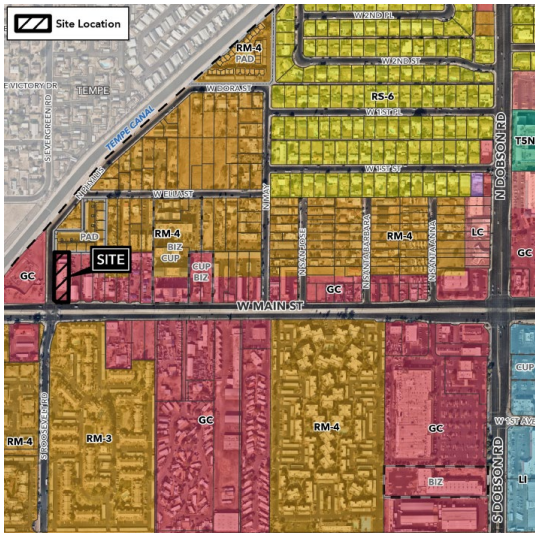




Board of Adjustment Report

Date	September 3, 2025	
Case No.	BOA25-00459	
Project Name	St. Vincent de Paul Medical Office	
Request	<ul style="list-style-type: none">Development Incentive Permit (DIP) to allow for deviations from certain development standards for a Medical Office.	
Project Location	2352 West Main Street	
Parcel No(s)	135-45-017A	
Project Area	0.6± acres	
Council District	District 3	
Existing Zoning	General Commercial (GC)	
General Plan Designation	Urban Center	
Applicant	Maret Webb	
Owner	PCMCS of St. Vincent de Paul Inc.	
Staff Planner	Tulili Tuiteleleapaga-Howard, Planner II	

Recommendation

Staff finds that the requested Development Incentive Permit (DIP) meets the required findings of Section 11-72-3 of the Mesa Zoning Ordinance (MZO).

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting a Development Incentive Permit (DIP) to allow deviations from certain development standards to allow a medical office in the General Commercial (GC) zoning district.

Concurrent Applications:

- **Site Plan Review:** Concurrent review and approval of the site plan is by the Planning Director under Case No. ZON25-00457.
- **Design Review:** Design Review Board meeting is scheduled for September 9, 2025, to review the proposed elevations and landscape plan under Case No. DRB25-00458.

Site Context

General Plan:

- The Placetype for the project site is Urban Center and the Growth Strategy is Evolve.
- Medical Facilities are a principal land use.

Zoning:

- The project site is zoned General Commercial (GC).
- Medical Offices are permitted within the GC zoning district.

Surrounding Zoning & Use Activity:

The proposed medical office is compatible with surrounding land uses, which include commercial and multiple-residential uses.

Northwest (Across Phyllis) GC Substation	North RM-4 PAD Multi-Family Residential	Northeast RM-4 PAD Multi-Family Residential
West (Across Phyllis) GC Substation	Project Site GC Retail	East GC Retail
Southwest (Across Main St.) GC Medical Office	South (Across Main St.) RM-3 Multi-Family Residential	Southeast (Across Main St.) GC Retail

Site History:

- **April 20, 1959:** City Council annexed 1,378± acres, including the project site, into the City of Mesa (Ordinance No. 366).

- **September 15, 1980:** City Council approved a rezoning of approximately 0.53 acres, including the rear half of the subject site, from LC to GC to allow for outside storage areas in the rear of existing retail establishments (Case No. Z80-087; Ordinance No. 1422).
- **February 22, 1994:** The Zoning Administrator approved a Variance to allow a sign to encroach into the required future width line of Main Street in conjunction with retail use (Case No. ZA94-018).

Project/Request Details

Site Plan:

- **Building Design:** The 10,289 square foot medical office will be a single-story structure situated on the eastern portion of the ±0.6-acre site. Along the west side of the building is the main entrance and an entry plaza with a pedestrian path to the public sidewalk at Phyllis Street.
- **Access:** The site is accessed from Phyllis Street at two points: the primary entrance at the south end of the building and at the north end of the building where additional parking is provided.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), approximately 44 parking spaces are required (1 space per 200 square feet for a medical office). There are currently 26 existing parking spaces provided at the south and north side of the building. A reduction is being requested as part of this DIP request. Additional street parking is available along Phyllis.
- **Landscaping:** The building features a newly proposed landscaped interior courtyard along the west side of the building. Additional landscaped areas are located along the perimeter of the site across the front of the building and within the parking area.

