



**PLANNING DIVISION
STAFF REPORT**

City Council Meeting

August 21, 2023

CASE No.: ZON23-00129	PROJECT NAME: Baywood Medical Collaborative II
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Owner's Name:	CWRP Baywood MOB Owner, LLC
Applicant's Name:	Vince Dalke, Dalke Design Group, LLC
Location of Request:	Within the 6300 block of East Broadway Road (north side) and within the 300 block of South 63 rd Street (east side). Located north of Broadway Road on the east side of 63 rd Street.
Parcel No(s):	141-57-019
Request:	Rezone from Agricultural (AG) to Office Commercial (OC) and Site Plan Review. This request will allow for the development of a medical office.
Existing Zoning District:	Agriculture (AG)
Council District:	2
Site Size:	1± acres
Proposed Use(s):	Medical Office
Existing Use(s):	Vacant
P&Z Hearing Date(s):	June 28, 2022 / 4:00 p.m.
Staff Planner:	Kwasi Abebrese, Planner I
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 5-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **December 16, 1974**, the project site was annexed into the City of Mesa as part of a larger 3,957± acre annexation (Ordinance No. 907).

On **June 17, 1975**, the Mesa City Council established comparable zoning of Agriculture (AG) on the proposed project site (Case No. Z75-029; Ordinance No. 936).

On **March 20, 1980**, the Mesa City Council rezoned 50± acres from AG to R-4 (equivalent to Multiple Residence-4), RS (equivalent to Office Commercial), and C-2 (equivalent to Limited Commercial). Conceptual C-2 zoning was requested for the project site as part of the application. Based on a recommendation from the Planning and Zoning Board, City Council denied the conceptual zoning due to the lack of a specific site plan (Case No. Z75-029; Ordinance No. 936).

PROJECT DESCRIPTION

Background:

The proposed project site is a vacant site located north of Broadway Road and east of 63rd Street. The applicant is requesting a rezone of a 1± acre site from Agriculture (AG) to Office Commercial (OC) and Site Plan Review approval of an Initial Site Plan for the development of a 5,214 square foot office building (Proposed Project).

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the southwest portion of the proposed project site is Neighborhood with a Suburban Sub-type. The site also has a Specialty Character Area with a Medical Campus Sub-type designation in the northeast part of the site.

Per Chapter 7 of the General Plan, the Suburban Sub-type is primarily residential in nature but may contain multiple residence and commercial uses along arterial frontages and intersections. Office Commercial (OC) is a secondary zoning and may be utilized when a majority of the character area, defined as 55% or more, has been established with primary uses and zoning. The majority of the Neighborhood Suburban Character Type has been established with primary zoning and land use.

The proposed project site is located at the intersection of Broadway and 63rd Street, arterial and collector roadways, and will provide local services to the surrounding community meeting the intent of the Suburban Sub-type.

Per Chapter 7, the primary focus of the Specialty District Character Type is to provide medical facilities, educational campus, or airports typically on sites of at least 20 acres. Developments in this character type are to maintain a campus feel and connection between buildings by having a consistency in landscaping and signage as well as high-quality building design and materials. The Medical Campus Sub-type is for the development of hospitals and associated medical office buildings typically on sites of at least 20 acres.

Office Commercial (OC) is not a primary or secondary zoning district in the Medical Campus Sub-type. However, per Chapter 7 of the General Plan (pg. 7-7), City Council may approve zoning districts that are not listed as primary or secondary districts if it is clearly demonstrated that the rezoning will achieve the intended character for the area and is a better option than the zoning districts listed. The Proposed Project will achieve the intended character of the Sub-type in the following ways:

- The proposed project site is the last remaining vacant parcel within a larger 12± acre group medical office development proximate to the Banner Baywood Medical Campus.
- The larger group medical office development has been zoned Office Commercial (OC) since 1980 (Case No. Z80-006; Ord. No. 1312).
- The proposed project site was included in the 1980 zoning application in which conceptual C-2 zoning (equivalent to Limited Commercial) was requested. At the time, the Planning and Zoning Board recommended denial of the rezone to City Council because there was not a specific site plan. City Council denied the conceptual zoning, and the site remained AG (Case No. Z80-006).
- Rezoning the project site OC provides continuity with the larger group medical office development (OC zoning) and will help to maintain a campus feel and connection between buildings as intended by the General Plan.
- The purpose of the OC district is to provide areas for small-scale medical and professional offices intended to serve the community.
- Medical office buildings are listed as a primary land use in the Medical Campus Sub-type and developing the site as medical offices is compatible with the General Plan.
- The OC zoning is compatible with the Medical Campus Sub-type and achieves the intent of Character Area and the low-intensity commercial uses that are permitted in the district.

Staff finds that the Proposed Project conforms to the goals of the Mesa 2040 General Plan and meets the development review criteria outlined in Chapter 15 (pg. 15-1).

Zoning District Designations:

Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), the OC district is intended to provide areas for small-scale medical and professional offices intended to serve the community and remain compatible with adjacent residential areas. A medical office is permitted in the OC District.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across 63rd Street) RM-4-BIZ Assisted Living Facility</p>	<p>North OC Medical Office</p>	<p>Northeast OC Medical Office</p>
<p>West (Across 63rd Street) OC-PAD Medical Office</p>	<p>Proposed Project Site AG Vacant</p>	<p>East OC Medical Office</p>
<p>Southwest (Across Broadway Road) Maricopa County Single Residential development</p>	<p>South (Across Broadway Road) Maricopa County Mobile Home Park</p>	<p>Southeast (Across Broadway Road) Maricopa County Single Residential development</p>

Compatibility with Surrounding Land Uses:

The proposed project site is currently vacant. The adjacent properties to the north, east, and west of the proposed project site are existing office developments. The properties to the south, southeast and southwest across Broadway Road, include an existing mobile home park and single residential developments located within Maricopa County. The proposed office development is compatible with the surrounding developments and land uses.

Site Plan and General Site Development Standards:

The Proposed Project shows the development of one office building totaling approximately 5,214 square feet. Vehicular access to the site is provided from South 63rd Street as well as internally from the existing Baywood Medical Office Complex.

On-site walkways will connect the primary entrance as well as the other entrances of the proposed building to the public sidewalks on 63rd Street and Broadway Road and to the adjacent office development.

Per Section 11-32-3 of the MZO, 26 parking spaces are required for the Proposed Project. The Proposed Project shows 54 parking spaces located at the north and east sides of the proposed building. The parking area will be screened by a three-foot-tall wall per the screening requirements outlined in Section 11-30-9(H) of the MZO.

The Proposed Project conforms to the requirements of the MZO including the review criteria for Site Plan Review in Section 11-69-5.

Design Review:

The Design Review Board reviewed the Proposed Project on June 13, 2023. Staff will work with the applicant to address the comments and recommendations from the Design Review Board.

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, as well as nearby HOAs and neighborhood associations.

As of the writing of this report, neither the applicant nor staff have received any comments or concerns from surrounding property owners.

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO and meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Staff recommends approval of the request with the following **Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all requirements of Design Review, Case No. DRB23-00124.

5. Compliance with all City development codes and regulations.
6. 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.
7. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.

Exhibits:

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Application Information

3.1 Site Plan

3.2 Grading and Drainage Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Project Narrative

3.6 Preliminary Plat

3.7 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report