



City Council

ZON23-00129

Baywood Medical Collaborative II

Mary Kopaskie-Brown

August 21, 2023



Request

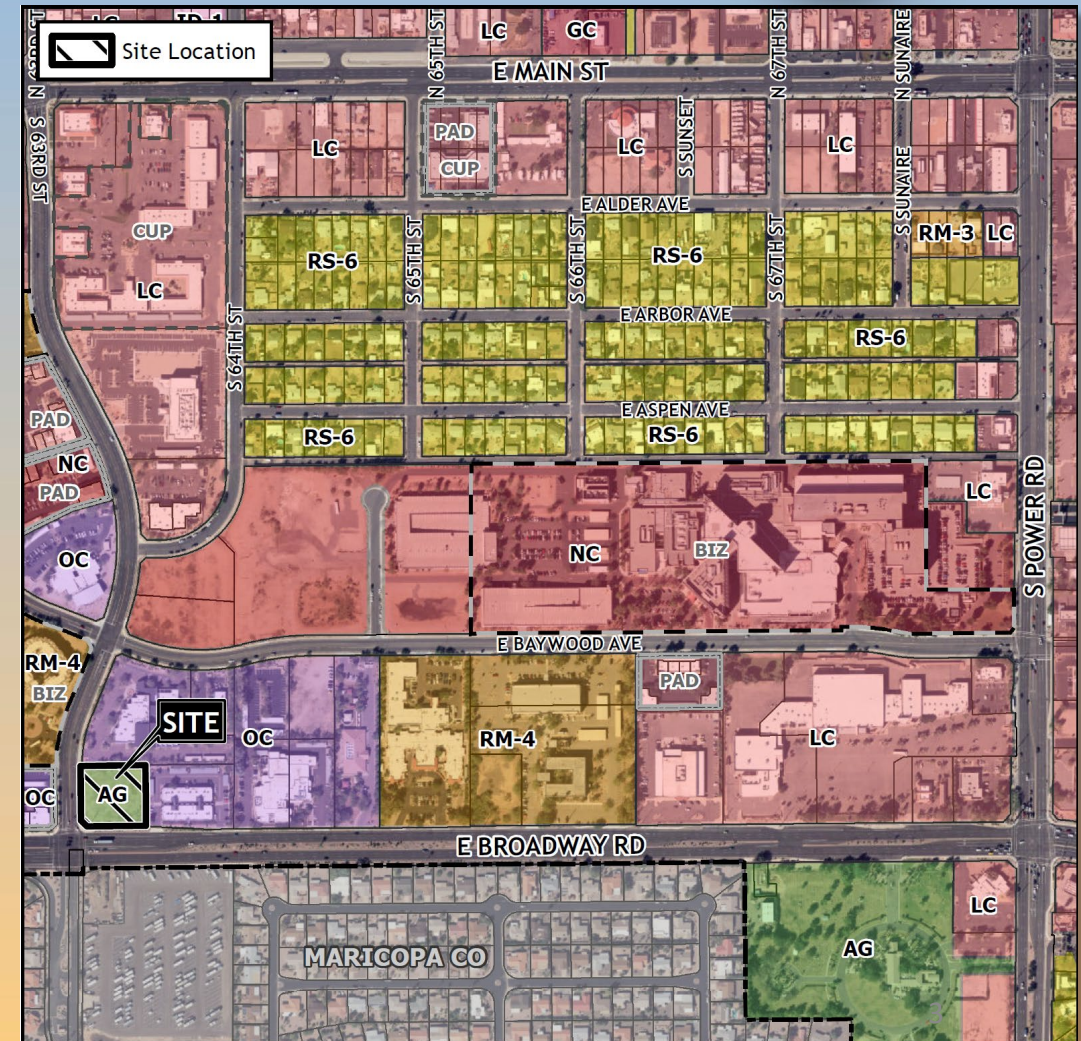
- Rezone from AG to OC
- Site Plan Review
- Preliminary Plat Review
- To allow for the development of a Medical Office





