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Dr. Kumar Medical Clinic • Narrative

Case Number: DRB18-00060/ZON18-00061
Address: 7615 E Baseline Rd
Location: SEC Corner of Sossaman and Baseline
Facilitator: Evan Balmer, AICP, Planner 1
Contact: 480-644-5296

Date: March 5, 2018
OW Project No. 20174_198-01

General:
The proposed Kumar Medical Clinic and Ambulatory Surgery Center represents a much-needed use in the east Mesa area. This two-story building will bring specialized Cardio Vascular diagnosis and treatment to many of the residents in the adjacent 55 and older age restricted communities. It is currently planned to include a 5,500 sf Surgery Center with a state of the Art Hybrid Operating Room and 2,500 sf Clinic on the ground floor, with a second level mezzanine used for the storage of medical equipment. Total building area under roof is 12,000 sf.

Site Design:
Located at the SE corner of Baseline and Sossaman Road, the property is an unusual triangular shaped piece of property that appears to be a remnant site left over from the Maricopa Drainage Channel development and has never been developed. The North East/West, and South West corners of the intersection appear to have small commercial uses that are empty. We believe the medical use on this site can be a catalyst for revitalization of this area.

The sites relatively small size, 49,500 sf net, and its unusual shape are the primary drivers of the proposed buildings location and geometry. To allow safe vehicular access into the site we are proposing a new drive on Sossaman Rd. at the south end of the site aligning with the existing drive to the west, and a new driveway on Baseline Rd. positioned as far east as possible. The main building entry is located on the east side, directly off of the parking lot. The buildings positioning screens a parking lot of 40 spaces. Total required parking for this project is 1 space per 200 sf or 40 spaces. 40 spaces are provided.

Landscape will be designed to match the desert plant palette of the area and will be drought tolerant. Site lighting will be designed to be consistent with city requirements for light level.

Building Design Character:
The functional program of the space is the main determinate of the building form. Surgery suites, and exam rooms function best using a regular pattern or geometry. The result is a straightforward organization of spaces that create a rectilinear building envelop that are covered by a single slope main roof that emphasizes the buildings presence from the intersection but reduces in height as it slopes south. A honed masonry block at the base of the building in a warm light grey with upper sections of EIFS over metal framed walls will be the primary building finish. The building lobby frames the Superstition Mountains to the East. Glazing will be non-reflective tinted/clear glass in clear anodized frames. Low slope roofs with parapets will provide screening of roof top located equipment. An emergency generator will be located on the ground within a screened service yard.

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BIZ(Bonus Intensity Zoning) Requests

Due to the small size, 49,500 sf net, and its unusual shape, the site has influenced the buildings location and geometry. We would like to request two minor modifications to the zoning ordinance and code; we believe our justifications would allow for this catalytic development to take full advantage of the site.

1.**Modification:**
-Request to reduce the required landscape setback at the east property line. The current set back is 15', requested landscape setback is 0'.

Justification: To allow safe vehicular access into the site we are proposing a new drive on Sossaman Rd. at the south end of the site aligning with the existing drive to the west, and a new driveway on Baseline Rd. positioned as far east as possible. This creates a natural parking layout that follows the angle south east property line. We are proposing to place the majority of the parking consisting of 28 spaces along the southeast site boundary adjacent to the property line. The property adjacent to the east property line, belongs to the Flood Control District of Maricopa County, as is a flood control channel with no landscaping. A storage yard is located further to the east.

2.**Modification**:
-Request to designate storage spaces above the clinic and future surgery center as two independent mezzanine spaces. We are asking for relief from this floor area contributing to the parking requirements.

Justification: By classifying these spaces as a mezzanine, we are able to keep our current parking count at 40 spaces which maximizes the amount of given space that the unusually shaped property allows. These mezzanine spaces are to be **S-1** occupancy and will be separated by a 1 hour rated wall.

