Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: February 22, Time: 3:30 p.m.

MEMBERS PRESENT:
Jeff Crockett
Benjamin Ayers*
Shelly Allen*
Jessica Sarkissian
Troy Peterson
Jeff Pitcher
Genessee Montes

MEMBERS ABSENT:

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:
Mary Kopaskie-Brown
Rachel Nettles
Michelle Dahlke
Sean Pesek
Charlotte Bridges
Jennifer Merrill
Charlotte McDermott
Alexis Jacobs

OTHERS PRESENT:

1 Call meeting to order.

Chair Crockett declared a quorum present, and the meeting was called to order at 3:30 p.m.

2 Review items on the agenda for the February 22, 2023, regular Planning and Zoning Board Hearing.

Staff Planner Sean Pesek presented case ZON22-01263. See attached presentation.

Assistant Planning Director Rachel Nettles added modified conditions of approval as follows:

“Prior to the issuance of any building permit, submit for review and approval a revised site plan, grading and drainage plan, and drainage report (collectively “Revised Plans”) to remove the retention basin along Banner Gateway Drive. If the Revised Plans are approved then owner must comply with the Revised Plans. If the Revised Plans are not approved or the basin along the east property line cannot accommodate the required retention, then owner must go through the site plan review process in accordance with Chapter 69 of the Zoning Ordinance. All Revised Plans shall be designed per the latest City of Mesa Engineering and Design Standard.”

Boardmember Pitcher asked the applicant to give some background about why the casitas are needed.

Applicant Alex Steadman answered the intention of constructing these units comes out of a partnership between Taylor Morrison Homes and Banner Gateway. What they have realized over the years is that as they provide medical services, like cancer treatments and other types of treatments, they find that some of their patients have to travel long distances in order to visit their facilities and they don't necessarily have the financial needs or the ability to find lodging, especially long term or even short-term lodging in conjunction with that recovery process. These units look very much like residential units that are being built as a treatment and recovery facility that will allow not only the patients but their families as well to recover in a very comfortable location The idea is that these recovery facilities will be provided free of charge, and Taylor Morrison are building these units free of charge, so this is a great philanthropic endeavor that all of these entities have engaged in, and we're proud to be a part of that and bring this to Mesa.

Boardmember Peterson asked if there is master plan or any anticipated use for the balance of Lot 3A.

Applicant Alex Steadman replied there isn't a specific plan for that use at this time. But we envision that that would be a use, very similar to what exists to the north of us the rehabilitation center. So these will be medical office uses in all likelihood, just because of their proximity to the Banner Gateway Hospital. So that's what we would anticipate, but in terms of exactly what it is we don't know at this point.

Boardmember Peterson asked for clarification on the added conditions.

Staff planner Sean Pesek replied basin is 2 is bisected by the proposed drive aisle and the southern portion of that is over an existing sewer line. Per our engineering manual, retention basins can’t be placed over existing underground sewer, so the basin will have to be relocated.

Boardmember Allen stated I have a little bit of concern that we are rezoning this whole piece of property with only a portion of it designated for the housing. I mean, there is a possibility that they could continue that and fill that whole site with housing, correct?

Staff planner Sean Pesek replied that there is a condition in place that will require site plan review for the remainder of the lot.

Staff Planner Charlotte Bridges presented preliminary plat ZON22-01270. See attached presentation.

Staff Planner Jennifer Merrill presented preliminary plat ZON22-01266. See attached presentation.

3 Planning Director Update.

There were not Planning Director updates.

4 Adjournment.

Boardmember Peterson motioned to adjourn the study session. The motion was seconded by Boardmember Pitcher.

The study sessions was adjourned at 4:00 pm.

Vote: 7-0
Upon tabulation of vote, it showed:
AYES – Crockett, Ayers, Sarkissian, Allen, Pitcher, Peterson, Montes
NAYS – None

Respectfully submitted,

_____

Michelle Dahlke
Principal Planner

* * * * *

Note:Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

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PLANNING

ZON22-01263

Sean Pesek, Planner II

February 22, 2023

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PLANNING

Request

- Rezone and Site Plan Review
- To allow temporary patient housing (16 detached units)
- MD Anderson Cancer Center

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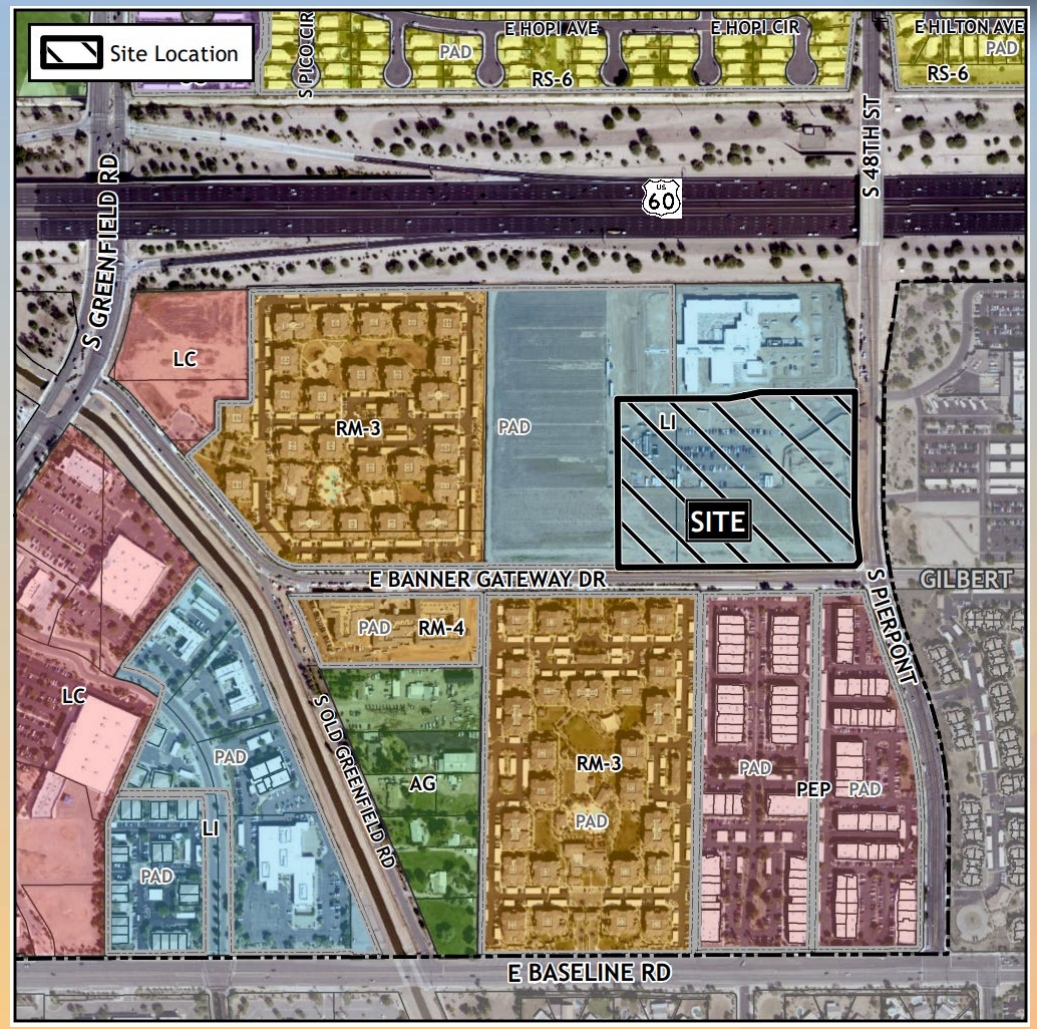
Location

- North side of Banner Gateway Drive
- West side of Pierpont Drive
- Existing rehabilitation hospital to the north
- Banner Gateway Medical Center to the east



