



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 24, 2020

CASE No.: **ZON20-00214**

PROJECT NAME: **Parkwood Ranch Pad B**

Owner's Name:	Pros Investments, LLC
Applicant's Name:	Carrie Fennelly, Cawley Architects
Location of Request:	Within the 10000 block of East Southern Avenue (north side). Located east of Crismon Road on the north side of Southern Avenue.
Parcel No(s):	220-71-982
Request:	Site plan review. This request will allow for the development of a medical office building
Existing Zoning District:	Limited Commercial with a Planned Area Development Overlay (LC-PAD)
Council District:	6
Site Size:	1.57± acres
Proposed Use(s):	Medical Offices
Existing Use(s):	Vacant
Hearing Date(s):	June 24, 2020 / 4:00 p.m.
Staff Planner:	Kellie Rorex
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **September 2, 1987**, the subject site was annexed into the City of Mesa as part of a 1,040± acre annexation area (Ord. #2249).

On **October 5, 1987**, City Council approved the establishment of City zoning on 1,040± acres of recently annexed land, including the subject property. The subject property was rezoned from Maricopa County Rural 43 to Suburban Ranch (SR) (Case #Z87-066, Ord. #2271).

On **January 18, 1988**, City Council approved to rezone the subject site as part of a 712± acre area, from SR to Single Residence 9 (R1-9) within the Development Master Plan (DMP) overlay for “Signal Butte Ranch” (Case #Z87-084, Ord. #2298).

On **March 5, 2001**, City Council approved the rezone of 14± acres including the subject property from R1-9-DMP to C-2-DMP and renamed the DMP to “Parkwood Ranch” (Case #Z01-006, Ord. #3863).

On **August 28, 2006**, the Planning and Zoning Board approved a site plan for the development of a retail center on 14± acres that included the subject site (Case #Z06-053, Ord. #4587).

On **April 17, 2008**, the Planning Hearing Officer approved a site plan modification that included the subject site that would allow the development of offices (Case #Z08-020).

On **December 8, 2015**, the City Council approved a Final Plat for Parkwood Ranch Marketplace to allow the division of 14± acres into 5 lots. The subject 1.57± acre site is lot 5 within that recorded subdivision.

PROJECT DESCRIPTION

Background:

The subject request is a Site Plan Review to allow development of a 10,400 square foot (SF) medical office building with associated parking on the property. The site is located within a commercial subdivision (Parkwood Ranch Marketplace) north of Southern Avenue and east of Crismon Road. The site is zoned Limited Commercial with a Planned Area Development overlay (LC-PAD). Per 11-6-2 of the MZO, medical office use is permitted in the LC Zoning district.

Currently, the property is vacant. It is adjacent to a Banner Urgent Care facility and a medical supply store to the west. To the east is an existing Sonic Drive-thru restaurant. The proposal is compatible with the medical offices to the west, using similar building materials and colors to the Banner Urgent Care Facility.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Mixed-Use Activity District with a Community Scale sub-type. Per Chapter 7 of the General Plan, the focus of the Mixed-Use Activity District is large-scale community and regional activity areas that usually have significant retail and commercial components including shopping areas, power centers, and lifestyle centers that are designed and developed to attract customers from a large radius. The district often includes other uses such as office, entertainment, and residential.

Furthermore, the proposed development is located north of the Desert Center Medical Center and in close proximity to a Specialty Medical Campus Character Area. As such, the subject Mixed-Use Character Area contributes to and supports the needs of the greater area and adjacent Specialty Medical District. Staff believes the proposed development supports

Character Area Policy #4 of the General Plan by enhancing the vitality of the area and providing an appropriate mixture of uses to support regional needs.

Zoning District Designations:

The subject property is zoned Limited Commercial with a Planned Area Development overlay (LC-PAD). Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), the proposed medical office is a permitted use in the LC zoning district. The existing PAD was approved in 1988 for the development of a 712± acre master planned community which included the subject site.

