



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

March 25, 2020

CASE No.: ZON19-00960	PROJECT NAME: Desert Sky Dermatology
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Owner's Name:	Sarsar Khamis George
Applicant's Name:	Woods Associates Architects LLC
Location of Request:	Within the 7100 to 7300 blocks of East Baseline Road (south side). Located east of Power Road on the south side of Baseline Road.
Parcel No(s):	304-05-009R
Request:	Modification of an approved PAD; and Site Plan Modification. This request will allow for the development of a medical office building and a future pad site.
Existing Zoning District:	Limited Commercial with a Planned Area Development Overlay (LC-PAD)
Council District:	6
Site Size:	1.7 ± acres
Proposed Use(s):	Medical Office
Existing Use(s):	Vacant
Hearing Date(s):	March 25, 2020 / 4:00 p.m.
Staff Planner:	Kellie Rorex
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **July 30, 1983**, the subject property was annexed into the City of Mesa as part of a larger 1854± acre annexation (Ord. #1730).

On **November 11, 1983**, City Council rezoned 425± of the 1854± annexation area from County 'Rural – 43' with an approved Development Master Plan to City of Mesa Single Residence (R1-7), Residential Service (RS), and Limited Commercial (C-2). The subject property was included in a 12.1-acre parcel that was zoned C-2, equivalent to Limited Commercial (LC) zoning (Case # Z83-127, Ord. # 1754).

On **October 16, 2006**, City Council approved a rezone of the subject property, from Limited Commercial (C-2) to C-2 with a Planned Area Development Overlay (C-2 PAD) and associated Site Plan Review (Case # Z06-064, Ord. #4600).

PROJECT DESCRIPTION

Background:

The applicant is requesting to modify an approved Planned Area Development (PAD) to allow for the development of an 11,000 square foot medical office building and a 5,400 square foot future pad site. The 1.7-acre site is located east of Power Road on the south side of Baseline Road and is currently vacant. The site was originally part of a larger group commercial center approved with a Planned Area Development (PAD) overlay to allow for reduced internal side setbacks and cross-access between the sites (Case # Z06-064).

The applicant is requesting to modify the 15-foot setback adjacent to the Office Commercial (OC) zoned property along the west property line to five feet (5'), reduce the internal side setback along a portion of the eastern property from 15 feet to two feet (2'), and allow 16 compact parking spaces to be grouped together in the center of the site.

General Plan Character Area Designation and Goals:

The General Plan Character Area Designation for the subject site is Neighborhood with a Suburban sub-type. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood Character Area is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Small, neighborhood offices, retail, restaurants, and services are typical supporting uses appropriate along arterial and collector roadways. Non-residential areas within the Neighborhood Designation should be designed as to not disrupt the fabric and function of the neighborhood and be designed to provide opportunities for people to feel connected to the larger community.

The proposed medical/professional office use is consistent with supporting commercial uses for the Neighborhood Character Area and will add to the local services. Furthermore, the proposal will not disrupt the fabric and function of the existing approved uses along Baseline Road or the adjacent residential neighborhoods.

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 MZO, medical offices are a permitted use in the LC zoning district.

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

The subject property is located within the Airfield (AF) Overlay District Airport Overflight Area Three (AOA 3) due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, there are no limitations for an office use within the AOA 3.

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

The request includes modifications to an approved Planned Area Development (PAD) to allow for certain deviations from development standards of the Mesa Zoning Ordinance (MZO). Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility that creates a high-quality development for the site.

The subject site is required to meet building form standards per MZO section 11-6-3(C) (of the City of Mesa Zoning Ordinance prior to the February 10, 2020 update) and achieve a desirable, functional and attractive project. Building form standards in the LC zoning district must meet three or more of the following: variety in wall plane; variety in height or roof forms; architectural detail such as window trim, belt courses, or a change in material; or incorporate balconies, bay window, or other such projections. The proposed design of the building exceeds all building form standards and the proposed medical building is, therefore, providing an innovative, high quality design.