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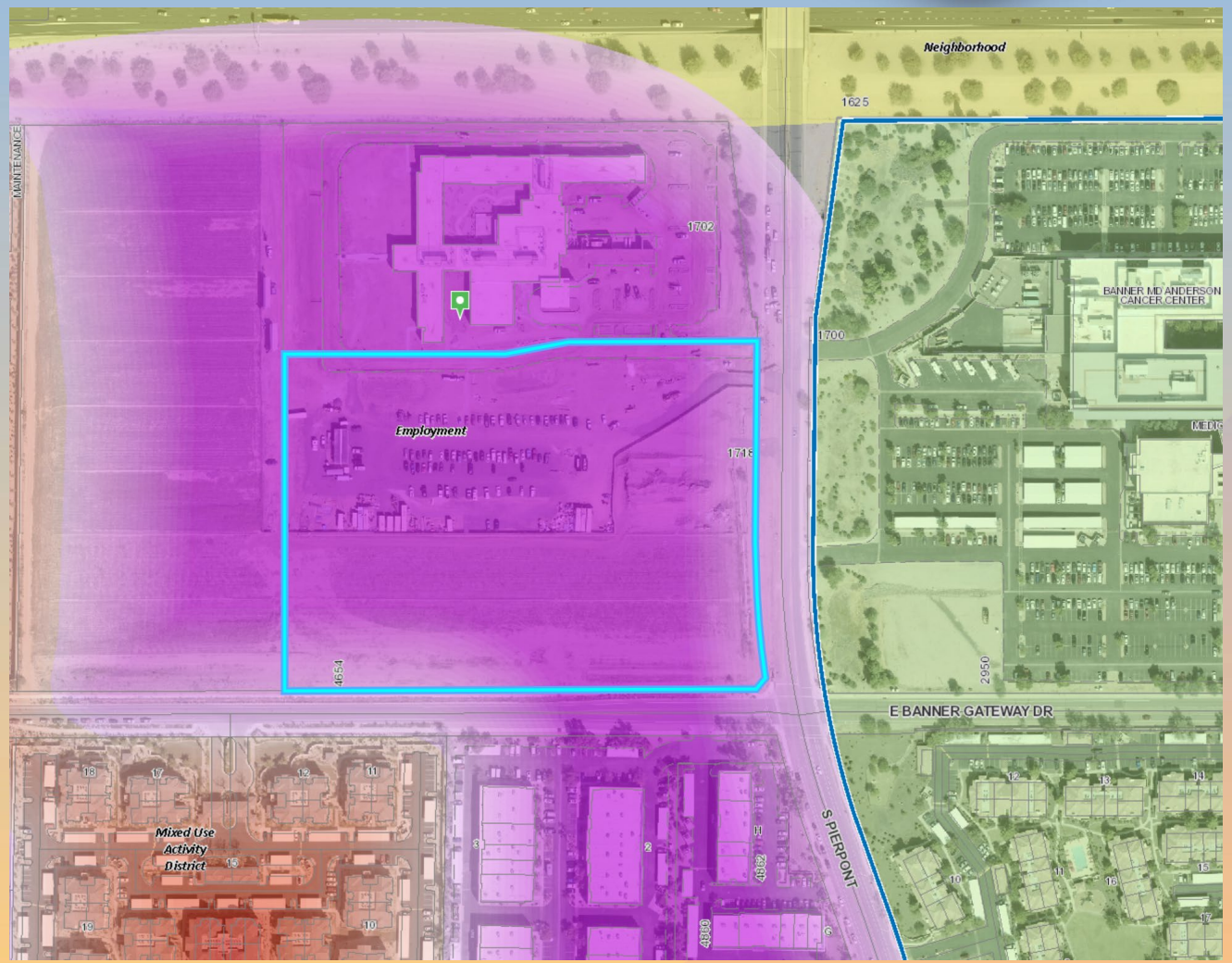
PLANNING

General Plan

Employment

- Wide range of employment in high-quality settings
- Public and semi-public listed as a primary use



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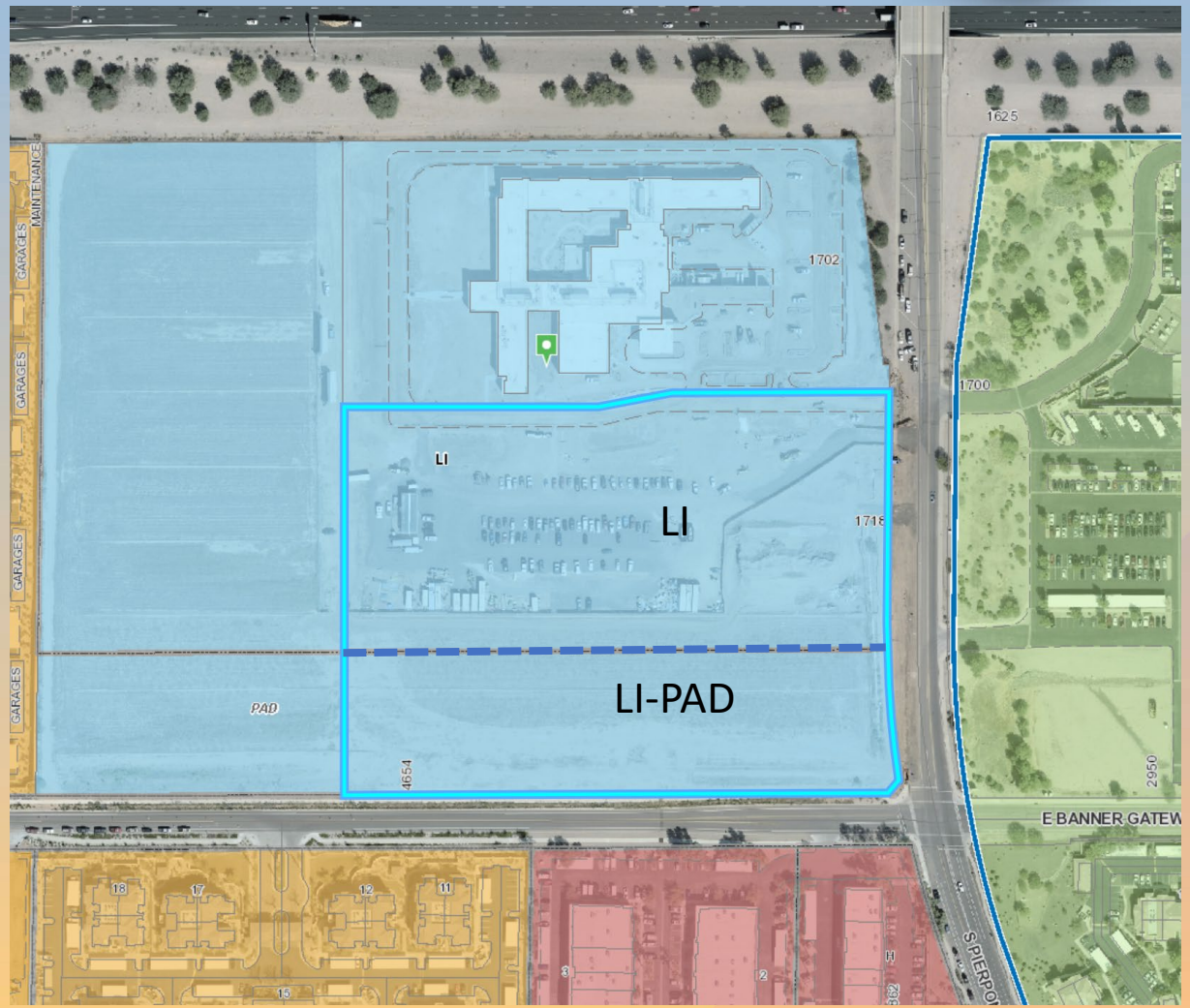
Zoning

- Light Industrial and Light Industrial with a Planned Area Development overlay (LI and LI-PAD)
- Classified as *Hospital* per Chapter 86
- Hospitals permitted by-right in LI zones



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Site Photos

North from Banner Gateway Drive

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Site Photos

West from Pierpont Drive

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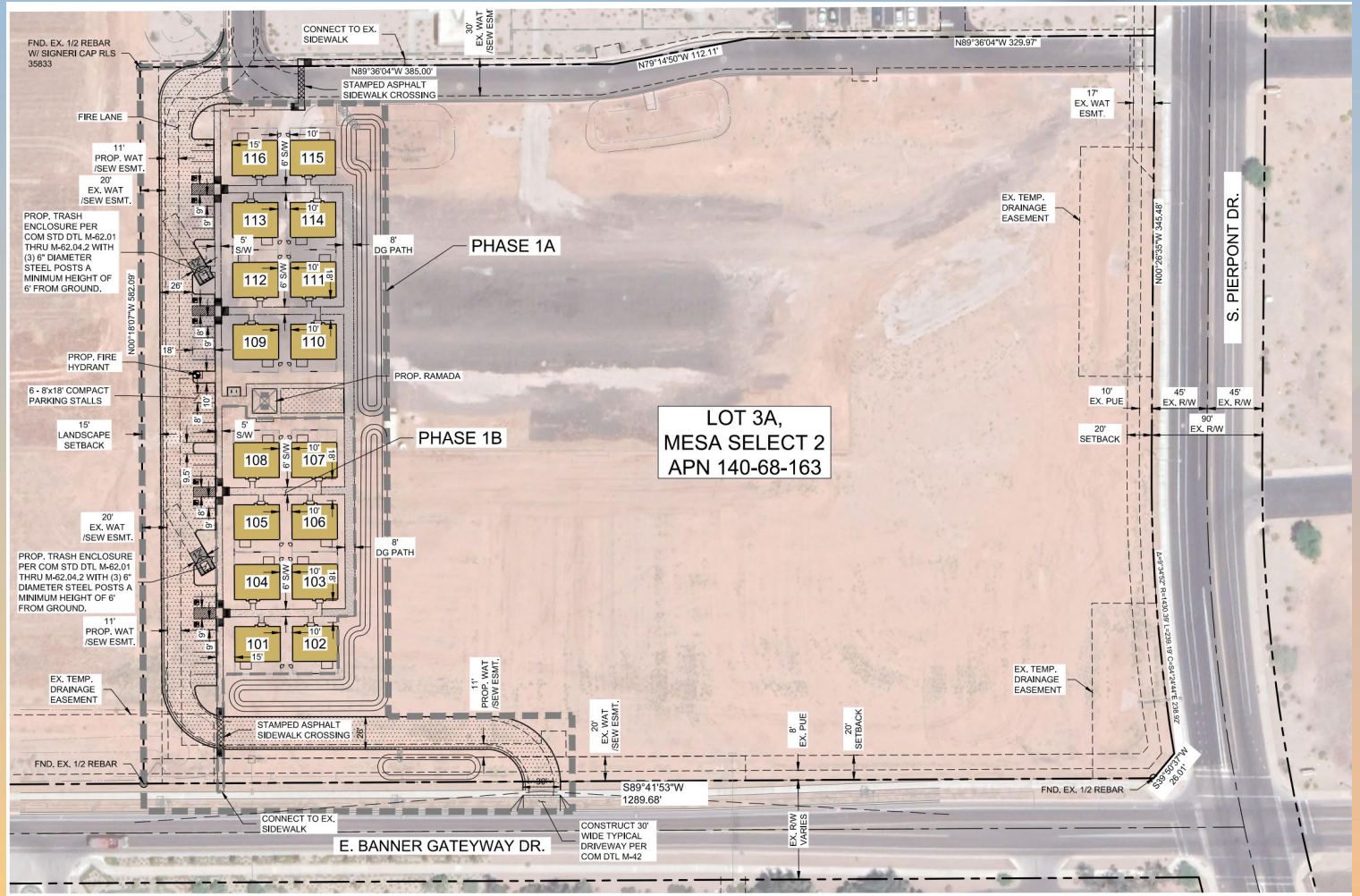
Site Plan