Development Incentive Permit:

A Development Incentive Permit (DIP) is designed to facilitate the development of smaller tracts of land that face challenges in meeting current development standards. These parcels have often been bypassed by previous developments, with limited or no opportunities for land assembly. The DIP allows for modifications to specific site development standards, including building setbacks, landscaping design, onsite parking, building height, and right-of-way dedication.

Development Standards	MZO Required	DIP Proposed
<u>Street-Facing Setback</u> MZO Table 11-6-3.A - N. Phyllis St. (collector) - W. Main St. (arterial)	20' 15'	10' 12'-10"
<u>Interior Side Setback Adjacent to Non-Residential District</u> MZO Table 11-6-3.A	15'	0'
<u>Screening: Parking Areas</u> – MZO Section 11-30-9(H)	Parking screen wall	No screen wall
<u>Screening: Common Property Lines</u>		

MZO Section 11-30-9(I)	6' screen wall between commercial and residential uses	No screen wall
<u>Setbacks at Intersections –</u> MZO Section 11-30-10	25' setback radius	<25' setback radius
<u>Trash and Refuse Collection Areas</u> MZO Section 11-30-12	Trash and refuse collection areas located outside any required setback and landscape yards	Barrel trash service located within required eastern setback and landscape yard
<u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts –</u> MZO Section 11-33-3-B(2)	15' landscape yard on north and east sides	5' landscape yard (north) 7'-5" to 0' landscape yard (east)
<u>Foundation Base along Exterior Walls</u> MZO Section 11-33-5(A)	15' wide foundation base along walls with public entrance	10' wide foundation base along wall with public entrance
<u>Setback of Cross Access Drive Aisles</u> MZO Section 11-32-4(A)	50' setback	+13.5' (south drive aisle) +10' (north drive aisle)
<u>Required Parking Spaces by Use –</u> MZO Table 11-32-3.A - Medical offices	Approximately 44 spaces	26 spaces

Eligibility - Section 11-72-1:

- **Area:** The total area of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than 10 years; or the total area of the site does not exceed 5 net acres and was created by the assembly of 2 or more individual, contiguous parcels.

The project site is 0.6± acres and has been in its current configuration for more than 10 years.

- **Utilities:** The parcel is served by, or has direct access to, existing utility distribution facilities.

The project site has direct access to utilities.

- **Surrounding Development:** The parcel is surrounded by properties within a 1,200 foot radius in which the total developable land area is not more than 25 percent vacant; and greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.

Ninety-five percent (95%) of the land within 1,200 feet was developed over 15 years ago.

Approval Criteria - Section 11-72-3:

1. **Consistent with the General Plan and other Plan/Policies:** The Proposed Project complies with the General Plan and West Main Street Area Plan, supporting high-intensity, transit-oriented growth.

2. **Intensity of Development in Relation to Surrounding Neighborhood:** The requested deviations do not result in a development more intense than the surrounding area. The proposed development remains consistent with existing development within a 1,200-foot radius of the bypassed property.
3. **The Proposed Project Meets the Intent of the Design Standards of the MZO:** Despite the requested deviations, the Proposed Project results in a development that conforms to the intent of the MZO's design standards.

Required Notification

The applicant provided letters to surrounding property owners within 500 feet of the project site, notifying them of the public hearing.

Staff received one phone call with questions on the Proposed Project. No opposition was expressed.

Conditions of Approval

Staff recommends **approval** of the Development Incentive Permit, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Site Plan Review Case No. ZON25-00457.
3. Compliance with all requirements of Design Review Case No. DRB25-00458.
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Elevations

Exhibit 6 – DIP Table of Deviations

Exhibit 7 – DIP Analysis Map

Exhibit 8 – Power Point Presentation