



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00061
LOCATION/ADDRESS: The 7600 block of east Baseline Road (south side) and the 2000 block of south Sossaman Road (east side)
GENERAL VICINITY: Located at the southeast corner of Sossaman Road and Baseline Road.
REQUEST: Rezoning from LC to LC-BIZ; and Site Plan Review.
PURPOSE: This request will allow for the development of a medical clinic.
COUNCIL DISTRICT: District 6
OWNER: Goldfield Medical Clinics, LLC

APPLICANT: Alex Buettner
STAFF PLANNER: Evan Balmer

SITE DATA

PARCEL NO.: 304-05-005J
PARCEL SIZE: 1.1± acres
EXISTING ZONING: LC
GENERAL PLAN CHARACTER: Neighborhood - Suburban
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing commercial development, zoned LC
EAST: Recreational vehicle storage yard, zoned RS-7
SOUTH: Subdivision tract, zoned RS-7
WEST: Existing commercial development, zoned LC

HISTORY/RELATED CASES

August 29, 1983: Annexed into the City of Mesa and subsequently zoned C-2 (Ord. No. 1731, Z92-054)

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

PROJECT DESCRIPTION / REQUEST

This is a request for a BIZ overlay and Site Plan Review on an existing site zoned for LC uses to allow the construction of a medical clinic building on the southeast corner of Baseline Road and Sossaman Road. The building will include a 2,500 sf clinic and a 5,500 sf surgery center on the ground floor and a second level medical equipment storage area for a total of 12,000 sf. The applicant is requesting two modifications under the BIZ application, the first is the reduction in the required landscape setback on the east property line from 15' to 0' and the second request is a reduction in the required parking from 60 spaces to 40 spaces.

NEIGHBORHOOD PARTICIPATION

The applicant sent mailings to property owners within 1,000 feet of the site, to HOAs within ½ mile, and registered neighborhoods within a mile of the site. The applicant did not receive any contact in response to the mailing. The report is included for the Board's review. To date, staff has not been contacted with regard to this proposal.

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 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 building to serve the immediate neighborhood and surrounding community.

This project will also strengthen the character of the area by developing an irregularly shaped infill parcel. The proposed development is located on a triangular shaped parcel bordered on the west by Sossaman Road and on the east by a Maricopa County drainage channel. Given the unique shape of the parcel, this site has remained undeveloped for many years. As part of the development process, this project would also complete improvements, including sidewalk and landscaping, along their Sossaman Road and Baseline Road frontages. These improvements will improve the streetscape and connectivity in the area, which is another goal of the General Plan.

ZONING:

This request is to rezone from LC to LC-BIZ. The subject property is located on the southeast corner of Sossaman Road and Baseline Road. The southwest and northeast corners of that intersection are also zoned LC and the northwest corner is zoned NC.

The Limited Commercial (LC) zoning district is identified in the Zoning Ordinance as an area to provide retail, entertainment and service-oriented businesses that serve a one to ten-mile radius. The LC zone allows additional uses, such as hospitals and clinics that are not allowed in less intense commercial zones provided they meet additional standards such as enhanced landscaping and pedestrian connections (11-6-2). This project is in compliance with the additional requirements for hospitals and

clinics that are outlined in the Zoning Ordinance.

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 the medical clinic building proposed due to the quality of architecture that has been presented. Planning Staff feels that the applicant has done a good job of tailoring the design of the building to the unique shape and constraints of the property.

The requested deviations, which are identified in the table below, are primarily to accommodate the triangular shape of the parcel. The applicant is requesting two deviations from code requirements to facilitate the development of this property. The first requested deviation is a reduction in the landscape setback on the east side of the property from 15’ to 0’. One of the primary functions of landscaped setbacks is to provide a buffer between adjoining uses. In the case of this specific parcel, the eastern property line is adjacent to a Maricopa County drainage channel that is approximately 140’ wide, which serves as an effective buffer between uses. Additionally, the property on the east side of the drainage channel is a trailer and recreational vehicle storage yard for the residents of the Sunland Village East community and would not be negatively impacted by the reduction of the landscape setback on the subject property.

The second deviation is also due to the unique shape of the parcel. The building features a medical clinic and future surgery center on the first floor and storage of medical equipment used at the facility on the second floor. The applicant is requesting a reduction in the number of required parking spaces from 60 spaces to 40 total spaces. One of the site design criteria for consideration with a BIZ overlay is “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. Parking spaces over the minimum number is discouraged.” Adequate parking is being provided for the clinic and surgery center uses and adding additional spaces for the second floor storage could impact the unique building design being proposed.

Development Standards – MZO Table 11-7-3	Required	Proposed
<u>Street-side Setbacks</u>		
North	15’	15’
West	15’	15’
<u>Interior Lot Line Setbacks</u>		
East adjacent to drainage channel	15’	0’

Development Standard – MZO Table 11-32-3.A	Required	Proposed
Parking	1 space per 200 sf = 60 spaces	40 Spaces

The proposed project meets the review criteria for a BIZ overlay for Items 1 and 2 as stated in MZO section 11-21-3.B.

SITE PLAN - MZO Section 11-69-5:

This proposal is for a 12,000 square-foot medical clinic building on 1.1± acres on the southeast corner of Baseline Road and Sossaman Road. Access to the site is provided with an entrance along both Baseline Road and Sossaman Road. Landscaping will be provided along Baseline Road and landscaping and street enhancements, including sidewalk, will be provided along Sossaman Road. The design of the building is distinctive and well situated for the unique shape of the parcel. The highest point of the building is on the north elevation and the building reduces in height as it slopes away from the intersection to the south, which is also the narrowest part of the parcel.

This project contributes to the creation of a visually interesting built environment for the surrounding area and utilizes a remnant parcel that has gone undeveloped for many years. The proposed site plan meets the review criteria for site plan review as found in MZO Section 11-69-5 of the Zoning Ordinance.

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 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, (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 or at the time of the City's request for dedication, whichever comes first.
5. Written notice be provided to future property owners, and acknowledgment received that the project is within four miles of Phoenix-Mesa Gateway Airport.
6. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City prior to the issuance of a building permit.