- 16 detached units (8 in each phase)
- Small centralized amenity space
- 15’ perimeter yards provided
- Access from Banner Gateway Drive
- 34 parking spaces provided



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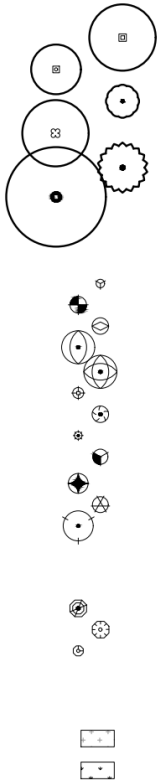
Landscape Plan

LANDSCAPE MATERIAL SCHEDULE



TREES BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Acacia salicina WILLOW ACACIA	24" BOX	12	
Acacia willardiana PALO BLANCO	24" BOX	18	
Bauhinia lunarioides ANACACHO ORCHID	24" BOX	24	
Quercus virginiana SOUTHERN LIVE OAK	24" BOX	17	
Sophora secundiflora TEXAS MOUNTAIN LAUREL	24" BOX	16	
Ulmus parvifolia EVERGREEN ELM	24" BOX	18	

SHRUBS & ACCENTS BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Bouteloua gracilis `Blonde Ambition` BLONDE AMBITION BLUE GRAMA	5 GAL	127	
Buddleja davidii BUTTERFLY BUSH	5 GAL	10	
Calliandra californica BAJA FAIRY DUSTER	5 GAL	41	
Dodonaea viscosa HOPSEED BUSH	5 GAL.	27	
Dodonaea viscosa `Purpurea` PURPLE LEAFED HOPSEED BUSH	5 GAL	34	
Eremophila hygrophana `Blue Bells` BLUE BELLS	5 GAL	20	
Leucophyllum laevigatum `Summer Snow` WHITE CHIHUAHUAN SAGE	5 GAL	96	
Muhlenbergia capillaris `Regal Mist` TM REGAL MIST PINK MUHLY GRASS	5 GAL	377	
Muhlenbergia rigens DEER GRASS	5 GAL.	40	
Nolina microcarpa BEAR GRASS	5 GAL.	28	
Ruellia peninsularis DESERT RUELLIA	5 GAL	33	
Vauquelinia californica ARIZONA ROSEWOOD	5 GAL	53	

GROUNDCOVER BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Baccharis x `Starn` TM STARN THOMPSON COYOTE BRUSH	1 GAL	33	
Dalea greggii TRAILING INDIGO BUSH	1 GAL	14	
Lantana x `New Gold` NEW GOLD LANTANA	1 GAL	319	

MISCELLANEOUS BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
ROCK MULCH 'PALOMINO GOLD'	1/2" SCREENED	PLAN VERIFY	2" DEPTH, FIELD VERIFY S.F.
TURF	SOD	PLAN VERIFY	FIELD VERIFY S.F.

NOTE:

- Tags for registered or trademarked (®, ™) material are to remain on plants.

L:2100/236-BTR MID-ANDERSON/6-2100/236-LANDSCAPE\3-DD\3-SHEET SIP\236-DD-PRELIMINARY LS PACKAGE .dwg

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Elevations

LEFT ELEVATION
DESERT MODERN 1/8" = 1'-0"

REAR ELEVATION
DESERT MODERN 1/8" = 1'-0"

RIGHT ELEVATION
DESERT MODERN 1/8" = 1'-0"

FRONT ELEVATION
DESERT MODERN 1/4" = 1'-0"

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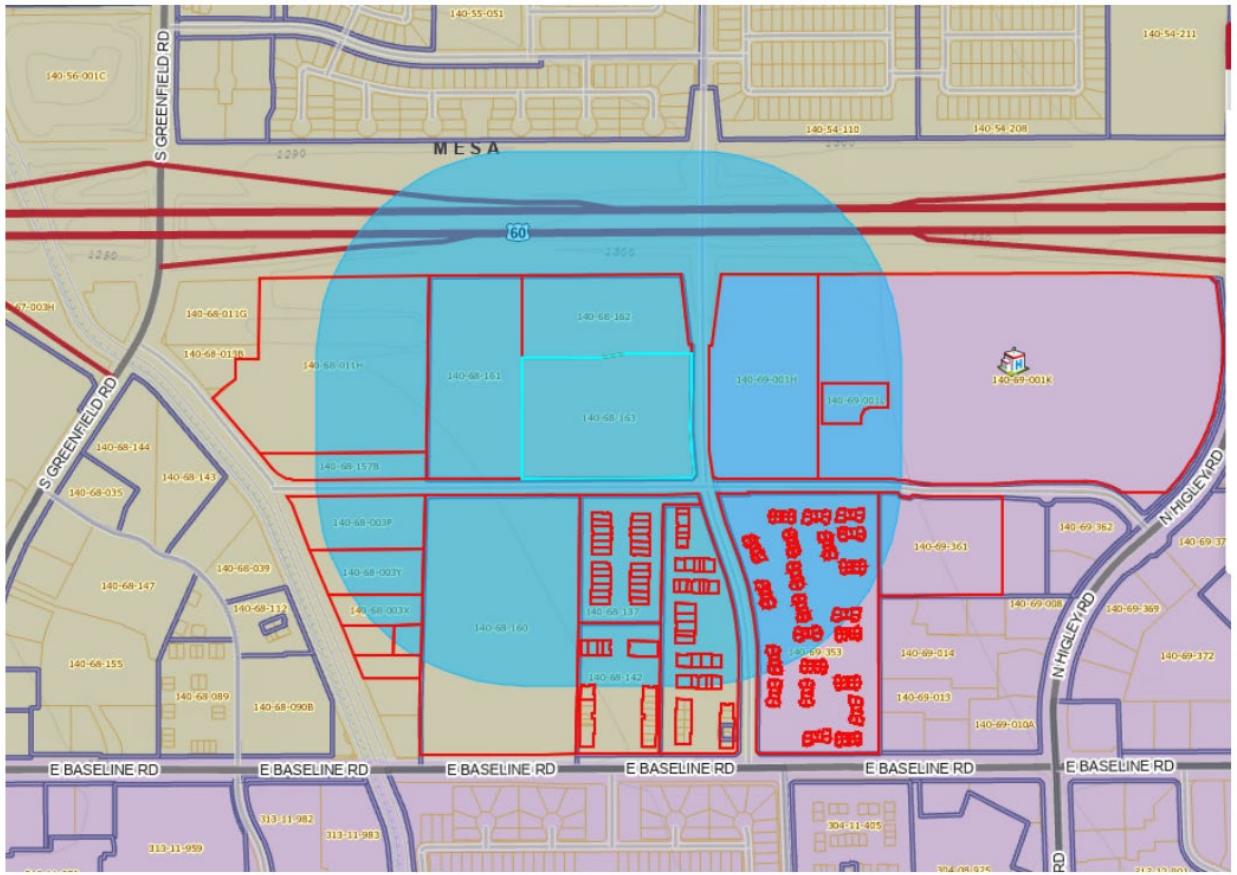
Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Applicant sent neighborhood outreach letters on January 24, 2023
- Two responses were received



HOME AWAY FROM HOME - 1,000 FOOT NOTIFICATION BOUNDARY

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Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 11 for a Planned Area Development
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff recommend Approval with Conditions

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Planning & Zoning Board

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PLANNING

PRELIMIANRY GRADING AND DRAINAGE
FOR
HOME AWAY FROM HOME
BANNER MD ANDERSON CANCER CENTER OUTPATIENT SHORT TERM LODGING
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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DRAINAGE STATEMENT

THE EXISTING SITE IS A TEMPORARY CONSTRUCTION STAGING AREA DIRT LOT WITH PIERPONT AVENUE AND BANNER DRIVE BEING IMPROVED WITH PAVING, CURBIN, SIDEWALK, AND UTILITIES. THE SITE IS NOT AFFECTED BY ANY OFFSITE FLOWS. THE SITE FLOWS FROM THE NORTHEAST TO THE SOUTHWEST CORNER.

