance with all City development codes and regulations.
4. All street improvements and street frontage landscaping to be installed in the first phase of construction.