



## Planning and Zoning Board

### *Staff Report*

**CASE NUMBER:** ZON18-00451  
**LOCATION/ADDRESS:** 1700 block of South Pierpont (west side).  
**GENERAL VICINITY:** Located north of Baseline Road west of Higley Road.  
**REQUEST:** Rezoning from LI-PAD to LI; Site Plan Review; and Special Use Permit for parking reduction for a hospital.  
**PURPOSE:** This request will allow for the development of a rehabilitation hospital as part of a future medical complex.  
**COUNCIL DISTRICT:** District 2  
**OWNER:** Banner Health  
**APPLICANT:** Andrew Whisler, Kimley-Horn  
**STAFF PLANNER:** Evan Balmer, AICP

#### SITE DATA

**PARCEL NO.:** 140-68-005F  
**PARCEL SIZE:** 22.2± acres  
**EXISTING ZONING:** LI-PAD  
**GENERAL PLAN CHARACTER:** Employment  
**CURRENT LAND USE:** Vacant

#### SITE CONTEXT

**NORTH:** US Highway 60  
**EAST:** Banner MD Anderson Cancer Center (Town of Gilbert)  
**SOUTH:** Vacant, zoned LI-PAD  
**WEST:** Multi-family residential (under construction), zoned RM-3-PAD

#### HISTORY/RELATED CASES

February 22, 1983: Annexed into the City of Mesa and subsequently zoned AG (Z83-010)  
February 18, 1986: Approved rezone from AG to conceptual M-1 (Z86-008)  
November 17, 1986: Approved rezone from AG (conceptual M-1) to M-1 (Z86-099)  
July 12, 2006: Approved rezone from M-1 to M-1-PAD (Z06-047)

**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 rezoning from LI-PAD to LI, Site Plan Review and a Special Use Permit for a parking reduction for a hospital on a currently vacant parcel to allow the development of a 61,000± square foot rehabilitation hospital.

### **NEIGHBORHOOD PARTICIPATION**

The applicant sent mailings to property owners within 1,000 feet of the site, to HOAs within ½ mile, registered neighborhoods within a mile of the site and held a neighborhood meeting on June 12, 2018. At the time that this report was written, staff had not been contacted by any property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the August 14, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

### **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 for the site is Employment. The primary focus of the employment character type is to provide for a wide range of employment opportunities in high quality settings. Employment-type land uses are generally at least 20 acres in size and have minimal connection to the surrounding area. The proposed project is consistent with the General Plan by providing a well-designed health care facility that provides the opportunity for quality jobs while minimizing impact to the surrounding area.

#### **ZONING:**

This request is to rezone from LI-PAD to LI. In 2006, the subject property was rezoned to M-1-PAD as part of a larger 60-acre development that was to include two RV dealerships as well as commercial and employment uses. As this plan never came to fruition, the applicant is requesting a rezone to remove the PAD overlay from the entire 22.2± acre parcel. The proposed rehabilitation hospital is an allowed use in the LI zone and no deviations from the development standards of the LI zone are being requested.

#### **SITE PLAN - MZO Section 11-69-5:**

This proposal is for a 61,000± square-foot rehabilitation hospital on 5.3± acres of the 22.2± acre site. This will be the first phase in the development of the 22.2± parcel, and all future phases of the development will necessitate Design Review and Site Plan Review as required by the Zoning Ordinance. Access to the site will be provided via a private drive off Pierpont Drive/48<sup>th</sup> Street. The building will be setback from the front property line approximately 137 feet, which exceeds the 20 feet required in the LI zone. Mesa has additional requirements for hospitals, which are listed in MZO section 11-31-15. These requirements include a dedicated 900 square foot area for patient drop off and pedestrian connections to the street. The applicant's proposal meets the requirements for hospitals listed in the Zoning Ordinance.

