

**SITE PLAN & PLANNED AREA
DEVELOPMENT MODIFICATION
ZON19-00960 NARRATIVE
MEDICAL & GENERAL OFFICES**

7205 E BASELINE ROAD

Submitted on behalf of:

DESERT SKY DERMATOLOGY



Submitted by:

Welker Development Resources
3125 E Dover Street
Mesa, AZ 85213
Phone: (480) 209-7167
Email: jeffw@wdrllc.net

Submitted to:

CITY OF MESA
55 N Center Street
Mesa, AZ 85211-1466

February 12, 2020 - Revised

PURPOSE OF REQUEST

Welker Development Resources, LLC (“Applicant”), on behalf of Desert Sky Dermatology (“DSD”), respectfully submits this application for the development of approximately 1.71 acres of property located at 7205 E Baseline Road - also known as Maricopa County Parcel 304-05-009R (“Site”).

DESCRIPTION OF PROPOSAL

- a. Mesa Approvals: Based upon staff comments provided with PRS19-00873 and subsequent reviews, DSD seeks approval for a modification of a previously approved Site Plan Review (SPR) and Planned Area Development (PAD) for the Site. DSD will also be making a separate application for Design Review.
- b. Nature of Project - DSD is proposing to establish new medical and general offices in southeast Mesa. The Site was partially developed in 2007/2008 - underground and street improvements only. The Site is zoned Limited Commercial PAD and has a General Plan designation of Neighborhood. This proposal complies with both the Neighborhood and Limited Commercial character.
- c. Conformance to the Adopted 2040 General Plan - The development being proposed for the Site is consistent with the Mesa’s 2040 General Plan designations by providing an expansion of DSD’s medical practice and general offices to serve this area. As proposed, this project will complete another phase of the previously approved Z06-064 as it pertains to the Site (see Exhibit A). Furthermore, this proposal does not create a disruption to the fabric and function of the existing uses along this reach of Baseline Road.

PARCEL BACKGROUND

On October 16, 2006, Zoning Case Z06-064 was approved by the Mesa City Council. This Site was was part of the combined 10+ acre development known as “The Gardens”, “Greenbrier I”, and Greenbrier II”, providing for a retail/office development. No unique or restrictive conditions were associated with the Z06-064 approval. All conditions were typical for retail/office developments in this area.

	Existing Zoning	Current General Plan	Existing Use(s)
North	LC & RS-6	Neighborhood	Baseline Road & Residential
South	LC & RS-6	Neighborhood	Vacant Parcel & Residential
East	LC	Neighborhood	Commercial Development
West	AG - OC - LC	Neighborhood	Commercial Development

LOCATION & ACCESSIBILITY

The Site is adjacent to the south side of Baseline Road, approximately 500' east of Superstition Springs Boulevard. As depicted the conceptual plans submitted with this application, the project proposes to utilize the single existing commercial driveway that was previously approved and constructed specifically to provide ingress and egress onto Baseline Road. As demonstrated on the site plan, onsite drive aisles are designed to accommodate access, turning movements, and maneuverability of large commercial vehicles, emergency vehicles, and solid waste vehicles.

CONNECTIVITY

While the proposed site plan involves modifications to the site plan originally approved via Z06-064, "connectivity" (i.e. drive isles, parking, pedestrian access) between the Site and the existing development adjoining the west boundary has been maintained. A copy of the cross access agreement is provided as Exhibit B. On May 24, 2007, the City of Mesa administratively approved a modification to the Z06-064 that eliminated the single drive isle connection between this parcel and the existing medical offices adjacent to the east. A copy of that administrative approval is included with this narrative as Exhibit C. Otherwise, all previously approved points of connection within the various phases of "The Gardens", "Greenbrier I", and Greenbrier II" are being maintained via this proposal.

UTILITIES AND SERVICES

Water, wastewater, and natural gas services exist to the Site at various locations and will be extended as needed to serve the proposed development. Said utilities were extended to the Site as part of previous Greenbrier I and Greenbrier II construction phases. This includes strategically located fire hydrants. Because of the existing utility mainline and service lines extended to the Site, DSD does not anticipate the need to perform any open-cutting of Baseline Road.