Location

- North of Broadway Road
- East of 63rd Street
- West of Power Road





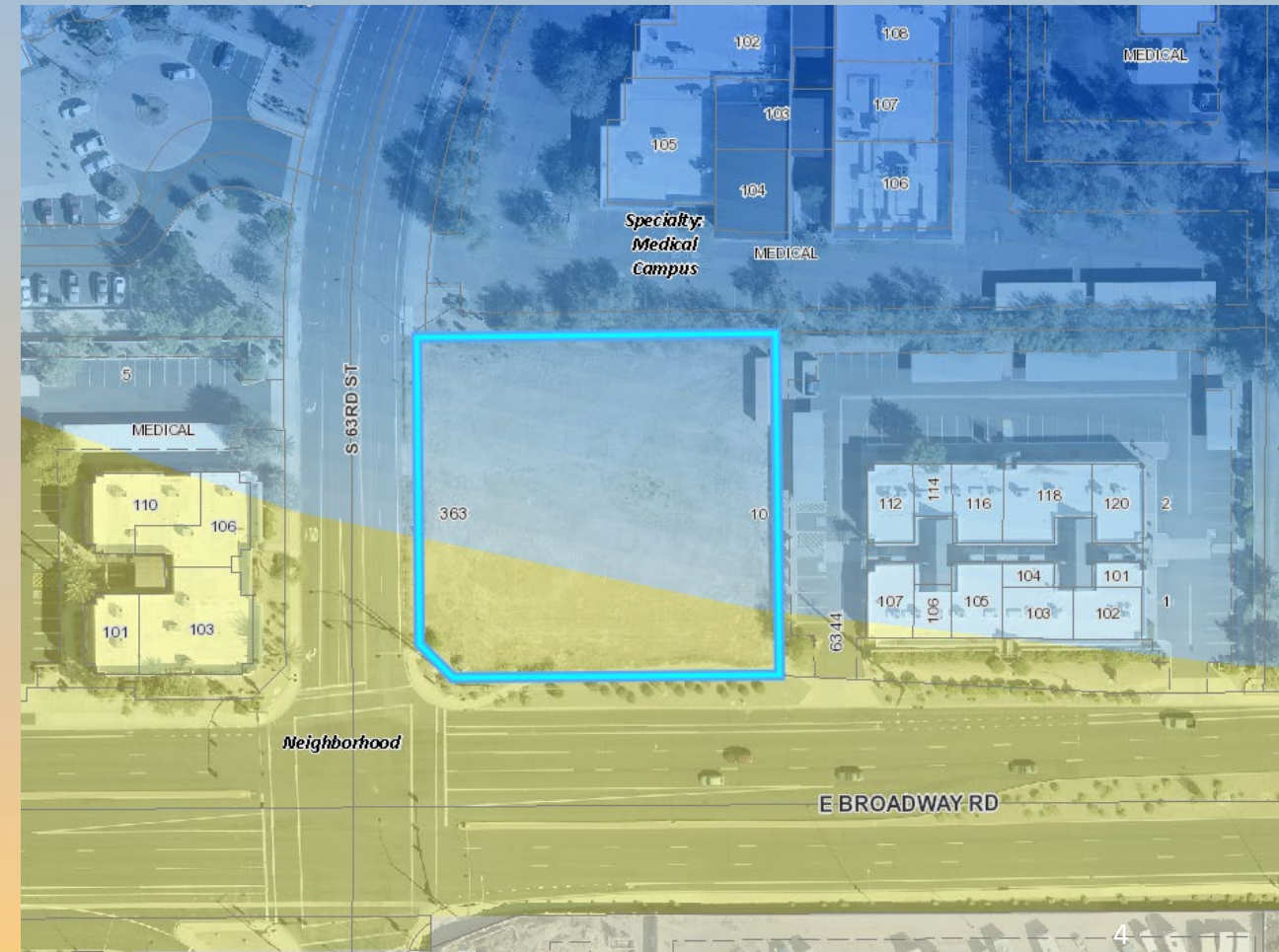
General Plan

Neighborhood

- Primarily residential in nature but may contain commercial uses along arterial frontages and intersections