This proposed project continues some of the design themes of the neighboring Banner MD Anderson Cancer Center to the east of the subject property and contributes to the creation of a visually interesting built environment for the surrounding area. The proposed site plan meets the review criteria for site plan review as found in MZO Section 11-69-5 of the Zoning Ordinance as well as all of the development standards for hospitals in the LI zone.

**SPECIAL USE PERMIT – MZO Section 11-32-6 and 11-70-5:**

The Special Use Permit for the parking reduction is for a hospital that is being built in the first phase of development. Any future uses in the first phase of development will have to apply for an additional Special Use Permit. This Special Use Permit does not apply to future phases of development. The proposed parking reduction complies with the four standard required findings outlined in MZO Section 11-70-5 for a Special Use Permit for a hospital. The proposed use is in conformance with the General Plan designation of Employment and meets all of the design criteria of the LI zone. A rehabilitation hospital is consistent with surrounding land uses and will be able to be adequately served by utilities and other public services.

The Special Use Permit requested is for a reduction in parking from the 153 spaces required by the Zoning Ordinance, which is calculated at one space per 400 square feet of building area, to 123 total spaces. Because the Special Use Permit request is for a parking reduction, the proposal must also comply with three additional criteria outlined in MZO Section 11-32-6. The applicant has shown sufficient justification to reduce the amount of parking on the site and complies with the standard findings for a Special Use Permit as outlined in MZO section 11-70-5 as well as the additional criteria for a parking reduction as outlined in MZO 11-32-6 and summarized in Table 1 below. The Planning and Zoning Board may hear and take action on Special Use Permits only when requested in conjunction with another request requiring action or recommendation by the Planning and Zoning Board, as authorized by MZO section 11-66-2.C. Any Planning and Zoning Board approval of a SUP that requires the associated request, in this case a rezoning from LI-PAD to LI, to be approved by the City Council is conditioned upon Council approval of the associated request. In the event the City Council denies the rezone request, the SUP for a parking reduction shall also be considered denied.

**Table 1**

<b>Special Use Permit Required Findings</b>	<b>Finding</b>
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.	The proposed use of the property as a rehabilitation hospital is consistent with the General Plan designation of Employment in place on the property.
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 applicant's proposal is in conformance with all of the design requirements of the LI zone as well as all of the design criteria specific to the hospital use.
The proposed project will not be injurious or detrimental to the adjacent or surrounding	The proposed rehabilitation hospital is consistent with the development pattern in the area and

properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City.	would not be detrimental to surrounding properties.
Adequate public services, public facilities and public infrastructure are available to serve the proposed project.	The proposed project will be able to be adequately served by public utilities and all other public services.
<b>Parking Reduction Required Findings</b>	<b>Finding</b>
Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working or visiting the site exist that will reduce the parking demand at the site.	The applicant has provided information relating to the staffing and work patterns of the proposed hospital. Staffing will consist of 150 full-time employees working in shifts during the 24-hour operation of the facility. The largest parking demand is anticipated to occur on weekday mornings when between employees and visitors, the parking demand is anticipated to be 113 spaces.
The use will adequately be served by the proposed parking.	Based on the information provided by the applicant and the industry standard of one parking space per two patient beds, the 123 parking spaces provided will adequately serve the development.
Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.	The parking demand is not anticipated to exceed the capacity provided or impact the supply of on-street parking in the area.

#### CONCLUSION:

The proposed project complies with the General Plan and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). The requested Special Use Permit to reduce the amount of required parking for a hospital also meets the review criteria from Chapters 32 and 70 of the Zoning Ordinance (Sections 11-32-6 and 11-70-5). 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 elevations as submitted.
2. Compliance with all requirements of Design Review (DRB18-00450).
3. Compliance with all City development codes and regulations.
4. Future phases of the development will require Design Review and Site Plan Review as required by the zoning ordinance.

5. 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.
6. Noise attenuation measures be incorporated into the design and construction of the facility to achieve a noise level reduction of 25 db.