



PLANNING AND ZONING BOARD

July 27, 2022



ZON22-00658



Request

- Site Plan Review

Purpose

- To allow for a hospital

Location

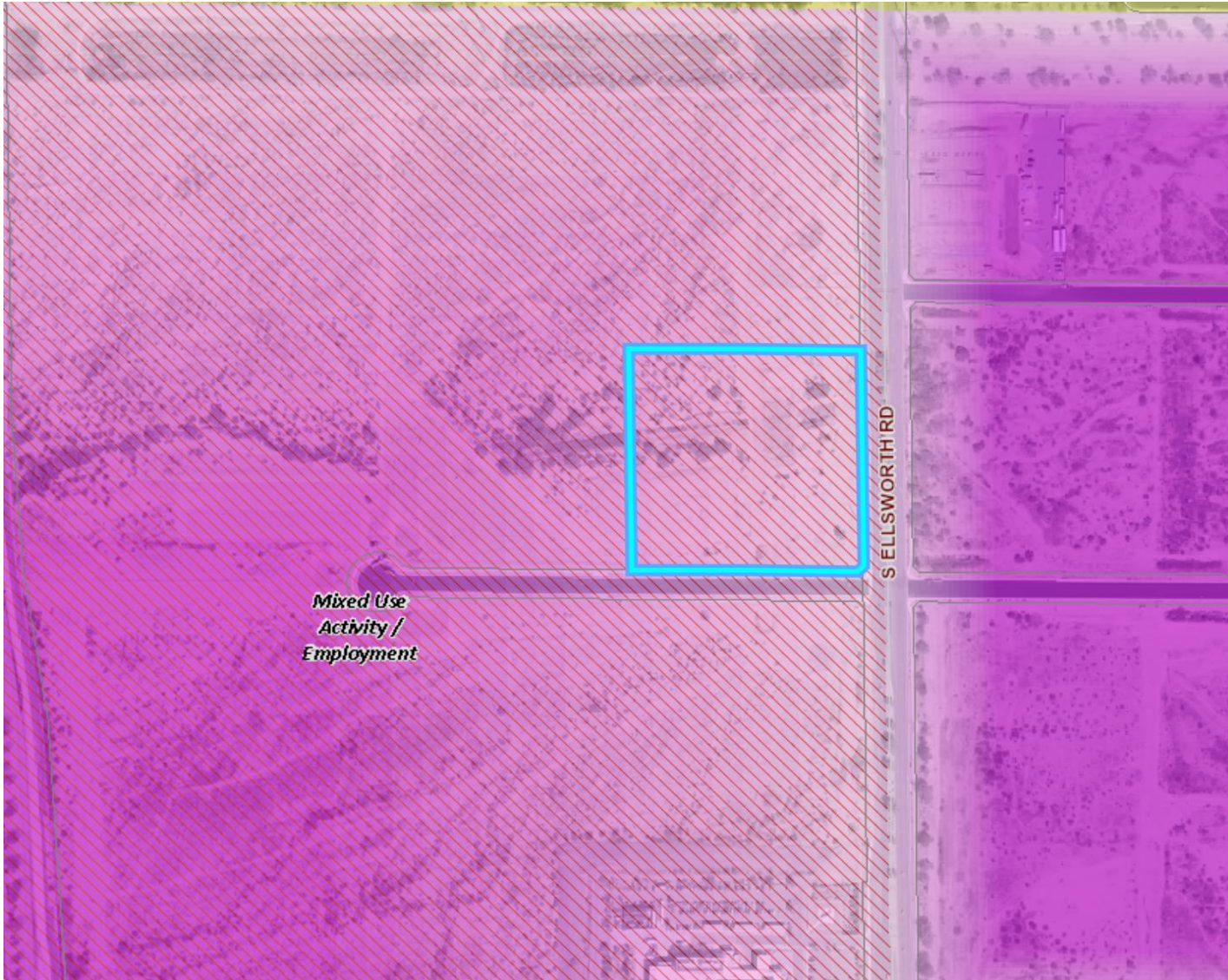
- North of Broadway Road
- East of Dobson Road



