



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00593
LOCATION/ADDRESS: The 7500 block of East Hampton Avenue (north side)
GENERAL VICINITY: Located south of Southern Avenue and west of Sossaman Road.
REQUEST: Rezoning from LI-PAD to LC-PAD with a Council Use Permit; and Site Plan Review.
PURPOSE: This request will allow for the development of a Plasma Center.

COUNCIL DISTRICT: District 6
OWNER: Hampton Property, LLC
APPLICANT: Paul Gilbert, Beus Gilbert, PLLC
STAFF PLANNER: Lisa Davis, AICP, Planner II

SITE DATA

PARCEL NO.: 218-56-939
PARCEL SIZE: 2.4± acres
EXISTING ZONING: LI-PAD
GENERAL PLAN CHARACTER: Mixed Use Activity District
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing commercial and industrial developments, zoned LC-PAD and LI-PAD-CUP
EAST: Existing commercial developments, zoned LC-PAD
SOUTH: (Across Hampton Ave) Vacant, zoned LC-PAD
WEST: Existing industrial development, zoned LI-PAD

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

HISTORY/RELATED CASES

October 9, 1979: Annexation of 276 acres into the City of Mesa (Ord. No. 1279).
February 18, 1980: Established City of Mesa Zoning RS-35 district, 234 acres (Z80-16).
April 5, 1988: Rezoned to AG with conceptual C-2 and M-1 districts, 207 acres (Z88-016).
May 4, 1992: 1,413 acres rezoned to create the Superstition Springs Master Plan (92-014).
March 1, 2004: Rezoned 3.6 acres to M-1-DMP for an auto repair development (Z04-009).
November 15, 2007: Site Plan modification for 3.6 acres for mixed use development. (Z07-110).

PROJECT DESCRIPTION / REQUEST

This is a request for rezoning, Council Use Permit and Site Plan Review approval to allow the development of a 15,203 square-foot (SF) plasma center, BioLife Plasma Services, at the 7500 block of east Hampton Avenue, north side. The requested rezoning is from Light Industrial-LI-PAD to Limited Commercial-LC-PAD with a Council Use Permit (CUP). The plasma center is considered a Social Service Facility and requires the CUP. The site is south of Southern Avenue and west of Sossaman Road.

NEIGHBORHOOD PARTICIPATION:

The applicant provided a Citizen Participation Plan, which included a mailed letter to property owners within 500' of the site, as well as HOAs and registered neighborhoods within a mile. Staff suggested that they reach to all property owners within 1,000' of the site. A neighborhood meeting was held on Wednesday February 21st and a total of 11 residents attended the meeting. The CPP report indicates that by the end of the meeting the neighbors were satisfied and "felt better about the use." Notes from the meeting are included in the CPP report.

Technical Solutions was hired by the applicant for neighborhood outreach. A petition of support with 82 signatures and 77 subsequent letters of support are provided in the report. A map showing the proximity of the supporters with the site has also been provided.

The Councilmembers office received emails both for and against the Plasma Center use that were forwarded to Staff. Three of the four are opposed and one email expressed support for the use. Copies of the emails are attached to the packet.

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 project is in conformance with the General Plan.

The Mesa 2040 General Plan Character area designation for the site is Mixed Use Activity District. The primary focus of the Mixed-Use Activity Districts is largescale (typically over 25 acres) community and regional activity areas that usually have a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. The primary goal of this character type is to provide high quality opportunities for commercial and entertainment activities consistent with the needs of today's consumer. The requested zoning designation of LC-Limited Commercial is consistent with the character type and the surrounding developments.

The site is located in the Superstition Freeway East Economic activity area and district. Mesa has identified four major employment activity areas containing, and which will continue to provide, the locations for most of Mesa's employment. This site is in one of the four identified areas. The Superstition/Power Road Economic Activity Area is established around the opportunity to grow employment opportunities associated with the Loop 202 and US 60 Freeways and expand medical services. Superstition Freeway East: Superstition Springs Center, one of two regional shopping centers located in Mesa, serves as a focal point for the Superstition Freeway East Corridor. It 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.

The narrative indicates that the plasma center will employ approximately 50 people. Although the proposed use is not a hospital or clinic as it does not provide medical services to sick or injured persons. The plasma collected is dispersed to be processed and manufactured into products that are used to treat sick and injured individuals.

ZONING:

This request is to rezone from Light Industrial LI-PAD to Limited Commercial LC-PAD with a Council Use Permit to allow the Plasma Center. The proposed zoning district is consistent with the surrounding commercial and retail uses at the north, east and south of the site. It is also consistent with the auto service use currently zoned LI-Light Industrial to the west.

The current site plan indicates one large building, 15,203 SF with parking surrounding. There are no deviations proposed for the site. All Zoning Ordinance requirements are proposed to be met by the development for the social service facility. The proposed use does require approval of a Council Use Permit (CUP) to be obtained.

Council Use Permit:

The plasma center is considered a social service facility and requires that approval of a Council Use Permit be obtained in the LC zoning district. The Mesa Zoning Ordinance (MZO) Section 11-70-6.D addresses Council Use Permits (CUP) and provides review criteria. A CUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to meet all of the review criteria, the application shall be denied. The specific basis for denial shall be established in the record. The criteria with staff comments are as follows:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:

One Goal of the General Plan is to Create and maintain a variety of great neighborhoods. Within this goal there is a policy strategy that reads as follows:

Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

The proposed site of the plasma center is not directly adjacent to residential uses. It is within a retail and industrial area. The site is proposed to be developed as a standalone project. Since it is not within a neighborhood the proposed site does protect neighborhoods from incompatible uses. Another goal under economic development is to Grow and maintain diverse and stable jobs. The policy strategy is to preserve designated commercial and industrial areas for future job growth. The proposed zoning designation and use does not bring in a residential component.

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;

The location size and design are consistent with the purposes of the district. The operating characteristics of the proposed use are difficult to measure with the purposes of the district. The operating characteristics identified in the project narrative and good neighbor policy conform with the General Plan.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and

According to the narrative the use will not be injurious or detrimental to the adjacent or surrounding properties. As noted in the narrative all operations will occur inside the building. There is an existing plasma center use on Dobson Road that obtained approval of a Council Use Permit in 1993, Z93-022. The plasma center use has been operating since that time. A crime report analysis was provided by the City of Mesa Police Department. The report does show numerous complaints of trespassing. As pointed out by the Police Department, this indicates that donors tend to congregate outside before and after donation. Through online reading of this use in other communities the donors congregating outside is a running theme.

The good neighbor policy submitted indicates that the facility will accommodate 10 people waiting for appointments. A floor plan showing the waiting areas outlined in red and pictures of an existing facility have been provided and are attached to the report. Within the policy it indicates a number of protocols to mitigate trespassing including a "Trespass Warning Log" that will be utilized to track trespass warnings. The plasma center staff will be trained in the protocols. A name and phone number for a manager are also provided within the document to address any concern that may arise with the use. The applicant has indicated that most donors make appointments which will also help reduce the number of people waiting. It appears that BioLife Plasma will have policies and protocols in place to lessen the impact on surrounding uses so that it is not injurious or detrimental.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

The proposed site does have adequate public services, public infrastructure that are available to serve the site.

In addition to the CUP review criteria the social service facility is required to meet additional standards through the CUP process. MZO Section 11-31-26 provides standards that must be met for the Social Service Facility to be located, developed, and operated and are as follows with staff comment:

- A. Location. Social Service Facilities are not allowed on Main Street, within the designated Town Center Redevelopment Area.

The site is not located on Main Street.

- B. Minimum Standards. All Social Service Facilities shall provide: adequate and accessible sanitary facilities, including lavatories, rest rooms and refuse containers; sufficient patron seating facilities for dining, whether indoor or outdoor; effective screening devices such as landscaping and masonry fences in conjunction with outdoor activity areas; a plan of operation, including but not limited to, patron access requirements, hours of operation, measures used to control potential client congregation on the site during non-operating hours, security measures, litter control, and noise attenuation. Further, evidence of compliance with all Building and Fire Safety regulations and any other measures determined by the City Council to be necessary and appropriate to ensure compatibility of the proposed use or uses with the surrounding area shall be provided with permit applications.

The applicant has indicated that there is sufficient seating within the facility. As discussed above waiting areas within the building have been included in the design. Other appropriate facilities including restrooms are indicated on the floor plan. The hours of operation are from 8 am to 6 pm. The applicant has indicated the facility will be open 6 days a week.

