



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 11, 2022

CASE No.: **ZON22-00160**

PROJECT NAME: **Child Crisis Center Arizona Headquarters**

Owner's Name:	SAFE KIDS STRONG FAMILIES LLC
Applicant's Name:	Chris Woosley, Architectural Resource Team
Location of Request:	Within the 800 block of North Country Club Drive (west side), within the 400 block of West Rio Salado Parkway (north side) and within the 400 block of West 9 th Street (south side).
Parcel No(s):	135-16-030, 135-16-031, 135-16-049, 135-16-048A, 135-16-048B, 135-16-022, 135-16-045
Request:	Rezone from Multiple Residence (RM-4) and Limited Commercial to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ), Site Plan Review, and a Special Use Permit. This request will allow the development of a new Child Crisis Arizona headquarters campus.
Existing Zoning District:	RM-4 and LC
Council District:	3
Site Size:	2.3± acres
Proposed Use(s):	Offices
Existing Use(s):	Vacant
P&Z Hearing Date(s):	May 11, 2022 / 4:00 p.m.
Staff Planner:	Jennifer Merrill, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **December 6, 1948**, City Council annexed the subject site into the City of Mesa as part of 2,420± acres (Ordinance No. 228).

On **April 7, 2003**, City Council approved a rezoning for 1.84+ acres of the subject site from R-4 to C-2 for development of a car wash and retail buildings (Case No. Z03-006; Ordinance No. 4054).

On **May 6, 2003**, the Zoning Administrator approved a SUP for a car wash, and a SCIP for the expansion of an existing automobile service station in the C-2 district (Case No. ZA03-034).

On **August 6, 2003**, the Design Review Board approved the development of a 10,200 square foot retail building and a 1,100 square foot car wash (Case No. DR03-052).

PROJECT DESCRIPTION

Background:

The applicant is requesting to rezone the subject site from Limited Commercial (LC) and Multiple Residential 4 (RM-4) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ), approval of an Initial Site Plan, and a Special Use Permit (SUP) to allow development of a new headquarters campus for Child Crisis Arizona. Currently, the site is vacant and located on the west side of Country Club Drive and on the north side of Rio Salado Parkway. The submitted site plan shows development of a two-story office building totaling 37,958 square feet.

The existing site is comprised of seven parcels, six of them zoned LC and one zoned RM-4. The proposal is to rezone all seven parcels, totaling 2.3± acres, to LC-BIZ. The applicant is seeking approval of a Bonus Intensity Zone (BIZ) overlay to allow modifications to certain development standards on the property. Specifically, a reduction to the required building and landscape setbacks, and a reduction to the required landscaping. The applicant is also requesting approval of an SUP to allow for a parking reduction on the property.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Neighborhood. Per Chapter Seven of the General Plan, the primary focus of the Neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses. Nonresidential areas within neighborhoods should be designed and located to bring people together and to not disrupt the fabric and functioning of the neighborhood as a place where people live. Neighborhoods are also designed to provide opportunities for people to gain a sense of place and feel connected to the larger community. The proposal for the Child Crisis Arizona headquarters campus includes a unique building design that would be a positive addition and provide a sense of place; the proposal complies with the General Plan and is compatible with surrounding land uses. Staff reviewed the request and determined the proposed BIZ overlay and use of the property is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The applicant is requesting to rezone the site from LC and RM-4 to LC-BIZ. Per Section 11-6-2 of the MZO, office uses are permitted in the LC zoning district. Per Section 11-6-1 of the MZO, the purpose of the LC zoning district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. Typical uses include, but are not limited to, grocery store and additional large commercial developments, anchored tenant shopping centers with additional drug stores, fast-food restaurants, hardware and building supply stores, gas stations with convenience stores, and

restaurants and cafes. Other typical uses include, but are not limited to, those anchors and large commercial developments that are typically located within a regional mall, retail outlet, or power center. Other compatible uses include medical and professional offices, as well as public and semi-public uses. The proposed rezoning and intended development of the site for office uses conforms to the goals of the LC district.

BIZ Overlay Modification – MZO Article 3, Chapter 21:

The subject request includes a Bonus Intensity Zone overlay (BIZ) to allow for modifications to certain required development standards of the MZO. Per Section 11-21-1 of the MZO, the purpose of a BIZ overlay is to provide for variation from the application of residential densities and other development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. Table 1 below shows the MZO required standards and the applicant's proposed BIZ standards.

