



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

**Planning and Zoning Board**

**September 9, 2020**

CASE No.: **ZON20-00377**  
**Vista**

PROJECT NAME: **Medical Offices at Brown and Val**

Owner's Name:	Makana LP
Applicant's Name:	Sean Lake; Pew & Lake, PLC
Location of Request:	Within the 3500 block of East Brown Road (north side) and the 1200 block of North Val Vista Drive (west side). Located at the northwest corner of Brown Road and Val Vista Drive.
Parcel No(s):	141-13-006B and 141-13-006G
Request:	Rezone from AG to OC-BIZ; and Site Plan Review. This request will allow for the development of a medical and professional office building and use.
Existing Zoning District:	Agricultural (AG)
Council District:	1
Site Size:	1.2± acres
Proposed Use(s):	Medical Offices
Existing Use(s):	Farm stand
P&Z Hearing Date(s):	<b>September 9, 2020 / 4:00 p.m.</b>
Staff Planner:	Kellie Rorex, Planner I
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	
Proposition 207 Waiver Signed:	Yes

**HISTORY**

On **September 24, 1979**, the City Council annexed approximately 2,225± acres of property and subsequently rezoned 718± acres, including the subject site, to Agricultural (AG) as the comparable zoning designation from the County(Ord. No. 1313, Case # Z80-018).

On **October 13, 1992**, the Board of Adjustment approved a request for a Special Use Permit to allow a farm stand on the subject property (Case No.BA92-034).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting to rezone the subject site from Agricultural (AG) to Office Commercial (OC) with a Bonus Intensity Zone (BIZ) overlay and a site plan review. The 1.2± acre site is located at the northwest corner of Brown Road and Val Vista Drive. Currently the site consists of two smaller parcels and an existing citrus stand structure. According to the proposed site plan, the citrus stand will be demolished to make way for the construction of a medical office building. Furthermore, in order to facilitate the construction of the proposed medical office building, the two parcels will need to be combined into one lot.

The Mesa 2040 General Plan Character Area designation for the subject site is Neighborhood with a Citrus Sub-type. Per Chapter 7 of the Plan, the goal of the Neighborhood character designation is to provide safe places for people to live, feel secure and enjoy their surrounding community. The site is also within the Citrus Sub Area, which is one of the areas of Mesa identified with a specific unique character and history, and is planned to continue to develop as a single residence district with office development considered as compatible in the Sub-Area (Page 2 & 8 of the Sub Area Plan).

As part of the rezoning, the applicant is requesting a BIZ overlay to allow modifications to certain development standards on the property. The proposed modifications include reducing the required parking stall setback from both Val Vista Drive and Brown Road and reducing the required landscape on the northern and western section of the property. From the submitted site plan, the proposed modifications are needed to facilitate the redevelopment of the site with the office uses. Per Section 11-21-1 of the Mesa Zoning Ordinance (MZO), the purpose of a BIZ overlay is to provide for variations from certain development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. The proposed site plan meets the criteria for review of a BIZ outlined in the MZO and the criteria for site plan review.

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

As stated above, the Mesa 2040 General Plan Character Area designation on the property is Neighborhood with a Citrus sub-type. Per Chapter 7 of the Plan, the character area may contain areas of commercial and office uses, where appropriate. However, nonresidential areas within neighborhoods should be designed and located to bring people together and not disrupt the fabric and functioning of the neighborhood as a place where people live.

The subject request complies with the Neighborhood Character Area and Citrus Sub-Type designation. Development of an office uses on the property will provide services to residents within the area, as well as contribute to support the other commercial uses in the neighborhood without disrupting the fabric of the existing single residence community.

#### Citrus Sub Area:

Per the Sub Area Plan, the primary use within the Sub-Area shall be large-lot, single residences. However, commercial uses may be compatible at arterial intersections. According to the plan, office developments and similar land uses are the only non-residential uses considered to be compatible in the Sub-Area. The plan also includes guidelines for commercial development in the Sub-Area, such as placing parking areas behind the commercial building, designing the building to blend in with the Residential Single family homes in the area, and preserving or planting one row of citrus along the rear and side of the lot and two rows of citrus along an arterial.