Specialty - Medical Campus

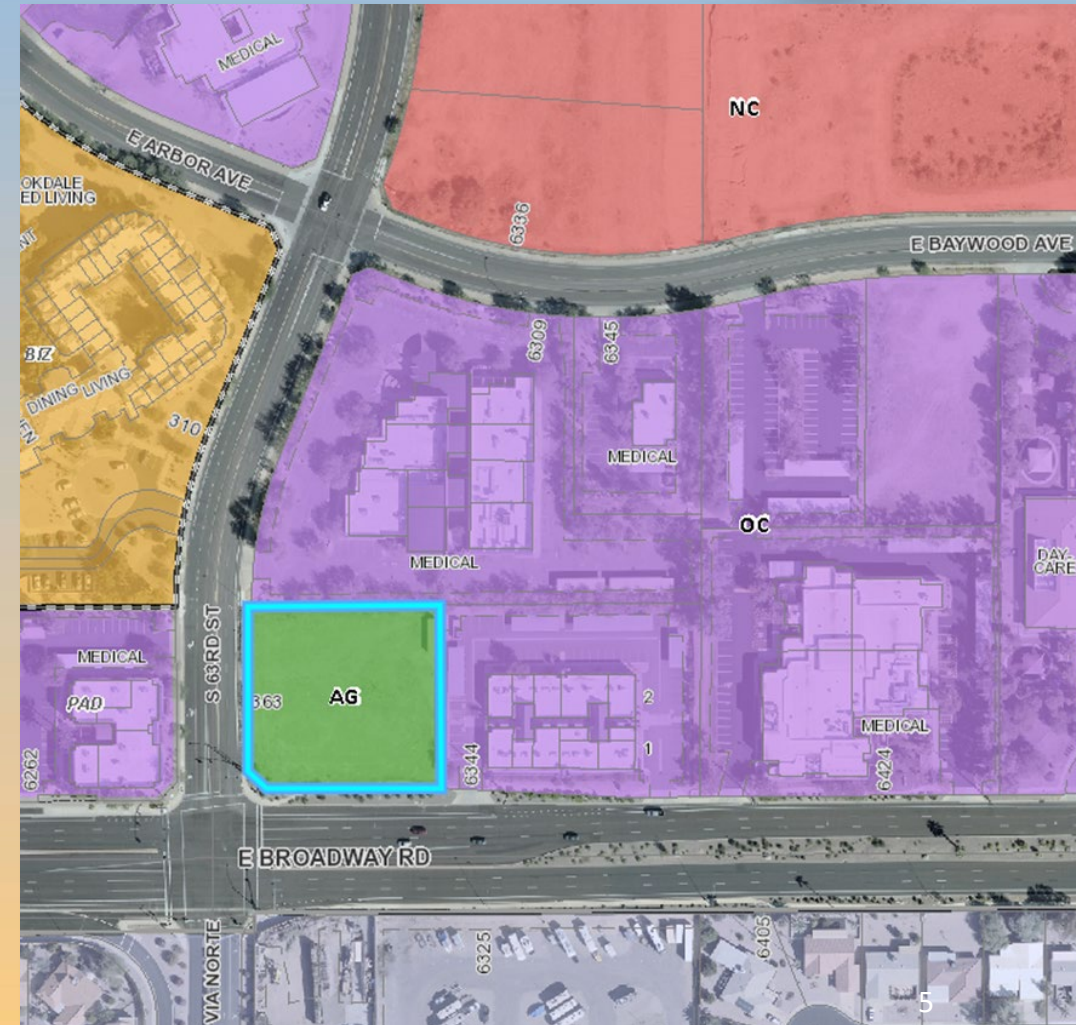
- Maintain a campus feel and connection between buildings
- Development of hospitals and associated medical office buildings





Zoning

- Site is currently zoned Agricultural (AG)
- Proposed rezone to Office Commercial (OC)
- Proposed Use is permitted in the OC district