Table 1: Development Standard Comparison

Development Standards	MZO Required	BIZ Proposed	Staff Recommendation
<u>Building Setbacks</u> – MZO Section 11-6-3 - <i>Eastern property line (adjacent to Country Club Dr.)</i> - <i>South property line (adjacent to Rio Salado Pkwy.)</i>	15 feet 15 feet	5 feet 8 feet	As proposed
<u>Setback at Intersections</u> – MZO Section 11-30-10 - <i>Corner of Rio Salado and Country Club</i>	Minimum 50-foot radius	Minimum 0-foot radius	As Proposed
<u>Required Landscape Yards</u> – Section 11-33-3(B) - <i>West and north interior property lines adjacent to RM-4</i>	15 feet	5 feet	As proposed
<u>Parking Lot Landscaping</u> – MZO Section 11-33-4(B)	Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row	Landscape islands adjacent to solar parking canopies adjacent shall be a minimum of six feet wide and 15 feet in length for single-row	As proposed

<u>Parking Lot Landscaping –</u> MZO Section 11-33-4(D)	One shade tree and three shrubs shall be provided for every 15-foot parking island	Trees are not required in parking islands adjacent to solar parking canopies	As proposed
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Building Setbacks:

Per Section 11-6-3 of the MZO, the minimum building setback along arterial streets is 15 feet. Per the Narrative, significant area along the east and south property lines is being dedicated for right-of-way and public utility easements. To compensate the project is requesting to reduce the required setback along these frontages. The project still has plenty of area for landscaping and endeavors to create more urban edge and a pedestrian friendly environment by incorporating art elements along both street facing facades.

Setback at Intersections:

Per Section 11-30-10 of the MZO, a minimum 50-foot radius setback is required at arterial with arterial street intersections. Per the narrative, the removal of this radius setback also furthers the goal of the project to create a more pedestrian friendly environment.

Required Landscape Yards:

Per Section 11-33-3(B)(2) of the MZO, non-single residence uses adjacent to non-single residential districts and/or uses shall provide a 15-foot landscape yard. Non-single residence uses less than 2.5 acres adjacent to single residence shall provide a 20-foot landscape yard. The proposal is for five-foot setbacks adjacent to the properties to the west, which are zoned RM-4 and contain a two-story apartment complex and a single residence. The five-foot setback is to solar parking canopies and solid waste enclosures. Per the narrative, the reduction of the landscape setback allows parking to be located much more efficiently and allows space for the required foundation planting between the parking and the building. The project is incorporating a solar panel array large enough to achieve a netzero energy goal for the project. This is planned to be implemented by incorporating solar panels at all of the covered parking structures throughout the site. This deployment requires that no landscape is planted adjacent to the parking structures that might shade the solar panels. Since no large plantings are desired, a reduced landscape setback is sufficient to provide the scale of landscape planting that will not interfere with renewable energy production.

Parking Lot Landscaping:

Per Section 11-33-4 of the MZO, parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum eight contiguous parking spaces, and the landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking. Each 15-foot parking island shall contain one shade tree and three shrubs. The request includes a reduction to the landscaping in the parking area, for the same reasons as outlined above: the solar panels will be most efficient without adjacent trees. Solar canopies are proposed adjacent to landscape islands, and no trees are proposed for the landscape islands between the solar canopies.

Review and approval of a BIZ overlay is based on the criteria in Section 11-21 of the MZO. The City Council may approve a request for a BIZ overlay for projects that provide distinctive, superior quality designs, and also address environmental performance standards in the site or building design. The subject proposal is incorporating a solar panel array large enough to achieve a netzero energy goal for the project. This is planned to be implemented by incorporating solar panels at all of the covered parking structures throughout the site. In addition, the architecture is unique, incorporates playful colors and forms, and will be a positive addition to the northwest Mesa location. Overall, the proposal is unique and innovative, and demonstrates superior quality to meet the intent of the City's Zoning Ordinance and General Plan.

Site Plan and General Site Development Standards:

The proposed site plan shows a 37,958 square-foot two-story office building (See Exhibit 3.2). Primary access to the site is proposed via a pedestrian path and driveway off Rio Salado Parkway, a pedestrian path off of Country Club Drive and a driveway off of 9th Street. The proposed building features unique, dynamic elevations on all sides including fronting onto Country Club and Rio Salado, and the building entrance is on the north side of the building and faces the parking area. Parking spaces are proposed around the north west sides of the building.

Overall, the proposed site plan conforms to the criteria and requirements of a Site Plan Review outlined in Section 11-69-5 of the MZO.

Special Use Permit:

Section 11-66-2(C)(2) of the MZO allows the Planning and Zoning Board to hear and take action on a SUP when requested in conjunction with another request requiring action or recommendation by the Planning and Zoning Board.

Parking Reduction:

Per Section 11-32-3 of the MZO, general office uses require one parking space per 375 square feet, medical offices require one space per 200 square feet and dance halls and public assembly spaces require one space per 75 square feet. Using these calculations, 142 parking spaces are required. The applicant is proposing to reduce the number of parking spaces from 142 to 103, a 39-space reduction. Section 11-32-6 of the MZO establishes criteria for approval of a SUP to allow the reduction in the number of parking spaces. Below is a summary of the criteria for the SUP and findings.