Site Photo



Looking west towards the site from Ellsworth Road



General Plan

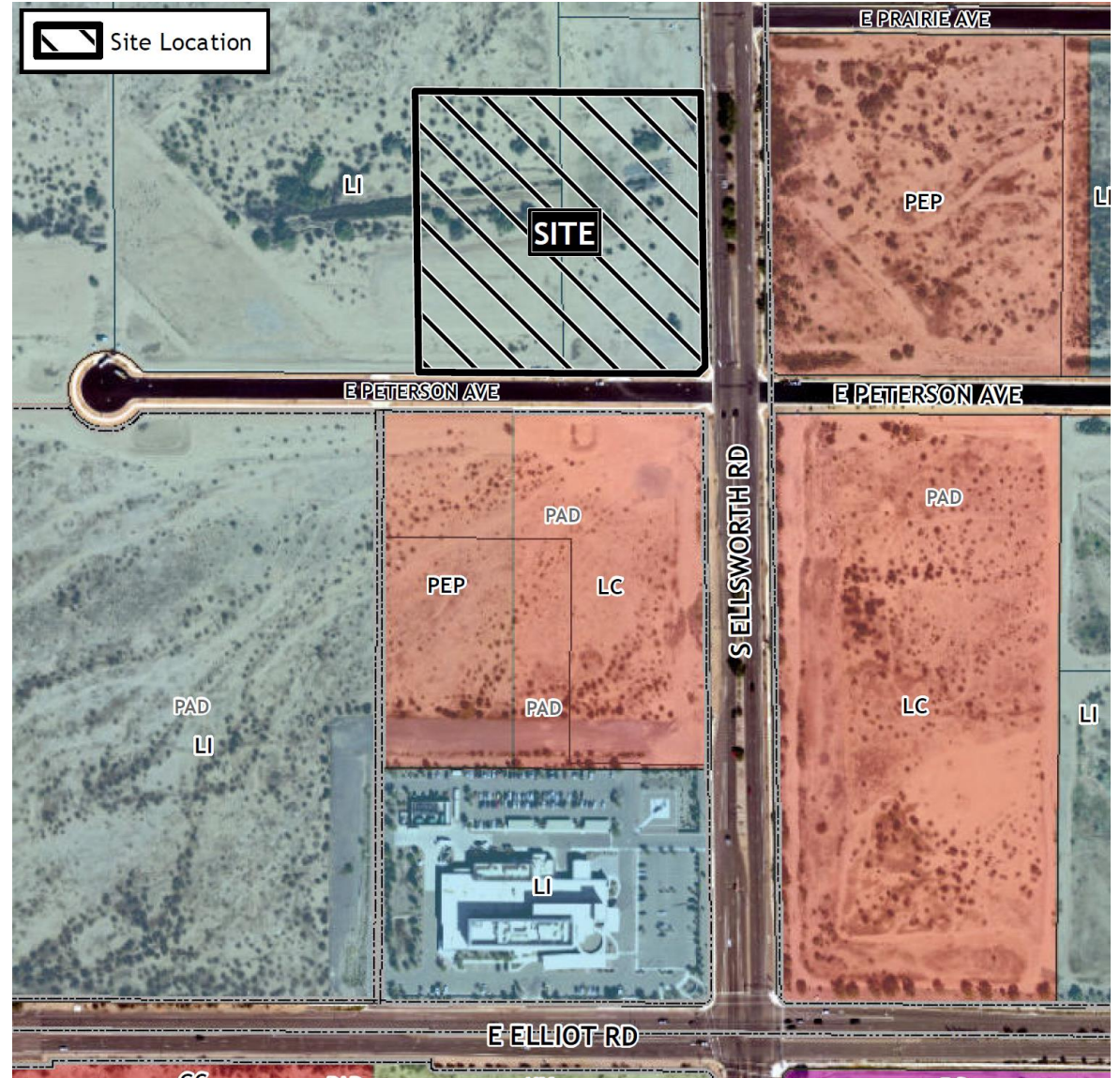
Employment/Mixed Use Activity District

