



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**September 11, 2019**

CASE No.: **ZON19-00444**

PROJECT NAME: **Baywood Square**

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|---|--|
| Owner's Name:                             | Baywood Square Owners Association, Arbor 5800, LLC, Balance Capital, LLC, Bodo Park Holdings, LLC, Shepherd Enterprises, LLC, Blackstone Charitable Trust, Pinion Properties, LLC, B&B Office Condo, LLC, Advanced Equity International, LLC, Kelley Shepherd Holding, LLC, Lodoc Investments, LLC, Branberger Investments, LLC, Bogle Building, LLC, JAI LAXMI, LLC, Faith Edward, LLC, G to G, LLC |
| Applicant's Name:                         | Dorothy Shupe, Sketch Architecture Company   |
| Location of Request:                      | Within the 7100 through 7200 blocks of East University Drive and within the 100 through 400 blocks of North Sunvalley Boulevard. Located west of Sossaman Road on the south side of University Drive.  |
| Parcel No(s):                             | 218-14-017, 218-14-018, 218-14-019, 218-14-020, 218-14-021, 218-14-022, 218-14-023, 218-14-024, 218-14-025, 218-14-026, 218-14-028, 218-14-029, 218-14-030, 218-14-031, 218-14-032, 218-14-034, 218-14-035, 218-14-036, 218-14-038, 218-14-039, 218-14-040, 218-14-041, 218-14-042, 218-14-043, 218-14-044   |
| Request:                                  | Modification of an approved Planned Area Development (PAD) and associated conditions of approval; and Site Plan Modification. This request will allow an amendment to remove a condition of approval limiting the square footage allowed for medical offices. Also consider the preliminary plat for "Baywood Square".   |
| Existing Zoning District:                 | Office Commercial – Planned Area Development (OC-PAD)  |
| Council District:                         | 5  |
| Site Size:                                | 11± acres  |
| Proposed Use(s):                          | Office/ Medical  |
| Existing Use(s):                          | Office/ Medical/Vacant   |
| Hearing Date(s):                          | September 11, 2019 / 4:00 p.m.   |
| Staff Planner:                            | Ryan McCann  |
| Staff Recommendation:                     | APPROVAL with Conditions   |
| Planning and Zoning Board Recommendation: |  |
| Proposition 207 Waiver Signed:            | No   |

## HISTORY

On **May 21, 1976**, the City Council annexed approximately 145 acres of land from Maricopa County (Ord #. 1005).

On **September 16, 1976**, the City Council approved rezoning of the property from Maricopa County Rural-43, Multiple Family Residential (R-4), Intermediate Commercial (C-2) and General Commercial (C-3) to General Multiple Residence (R-4) and Limited Commercial (C-2) (case# Z76-047). This request also established the Master Plan of Sunrise Ranch Properties for a planned residential community.

On **August 21, 1978**, the City Council approved rezoning of the property from R-4 to C-2, C-2 to Residential Service (RS), and RS to R-4 (case# Z78-060). This request changed the configuration and proposed uses of various existing parcels to allow for commercial, professional offices, and apartment uses in the previously approved Master Plan of Sunrise Ranch Properties.

On **October 22, 1979**, the City Council approved a rezoning of the property from RS and R-4 to C-2 (case# Z79-133). This request modified the existing master site plan and zoning pattern of the Sunrise Ranch Properties Master Plan for a regional shopping center.

On **April 2, 2001**, the City Council approved a rezoning of a section of the Master Plan from Limited Commercial (C-2) to Office Commercial with a Planned Area Development Overlay (OS-PAD). This request allowed for the development of an office park (case# Z01-009).

## PROJECT DESCRIPTION

### **Background**

The subject site is partially developed with eleven (11) out of twenty-three (23) buildings constructed. The remaining twelve (12) buildings currently sit as vacant pad sites. The requested modification is to remove condition of approval #9 from Ordinance No. 3872 which states, "Medical offices restricted to 24,000 s.f. total". In 2001 the Zoning Ordinance did not include requirements for a commercial shell building parking ratio. To prevent under parking of uses, a stipulation was placed on the maximum square footage of medical offices to be allowed within the office park development in the approved master plan. The applicant is looking to have the ability to attract additional medical users, thus the request for the deletion of the previous condition of approval and modify the site plan to allow for additional parking spaces.