Site Photos

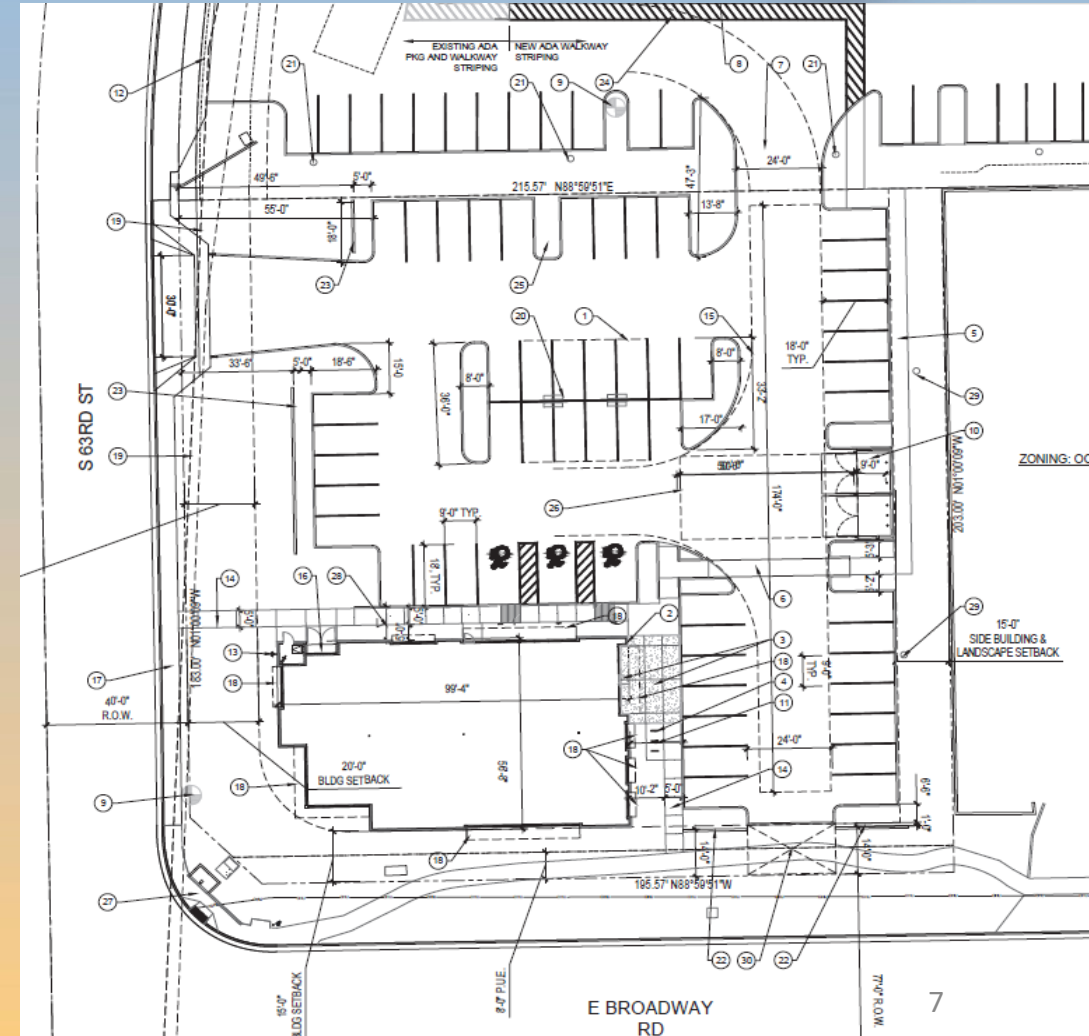


Looking east from 63rd Street



Site Plan

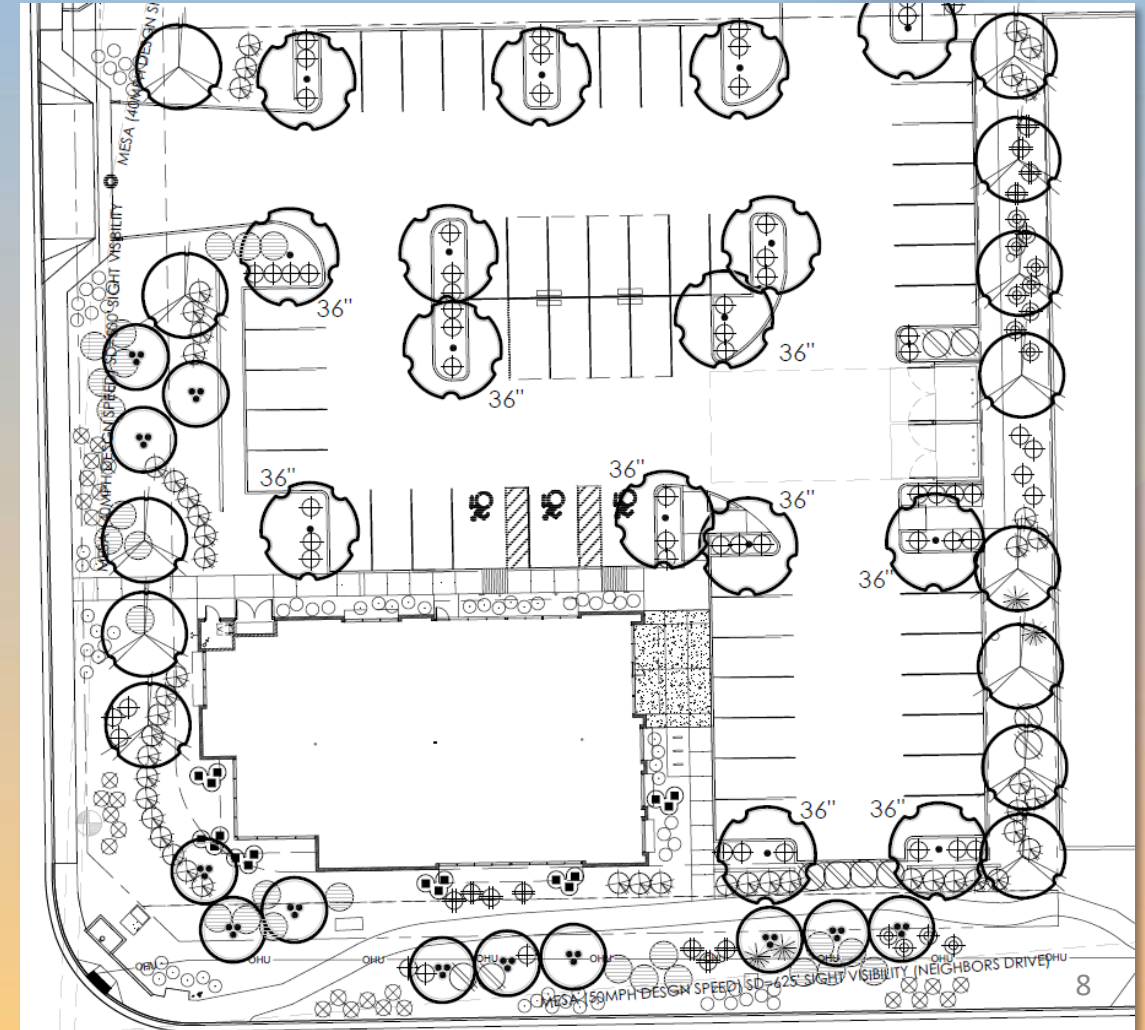
- 5,214 sq ft building
- Vehicular access from South 63rd Street and internally from the existing Baywood Medical Office Complex
- 26 parking spaces required; 54 spaces provided





Landscape Plan

- Adheres the landscaping standards of Chapter 33 of the MZO
- Landscape design consists of:
 - Chinese Elm
 - Virginia Live Oak
 - Cacalaco Cascolote
 - Various shrubs





