



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00585
LOCATION/ADDRESS: The 700 block of West Baseline Road (south side).
GENERAL VICINITY: Located on the south side of Baseline Road, west of Country Club Drive.
REQUEST: Site Plan Modification
PURPOSE: This request will allow for the development of a medical office in the NC zoning district.
COUNCIL DISTRICT: District 3
OWNER: Sumir Patel
APPLICANT: Andrew Greybar, LGE Design
STAFF PLANNER: Cassidy Welch

SITE DATA

PARCEL NO.: 302-04-008K
PARCEL SIZE: 1.9± acres
EXISTING ZONING: Neighborhood Commercial – NC
GENERAL PLAN CHARACTER: Employment
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across Baseline Rd) Existing offices – Zoned LI
EAST: Existing commercial retail – Zoned NC
SOUTH: Existing single family residential – Zoned RS-6
WEST: Existing commercial retail – Zoned NC

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

HISTORY/RELATED CASES

June, 1973: Annexed to the City of Mesa and zoned AG
August 18, 1975: Rezoned to R1-6 (RS-6) to allow for the development of a residential subdivision (Z75-051, Ord.# 948)
October 22, 1979: Rezoned to RS to allow for the development of an office complex (Z79-128, Ord.#1280)
January 20, 1986 Rezoned to RS-PAD (OC PAD) to allow for the development of an office complex (Z85-148, Ord.# 2027)
August 25, 1986: Rezoned to C-1 (NC) to allow for the development of a retail center (Z86-077, Ord.# 2109)

PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Modification for the development of a two-story medical office facility. The proposed development is located on the south side of Baseline Road, west of Country Club Drive. The development consists of 1 two-story building with a total of 18,249 gross square feet.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 500' of the site, as well as HOAs within one half mile and registered neighborhoods within a mile. A neighbor from the neighborhood directly south of the property attended the Design Review session with concerns regarding the design of the building. No comments related to the proposed use or site plan were made at the Design Review work session. Staff has not been contacted directly by any residents or property owners in the area.

The applicant will be providing an updated Citizen Participation Report prior to the March 20, 2018 Study Session. An update will be provided by staff at the Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The General Plan character area for this site is Employment. Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposal is consistent with the intent of the Employment District and will support the surrounding community.

ZONING:

The subject site is currently zoned NC. Medical offices are a permitted use within the NC zoning district.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan meets all the review criteria of MZO Section 11-69-5 of the Zoning Ordinance for layout and functionality. The site is located on the south side of Baseline Road, west of Country Club Drive on a parcel that is approximately 1.9 acres. This proposal is for a 2-story medical office with a total floor area of 18,249 square feet. The building is placed in the center of the site and is surrounded by the drive-aisles and parking. Careful consideration has been made to reduce the impact to the neighboring residential to the South. The building has been sited to exceed the minimum required 50-foot building setback and has been designed to keep windows on the second floor above eye level to ensure privacy for the property owners to the South. The proposal meets the required landscaping with additional landscaping along the south property line to further screen the proposed development from the neighboring residential properties. Access is located through a driveway at the northeast corner of the property that is shared with an existing retail development.

CONCLUSION:

The proposed development complies with the Mesa 2040 General Plan and all the review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). The proposed conditions will further bring the development into compliance with section 11-69-5 of the Zoning Ordinance. 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 submitted, and preliminary elevations and landscape plans as approved through the Design Review process.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations