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Planning and Zoning Board

Case Information

CASE NUMBER: ZON18-00056
LOCATION/ADDRESS: The 4300 through 4400 blocks of East Florian Avenue (north side).
GENERAL VICINITY: Located north of Southern Avenue and west of Greenfield Road.
REQUEST: Modification of an existing PAD; and Site Plan Review.
PURPOSE: This request will allow for the development of an office building.
COUNCIL DISTRICT: District 2
OWNER: Steven Frost, Red Mountain Gaming, LLC
APPLICANT: Michael A Hall, Michael A Hall Architect, LLC
STAFF PLANNER: Wahid Alam, AICP-Planner II

SITE DATA

PARCEL NUMBER(S): 140-48-126A
DEVELOPMENT AREA: 1.2 ± acres
EXISTING ZONING: Office Commercial (OC-PAD) with PAD Overlay
GENERAL PLAN DESIGNATION: Neighborhood Village
CURRENT LAND USE: Vacant undeveloped

ZONING HISTORY/RELATED CASES:

June 18, 1973: Annexed to City, subsequently zoned AG (274-55)
June 17, 1985: Rezoned LC (Z85-67)
Nov. 6, 2000: Rezoned from LC to NC and OC-PAD for the Greenfield Court development (Z00-75)

SITE CONTEXT

NORTH: Existing large lot subdivision Sky Ranch 2- zoned RS-43
EAST: Existing office development – zoned OC-PAD
SOUTH: (across Florian Avenue) Existing shopping center-zoned LC-PAD
WEST: Existing office development – zoned OC-PAD

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 Modification of an existing PAD and Site Plan Review for a medical office building. The proposed development will be an office building within an existing center called Greenfield Court with retail and office uses. The requested modification is to allow combining two lots by eliminating the condition of approval of the existing PAD (Z00-075) which does not allow to assemble lots.

NEIGHBORHOOD PARTICIPATION

The site is located north of the northwest corner of Greenfield and Southern Avenue within Greenfield Court commercial center which contains retail and office uses. As part of the Citizen Participation Plan, the applicant contacted all property owners within 1,000 feet, all HOAs within one mile and all registered neighborhoods within one-half mile from the proposed development site. Staff suggested to hold a neighborhood meeting because of the PAD modification request to eliminate one of the conditions of approval (Z00-075). The Citizen Participation Plan indicated a neighborhood meeting was in March. The Citizen Participation Report will indicate the applicant's outreach effort. To date, staff has not received any comments or concerns from neighboring property owners regarding this request.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

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 and has determined that the proposed use is in conformance with the General Plan.

The proposed site plan modification is consistent with the Neighborhood Village character type from the General Plan and will help to develop and maintain a mixed-use activity district in this area. As designed, the site plan helps to implement the design objectives contained in Chapters 4 and 5 of the General Plan with regards to retrofitting and infill of existing commercial centers.

ZONING:

The site is currently zoned OC-PAD as part of the Greenfield Court office/retail development that was originally approved by case# Z00-075 with PAD Overlay with conditions. Specifically, condition 10c of the existing PAD states: *"All lots will be developed individually and may not be assembled."*

The applicant is proposing to modify the PAD to allow two lots (#11 and #12) that have not been developed in the office center to be combined to allow the development of the proposed office building.

The request to modify the existing PAD Overlay will eliminate condition #10c as it applies to Lots #11 and #12. Staff is supportive of this request.

SITE PLAN - MZO Section 11-69-5:

Staff has reviewed the site against the site plan review criteria found in Chapter 69 of the zoning ordinance. The proposed site plan meets all of the review criteria with the conditions as described in the analysis below:

Driveway alignment:

The proposal is to build a medical office building on a vacant lot between two existing medical offices within the existing Greenfield Court. The proposed medical building is 24' tall for 8,996 square foot. The site will be accessed by a single driveway from Florian Avenue to the south.

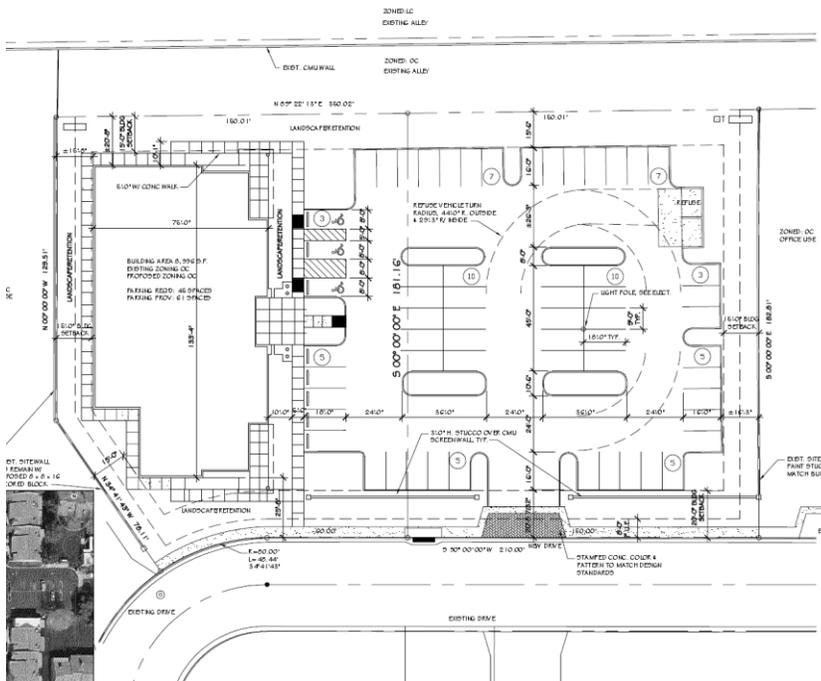
Screen wall and driveway access design:

The proposed building is being placed along the west property line oriented north south facing the {00272428.2}

proposed parking lot to the east. The proposed development combines two existing lots (lot 11 & 12) to create a medical facility.



Vacant undeveloped site (lot 11 & 12)



Parking:

The proposed site plan shows parking greater than the amount allowed by the zoning ordinance. The parking for the site is calculated as follows:

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The proposed building will require the following parking spaces:

Medical Office:	8,996 square feet (parking @ 1 space / 200sf = 45 spaces)
Total parking required:	45 spaces (125% max per Section 11-32-3C = 57 spaces)
Total provided:	61 spaces

The zoning code allows a maximum parking of 125% of the total required spaces. The maximum parking count for this development is 57 spaces the applicant is proposing 61 spaces. Staff does not support the additional parking spaces and thinks those additional parking spaces would be better used for outdoor seating area for customer and employees and reduce pavement area (condition# 4a). Also provide covered parking per Section 11-32-3D (condition #4b).

Design Review:

The proposed medical building was reviewed by Design Review Board (DRB) at their Work Session held on March 13, 2018. DRB expressed their concern and provided suggestions to improve the design/architecture. The applicant will work with staff on any revisions to elevations, sign design, landscaping, etc. and will submit those revisions for staff approval of the Design Review process.

CONCLUSIONS:

Staff supports the request to build a medical office facility at this location within the Greenfield Court. The proposed development is in conformance with the General Plan and meets all review criteria with the conditions listed for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). Therefore, staff recommends approval of zoning case ZON18-00056 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 submitted, except as modified by the conditions below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all conditions of Design Review (DRB18-00073) approval.
3. Compliance with all City development codes and regulations.
4. Prior to submission of building permit application, modify the site plan and elevations for acceptance by the Planning Director to include the following items:
 - a) A maximum of 57 parking spaces per Section 11-32-3C.
 - b) Cover the parking spaces per zoning code Section 11-32-3D.
 - c) Screen the exterior wall mounted equipment including Service Entry Section (SES) per zoning code Section 11-30-9A 3.