STORMWATER DRAINAGE & RETENTION

Stormwater retention for the Site will be maintained in strategically located retention areas that are consistent with the preliminary G&D plan that was approved in conjunction with Z06-064 (Exhibit D) and current City of Mesa adopted standards. This includes a positive bleed-off line to the existing stormwater catch basin on the south side of Baseline Road. It should be noted that the majority of the stormwater facilities (i.e. underground retention structures, bleed-off lines, etc) were previously installed, via City of Mesa approval(s) and permit(s), and will be incorporated into the G&D design for this proposed development. That includes an existing retention basin at the northeast corner of the Site.

LANDSCAPING

Landscaping along the Baseline Road frontage and internal of the Site will be consistent with the landscape plan previously approved via Z06-064 (Exhibit E) and current City of Mesa adopted standards as established in Section 11-33 of the Mesa City Code.

The proposed entry plaza landscape vessels meet the intent of MZO Section 11-33-5, while better complimenting and integrating with the overall design of the building and site. This building entry plaza will be flanked with a composition of concrete planter vessels, that contain seasonal annuals and perennials, will accent the entry, provide a parking buffer via an entry plaza, and allow a wide pedestrian hardscape path separating the adjacent parking (see Exhibit F). This proposal will enhance the quality of the project aesthetics while providing effective compliance with Mesa's landscaping standards.

PROPOSED ELEVATIONS

The site design, architectural forms, plants, and building materials have been carefully designed and selected for this site. The main access drive from Baseline road was pre-determined by the existing driveway location established via Z06-064 and the constraints created by the existing City of Mesa well sites along the north and west property lines. The proposed location of the dermatology clinic building was established to create optimal exposure from Baseline Road and the primary entry drive. The primary entry drive incorporates a soft curve into the parking area. The building form responds to and reflects this curve.

The negative solar orientation to the west has been mitigated by angling the building form with southern and northern exposures. Additional solar protection includes clever sun screens at these glass exposures. The sun screens continue at the south, east, and north exposures. A large plaza accented with plants and plant vessels usher pedestrians from the adjacent drop-off or from convenient parking to the entry. Patients are welcomed into the clinic under a soaring curved entry placed at the center of the west facing zig-zagged building forms. The building architecture developed from these functions.

Building materials have been selected which are compatible with the Arizona Sonoran desert. The building colors are comprised of natural unpainted materials. The neighboring architecture is composed of an eclectic style which may be described as Italian Tuscan. This style may have been popular in Mesa a few decades ago, but would not be appropriate today. Our contemporary design is consistent with Mesa's current design standards and will nicely compliment the styles of the existing developments on both the west and east.

SPR & PAD MODIFICATIONS

In the nearly 20 years since Mesa approved Z06-064, development has evolved from general office to primarily medical office uses. Accordingly, modifications to the previously approved SPR and PAD are necessary to accommodate the more intensive parking requirements.

Said modifications are specifically noted as follows:

1. As depicted on the plans submitted with this application, DSD is seeking approval of a new site plan that is slightly modified when compared to the previously approved SPR for Greenbrier Phase II.

While DSD is maintaining the same number of buildings (2) and locations on the site, the size of the proposed buildings has changed to effectively address the previously noted administratively approved modification to the Z06-064. In addition, DSD's desires to provide on-site parking spaces that ensure safe and convenient places to park, while complying with Mesa's current parking requirements, necessitates slight changes to the site plan. The previously approved SPR did not provide sufficient parking for medical offices.

2. As depicted on the plans submitted with this application, DSD is seeking modifications from certain development standards. Specifically, the deviations being requested are noted as follows:

- (A) **As a modification to the standard landscape setback as specified in Table 11-6-3.B, allow for a reduction in the typically required 15' landscape setback to a minimum of 5' on a section of the west property line (see Exhibit F) where the Site is adjacent to the City of Mesa's existing well site on parcel APN 304-05-050.**

This existing well site has 10' high masonry walls screening the well site adjacent to this Site. In constructing this well site, the City did not provide for a landscape setback or plant materials as would have been required of private development. Views from the west of this landscape area are effectively blocked by the well site.

- (B) **As a modification to the standard landscape setback as specified in Table 11-6-3.B, allow for a reduction in the typically required 15' landscape setback to a minimum of 2' for the 3 parking spaces proposed adjacent to shared boundary (see Exhibit F) with the existing medical offices to the east (APN 309-08-531).**

When Z06-064 was originally approved, the area where these three proposed parking spaces was originally designated the location for a solid waste enclosure (see Exhibit A). As depicted on the proposed site plan, this area is being proposed for much needed parking and the solid waste enclosure relocated to a more appreciate area of the site.