Per the applicant, a large amount of work is conducted off-site, so the office employees are not anticipated to use all of the spaces every day. Also, the public assembly space is anticipated to be used during evening hours for workshops and trainings for program participants. Per the parking statement submitted by Greenlight Traffic Engineering, LLC, the proposed uses would require 90 parking spaces and therefore the site is adequately parked.

Parking Reduction Required Findings (MZO Section 11-32-6)	Findings
1. Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site exist that will reduce the parking demand at the site.	Per the applicant, a large amount of work is conducted off-site, so the office employees are not anticipated to use all of the spaces every day. Also, the public assembly space is anticipated to be used during evening hours for workshops and trainings for program participants. Also, the site is located along a public transit line. Based on the information provided, 103 parking spaces will provide enough parking for the proposed use.
2. The use will adequately be served by the proposed parking.	Per the applicant, the proposed 103 parking spaces are appropriate for the general and medical office, and dance hall / public assembly uses.
3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.	Per the parking statement submitted by Greenlight Traffic Engineering, LLC, the proposed uses would require 90 parking spaces and therefore the site is adequately parked. It is not anticipated to exceed the capacity provided or impact the supply of on-street parking in the area.

Per Section 11-70-5 of the MZO, the granting of an SUP must also advance the goals and objectives of the General Plan and not be detrimental to the neighborhood or to the general welfare of the city. As previously stated, the proposed development of the Child Crisis Arizona headquarters campus is consistent with the goals of the General Plan by providing a creative, well-designed building for the area. According to the applicant, the parking provided is sufficient to meet the needs of the end user.

Design Review:

The Design Review Board reviewed the proposed building elevations and landscape plan at the May 10, 2022 work session.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across 9 th St) RM-4 Residences	North (Across 9 th St) LC Veterinary Hospital	Northeast (Across Country Club Dr) OC Offices
West RM-4 Residence, Apartments	Subject Property LC & RM-4 Vacant	East (Across Country Club Dr) RM-3, LC & OC Residence, Child Crisis Arizona Family Resource Center, Church
Southwest	South	Southeast

(Across Rio Salado Pkwy) RM-3 PAD Apartments	(Across Rio Salado Pkwy) LC Commercial & Vacant	(Country Club Dr) GC Commercial
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Compatibility with Surrounding Land Uses:

The site is located at the northwest corner of Country Club Drive and Rio Salado Parkway, surrounded by residential uses built in the 1950's and commercial buildings developed in the 1980's. The area contains zoning designations for multiple residential and office/commercial uses. Across Country Club Drive to the east is the Child Crisis Arizona Family Resource Center, a church and a residence. To the west is a residence and an apartment complex. Across Rio Salado to the south are commercial uses. To the north across 9th Street is a veterinary hospital. The proposed office development is compatible with the zoning and anticipated land uses in the area.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to surrounding property owners within 1,000 feet of the site and hosting two neighborhood meetings. Per the Citizen Participation Report, no community members attended the first meeting, and one attended the second meeting. As of the writing of this report, staff has not received any response from neighboring property owners. Staff will provide the Board with any new information during the scheduled Study Session on May 11, 2022.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the requested rezone and Site Plan Review is consistent with the Mesa 2040 General Plan and the purpose for a Bonus Intensity Zone overlay outlined in Section 11-21 of the MZO, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and the review criteria for a Special Use Permit in Section 11-70-5 of the MZO; therefore, staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of DRB22-00159.
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and Special Use Permit, and shown in the following table:

Development Standards	Approved
<u>Building Setbacks</u> – MZO Section 11-6-3 -Eastern property line (adjacent to Country Club Dr.) -South property line (adjacent to Rio Salado Pkwy.)	5 feet 8 feet
<u>Setback at Intersections</u> – MZO Section 11-30-10 -Corner of Rio Salado and Country Club	Minimum 0-foot radius

<u>Required Landscape Yards – MZO Section 11-33-3(B)</u> <i>-West and north interior property lines adjacent to RM-4</i>	5 feet
<u>Parking Lot Landscaping – MZO Section 11-33-4(B)</u>	Landscape islands adjacent to solar parking canopies adjacent shall be a minimum of six feet wide and 15 feet in length for single-row
<u>Parking Lot Landscaping – MZO Section 11-33-4(D)</u>	Trees are not required in parking islands adjacent to solar parking canopies

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

3.5 Citizen Participation Plan

Exhibit 4-Citizen Participation Report

Exhibit 5-Parking Statement