PHASE 1A AND 1B ARE BEING PROPOSED AT THIS TIME. THE PROPOSED IMPROVEMENTS WILL RETAIN THE 100 YEAR 2-HOUR STORM EVENT VIA RETENTION BASINS.

A WEIGHTED C VALUE OF .75 WAS CALCULATED AND USED FOR THE MAJORITY OF THE IMPROVEMENTS (DA1 AND DA2). A WEIGHTED C VALUE OF .8 WAS CALCULATED AND USED FOR THE DRIVE ENTRY (DA3)

REQUIRED RETENTION
VOLUME = C X P X A

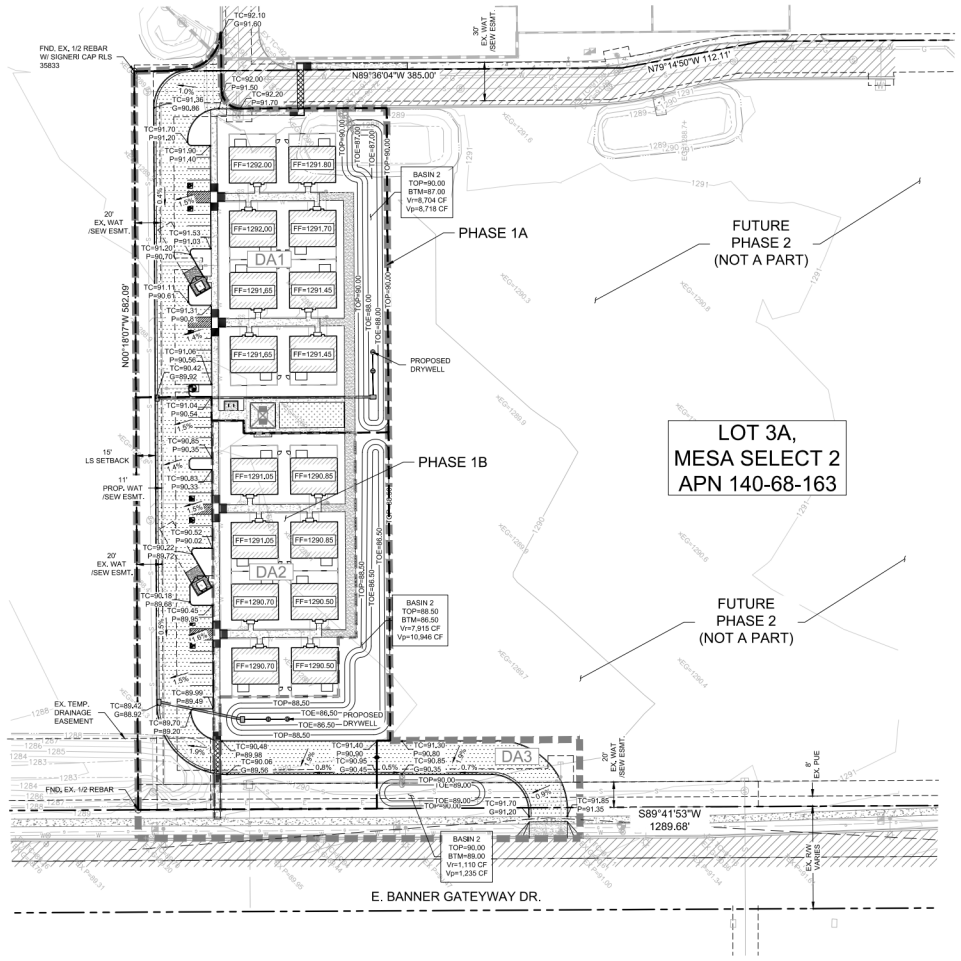
P = 2.20 INCHES / HR
C VALUE = .75 OR .80

DA1 = 51,305 SF*
Vr = 51,305*2.2/12*.75 + 1,650 CF
= 8,704 CF
Vp = 8,718 CF

DA2 = 57,566 SF
Vr = 57,566*2.2/12*.75
Vr = 7,915
Vp = 10,946 CF

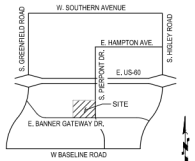
DA3 = 7,569 SF
= 7,569*2.2/12*.8
Vr = 1,110 CF
Vp = 1,235 CF

DRYWELL PERCOLATION RATE = 0.1 CFS
0.1 X 60 MINUTES X 60 HOURS X 36 HOURS = 12,960 CF IN 36 HOURS
QUANTITY REQUIRED = VOLUME PROVIDED / 12,960
A DRYWELL IS PROPOSED FOR BASIN DA1 AND DA2.
*DA1 IS ALSO RETAINING THE EXISTING VOLUME (1,650 CF) OF THE EXISTING TEMPORARY BASIN



LEGEND

	CL
	R/W
	PUE
10.0	CONTOUR LINE
HW=10.0	HIGH WATER CONTOUR
1405	EXISTING CONTOUR MINOR
1404	EXISTING CONTOUR MAJOR
	PARCEL BOUNDARY
	GRADE BREAK
	GRADE CHANGE
8"S	SEWER LINE
	SEWER MANHOLE
	SEWER FLOW DIRECTION
EX. 8" S	EXIST. SEWER LINE
	EXIST. SEWER MANHOLE
8"W	WATER LINE
	WATER VALVE
	FIRE HYDRANT
EX. 8" W	EXIST. WATER LINE



VICINITY MAP
NTS

OWNER/DEVELOPER
BANNER HEALTH
1400 S. DOBSON ROAD
MESA, AZ 85202
CONTACT: BILL SMITH
PHONE: (480) 543-2956
BILL.SMITH@BANNERHEALTH.COM

LANDSCAPE ARCHITECT
RVI PLANNING AND LANDSCAPE ARCHITECTURE
120 S. ASH AVENUE
TEMPE, AZ 85281
CONTACT: SHAWN BYRON
PHONE: (480) 944-0994
SBYRON@RVIPLANNING.COM

ENGINEER
ATWELL
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85208
CONTACT: CASEY PENNINGTON
PHONE: (480) 218-8831
CPENNINGTON@ATWELL-GROUP.COM

LEGAL DESCRIPTION
A PORTION OF THE LOT SPLIT MESA SELECT ACCORDING TO BOOK 1457 OF MAPS, PAGE 6, AND DOCUMENT NO. 1995-0009244, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID MESA SELECT;

THENCE NORTH 89°36'04" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 450.09 FEET;

THENCE SOUTH 00°18'07" EAST, A DISTANCE OF 400.41 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89°36'04" EAST, A DISTANCE OF 385.00 FEET;

THENCE NORTH 79°14'50" EAST, A DISTANCE OF 112.11 FEET;

THENCE NORTH 89°36'04" EAST, A DISTANCE OF 329.97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH PIERPONT DRIVE, AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 909 OF MAPS, PAGE 9, OFFICIAL RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 00°26'35" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF SOUTH PIERPONT DRIVE, A DISTANCE OF 345.48 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF SOUTH 04°24'44" EAST, A CHORD DISTANCE OF 238.92 FEET;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF SOUTH PIERPONT DRIVE, AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,4309.39 FEET, THROUGH A CENTRAL ANGLE OF 09°34'52", A DISTANCE OF 239.19 FEET;

THENCE SOUTH 39°50'37" WEST, A DISTANCE OF 26.01 FEET TO A POINT ON A NORTHERLY RIGHT OF WAY LINE OF EAST BANNER GATEWAY DRIVE AS RECORDED IN DOCUMENT NUMBER 2017-0242313, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°41'53"WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF EAST BANNER GATEWAY DRIVE, A DISTANCE OF 821.06 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF EAST BANNER GATEWAY DRIVE, NORTH 00°18'07" WEST, A DISTANCE OF 582.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING
BASIS OF BEARING IS SOUTH 89°41'53" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BENCHMARK
BRASS TAG, TOP OF CURB, AT WEST ENTRANCE 4850 E. BASELINE ROAD

ELEVATION =1288.99 (CITY OF MESA, NAVD88)

FLOODPLAIN DESIGNATION
THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED.

DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2751M EFFECTIVE DATE NOVEMBER 4, 2015.