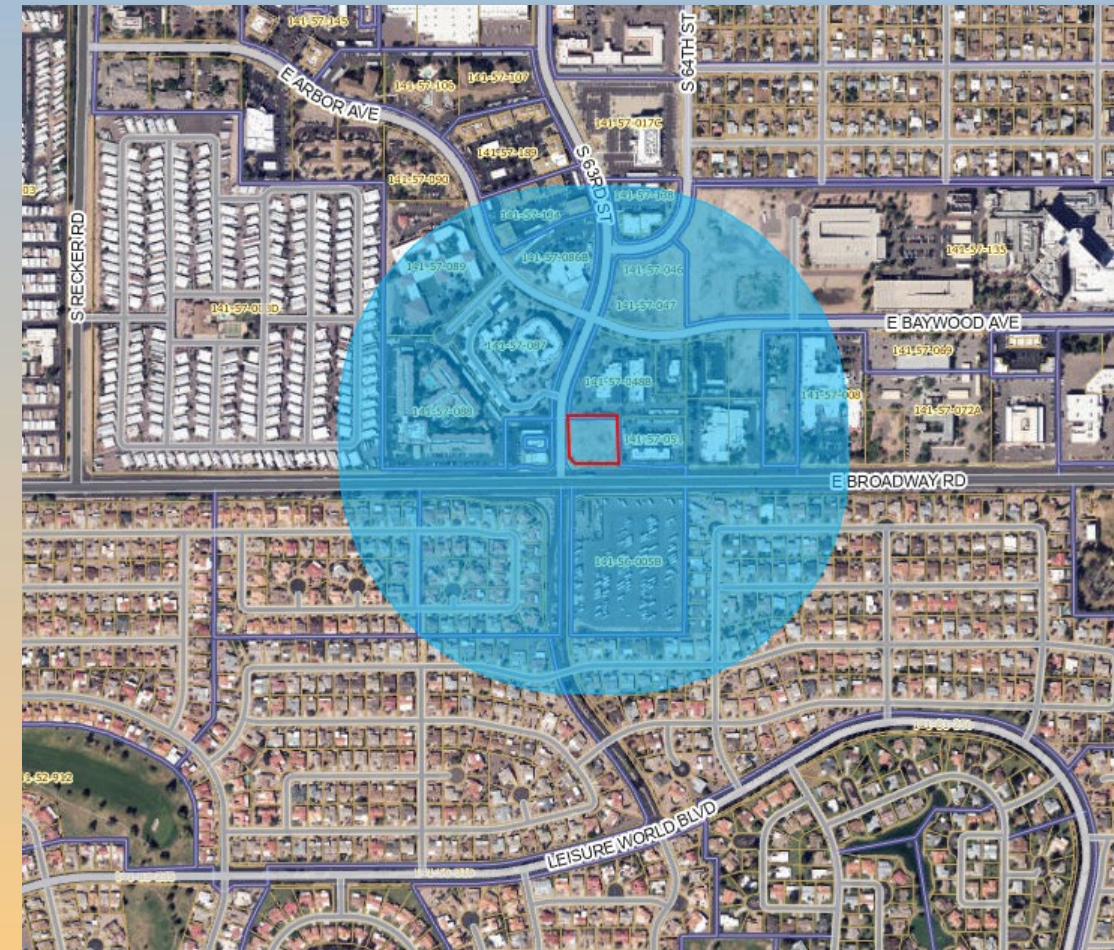
Renderings





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Mesa Subdivision Regulations Section 9-6-2

Staff Recommendation: Approval with Conditions
P&Z Recommendation: Approval with Conditions (5-0)