- C. Applicable Guidelines. All Social Service Facilities are subject to the Social Service Facilities Guidelines adopted by the City.

The guidelines are limited in the capacity to address plasma centers. The primary focus of the guidelines is to address shelters and dining halls. The proposed plasma center does meet the guidelines.

- D. Criteria for Review of Council Use Permit: When required, the review of the Council Use Permit shall include a review and determination regarding the following items:

1. The use is found to be in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, including the Social Service Facility Guidelines and will be compatible with surrounding uses; and

The proposed social service facility plasma center proposed to be located in the LC district and the site plan are in compliance with the General Plan in the areas discussed above;

2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and The narrative indicates that the facility is an 8-million-dollar facility that will meet all current codes and regulations. Through communication with the applicant more information on the operations was provided. Once the plasma center is fully established it expects 1,500 donations a week over 6 days. There are 60 beds that will accommodate at full capacity 60 people at a time. Three quarters, of the people have scheduled appointments for donation. Although they can at times accommodate walk in's or schedule them for a future date and time. The site plan provided does meet the zoning ordinance requirements with conditions of approval listed in this report.

3. A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and

A good neighbor policy has been submitted and is attached to this report. The good neighbor policy addresses protocols to mitigate the donors congregating outside either before or after the donation. It indicates that the project will be registered with the Mesa Police Department and they will apply many of the principles described in the Trespass Enforcement Program. As discussed above it further indicates that staff will be trained on protocol. A manager's name and phone number have been provided. The good neighbor policy submitted appears to have acceptable measures to ensure ongoing compatibility with adjacent uses.

4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

This will be a new facility and development. The applicant is not requesting any deviations from Mesa Zoning Ordinance requirements. The project is required to obtain approval through Design Review. Currently the project is scheduled to be discussed at the March 13, 2018 Design Review Board work session. Staff can provide an update of the discussion at the Planning and Zoning Board Study session.

SITE PLAN - MZO Section 11-69-5:

This proposal for a 15,203 SF Plasma Center at the 2.4+/- acre site. The site will maintain the existing cell tower at the northeast corner of the site. There is a reciprocal driveway and drive aisle at the western most portion of the site. It is the only driveway proposed for the site and will be a shared drive with the existing auto service facility. The building is proposed to be single story at just under 24' in height. All landscape and building setbacks are met. A pedestrian connection has also been provided from Hampton Avenue to the entrance of the building. An entry plaza is indicated on the landscape plan at the main entrance of the building. The MZO Section 11-33-5 requires a minimum 900 SF entry plaza with dimensions of width and depth of a minimum of 20'. Dimensions are not provided on the plan. The project will need to meet all foundation base requirements.

A total of 107 parking spaces is proposed for the site. MZO Table 11-32-3.A does not have plasma center use indicated in the table. Utilizing the medical office parking requirements of 1 space per 200 SF of area a total of 77 spaces would be required. Utilizing the shell building requirements of 1 space per 275 SF of area a total 56 spaces would be required. As a third option, utilizing the general office requirements of 1 space per 375 SF of area a total of 41 spaces would be required. MZO does have a maximum number of spaces which is 125% of the required number of spaces. Using the highest number required for medical offices at 77 spaces, the maximum number of spaces allowed would be 97 spaces. The proposed 107 spaces exceed this amount. An Administrative Use Permit will be required to be obtained to allow the excessive number of parking spaces. The proposed site plan with conditions of approval listed in this report meets the review criteria of MZO Section 11-69-5.

CONCLUSION:

The proposed project complies with the General Plan and meets the review criteria for rezoning from LI-PAD to LC-PAD, MZO section 11-6, a Council Use Permit, MZO Section 11-70-6 and 11-31-6, for the plasma center; Site Plan Review from MZO, Chapter 69 Section 11-69-5. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and good neighbor policy and as shown on the site plan, and preliminary landscape and elevations.
2. Obtain and comply with all requirements of Design Review approval.
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. **Obtain approval of an Administrative Use Permit for the site to be allowed to exceed the maximum number of allowed parking spaces.**
6. **Prior to the issuance of a building permit, the site plan shall be revised to comply with all requirements for foundation base, MZO Section 11-33-5.**