Table 1 below shows the MZO required standards, the applicant’s proposed PAD standards, and staff recommendations:

Table 1: Deviations from Development Standards

MZO Section	MZO Requirement	Proposed PAD Deviations	Staff Recommendation
11-6-3(A)	The interior side setback adjacent to non-residential district is 15-feet	Five-foot (5') setback adjacent to the west property line Two-foot (2') setback along portion of the east property line	As proposed As proposed
11-32-2(D)	Compact spaces shall be distributed throughout the parking area, with no more than 9 compact spaces in a single cluster. Each cluster of up to 9 spaces shall be separated by a minimum radius of at least 60-feet from the next cluster of compact parking spaces.	One cluster of 16 compact parking spaces	As proposed

Setbacks:

Per Section 11-6-3(A) of the Mesa Zoning Ordinance (MZO), the required internal side setback for an LC zoned parcel adjacent to a non-residential use is 15 feet. The applicant is requesting to reduce the required setback from 15 feet to five feet (5') adjacent to the Office Commercial (OC) zoned property (City owned well site) along the west property line and to two feet (2') along a portion of the east property line.

The requested reductions are consistent with the previously approved PAD which allowed for cross access between the adjacent developments and reduced setbacks to the Agricultural (AG) zoned parcel in the northwest corner of the site. The reduced setbacks along the eastern property line will allow for three (3) parking stalls to encroach into the required landscape yard and the applicant to supply the required number of parking spaces. The remainder of the structures, including the main building will meet the required setback along the east property line.

Parking:

Per Section 11-32-2(D) of the MZO, sites with at least ten (10) required parking spaces may provide up to 20 percent of the required parking spaces as compact spaces, provided that the compact spaces are distributed throughout the parking area, with no more than nine (9) spaces in a single cluster. In addition, each cluster of up to nine (9) spaces shall be separated by a minimum radius of at least 60-feet from the next cluster of compact parking spaces. The applicant is requesting to have a cluster of 16 compact spaces at the center of the subject site which will allow them to accommodate the required amount of parking spaces on the site including covered spaces.

Site Plan:

The requested site plan modification includes an 11,000 square foot medical office building and a 5,400 square foot future pad site. Site improvements such as parking, pedestrian pathways, and landscaping will be built in the first phase of construction, the future pad site will only be completed as a building pad with all required utilities stubbed to the pad. The subject site is 1.7 acres and is accessed by a driveway off Baseline Road and an internal drive that connects to the adjacent office development to the west. The main office building includes a patient drop off area and entry plaza with decorative pavement. Pedestrian connectivity is provided both external and internal to the site. A shaded path will be provided from the main building to Baseline Road. Additionally, a decorative concrete pedestrian walkway will connect the main building with the future pad site and development to the west. The applicant is proposing 86 parking spaces that include compact, standard, ADA compliant and covered parking stalls as well as several bike racks for alternative transportation users. The proposed landscape plan was designed to emphasize the building’s architecture as well as tie in with the adjacent parcels to the west and to the east. Besides the requested PAD modifications, the site conforms with all applicable development standards of the MZO.

Design Review:

On February 11, 2019, the Design Review Board reviewed the proposed elevations and landscape plan for the development and recommended minor revisions. The applicant is working with staff to incorporate the suggested changes by the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

<p style="text-align: center;">Northwest (Across Baseline Road) LC Commercial</p>	<p style="text-align: center;">North AG City of Mesa Well Site & (Across Baseline Road) RS-6 PAD</p>	<p style="text-align: center;">Northeast (Across Baseline Road) RS-6 PAD Residential</p>
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	Residential	
West OC City of Mesa Well Site & LC-PAD Commercial	Subject Property LC-PAD Vacant	East LC-PAD Offices
Southwest RS-6 PAD Residential	South LC-PAD Vacant Approved for Offices & RS-6 Residential	Southeast LC-PAD Offices

Compatibility with Surrounding Land Uses:

The subject site is adjacent to existing commercial and office uses, with approximately 20-feet of the south property line bordering a single-family home. The separation between the commercial and residential uses is maintained per the approved setbacks of case Z06-064. The proposed office use will be compatible with the surrounding 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, Home Owner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one (1) mile of the site. 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 March 25, 2020 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

Staff Recommendations:

Based on the application received and proceeding analysis, staff finds that the subject request is consistent with the General Plan, meets the review criteria for Site Plan Review outlined in Section 11-69-5, meets the intent of Planned Area Development overlays outlined in Section 11-22-5 of the MZO; and therefore, 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. Compliance with all City development codes and regulations, except as modified in Table 1 of this staff report.
4. Compliance with conditions of approval for case Z06-064, except as modified by this request.
5. 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 Phoenix-Mesa Gateway 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 11-69-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 8 miles of Phoenix-Mesa Gateway Airport.
6. All site improvements including but not limited to parking, landscaping, pedestrian connections shall be completed with the first phase of construction.