UTILITY PROVIDERS

SEWER	CITY OF MESA
WATER	CITY OF MESA
FIRE	MESA FIRE DEPARTMENT
ELECTRIC	SALT RIVER PROJECT (SRP)
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURYLINK
TELEPHONE	COX COMMUNICATIONS
CABLE	COX COMMUNICATIONS
REFUSE COLLECTION	CITY OF MESA

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLAN AS PROVIDED. THESE LOCATIONS HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
888.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

PRELIMINARY GRADING AND DRAINAGE
PRELIMINARY DESIGN REVIEW
PROJECT: HOME AWAY FROM HOME
4854 E. BANNER GATEWAY DRIVE MESA, AZ 85206

811 Know what's below. Call before you dig.

REVISIONS:

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

PM. C. PENNINGTON
DR. J. GRANT
JOB NO. 21005376
FILE NO. 21005376 - GD01
GD01

SHEET NO.
1 OF 1

CITY OF MESA PRS22-00704

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PLANNING

ZON22-01270

Charlotte Bridges, Planner II

February 22, 2023

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PLANNING

Request

- Rezone from LI-BIZ to GC-BIZ-CUP
- Site Plan Review

- To allow for a Social Service Facility

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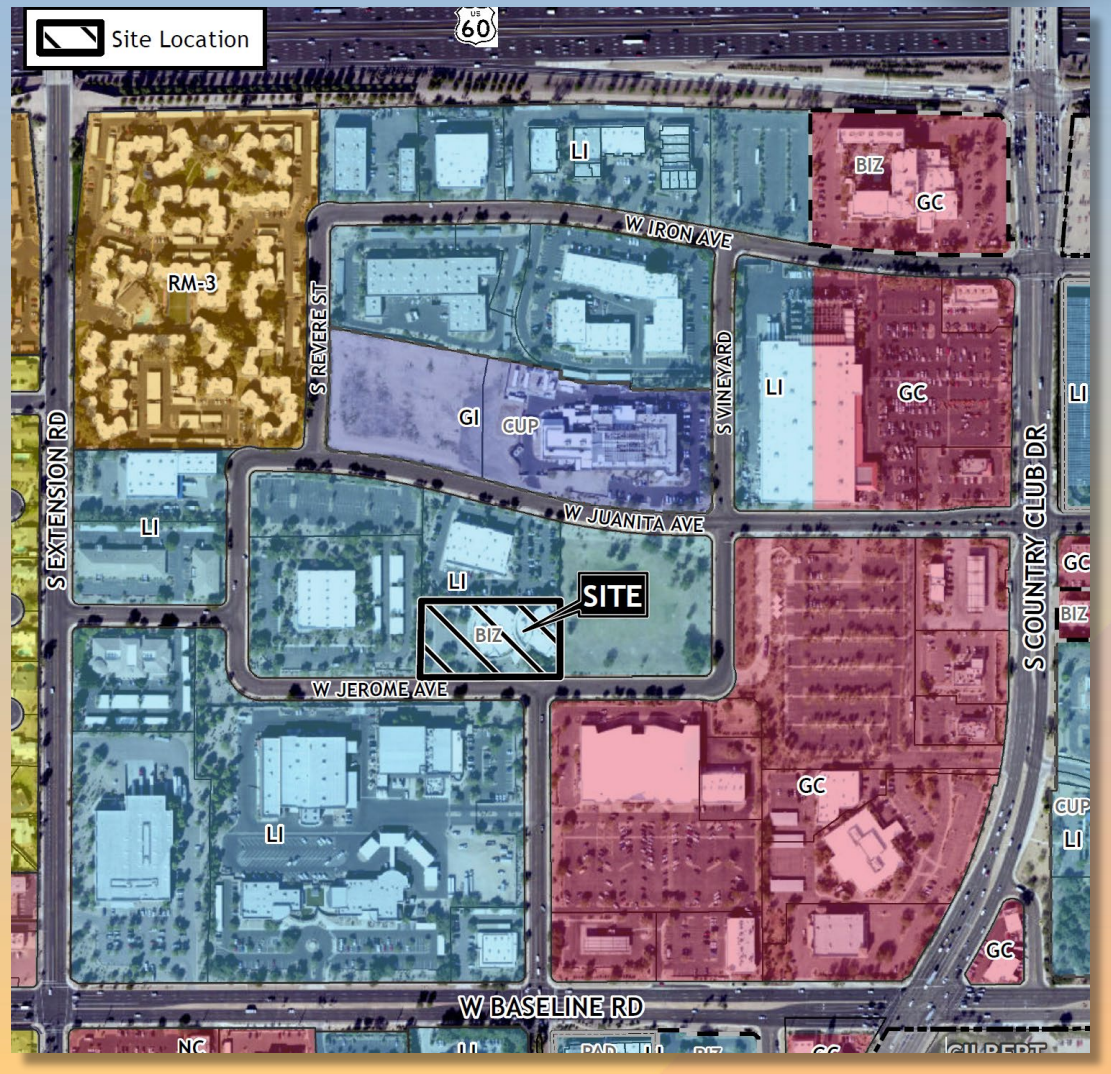
PLANNING

Location

- 610 West Jerome Avenue
- West of Country Club Drive
- North of Baseline Road



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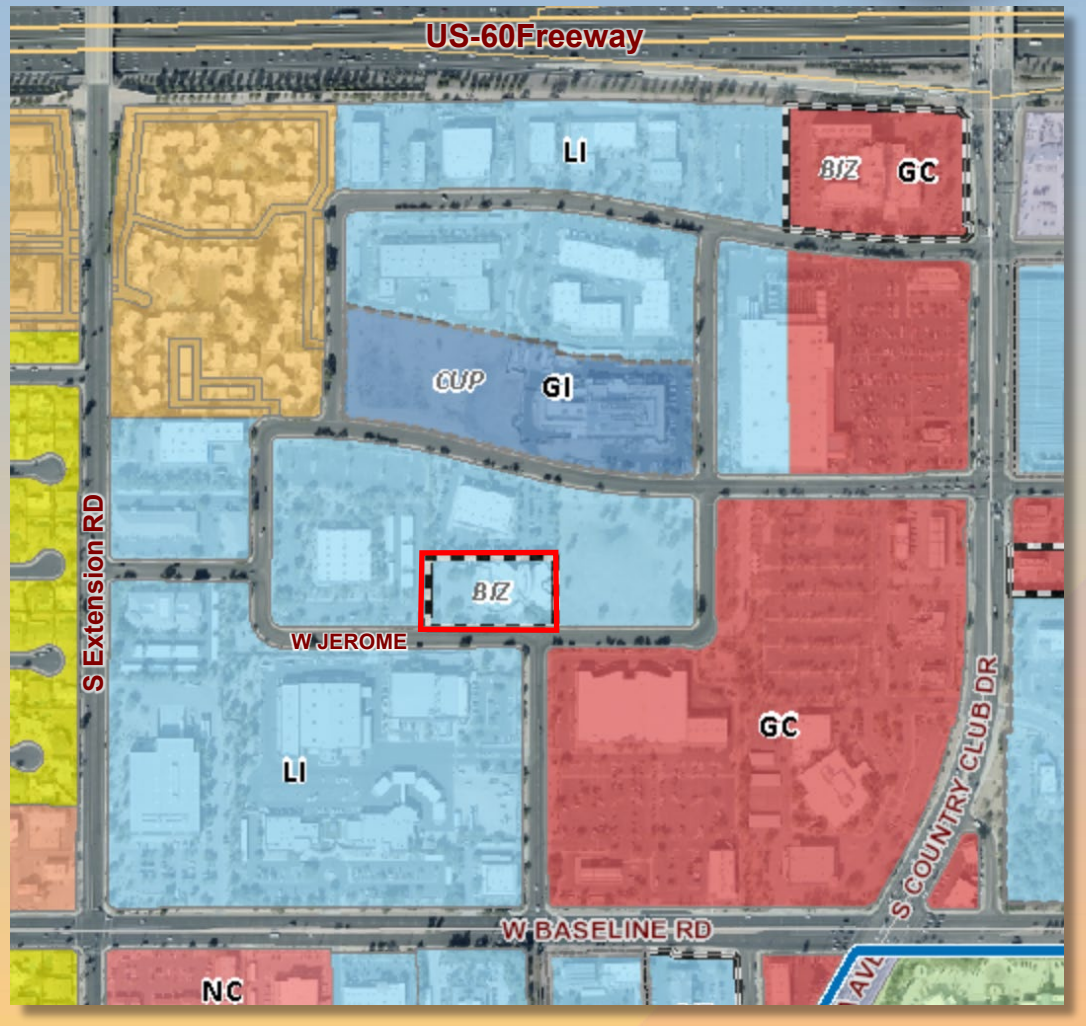
PLANNING

Zoning

- Currently zoned LI-BIZ
- Rezone proposed to GC-BIZ-CUP
- Social Service Facility use requires approval of a CUP in the GC District.