Site Plan and General Site Development Standards:

The proposed site plan shows the construction of a 10,400 square foot building on the east side of the property with primary vehicular access from Southern Avenue. Per Section 11-33-5(B)(3) of the MZO, buildings larger than 10,000 square feet with parking spaces that abut the foundation base, shall provide additional foundation base in the form of an entry plaza with a minimum area of 900 square feet. The proposed site plan shows a 960 square foot entry plaza and conforms to the requirement of the MZO.

Per Section 11-32-3 of the MZO, 52 parking spaces are required for the proposed use. The site plan shows 58 total parking spaces along Southern Avenue on the west side of the proposed building. Section 11-6-3(B)(4)(d) of the MZO requires that parking spaces be located behind buildings, however, Section 11-6-3(B)(7) allows applicants to request Alternative Compliance to this requirement if there are physical attributes of the property that prevent such configuration. The applicant is requesting Alternative Compliance to allow for parking to be located in front of the proposed building along Southern Avenue. A request for Alternative Compliance to site planning standards shall be reviewed by the Planning and Zoning Board during the Site Plan Review process. The Board shall determine if the request is meeting one or more of the criteria of Section 11-6-3(B)(7) of the MZO.

Alternative Compliance allows development to satisfy site planning and design planning standards by providing comparable standards in a creative way and must comply with one or more of the four established criteria of Section 11-6-3(B)(7) of the MZO. The applicant is requesting alternative compliance based on criteria 11-6-3(B)(7)(b)(i) which states that, "Topography, soil, vegetation or other site conditions are such that full compliance is impossible or impractical; or improved environmental quality would result from alternative compliance."

The proposed building is on a lot that is within an existing recorded subdivision called Parkwood Ranch Marketplace. There are existing underground retention tanks on this site that collect runoff from the overall subdivision. The applicant states that the existing underground retention tanks preclude rotating the building and locating parking behind the building.

Section 11-6-3(B)(1)(a) of the MZO requires that in multiple building developments, each individual building shall include predominant characteristics shared by each building so that the buildings within the development appear to be a part of a cohesive, planned area. Compatibility can be achieved through such techniques as the replication of roof lines, a similar relationship to the street, and the use of similar building materials and colors. The applicant is

creating cohesiveness with the existing Banner Urgent Care to the west by utilizing similar materials and colors. In addition, the site is providing decorative pedestrian pathways that connect to Banner Urgent Care and future development to the north. The landscape palette is also similar to adjacent developments and creates an attractive, cohesive, and quality environment.

Design Review:

The Design Review Board is scheduled to review the proposed elevations and landscape plan at their July 14, 2020 meeting. Staff will work with the applicant to incorporate any suggested changes by the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC-PAD Existing Convenience Store with fuel station	North LC-PAD Vacant	Northeast LC-PAD Vacant
West LC-PAD Existing Medical Uses	Subject Property LC-PAD Vacant	East LC-PAD Existing Drive-thru Restaurant
Southwest (Across Southern Ave) LC Existing Drive-thru Restaurant	South (Across Southern Ave) LC Vacant	Southeast (Across Southern Ave) LC Vacant

Compatibility with Surrounding Land Uses:

The subject site is located east of Crismon Road on the north side of Southern Avenue, within a partially developed commercial subdivision called Parkwood Ranch Marketplace.

The property to the west of the subject site is developed with an urgent care facility and medical supply store. There is an existing Sonic drive-thru restaurant located to the east of the subject site and the vacant property to the north is approved for medical office buildings. The subject request is compatible with the surrounding development and land uses.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notice letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site. As of writing this report, neither the applicant nor staff have received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the June 24, 2020 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the subject request is in conformance with the General Plan, meets the review criteria for Site Plan Review

outlined in Section 11-69-5, and meets approval criteria 11-6-3(B)(7)(b)(i) for Alternative Compliance and, therefore, recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

Exhibit 4-Citizen Participation Report