



Planning and Zoning Board

Case Information

CASE NUMBER: **Z12-019**
LOCATION/ADDRESS: The 10000 to 10200 block of East Baseline Road (north side).
GENERAL VICINITY: Located at the northeast corner of Baseline and Crismon Roads
REQUEST: Rezone from LC to LC-BIZ and from LC-BIZ to LC and Site Plan Review
PURPOSE: This request will allow for the development of a medical center.
COUNCIL DISTRICT: District 6
OWNER: Richard Richmond, Crismon Gateway, LP
APPLICANT: Bill Smith, Banner Health
STAFF PLANNER: Jeffrey McVay, AICP

SITE DATA

PARCEL NUMBER(S): 220-80-986, 220-80-987, 220-80-988,
220-80-989, 220-80-990
PARCEL SIZE: 24.7± acres
EXISTING ZONING: LC and LC-BIZ
GENERAL PLAN DESIGNATION: Community Commercial (CC)
CURRENT LAND USE: Vacant

HISTORY/RELATED CASES

Aug. 3, 1987: Annexed to City (Ord.# 2249)
Oct. 5, 1987: Established comparable City of Mesa Zoning, SR and R1-9. (Z87-066)
June 7, 2004: Rezoned from R1-43 to C-2, Site Plan Review, and preliminary plat (Z04-033)
Oct. 15, 2007: Rezoned from C-2 to C-2-BIZ and Site Plan Review (Z07-093)

SITE CONTEXT

NORTH: (Across Crismon) Crismon Commons West group commercial development – Zoned LC
EAST: (Across LaBelle) Existing Single Residence Developments – Zoned RS-7-PAD and RM-2-PAD
SOUTH: (Across Baseline) Vacant land – Zoned AG and Single Residence Development – Zoned RS-6-PAD
WEST: (Across Crismon) Crismon Commons West group commercial development – Zoned LC

STAFF RECOMMENDATION: Approval with Conditions

P&Z BOARD RECOMMENDATION: × Approval with conditions. Denial

PROPOSITION 207 WAIVER SIGNED: × Yes No

PROJECT DESCRIPTION/REQUEST

This rezoning and site plan review has been requested to allow the development of a Banner Health Center (BHC) on approximately 10.4 acres of a larger 24.7 acre vacant site located on the northeast corner of Baseline and Crismon Roads. While the rezoning request applies to the entire 24.7 acre site, the requested BIZ overlay and site plan approval would only apply to the 10.4 acre site proposed for the Banner Health Center. The remaining 14.3 acres of the site have been shown with six future phases for retail/commercial development that will require future site plan approval. The overall site was previously approved for a retail and office development that included two, three story office buildings with maximum heights of 55' in the center of the site. The current proposal would replace the existing site plan and BIZ approvals with an 87,410 square foot Banner Health Center constructed in two phases (Phase 1A – 23,426 sf single story building, Phase 1B – 63,984 sf two story building). The Banner Health Center has requested a BIZ overlay to accommodate an overall building height of 45 feet and a reduction in the number of bicycle parking spaces provided from 46 to 16.

Parking areas for the BHC will be phased with the building. Phase 1A will include 195 spaces (118 spaces required) and Phase 1B will include 255 spaces (320 required) for a total of 450 spaces at build-out (438 required). The majority of the parking has been located between the building and Crismon Road. This parking location, in addition to the building placement, have been oriented to maximize the exposure to the most prominent intersections, reinforce visitor/patient wayfinding, and provide parking in close proximity to the building's main entrance. Access to the site will occur from right-in, right-out driveways from Crismon Road and one right-in, right-out and one right/left-in and right-out driveways from Baseline Road. A future cross-access drive will allow access between the BHC site and future Phase III development. Additionally, a future drive has been shown that will traverse the site between Crismon and Baseline Roads.

To accommodate the stormwater flows associated with a 404 wash, the BHC proposal includes channelization of the wash from the point of entry into the site, along the east property line to Baseline Road, then along Baseline Road where it will exit the site through an existing culvert at the southwest corner of the site. The channel will have a large aggregate base that will transition to smaller aggregate and landscape on the slope. Additionally, small earth berms will be along the Baseline Road frontage. Landscaping of the channel will include groundcovers within the channel, transitioning to shrubs and trees along the higher slopes. Installation of the landscaping along the entire Baseline Road frontage will occur with the first phase of development.

