



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**July 27, 2022**

CASE No.: <b>ZON22-00658</b>	PROJECT NAME: <b>Acadia Behavioral Health Hospital</b>
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Owner's Name:	SUNBELT LAND HOLDINGS, LP
Applicant's Name:	Wendy Riddell, Berry Riddell, LLC
Location of Request:	Within the 3200 to 3400 blocks of South Ellsworth Road (west side) and within the 9000 to 9200 blocks of East Peterson Avenue (north side). Located north of Elliot Road on the west side of Ellsworth Road.
Parcel No(s):	304-03-980 & -979
Request:	Site Plan Review. This request will allow for a hospital.
Existing Zoning District:	Light Industrial (LI)
Council District:	6
Site Size:	8.1± acres
Proposed Use(s):	Hospital
Existing Use(s):	Vacant
P&Z Hearing Date(s):	July 27, 2022 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **February 22, 1990**, the City Council approved the annexation of approximately 1,721± acres of land, including the subject site (Ordinance No. 2482); and subsequently zoned the property to Single Residence 43 (RS-43) (Case No. Z90-009, Ordinance No. 2511).

On **May 19, 2008**, the City Council approved a rezone of a 126± acres of land, including the subject site, from RS-43 to Planned Employment Park and Limited Commercial with a Planned Area Development overlay (PEP-PAD & LC-PAD) to allow for future development of industrial and commercial uses (Case No. Z08-014, Ordinance No. 4836).

On **May 6, 2019**, the City Council approved a rezone of 66± acres of land, including the subject site, from LC-PAD & PEP-PAD to Light Industrial (LI) to allow for an industrial development (Case No. ZON18-00806, Ordinance No. 5505).

## **PROJECT DESCRIPTION**

### **Background:**

The subject request is for Initial Site Plan Review to allow for the development of one 73,720 square foot hospital in the LI District. The subject site is currently vacant and located north of Elliot Road on the east side of Ellsworth Road.

Per Table 11-7-2 of the Mesa Zoning Ordinance (MZO), hospitals are a permitted use in the LI zoning district.

### **General Plan Character Area Designation and Goals:**

The General Plan character area designation on the property is Mixed Use Activity District and Employment. Per the General Plan, the Mixed Use Activity District character area is a large community and regional activity area that usually has a significant retail commercial component. The goal of the district is to help create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. Per Chapter 7 of the General Plan, the primary focus of the Employment character area designation is to provide for a wide range of employment opportunities in high-quality settings. Examples of employment-type land uses include areas for large manufacturing facilities, warehousing, and business park-type land uses. An existing hospital exists to the south of the subject site and an approved industrial site exists to the southwest of the subject site. The proposed development of a hospital is consistent with the 2040 Mesa General Plan by providing an employment-generating use that is consistent with adjacent uses and will serve to support the surrounding community. Staff reviewed the request and determined the proposed rezoning 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.

### **Mesa Gateway Strategic Development Plan:**

The subject property is also located within the Mixed Use Community District of the Mesa Gateway Strategic Development Plan (MGSDP). The Mixed Use Community District is envisioned to provide a variety of uses including low to high density residential, commercial and employment uses. The proposed development conforms to the goals of the MGSDP to provide variety of community-serving uses for the area.

### **Zoning District Designations:**

The subject site is currently zoned Light Industrial (LI). Per Section 11-7-2 of the MZO, hospital land uses are permitted in the LI zoning district. Per Section 11-7-1 of the MZO, the purpose of the LI zoning district is to provide areas for limited industrial and high-impact commercial uses in a well-designed manner.

Airfield Overlay – MZO Article 3, Section 11-19:

Per Section 11-19 of the MZO, the site is located within the Airfield Overlay District, specifically within the Airport Overflight Area Three (AOA 3). The location of the property within the Airfield Overlay is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-7-2 of the MZO, the AOA 3 allows development of a hospital.

The proposed development is also not in the direct flight path of the Phoenix-Mesa Gateway airport runways; however, the development will likely experience noise from the airport. The Phoenix-Mesa Gateway Airport staff reviewed the subject request and had no concerns with the proposed development of the site for non-residential uses.

**Site Plan and General Site Development Standards:**

The proposed site plan shows development of one hospital building totaling approximately 73,720 square feet. Primary access to the site is provided along the northern boundary of the site from Prairie Avenue. Secondary access from the site is located along the southern boundary of the site from Peterson Avenue. Primary hospital entry, patient drop-off, and visitor parking are located in front of the hospital, adjacent to Prairie Avenue and Ellsworth Road. Employee parking and patient amenities are located behind the building on the southwest side of the site. Patient amenity areas will be screened and secured by a 12-foot wall.

Per Section 11-32-3 of the MZO, 228 on-site parking spaces are required for the hospital use. Per the submitted plan, 229 parking spaces are provided. Parking spaces located adjacent to Ellsworth Road and are broken up into areas less than 200 spaces, in accordance with the parking lot layout standards set forth in Section 11-32-4(G) of the MZO. Overall, the proposed site plan 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 subject request on June 14, 2022. The Design Review Board only had minor comments on the materials and screening. Two nearby property owners attended the Design Review Board Work Session with concerns over the proposed use and security. Staff will be working with the applicant to address comments and recommendations from the Design Review Board.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b>  LI Vacant	<b>North</b> (Across future Prairie Avenue)  LI Vacant	<b>Northeast</b> (Across future Prairie Avenue & Ellsworth Road) PEP Vacant
<b>West</b>  LI	<b>Subject Property</b>  LI	<b>East</b> (Across Ellsworth Road) PEP

Vacant	Vacant	Vacant
<b>Southwest</b> (Across Peterson Avenue)	<b>South</b> (Across Peterson Avenue)	<b>Southeast</b> (Across Peterson Avenue & Ellsworth Road)
LI-PAD Proposed Industrial	PEP-PAD & LC-PAD Vacant	LC Proposed Commercial

**Compatibility with Surrounding Land Uses:**

The subject property is surrounded primarily by vacant land. The property to the north and west of the subject site is currently zoned Light Industrial (LI) and is anticipated to be developed with industrial uses. A large-scale industrial development was recently approved for the property to the southwest of the subject site. An existing hospital exists to the south of the subject site. Overall, the proposed development for a hospital use will not be out of character with the surrounding uses.

**Neighborhood Participation Plan and Public Comments:**

The applicant completed a Citizen Participation Process, which included mailing letters to property owners within 1,000 feet of the site, as well as registered neighborhoods and HOAs within one mile of the site. Two nearby property owners attended the Design Review Board Work Session with concerns over the proposed use and security. The applicant held a virtual neighborhood on July 6, 2022. As of the writing of this report, staff has received three emails and one call regarding the proposed development. All communication received by staff expressed concerns with the proposed use as a behavioral health hospital. The applicant will be providing an updated Citizen Participation Report to staff prior to the July 27, 2022 Study Session and staff will provide the Board with any new information during the scheduled Study Session.

**Staff Recommendation:**

Based upon the application received and preceding analysis, Staff finds that the subject request complies with the Mesa 2040 General Plan, and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO; and therefore, recommends approval of the request with the following conditions.

**Conditions of Approval:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB22-00477.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance, including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by

the FAA must accompany any building permit application for structure(s) on the property.

- c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
- d. Provide written notice to future property owners that the project is within 2 miles of Phoenix-Mesa Gateway Airport.

**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 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – Neighborhood Responses