



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

February 12, 2020

CASE No.: **ZON19-00844**

PROJECT NAME: **Medical Office and Clinic Building**

Owner's Name:	LMAD Development LLC
Applicant's Name:	Marwan Tamimi, Architect
Location of Request:	Within the 100 block of South 63rd Street (east side) and within the 100 block of South 64th Street (west side). Located south of Main Street and east of Recker Road. (4.5± acres).
Parcel No(s):	141-57-017C
Request:	Site Plan Review. This request will allow for the development of a medical office and clinic.
Existing Zoning District:	Limited Commercial (LC)
Council District:	2
Site Size:	4.5± acres
Proposed Use(s):	Medical office and clinic building
Existing Use(s):	Vacant
Hearing Date(s):	February 12, 2020 / 4:00 p.m.
Staff Planner:	Charlotte Bridges
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **December 16, 1974**, the subject property was annexed into the City of Mesa (Ord. #907). Specifically, the property was annexed as part of a 3,957± acre property into the City.

On **May 19, 1975**, the City Council approved to rezone 144 ± acres of the 3,957± acre property that was previously annexed into the City from Maricopa County's Rural 43 zoning designation to City of Mesa Agriculture (AG) zoning designation (Case # Z75-029, Ord. #936).

On **June 5, 1978**, the City Council approved to rezone 44± acres of the 144± acres , including the subject property, from Agriculture (AG) to Limited Commercial District (C- 2) to allow a development of a major retail center. The C-2 designation is currently the City's Limited Commercial (LC) zoning district.

PROJECT DESCRIPTION

Background:

The subject request is to allow the development of a 45,600± square foot medical office building and a clinic with associated parking on the property. The 4.5± acre site is currently vacant. According to the site plan, the project will be constructed in two phases. Phase I will consist of a 15,745 square foot medical building and an attached 2,900 square foot lobby area located north of the building. The proposed development of Phase I will also include the construction of all required site improvements. Phase II will consist of a 26,955 square foot building that will be attached to the northern section of the lobby area constructed with Phase I of the development (see Exhibit 04-Site Plan). The site is located south of Main Street and east of Recker Road and within a subdivision primarily developed with commercial/medical office uses.

General Plan Character Area Designation and Goals:

Per the City of Mesa 2040 General Plan, the site is designated as Specialty/Medical Campus character type. Per the Plan, the primary focus of the Specialty District character type is to provide medical facilities, educational campus, or airports on sites of at least 20 acres. Developments in the character type are to maintain a campus feel and connection between buildings by having a consistency in landscaping and signage and high-quality building design and standards. The Medical Campus character designation are for development of hospitals and associated medical office buildings on sites of at least 20 acres.

The proposed development of the property as a medical office and clinic conforms to the goals of the General Plan character designation. Per Chapter 7 of the General Plan, medical office buildings and clinics are listed as primary uses within the Specialty/Medical Campus character designation. In addition, the proposed use will contribute to the creation of such a medical campus with the surrounding development consisting of a number of medical offices and a hospital. Specifically, the Banner Baywood Hospital is located 1,400±-feet from the subject property.

Zoning District Designations:

The subject property is zoned Limited Commercial (LC). Per Section 11-6-2 of the City of Mesa Zoning Ordinance (MZO), the proposed medical office and clinic is allowed in the LC zoning district.

Site Plan and General Site Development Standards:

The site plan shows construction of two buildings with a total size of 45,600± square feet. The building elevations submitted with the application shows the building to be constructed as Phase I will consist of a single story building of approximately 26-feet tall. The building to be constructed as part of Phase II will consist of a two story building. According to the information shown on the site plan, there will be four driveway accesses onto the site. Specifically, there will be two accesses onto the site from South 63rd Street which is located west of the site and two accesses from South 64th street which is located east of the site.

Per Section 11-32-3 of the Mesa Zoning Ordinance, the total number of parking spaces required for the use is 228 spaces. Overall, the site plan shows 228 parking spaces that conforms to the required number of parking spaces. The site plan also shows pedestrian connectivity from the

site to South 63rd and South 64th Streets. Per the requirements of Section 11-31-15 of the MZO, the site plan and landscape plan provide an extended foundation base for a patient drop-off area along the west elevation of the entrance lobby of the proposed medical office and clinic building. This request is consistent with the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance. The request is also consistent with the requirements for development of Hospitals and Clinics outlined in Section 11-31-15 of the MZO.

Design Review:

The City's Design Review Board is scheduled to review the proposed elevations for the building on February 11, 2020. The submitted building elevations show a maximum height of 35-feet for the two-story clinic. Per Table 11-6-3(A) of the MZO, the maximum allowed height in the LC District is 30-feet. In accordance with Section 11-30-3(C) of the MZO, the Design Review Board may approve additional exception to the height limits specified in the MZO. Staff will update the Planning and Zoning Board of the DRB's recommendations during the scheduled study session on February 12, 2020.

Surrounding Zoning Designations and Existing Use Activity:

Table 1

Northwest (Across 63 rd Street) LC Existing Assisted Living	North LC Existing Commercial	Northeast (Across 64 th Street) RS-6 Existing Residential
West (Across 63 rd Street) LC Existing Medical Office	Subject Property LC Undeveloped	East (Across 64 th Street) RS-6 Existing Residential
Southwest (Across 63 rd Street) LC/NC PAD Existing Medical Office	South LC Existing Medical Office	East (Across 64 th Street) NC Undeveloped

Compatibility with Surrounding Land Uses:

The subject property is located on a vacant parcel within an existing subdivision that is primarily developed with commercial/medical office uses. There are existing commercial/medical office uses located to the north, south and west. The property to the east (across south 64th Street) is developed with residential uses. The proposed medical office and clinic use will be compatible with the surrounding area and uses.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process, which included letters on November 14, 2019 to property owners within 500-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site inviting them to provide comments about the proposed project. As of writing this report, neither the applicant nor staff has received any

comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on February 12, 2020.

Staff Recommendations:

The subject request is consistent with the General Plan and meets the review criteria for Site Plan approval outlined in Section 11-69-5 of the MZO. The request also complies with the standards outlined in Section 11-31-15 of the MZO for Hospitals and Clinics; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.