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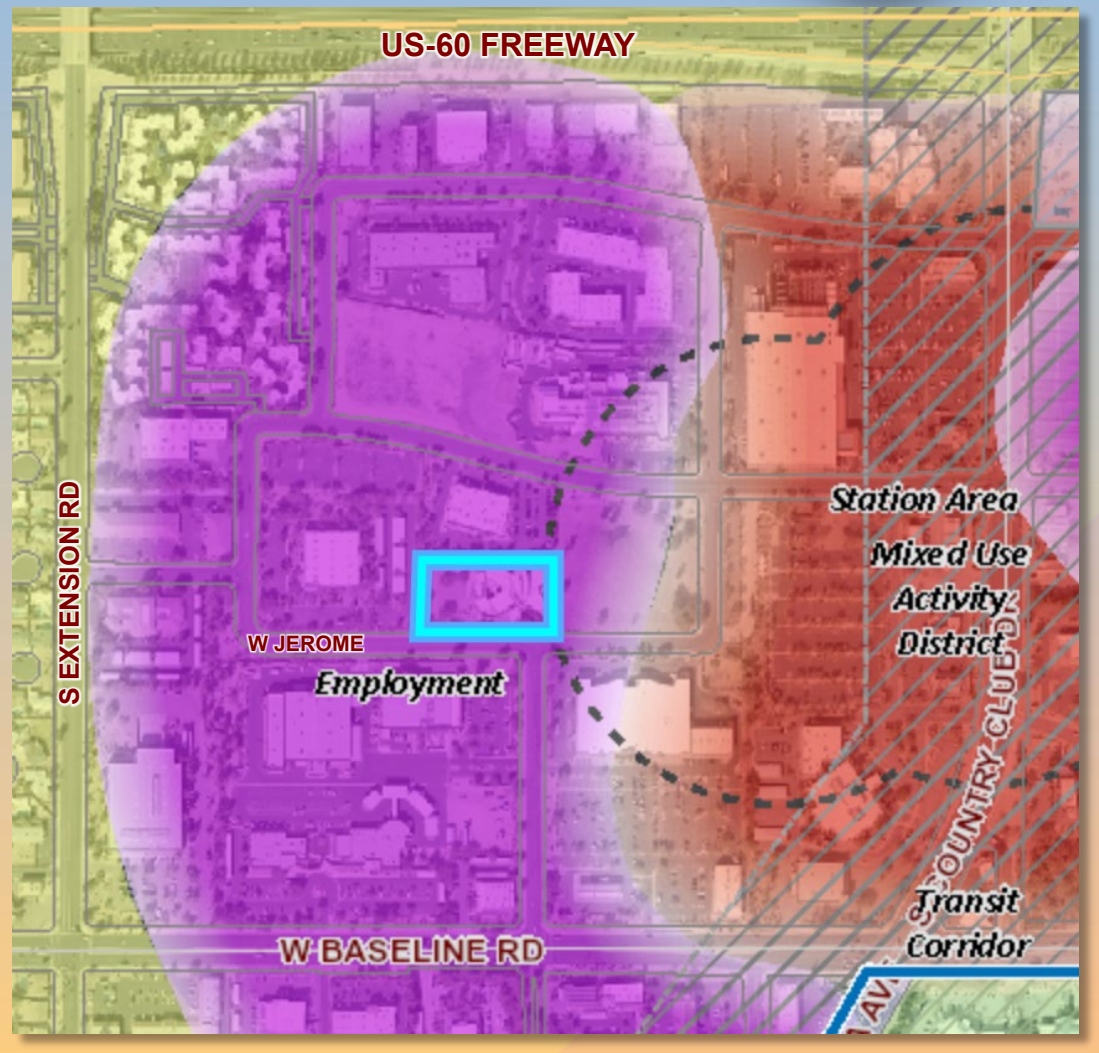
PLANNING

General Plan

Employment

- Provide for a wide range of employment opportunities in high-quality settings



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PLANNING

Site Photos

Looking north from Jerome Avenue

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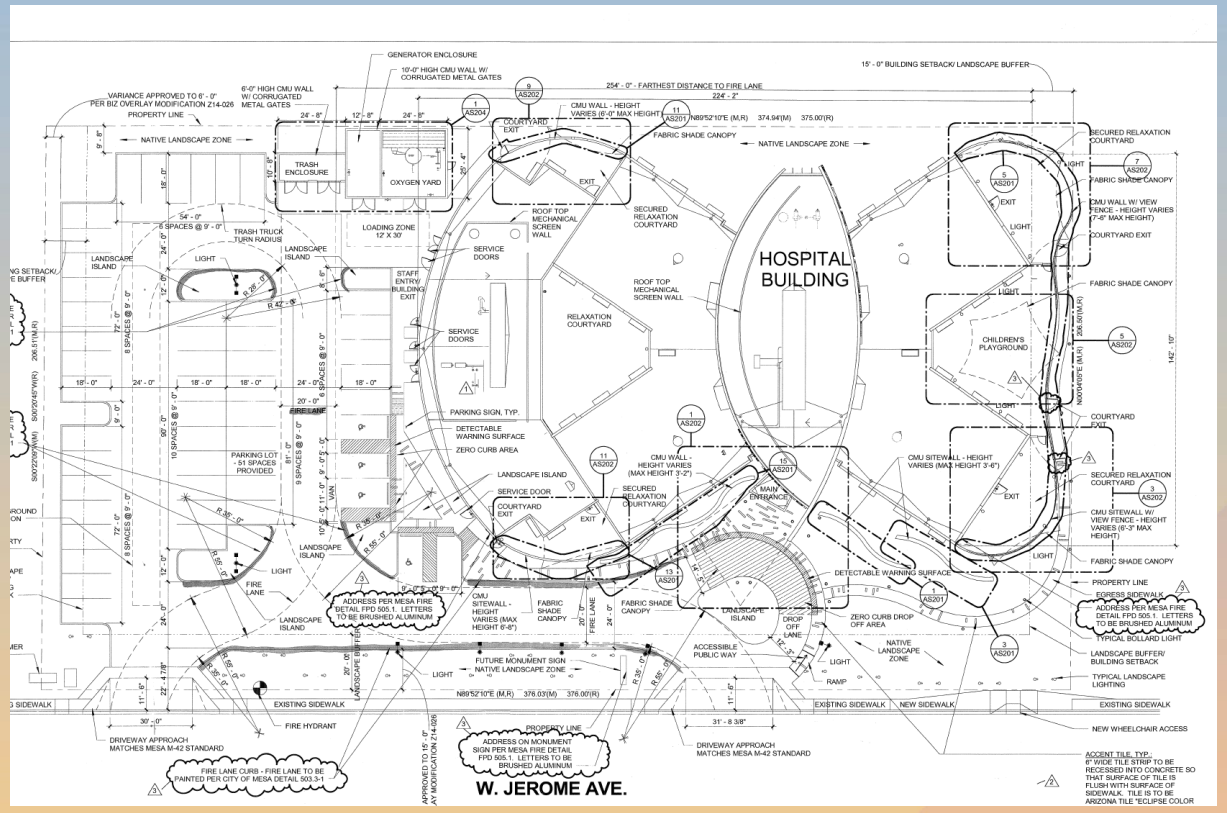
PLANNING

Site Plan

- Existing 21,600 SF building



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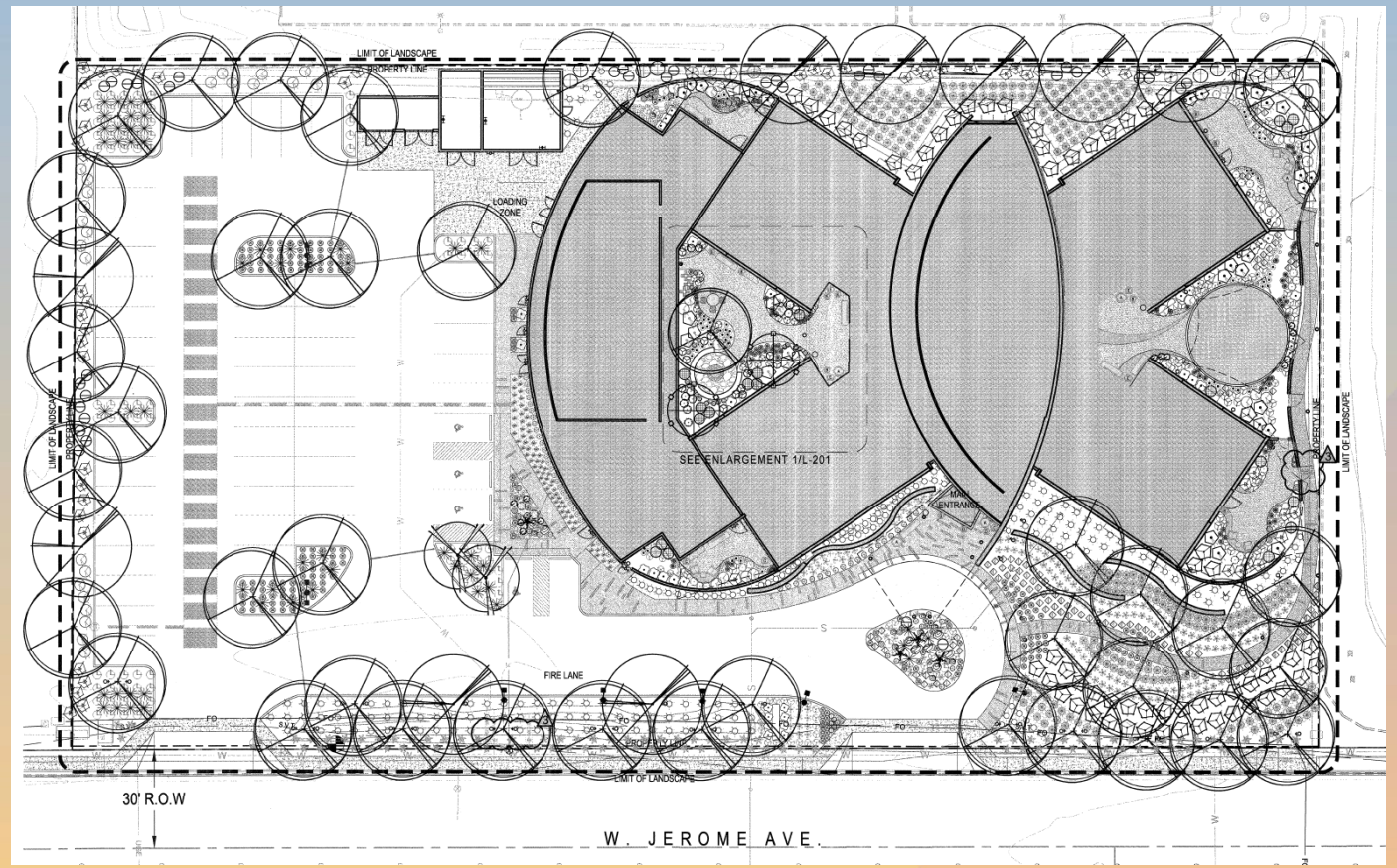
Landscape Plan