The subject request is compatible with the Citrus Sub Area. Per figure 5 of the Sub Area Plan, the location of the site at the intersection of two major roadways conforms to the requirement of the Sub Area plan for office uses and zoning designations. In addition, the proposed one-story farmhouse building design will blend with other existing homes in the area, as majority of the surrounding houses are of farmhouse style. The proposed landscape plan also shows two rows of citrus along Brown Road, and other large leaf foliage trees and plants along Val Vista road and the perimeter of the site. While the proposed plantings differ from the specific planting guidelines for commercial development in the Citrus Sub-Area Plan, the intent of the guidelines and the proposed plantings and preserving of many citrus trees for such a site, as well as utilizing other fast growing and large leaf foliage plants, meet the goals of the Sub Area. In addition, the Sub Area plan, as discussed in the Notice and Disclaimer page is to serve as an advisory document to guide overall goals of the Sub Area.

#### Zoning District Designations:

The applicant is requesting to rezone the site from Agriculture to Office Commercial with a Bonus Intensity Zone (OC-BIZ) overlay. Per Section 11-6-1(B) of the MZO, the OC district is to provide areas for small-scale medical and professional offices intended to serve the surrounding community and be compatible with adjacent residential areas. Per section 11-6-2 of the Mesa Zoning Ordinance (MZO), professional and medical offices are permitted in the OC district.

#### Airfield Overlay - Mesa Zoning Ordinance (MZO) Article 3, Section 11-19:

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area Three (AOA 3). The location of the property within AOA 3 is due to its proximity to the Falcon Field Airport. The City's Falcon Field staff reviewed the subject request and had no concerns with the proposed development.

#### Bonus Intensity Zone (BIZ) Overlay – MZO Article 3, Chapter 21:

Per Section 11-21-1 of the MZO, the purpose of a BIZ overlay is to provide for variations from certain development standards to allow greater intensity of development and encourage unique and innovative developments of superior quality. The subject request includes a BIZ overlay to allow deviations from certain requirements of the development standards on the property.

Table 1 below shows the MZO required standards and the applicant's proposed BIZ standards.

<b>MZO Development Standards</b>	<b>Required</b>	<b>Proposed</b>
<u>Required setback for parking spaces</u> <u>Section 11-32-4(A)</u>		
<i>To Brown Road</i>	50-foot parking setback	21.5-feet
<i>To Val Vista Drive</i>	50-foot parking setback	22.5-feet
<u>Required Landscape Yard for Non-Single Residence</u> <u>Uses Adjacent to Other Non-Single Residence –</u> <u>Section 11-33-3(B)(2)</u>		
<i>Landscape yard width along north property line</i>	15-feet	6-feet to the north
<i>Landscape yard width along west property line</i>	15-feet	6.75-feet to the west

As shown in the table above, the applicant is requesting the following deviations from the MZO:

Parking Setback of Cross-Drive Aisle to Brown Road and Val Vista Drive:

Per Section 11-32-4 (A) of the MZO, the required setback for parking spaces on a drive aisle that connects to a street is 50-feet. The applicant is requesting a reduction in the setback requirement to modify the 50-foot requirement from Brown Road to 21.5-feet and from Val Vista to 22.5-feet. According to the applicant, the size of the property and associated lower vehicular traffic counts in the vicinity makes such reductions acceptable and have minimal impacts. Further, per the Mesa 2040 Transportation Plan, both Brown Road and Val Vista Drive are planned to be a 4-lane arterial with a wider landscaped shoulder width. According to the documents submitted the actual distance from the parking stall to the nearest travel lane will be 48-feet on Brown Road and 43-feet on Val Vista Drive which is just under the required distance.

Landscape Yard Width Along North and West Property Line:

Per Section 11-33-3(B)(2) of the MZO, the required landscape yard width for a non-residential use adjacent to a non-single-residential use is 15-feet. The intent of this requirement is to provide adequate buffering between uses, as well as shading and screening of nighttime light from adjacent property. The applicant is requesting to reduce the required landscape yards on the northern and western property boundaries. Specifically, the applicant is requesting a six-foot (6') wide landscape yard to the north, and a 6.75-foot wide yard to the west.

In addition to the required landscape yard, the site is also required to provide perimeter landscaping of three trees and 20 shrubs per 100 linear feet of adjacent property line, in accordance with Section 11-33-3 of the MZO. While the applicant is requesting a reduced landscape yard width, the perimeter landscaping proposed will meet the requirements of Section 11-33-3.

According to the applicant, the proposed development is of superior quality and will aid in the redevelopment of an economically stressed property. Per Section 11-31-32 of the MZO, a superior site design are those that incorporate the following five elements; (1) holistic site and project design, (2) responsive approach to the sub-area context, (3) sustainable design, (4) site and design standards that exceed the standard development requirements, and quality public spaces.

