



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00260
LOCATION/ADDRESS: The 6500 block of East McKellips Road (south side) and the 1900 block of N. 66th Street (west side)
GENERAL VICINITY: Located west of Power Road on the south side of McKellips Road.
REQUEST: Rezoning from RS-9 to NC-BIZ; and Site Plan Review. Also consider the preliminary plat for "Mesa Medical"
PURPOSE: This request will allow for the development of a retail/office building.

COUNCIL DISTRICT: District 5
OWNER: MS McKellips, LLC

APPLICANT: Sean B. Lake, Pew and Lake, PLC
STAFF PLANNER: Lesley Davis, Senior Planner

SITE DATA

PARCEL NO.: 141-65-082, 083, 084, 085
PARCEL SIZE: 2.4+/- acres
EXISTING ZONING: RS-9
GENERAL PLAN CHARACTER: Neighborhood - Suburban
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across McKellips Rd) Existing single residence subdivision, zoned RS-9
EAST: Existing single residence subdivision, zoned RS-9
SOUTH: Existing single residence subdivision, zoned RS-9
WEST: Existing multi-family subdivision, zoned RM-2 PAD

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

HISTORY/RELATED CASES

October 22, 1979: Annexed into the City of Mesa and subsequently zoned RS-9 (Ord. No. 1280, Z79-120)

PROJECT DESCRIPTION / REQUEST

This is a request for Rezoning and Site Plan Review to allow the construction of a 14,331 square-foot medical and dental office building on the southwest corner of McKellips and 66th Street, which is located west of Power Road on the south side of McKellips Road. The requested rezoning is from RS-9 to NC BIZ. This request also includes a preliminary plat titled "Mesa Medical". The site was approved for a residential subdivision while still in Maricopa County in the 1970's and was platted for 4 residential lots, which were included in the subdivision that created the neighborhood to the south. The applicant is proposing to re-plat those 4 lots for a 1 lot subdivision.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a mile. The applicant has held two neighborhood meetings for this proposed project. The first meeting was on January 25, 2017 and the second meeting was on August 29, 2017.

The initial site plan presented to the neighbors at the January meeting included a driveway access to 66th Street, which was a big concern to the adjacent neighborhood. The revised site plan without access to 66th Street was presented at the second neighborhood meeting and was much better received. There were some concerns raised about commercial in this location. The applicant explained their intent for the property and the allowed uses in the NC district, which are more restrictive than the Limited Commercial District (LC), requiring a Special Use Permit for any outdoor seating for any restaurants. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the October 17, 2017 Study Session, which will include any updates on contact they have had with neighbors. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review has outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The Mesa 2040 General Plan Character area designation is Neighborhood – Suburban. The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The proposed project is consistent with the General Plan by providing an attractive medical and dental office building that also offers the possibility of small-scale retail or restaurant services to serve the immediate neighborhood and surrounding community. This development also completes sidewalk connections along 66th Street and along McKellips Road, which creates safer pedestrian access for the community.

ZONING:

This request is to rezone from RS-9 to NC-BIZ. The site is surrounded by residential properties, with single residences to the north, east and south and attached residential units to the west. The Neighborhood Commercial (NC) zoning district is identified in the Zoning Ordinance as an area to provide local retail services. Although the NC zoning district does allow a variety of commercial uses, there are requirements to receive a Special Use Permit from the Board of Adjustment or the Planning and Zoning Board to allow any outdoor activities, such as outdoor seating on a restaurant. This would allow impacted neighbors to respond and raise concerns through the public hearing process if such a proposal was made.

The current site plan is for a medical and dental office building. The site and building design lend themselves more to an office type development than to retail services. The applicant has identified that their intent for requesting NC zoning rather than Office Commercial (OC) zoning, is to offer leasing flexibility to possibly have a small-scale coffee shop or restaurant within the office building to provide a better variety of services to the immediate neighborhood.

BIZ OVERLAY MODIFICATIONS – MZO Article 3, Chapter 21:

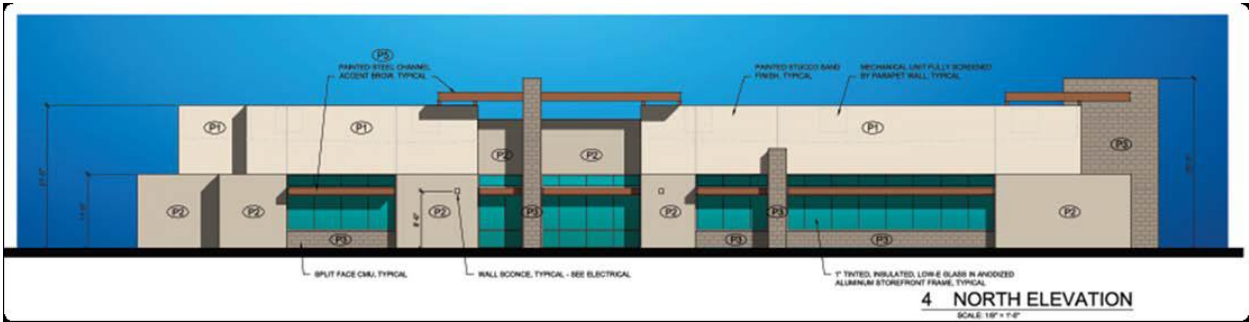
The Zoning Ordinance allows the City Council to approve modifications to the underlying district standards proportionate to number of items and degree of compliance provided by a project. Projects with few modifications need comply with a lower percentage of criteria. Projects with a higher number and greater deviation from adopted standards shall comply with a higher percentage of criteria.