Bonus Intensity Zone (BIZ) Requests Table		
City of Mesa		
Location: 7615 E. Baseline Road, Mesa, Arizona 85209		
Current Zoning: LC (Limited Commercial)		
Proposed Zoning: LC BIZ		
Zoning Development Standards	LC	LC BIZ
Minimum Lot Area	10,000 sf	49,500 sf
Minimum Lot Width	100 ft	297.86 ft
Minimum Lot Depth	100 ft	Avg. 114 ft
Maximum Height	30 ft	32'-10 3/4"
		Avg. 28'-3 1/2"
Minimum Setback-Front/ Street Facing side	15 ft	15 ft
Minimum Setback-Interior/ Rear side-Non-residential	15 ft	0 ft
-required amount to be landscaped	15 ft	0 ft
Setback at Street Interections-Minimum Radius	25 ft	25 ft

Project's Conformance to the Bonus Intensity Zone Overlay District

Response to Chapter 21 BIZ Development Standards-11-21-3 (summarized)

1. Provide distinctive superior quality designs.

Response: *The proposed project meets a holistic design approach showcasing building forms that respond to the shape of the site, as well as a landscape design that match that of the desert context.*

2. Address environmental performance standards outlined below:
    a. Site selection criteria. Sites shall meet on or more of the following criteria
        i. Redevelop and rehabilitate economically distressed properties, damaged sites or environmentally contaminated "brownfield" sites.

Response: *The proposed site currently sits vacant. It's odd shape and adjacency to a flood control channel has made the site difficult to develop. The proposed use of this project plans to provide much needed development to the area.*

        ii. Utilize areas with existing utility and transportation infrastructure and existing community services

Response: *The proposed site will be utilizing existing utility lines.*

        iii. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop.

Response: *The proposed site contains a bus stop for the 108 bus line at the corner intersection of Baseline and Sossaman.*

    b. Site design criteria. Designing the site to facilitate alternative modes of transportation and to reduce onsite environmental impacts.
        i. Provide safe and secure storage for bicycles. For commercial, employment or institutional project, bicycle storage areas shall be within 200 yards of the building entrance, and shall have a designated and convenient pedestrian access route connecting the storage area to the building.

Response: *Bike parking will be provided located within feet of the main entrance. 4 parking spaces will be provided, to meet the zoning code requirement.*

        ii. Include priority location parking for low-emission vehicles in parking areas

Response: *Able to comply.*

        iii. Provide priority location parking spaces for carpool vehicles

Response: *Able to comply.*

        iv. Provide the number of parking spaces designed to serve a development site consistent with the number of spaces required to meet the minimum parking ratio.

Response: *The minimum required parking for this building is 40 spaces. The amount of parking provided is 40 spaces. We are requesting the spaces above the clinic and future ASC to be considered mezzanine spaces to reduce the total parking count.*

        v. For greenfield sites, protect or restore natural areas on site with native vegetation to encourage biodiversity and for enjoyment by people. For previously developed sites, restore areas with native or adapted vegetation to encourage biodiversity and for enjoyment by people. The size of the

space should be appropriate for the size of the site and the activity level or use of the site.

Response: *N/A*

vi. Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of renewable energy. The design also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that have efficient HVAC systems, incorporate passive solar heating, cooling and day lighting strategies within an efficient building envelope, as recommended by the Department of Energy's Energy Efficiency and Renewable Energy section.

Response: *This project is designed using passive solar techniques to achieve an energy efficiency. This building will meet the 2009 IECC standard for the City of Mesa, a COMcheck will be provided.*

c. Provide documented evidence that the building will meet or exceed nationally recognized environmental performance standards.

d. Utilize areas with existing utility and transportation infrastructure and existing community services

Response: *The proposed site will be utilizing existing utility lines.*

e. Redevelop and rehabilitate economically distressed properties, damaged sites or environmentally contaminated "brownfield" sites.

Response: *The proposed site currently sits vacant. It's odd shape and adjacency to a flood control channel has made the site difficult to develop.*

f. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop.

Response: *The proposed site contains a bus stop for the 108 bus line at the corner intersection of Baseline and Sossaman.*

3. Provide documented evidence that the building will meet or exceed nationally recognized environmental performance standards.

Response: This project is designed using passive solar techniques to achieve an energy efficiency. This building will meet the 2009 IECC standard for the City of Mesa, a COMcheck will be provided.