- Wide range of employment-type land uses
- High quality settings

Zoning

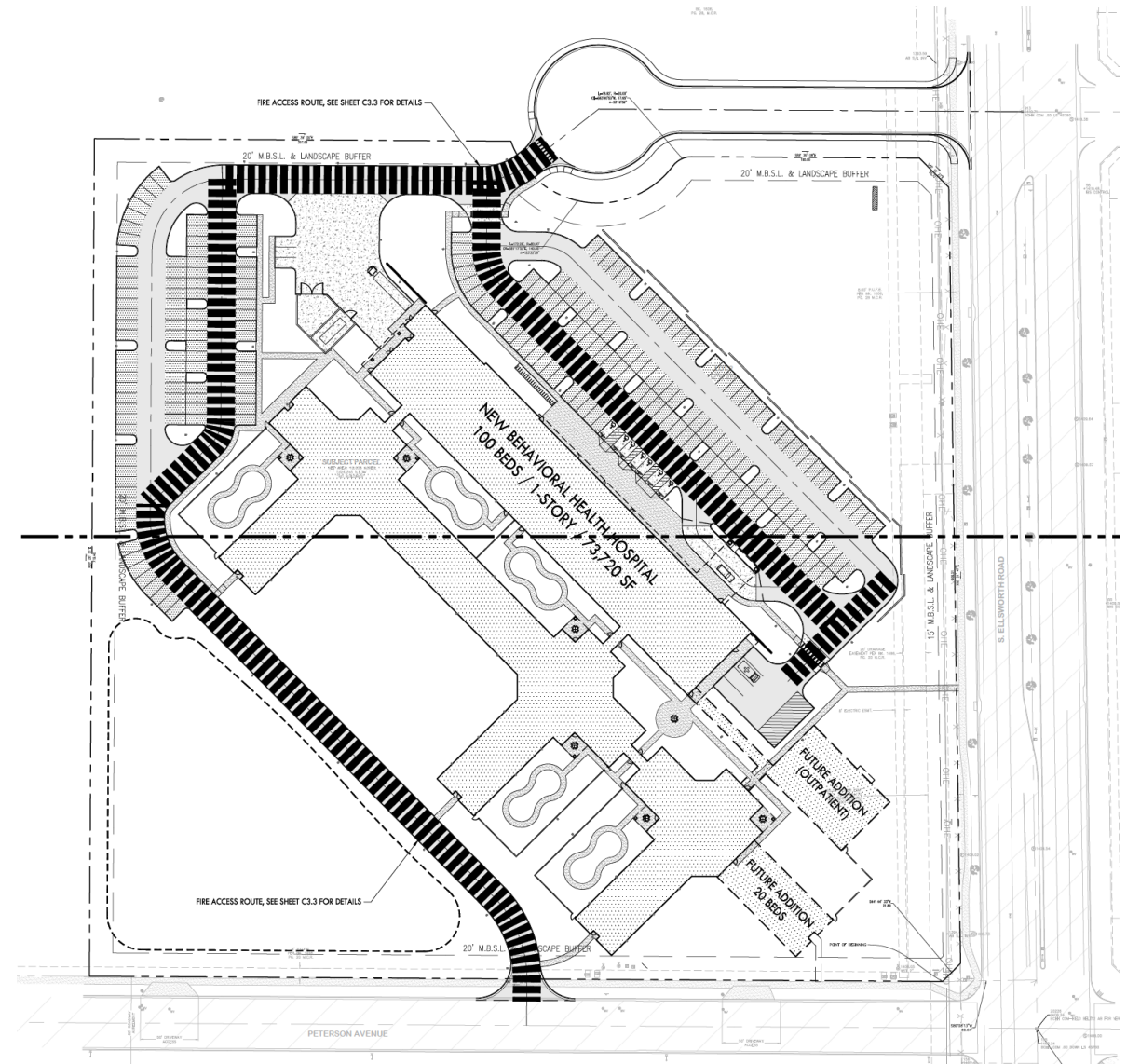
Light Industrial (LI)