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY.
TREES			
	Olneya tesota Ironwood	48" BOX	2
	Parkinsonia X. Desert Museum Desert Museum Palo Verde	36" BOX	37
	Prosopis X "Phoenix" Phoenix Mesquite	36" BOX	9
	Sophora secundiflora 'silver peso' Texas Mountain Laurel 'silver peso'	24" BOX	2
SHRUBS			
	Asclepias curassavica Bloodflower	5 GAL	30
	Aquilegia chrysantha Golden Columbine	1 GAL	24
	Bougainvillea 'Torch Glow' Torch Bougainvillea	5 GAL	64
	Calliandra eriophylla Pink Fairy Duster'	5 GAL	54
	Euphorbia Rigida Gopher Plant'	5 GAL	80
	Justicia californica Chuparosa	5 GAL	6
	Justicia spicigera Mexican Honeysuckle	5 GAL	3
	Larrea tridentata Creosote Bush	5 GAL	10
	Leonotis leonurus Lion's Tail	5 GAL	37
	Leucophyllum laevigatum Chihuahuan Sage	5 GAL	34
	Limonium perezii Sea Lavender	5 GAL	60
	Phlomis fruticosa Jerusalem Sage	5 GAL	19
	Salvia leucantha Mexican Bush Sage	5 GAL	48
ACCENTS			
	Mexican Bush Sage		
	Asclepias subulata Desert Milkweed	5 GAL	88
	Agave desmettiana 'Variegata' Variegated Smooth Agave	5 GAL	94
	Agave gemniflora Twin-flowered Agave	5 GAL	10
	Agave parryi v. truncata Artichoke Agave	5 GAL	38
	Aloe barbadensis Aloe Vera	5 GAL	174
	Aloe striata Coral Aloe	5 GAL	19
	Anemopsis californica Lizard's Tail	1 GAL	68
	Dasylirion wheeleri Desert Spoon	5 GAL	55
	Euphorbia antisyphilitica Candelilla	5 GAL	119
	Gasteria Verrucosa Gasteria	5 GAL	10
	Hesperaloe parviflora Red Yucca "Brakelights"	5 GAL	199
	Kalanchoe luciae Desert Cabbage	5 GAL	70
	Pedilanthus macrocarpus Lady Slipper	5 GAL	35
GROUNDCOVER			
	Baileya multiradiata Desert Marigold	1 GAL	201
	Lampranthus spectabilis Trailing Ice Plant	5 GAL	162
	Portulacaria afra Elephant's Food	1 GAL	12
	Zephyranthes candida White Rain Lily	1 GAL	86
CACTI			
	Fouquieria splendens Ocotillo	24" BOX	4
	Opuntia ficus-indica Indian Fig Prickly Pear	5 GAL	2
	Pachycereus marginatus Mexican Fence Post	15 GAL	28
GRASSES			
	Nassella tenuissima Mexican Feather Grass	5 GAL	298
TOPDRESS			
	Decomposed Granite 1/4" Minus. Color: Express Gold.	2" Depth Min.	
	Decomposed Granite 3/4" Minus. Color: Express Gold.	2" Depth Min.	
BOULDERS			
	24" Boulder	Boulders. By Aztec Boulders. Phone: 623.581.9111	13
	36" Boulder		5
	44" Boulder		3



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Elevations

1 Elevation 1 - South

3 Elevation 3 - West

2 Elevation 2 - East

4 Elevation 4 - North

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Bonus Intensity Zone Overlay

Development Standard	MZO Required	PAD Proposed
Minimum Setback to Building and Parking Area (Jerome)	20 feet	**15 feet**
Required Landscape Yards: West North	 Width. 15 feet Width. 15 feet	 **Width. 6 feet** **Width. 9 feet, 8-inches**
Parking Area Screening	No more than 40 percent of the screening shall be accomplished with dense landscaping.	**100% of the screening may be accomplished with dense landscape**
Required Parking Spaces	52 parking spaces	**51 parking spaces**

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Bonus Intensity Zone Overlay

Development Standard	MZO Required	PAD Proposed
Parking Lot Landscaping Islands	Installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces	**Installed at each end of a row of stalls and in between for maximum 10 contiguous parking spaces**

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Council Use Permit

Sections 11-70-6(D)

MZO CUP Review Criteria	
Advances the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;	**50 full-time employees, providing for a range of health care related jobs**
The location, size, design, and operating characteristics are consistent with purposes of the district and conform with General Plan and other applicable City plan or policies;	**The reuse of the facility for a Social Service Facility is consistent with the intent of the GC district.**
Will not be injurious or detrimental to adjacent or surrounding properties or improvements in the neighborhood or to the general welfare of the City; and	**The majority of care is provided inside the building. It will not be injurious or detrimental to the surrounding neighborhood.**
Adequate public services, public facilities and public infrastructure are available to serve the proposed project	**Adequate public facilities are available to the site.**

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Council Use Permit

Sections 11-31-26

Development Standards for a Social Service Facility CUP	
Complies with the General Plan, Sub Area Plans and other plans or policies, including the Social Service Facility Guidelines and will be compatible with surrounding uses; and	**Complies with the Employment character area.**
A plan of operation has been submitted with acceptable evidence of compliance with all zoning, building, and fire safety regulations; and	**An operational plan is submitted indicating compliance with all zoning, building and fire safety regulations.**
A "good neighbor policy" with descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses.	**The good neighbor policy indicates an operational lead will be identified and their contact information made available on the Copa Health website. Compliant will be forwarded immediately to Copa's Compliance Manager and the Director of Quality Management for follow-up.**

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Council Use Permit

Sections 11-31-26

Development Standards for a Social Service Facility CUP	
The building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards.	**Certain development standards are being modified by the BIZ overlay request. Landscaping, will be replaced and brought up to City standards.**

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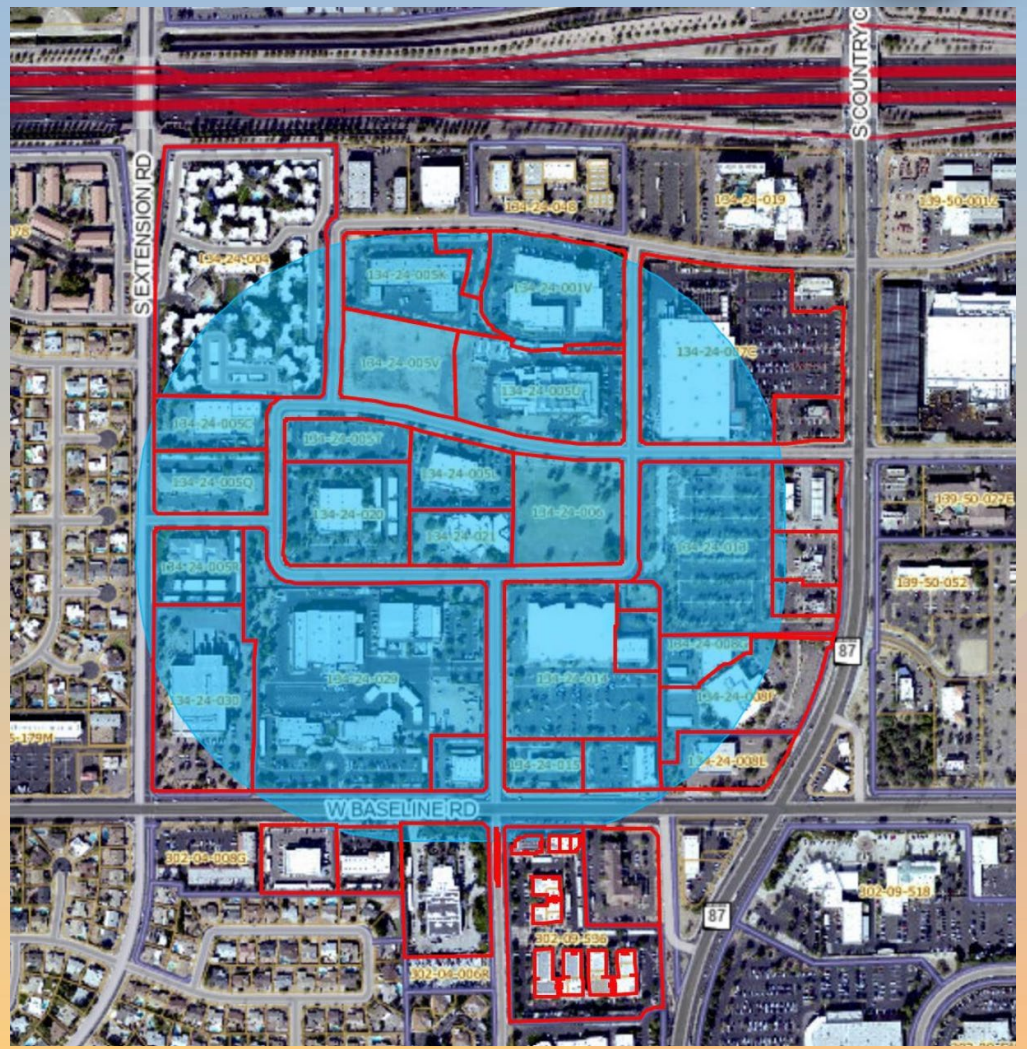
Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood meeting held on 1/23/23
- No comments received