On-site landscape quantities are consistent with, or exceed minimum Code requirements. The landscape quantities and species adjacent to Baseline and Crismon Roads will be in addition to existing landscaping within the rights-of-way and wide landscape setbacks that will include landscaped retention areas. Additionally, landscaping will be installed adjacent to Crismon Road and the north phase line with Phase 1A development.

The proposed rezoning includes a request for a Bonus Intensity Zone (BIZ) overlay. The BIZ overlay has been requested to allow: 1) an increase in the maximum building height to 45 feet, and 2) a reduction in the number of on-site bicycle parking from 46 to 16. Consistent with the number and degree of deviations requested, the applicant has provided the below justification for the BIZ overlay:

1. The floor-to-floor requirements for the BHC facility are greater than the typical professional office facility. Added height is needed for the two-story facility to accommodate the building systems and operational requirements for HVAC and other required facility infrastructure.
2. Although the overall height of the structural walls for the BHC facility is approximately 36 feet, the required mechanical equipment screening required per City of Mesa Development Code increases the overall building height ranging between 42 and 45 feet.
3. Without the BIZ overall height increase to 45 feet, the Health Center facility would not be allowed to be developed on the Crismon Commons East site preventing Banner Health from providing healthcare services to the East Mesa area and creating up to 125 new professional employment opportunities at the full build out of the BHC-Mesa.
4. The facility being a regional facility with a Patient service area of up to ten (10) miles are distances greater than a patient is likely to be able to travel via bicycle.
5. Outpatients utilizing medical facilities are typically accompanied by another adult person and travel from beyond immediate neighborhoods, requiring vehicular transportation.
6. Patient utilizing the BHC facility typically have medical conditions which would not allow commuting by bicycle.
7. The major Outpatient user of the BHC facility typically will be of an older demographic and not likely to travel by bicycle.
8. Because of the qualifications of the professional medical staff required for employment at the BHC, the typical staff person has significantly longer travel distances to the BHC and could require mobility between other BHC facilities during operating hours.

This project requires Design Review approval. To date, the applicant has met with the Design Review Board at two 'Work Sessions' and continues to work with staff in responding to the comments of the Design Review Board in anticipation of Planning Director action.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan in order to inform neighboring property owners of the project, solicit feedback, and address any comments or concerns that may arise. The Citizen Participation Plan included a contact list consisting of all registered neighborhoods and homeowners associations within 1000 feet and all property owners within 500 feet. Each person or entity on the contact list was sent a letter providing general information on the request with contact information and Zoning Board Hearing date.

The applicant held one community public meeting on February 22, 2012 at Mesa Fire Station No. 217 and had three attendees. The Citizen Participation Report contains a log that list all citizen attendees and all concerns raised at the public meeting. Issues raised included height of the building allowing visibility into property, construction noise, height of the building blocking sunset and affecting the nature trail experience, and negative impact on property values. To date, Planning Staff has received one inquiry regarding the project that resulted in an email in opposition to the project. This contact also attended the neighborhood meeting and expressed concern with the project.

CONFORMANCE WITH THE GENERAL PLAN

This request is within an area designated as Community Commercial on the Land Use Plan map from the Mesa 2025 General Plan. The Community Commercial designation identifies retail and service-oriented

businesses that serve the larger surrounding residential trade area within a one to two mile radius. Typical users include, but are not limited to, grocery store and additional large anchored tenant shopping centers with additional drug stores, fast food chains, smaller hardware/building material stores, convenience/gas stations, and larger restaurants/cafes. Other compatible uses include larger administrative/professional offices including medical services, finance, insurance and real estate. No more than one Big Box retail user is permitted in a single location of Community Commercial designated areas. Community Commercial areas are located on, and with direct access to an arterial. This request is in conformance with the proposed Mesa 2025 General Plan land use designation of Community Commercial.