As shown on the originally approved site plan (Exhibit A) and the subsequently administratively approved site plan modification (Exhibit C), the area where these three proposed parking spaces will be located had no landscape setback adjacent to the east shared boundary with APN 309-08-531. Based upon our review of the Z06-064 case file, DSD asserts the approval of this nearly zero landscape setback was part of the overall "campus" approval. While the remainder of our site adjacent to APN 309-08-531 is shows a 15' landscape setback, DSD needs to maintain the prior approvals for only these three parking spaces.

- (C) **As an alternative to 13.2(d)3, which stipulates that no more than 9 compact spaces in a single cluster and that each cluster shall be separated by a minimum radius of at least 60-feet, DSD requests a modification that will allow all 16 compact parking spaces proposed for the Site to be clustered in one area as depicted on the site plan (see Exhibit F).**

This proposed alternative will fill fully comply with Section 13.2(d)3 that no more than 20 percent of the total required parking spaces will be compact spaces. In addition, all 16 compact parking spaces will be designated for employee parking only - ensuring that all full-size parking spaces are available for customers and patients.

RATIONAL FOR APPROVAL

While DSD is requesting two (2) specific landscape-related modifications (A & B) and one (1) parking-related modification (C), we respectfully suggest that only one is an actual deviation from the site plan approved via Z06-064. DSD asserts that deviations 'A' and 'B' detailed above are entirely consistent with the landscape setbacks shown on the plans approved via Z06-064.

Beginning in 2006, the City of Mesa issued 12 building and right-of-way permits (BLD2006-11505, BLD2006-11523, BLD2007-07908, BLD2007-01209, ROW 2007-00346, ROW 2007-00347, ROW 2007-00348, ROW 2007-00349, ROW 2007-00350, ROW 2007-00351, ROW 2007-00354, & ROW 2007-00744) that authorized the commencement of development construction on the Site based upon the Z06-064 and related approvals.

This work consisted primarily of installing critical underground utility mainlines (water, sewer, gas, electrical), underground stormwater retention structures, and above ground grading and drainage facilities. The performance of that work, including the dedication of public rights-of-ways and easements, and construction of public street improvements effectively 'vested' all City of Mesa approvals associated with Z06-064 as they pertain to the Site.

In fact, Mesa's permitting of this work effectively constrained any future developer to a site layout that, for practical purposes, mirrors the site layout approved with Z06-064. Any significant deviation from the Z06-064 site would be financially prohibitive and completely impractical. It would require the abandonment, removal, and/or relocation of the extensive work already performed. Quite possibly, this is the reason that the completion of the development of this site has not occurred in the subsequent 13+ years.

While on their face, modifications A and B would appear to create a minor reduction of the landscaping in two small areas within the Site. However, DSD's comprehensive site plan proposes an overall 'volume/s.f.' of landscaping that meets Mesa's current standard's for overall "volume/s.f." of landscaping and exceeds the overall "volume/s.f." of landscaping that was approved with Z06-064. Therefore, DSD believes these requested deviations are reasonable and justified.

The modification requested in C allows DSD to effectively address the the more intensive parking needs for medical offices compared to general offices and provide enhanced landscaping. While the Site has more than the minimum required parking spaces, eliminating some of the "extra" spaces would be necessary to accommodate the dispersion of compact spaces throughout the Site's parking areas. It is simply a dimensional reality that comes with negative consequences for this restricted parcel.

Specifically, compliance would degrade the Site in two important ways. **First**, consolidating the compact parking allows the DSD is able to enhance the site by increasing the volume of landscaping provided. Dispersing the compact parking through the Site will have the unintended and undesirable impact of reducing the landscaping to bare code minimums. **Second**, DSD has learned from prior experience at their other clinic locations, more than the minimum parking spaces required are needed to provide sufficient and convenient parking for their patients. DSD also requires their employees to use the consolidated compact parking spaces so patients have unfettered use and access to the 'full-size' parking spaces.

Accordingly, approval of this modification "C" will allow DSD to provide enhanced Site landscaping beyond the minimum requirements, increased patient parking, and consolidate employee parking to benefit patients and customers. With the exception of modification C, the site plan proposed fully complies with all current parking requirements.

Therefore, we respectfully assert that the above requested modifications are reasonable and not a practical or detrimental departure from the intent of the Z06-064 approvals and Mesa's current development standards. Accordingly, we respectfully request your support and approval.

Exhibits A, B, C, D, E, and F are attached to this narrative document.