As justification for the requested deviations, the applicant is proposing a development that complies with the Citrus Sub-Area Plan and landscaping plant materials that are common in the area surrounding the site. In addition, the site plan shows proposed bike racks and shaded pedestrian areas to provide different modes of transportation and pedestrian walkable areas that create a sustainable development, as well as useful and attractive public spaces. Further, the site plan shows the proposed foundation base area landscaping exceeding those required. Per Section 11-33-5 (B) of the MZO, the required foundation base landscaping is one tree per 50 linear feet or less of exterior wall length. The applicant is providing at least two (2) trees per 50 linear feet of exterior wall length. Overall, the proposed development will be of a higher quality and will revitalize a distressed property.

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

The proposed site plan shows development of an 8,448 square foot (SF) office building. The building will be placed close to both Val Vista Drive and Brown Road to allow the required parking spaces to be located behind the building. Per Section 11-6-3(B)(4)(d) of the MZO, the parking spaces on the site are required to be located behind the building. The layout also complies with the Office Development Guidelines (Section 4-3) of the Citrus Sub Area Plan.

The site plan also shows that access (vehicular and pedestrian) to the site will be from both Val Vista Drive and Brown Road. Per MZO Table 11-32-3, the site is required to provide at least 43 parking spaces. The site plan shows 48 parking spaces will be provided on the site.

Per Section 11-33-5(A)(1)(a) of the MZO, medical office buildings smaller than 10,000 square feet are required to provide a patient drop-off area that is at least 13-feet wide. The proposed site plan shows a 17-foot wide patient drop off area, just north of the planned building. Overall, the proposed site plan conforms to the review criteria for Site Plan review outlined in Section 11-69-5 of the MZO.

**Design Review:**

Per Section 11-71-2 of the MZO, Design Review is required for the proposed development. As of writing this report, the applicant has not submitted an application for a Design Review.

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

<p><b>Northwest</b> AG Existing Church</p>	<p><b>North</b> AG Existing Church</p>	<p><b>Northeast</b> (Across Val Vista) RS-35-PAD Vacant</p>
<b>West</b>	<b>Subject Property</b>	<b>East</b>

AG Existing Church	AG Existing Farm Stand	(Across Val Vista) RS-35-PAD Vacant
<b>Southwest</b> (Across Brown) OC Existing Commercial	<b>South</b> (Across Brown) OC Existing Commercial	<b>Southeast</b> (Across Brown and Val Vista) RS-15-PAD Existing Residential

**Compatibility with Surrounding Land Uses:**

The subject site is located on the northwest corner of Brown and Val Vista Drive, within the Citrus Sub Area. Per figure 5 of the Citrus Sub Area Plan, the location of the site at the intersection of major streets makes it compatible to be developed for office uses. In addition, there are office uses developed to the south of the property. The addition of the proposed development will contribute to creating a commercial node at the intersection and help build a strong commercial corner to support the neighborhood. Overall, the proposed development will be compatible to the surrounding area.

**Neighborhood Participation Plan and Public Comments:**

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOA's within ½ mile and registered neighborhoods within 1 mile of the site. The applicant also held a virtual public meeting on 7/14/2020. As of writing this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the September 9, 2020 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

**Staff Recommendation:**

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review outline in Section 11-69-5 of the MZO, and is consistent with the purpose for a Bonus Intensity Zone overlay outlined in Section 11-21-3 of the MZO; 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.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to the issuance of a building permit.
  - b. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit

- application for the property.
- c. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within 1 mile of Falcon Field Airport
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

<b>MZO Development Standards</b>	<b>Approved</b>
<u>Required setback for parking spaces –</u> <u>Section 11-32-4(A)</u>  <i>To Brown Road</i> <i>To Val Vista Drive</i>	<b>21.5-feet</b> <b>22.5-feet</b> <b>(as shown on the site plan)</b>
<u>Required Landscape Yard for Non-Single Residence</u> <u>Uses Adjacent to Other Non- Single Residence Uses–</u> <u>Section 11-33-3(B)(2)</u>  <i>Landscape yard width along north property line</i> <i>Landscape yard width along west property line</i>	<b>6-feet</b> <b>6.75-feet</b> <b>(as shown on the site plan)</b>

**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**

**Exhibit 5-Avigation Easement**