STAFF ANALYSIS

SUMMARY:

The requested Rezoning and Site Plan Review would eliminate an existing approved site plan for a retail and office development that included a BIZ overlay for two, 3-story office buildings. The existing site plan would be replaced with a seven phase development proposal. With Phase 1A and 1B being the development of an 87,410 sf Banner Health Center on a 10.4 acre site in the southwest corner of the site. A BIZ overlay has been requested for the Banner Health Center site to: 1) allow a two-story building with a maximum height of 45 feet (30 feet permitted), and 2) allow reduction in the number of bicycle parking spaces from 46 to 16. Discussions of the specific BIZ requests and staff concerns are provided below.

The remaining 14.3 acres have been identified as Phases 2 thru 7 for future retail and commercial development. Conceptual site plans have not been prepared for these phases. The action on this portion of the site is to remove the previous site plan and BIZ overlay. Consequently, any future development proposal on Phases 2 thru 7 will require future site plan review.

Building Height – BIZ request

The proposed 2-story, 45' building height is necessary to accommodate the floor-to-floor requirements for the BHC facility, which are greater than a typical professional office. The height of the structural components of the building is approximately 36 feet, however, screening of the building systems and HVAC requires an overall building height ranging between 42 and 45 feet. The additional building height has been mitigated by the location of the building in proximity to residential (greater than 600 feet to nearest residential structure), the quality of the south and west building elevations, and the quality of the landscape design.

Bicycle Parking Quantity – BIZ request

The BHC proposal includes three bicycle racks with space for 16 bicycles. The Zoning Ordinance requires one bicycle parking space for every 10 vehicle parking spaces, or 46 total. The BHC narrative notes the nature of the use does not create demand for customer bicycle parking and the wide area that employees will be drawn from will not create bicycle commuting demand. Staff does accept that the BHC will have a lower demand for bicycle parking. However, a 65% reduction has not been justified. Consequently, a recommended condition of approval has been included to provide a minimum of 24 bicycle parking spaces, equally distributed between Phase 1A and Phase 1B.

Drainage Channel

The design, treatment, and landscaping of the proposed drainage channel has been a primary staff concern from initial review of the proposal. The primary staff direction has been to incorporate, to the extent possible, the drainage channel into the landscape design in a manner that creates an amenity. With the understanding that the channel has to handle significant stormwater flows, channel design and landscaping options were somewhat constrained. Given the constraints, the BHC proposal includes a channel design and landscaping that will incorporate the channel into the landscape design. Through the Design Review process, the BHC proposal will also create an entry element that will help soften the look of the box culverts needed for the driveway access across the channel.

Building Architecture

While the BHC has provided a high quality design on the west and south building elevations, staff continues to work with the applicant to address concerns related to the north and east building elevations. Additionally, the BHC has had two work sessions with the Design Review Board on the building architecture and landscape design. BHC representatives are working with staff to address the comments provided by the Design Review Board, and staff anticipates some modification to the building architecture and landscape design.

CONCLUSION:

The proposed rezoning and site plan review will facilitate the development of a Banner Health Center. The proposed BHC is consistent with the General Plan, Zoning Ordinance, and Council policies. Additionally, the BHC will provide benefit to the surrounding area and residents. The BHC proposal has provided sufficient justification for the requested BIZ overlay, as modified by the conditions below. Continued refinement of the building architecture and landscape design through the Design Review process will ensure superior and distinctive design quality that further justifies the requested deviations.

Consequently, staff recommends approval of this case subject to the following conditions.

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Provision of a total of three (3), minimum 8' x 15' parking lot landscape islands within the southeastern most parking row of the Banner Health Center development to achieve no more than eight parking spaces without a landscape island.
3. A minimum of twelve (12) bicycle parking spaces shall be provided with Phase 1A and a total of twenty-four (24) bicycle parking spaces shall be provided for the site with the completion of Phase 1B.
4. Any development of Phases 3, 4, 5, 6, or 7 shall require site plan review and approval by the Planning and Zoning Board.
5. Compliance with all requirements of the Design Review.
6. A revised final plat of Crismon Commons East shall be recorded prior to the issuance of building permits.
7. Compliance with all City development codes and regulations.