- Hospitals are a permitted use



Site Plan

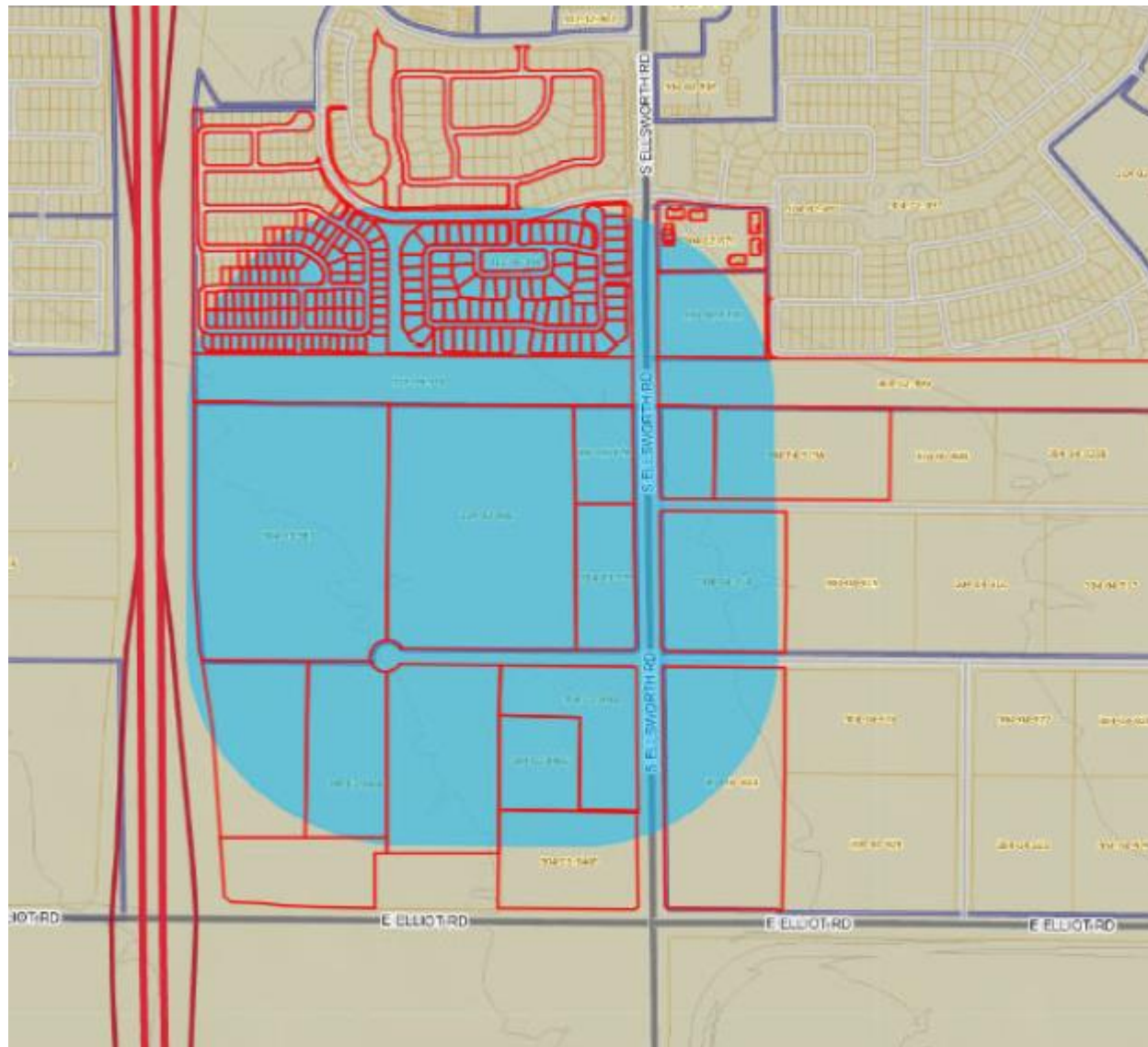
- 1 hospital building
- 1-story, 73,720 square feet
- Access from Prairie Avenue & Peterson Avenue
- 228 spaces required; 229 spaces provided