### **General Plan Character Area Designation and Goals**

The General Plan Character area designation on the property is Neighborhoods with a subtype of Suburban. Per Chapter 7 of the General Plan, the focus of the Neighborhoods character type is to provide a safe place for people to live where they can feel secure and enjoy their surrounding community. The suburban character type, as part of a total neighborhood area, may contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. Office commercial is listed as a secondary use within the suburban subtype. The proposed project is consistent with the General Plan land use designation as it provides the needed office and commercial uses to fulfill the goals for creating a total neighborhood. Staff also reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-

1) of the Mesa 2040 General Plan.

### **Zoning District Designations**

The property is currently zoned Office Commercial with a Planned Area Development Overlay (OC-PAD). The request is to remove condition #9 of the PAD overlay (Ordinance #3872, Case # Z01-009). This condition of approval limited the size of square footage allowed for medical offices development within the PAD. Per the limitation, medical office development could occupy a maximum of 24,000 total square feet within the OC-PAD section of the master plan.

Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), the proposed use of the property for office/ medical use is allowed in the OC-PAD zoning designation.

### **Planned Area Development (PAD) Overlay – MZO Article 3, Chapter 22:**

The modifications to the previously approved PAD, include modifications to the conditions of approval and modifications to the approved site plan.

### **Site Plan and General Site Development Standards:**

The subject request conforms with the review criteria for site plan outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance. The original site plan was approved in 2001 with 23 total buildings. The site has not been fully built out, currently only eleven (11) buildings have been constructed. The applicant is proposing to modify the site plan by removing one building and reducing the size of three other buildings on the site. The proposed modification will allow additional parking on the site and modify the vehicular circulation in the northern part of the site. The proposed site plan modification provides additional parking on the site that is in conformance with the zoning ordinance.

### **PRELIMINARY PLAT**

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be process through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. Per the Section of the MZO, the preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved preliminary plats are subject to potential modification through the City's Subdivision Technical Review process, which is the third stage after approval of the preliminary plat. The Subdivision Technical Review process considers the overall design of the subdivision and details, such as utilities layout, ADA compliance, detention requirements, etc. This process can sometimes result in modification to lot sizes and configuration and reduction in the number of lots. The final stage is the formal review of the final plat and approval by the City Council.

### **Surrounding Zoning Designations and Existing Use Activity:**

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|--|--|---|
| <b>Northwest</b><br>(Across University Drive)<br>PS<br>Existing SRP facility | <b>North</b><br>(Across University Drive)<br>PS<br>Existing AZ Game and Fish<br>Facility | <b>Northeast</b><br>(Across University Drive)<br>PS<br>Vacant |
| <b>West</b><br>RM-4  | <b>Subject Property</b><br>OC-PAD<br>Existing Office/ Vacant                             | <b>East</b><br>(Across Sunvalley Blvd)<br>RM-4                |

|   |  |  |
|---|--|--|
| Existing Multiple Residence Community                             |  | Existing apartments  |
| <b>Southwest</b><br>RM-4<br>Existing Multiple Residence Community | <b>South</b><br>(Across Sunvalley Blvd)<br>RM-4<br>Existing apartments | <b>Southeast</b><br>(Across Sunvalley Blvd)<br>RM-4<br>Existing apartments |

**Compatibility with Surrounding Land Uses:**

The subject site is surrounded by multiple residence developments to the east, south, and west. To the north, across University Drive, is a Salt River Project and Game and Fish facility. The modifications to the existing office park will be compatible with the surrounding uses.

**Neighborhood Participation Plan and Public Comments**

The applicant held a neighborhood meeting on August 8, 2019. Property owners within 1,000 feet, HOA's within ½ mile, and registered neighborhoods within 1 mile were invited via mail to attend the meeting. According to the applicant, three (3) residents attended the meeting. There were no comments or concerns regarding the proposed project at the meeting. As of writing this report, staff has not been contacted by any residents to express opposition or support to the development of the site for an office park. Staff will provide any new information during the Board's scheduled study session.

**Staff Recommendations:**

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO; Therefore, staff recommends approval of the request with the following conditions:

**Conditions of Approval:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all requirements of Design Review.
4. Compliance with all requirements of Ordinance #3872 (Z01-009), with the removal of condition #9 which restricted medical offices to a total of 24,000 square feet.
5. Compliance with all City development codes and regulations.