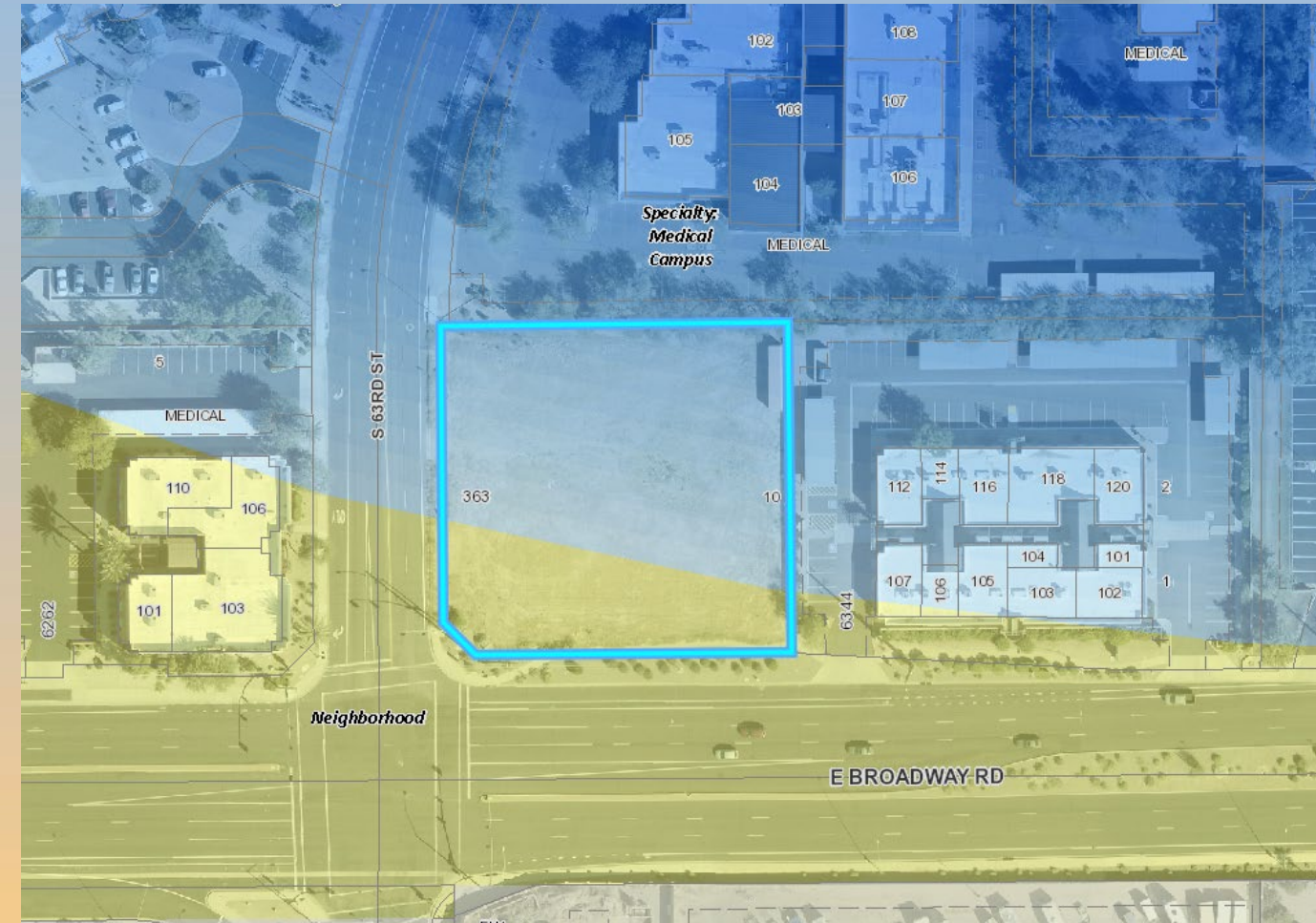
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General Plan

Specialty - Medical Campus

- Office Commercial (OC) is not a primary or secondary zoning district in the Medical Campus Sub-type
- Staff recommends the approval of OC on this property for the following reasons:
 - Project site is the last remaining vacant parcel within the 12± acre group medical office development
 - The larger group medical office development has been zoned OC
 - Rezoning the site OC provides continuity with the larger group medical office development
 - The use of OC zoning is compatible with the Medical Campus Sub-type





Renderings