Elevations

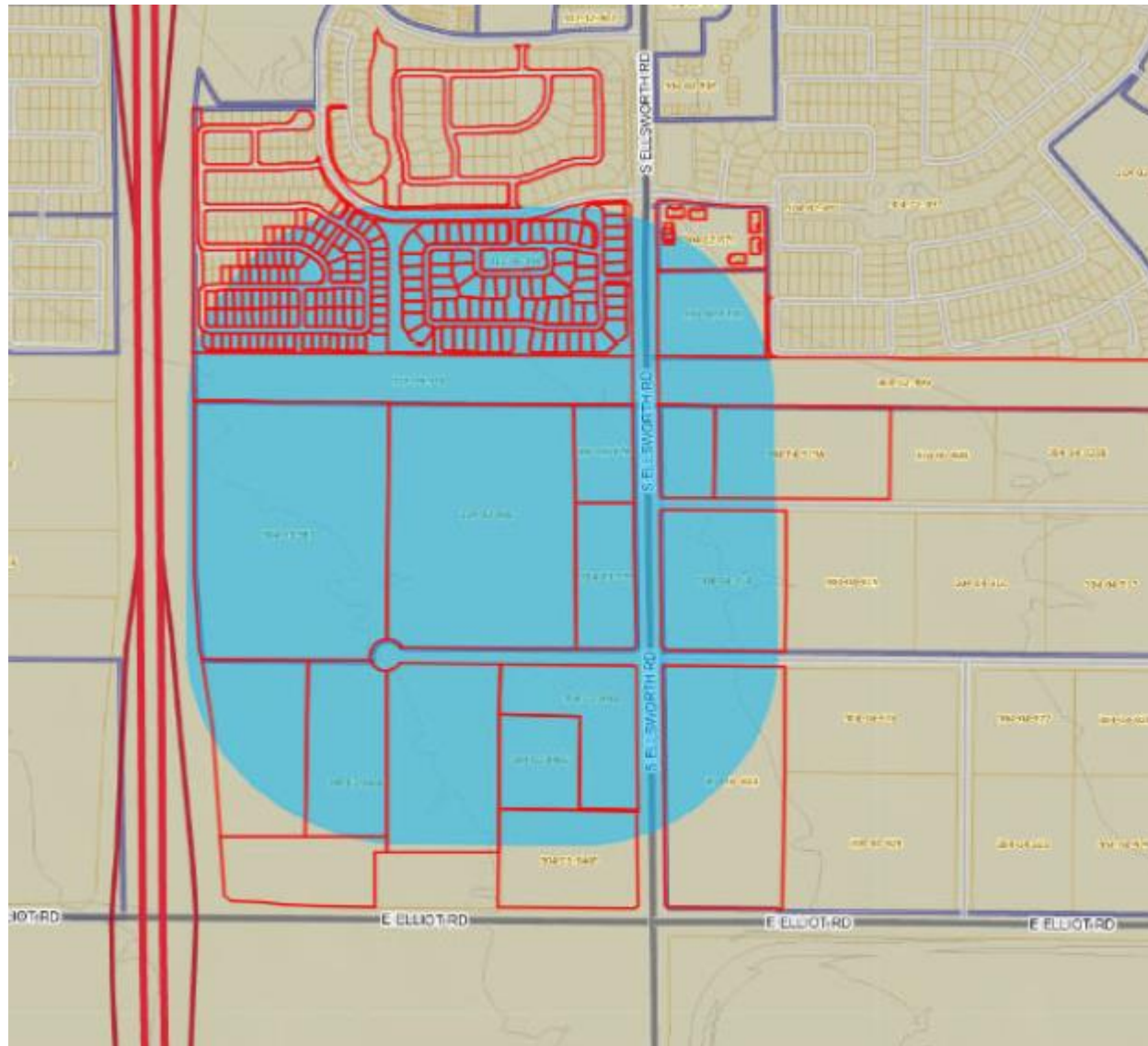
- Design Review Board
June 14, 2022
- 3 neighbors in
attendance





Citizen Participation

- Letters to property owners within 1,000'
- HOAs and registered neighborhoods within 1 mile
- Neighborhood Meeting on July 6, 2022



Citizen Participation

- Staff has received responses from 4 neighbors in opposition of the project

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets Site Plan Review criteria in MZO 11-69-5

Staff Recommendation

Approval with Conditions



PLANNING AND ZONING BOARD

July 27, 2022