The criteria include a requirement that the BIZ overlay facilitate “unique, innovative developments of superior quality.” Planning Staff is supportive of the application of the BIZ overlay for medical office building proposed due to the quality of architecture that has been presented.

The requested deviations, which are identified in the table below, are primarily to accommodate architectural features that enhance the overall design, by providing features that break up the wall planes to create better overall design. These encroachments have been identified in exhibits A and B below. Staff does not feel that the narrow width of the projections, will not have a negative impact on adjacent properties and agree that they do increase the design quality of the building. The applicant will be presenting the building and landscape design to the Design Review Board at their November 14, 2017 meeting. Staff will be able to provide an update to the Planning and Zoning Board at the study session, prior to the hearing on November 15, 2017.

Development Standards – MZO Table 11-7-3	Required	Proposed
<u>Maximum Building Height</u>	30'	25'
<u>Street-side Setbacks</u>		
North	15'	15' for the building 8' for architectural encroachments (wing wall, brow projection)
East	20'	20' for building

		16' for architectural encroachments (wing wall, decorative site wall)
Interior Lot Line Setbacks South adjacent to RS-9	25' 20'	25' 21' for architectural encroachments (wing wall)
West adjacent to RM-2 PAD	20'	20'
Corner Setback	25'	24' for building 20' for architectural encroachments (wing walls)
Development Standard – MZO Table 11-32-3.A	Required	Proposed
Parking	1 space per 200 s.f. = 64 spaces	64 Spaces



Proposed McKellips Road Elevation

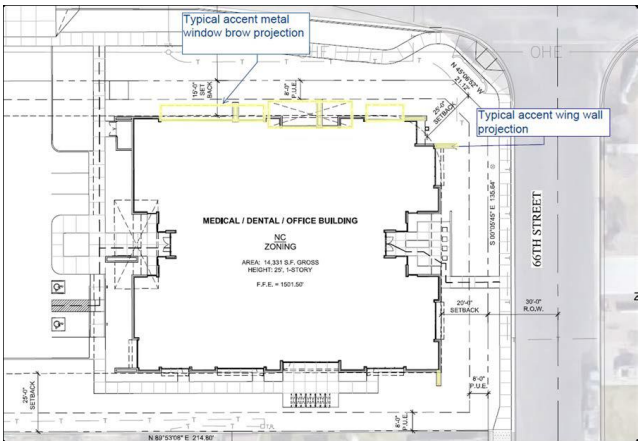


Exhibit A

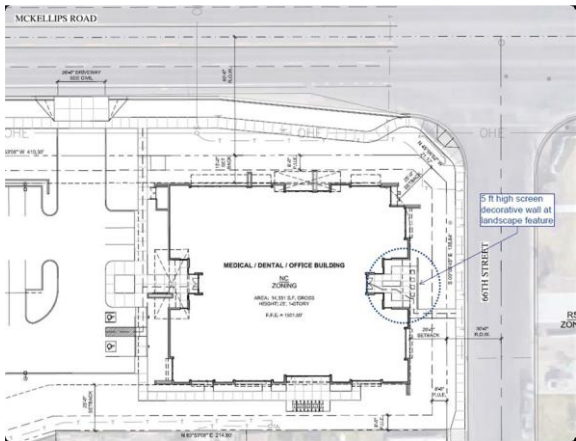


Exhibit B

The proposed project meets the criteria for Items 1 and 2 in MZO section 11-21-3.

SITE PLAN - MZO Section 11-69-5:

This proposal for a 14,331 square-foot medical and dental office building 2.4+/- acres is organized the single story office building on the east side of the site, buffering the existing homes facing 66th Street from the proposed parking area which is located west of the building. Access to the site is provided with two driveways along McKellips Road. This proposal provides completion of sidewalks connections from 66th Street to McKellips Road, which have been left unfinished since the 1970's. A pedestrian connection has also been provide along 66th Street to the building. The proposed site plan meets the review criteria of MZO Section 11-69-5 of the Zoning Ordinance.

PRELIMINARY PLAT:

All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements. Subdivision Technical Review sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

The proposed plat is consistent with zoning and subdivision requirements.

CONCLUSION:

The proposed project complies with the General Plan and meets the review criteria for Site Plan Review from MZO, Chapter 69 (Section 11-69-5), as well as the preliminary plat requirements and criteria established in MZO, Chapter 21 (section 11-21-3.) for the BIZ overlay. Staff recommends approval with 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 plat submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. Compliance with all requirements of the Subdivision Technical Review Committee.