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Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with review criteria in MZO Section 11-70-6(D) for a CUP
- ✓ Complies with development standards in MZO Section 11-31-26, for a Social Service Facility CUP
- ✓ Complies with review criteria in MZO Chapter 21 for a BIZ overlay
- ✓ Criteria in Chapters 69 for Site Plan Review

Staff recommends Approval with Conditions

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ZON22-01266

Jennifer Merrill, Senior Planner

February 22, 2023

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Request

- Preliminary Condominium Plat for an office development

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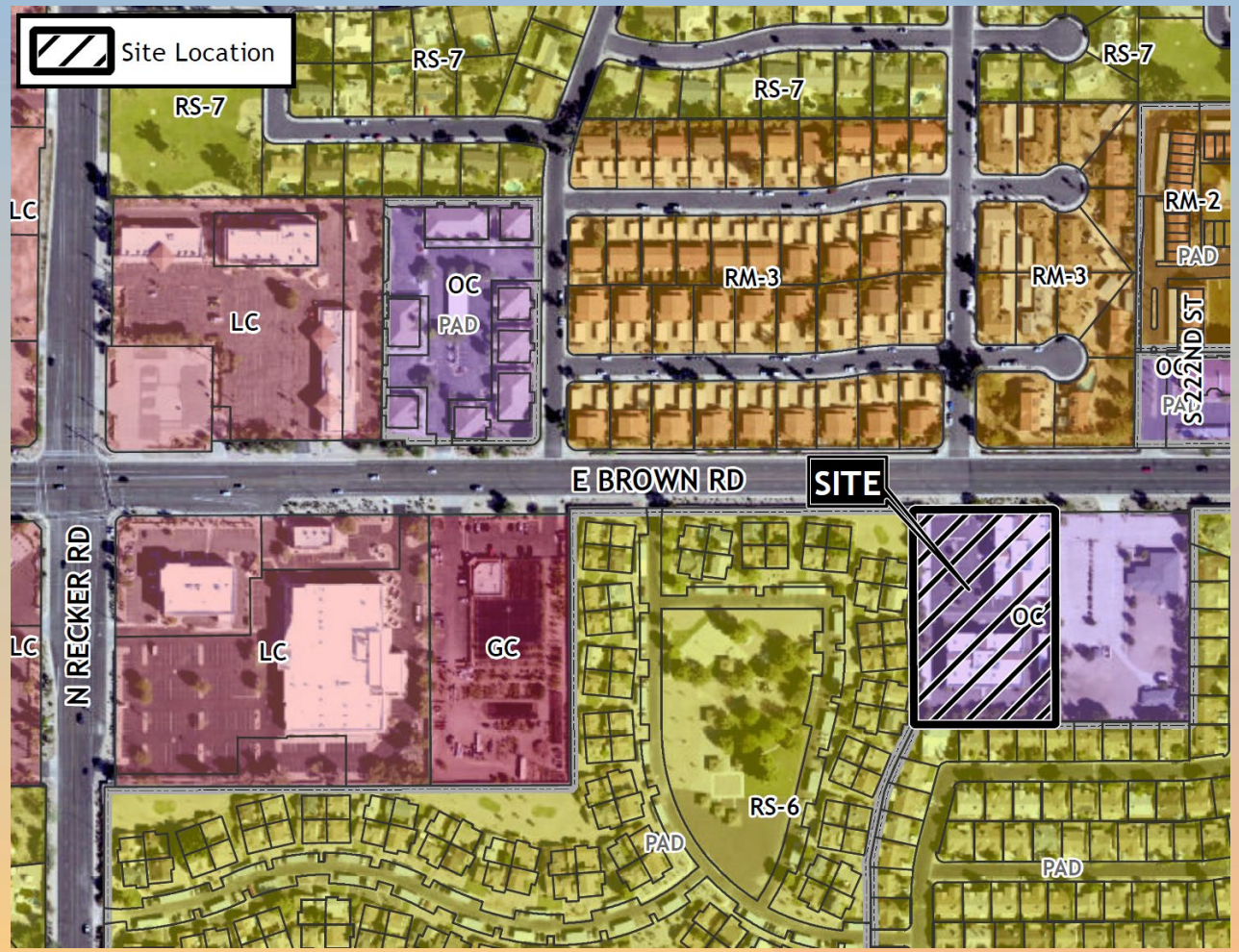
Location

- East of Recker Road
- South side of Brown Road



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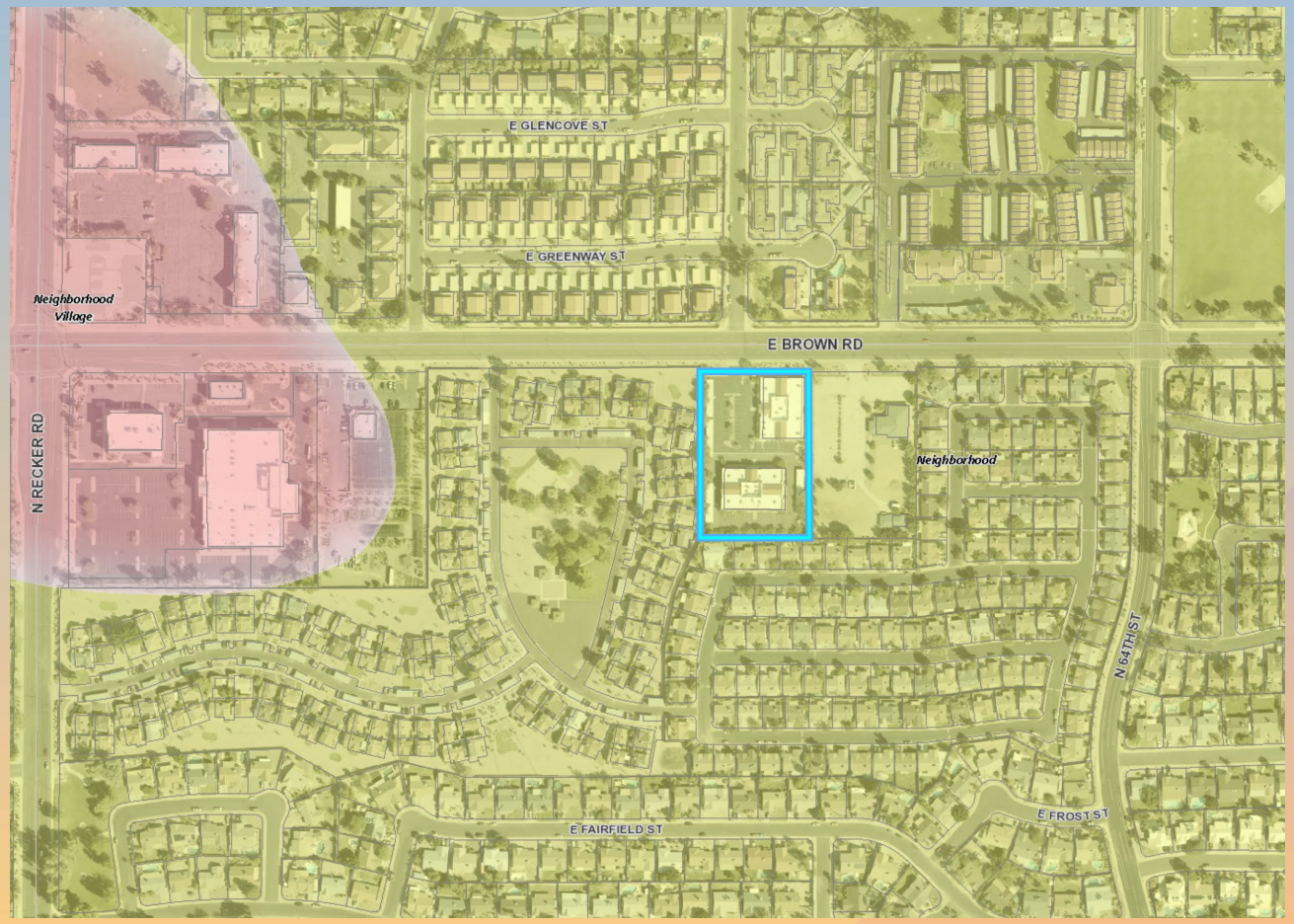
General Plan

Neigborhood

- Safe places to live
- Mix of uses within walking distance



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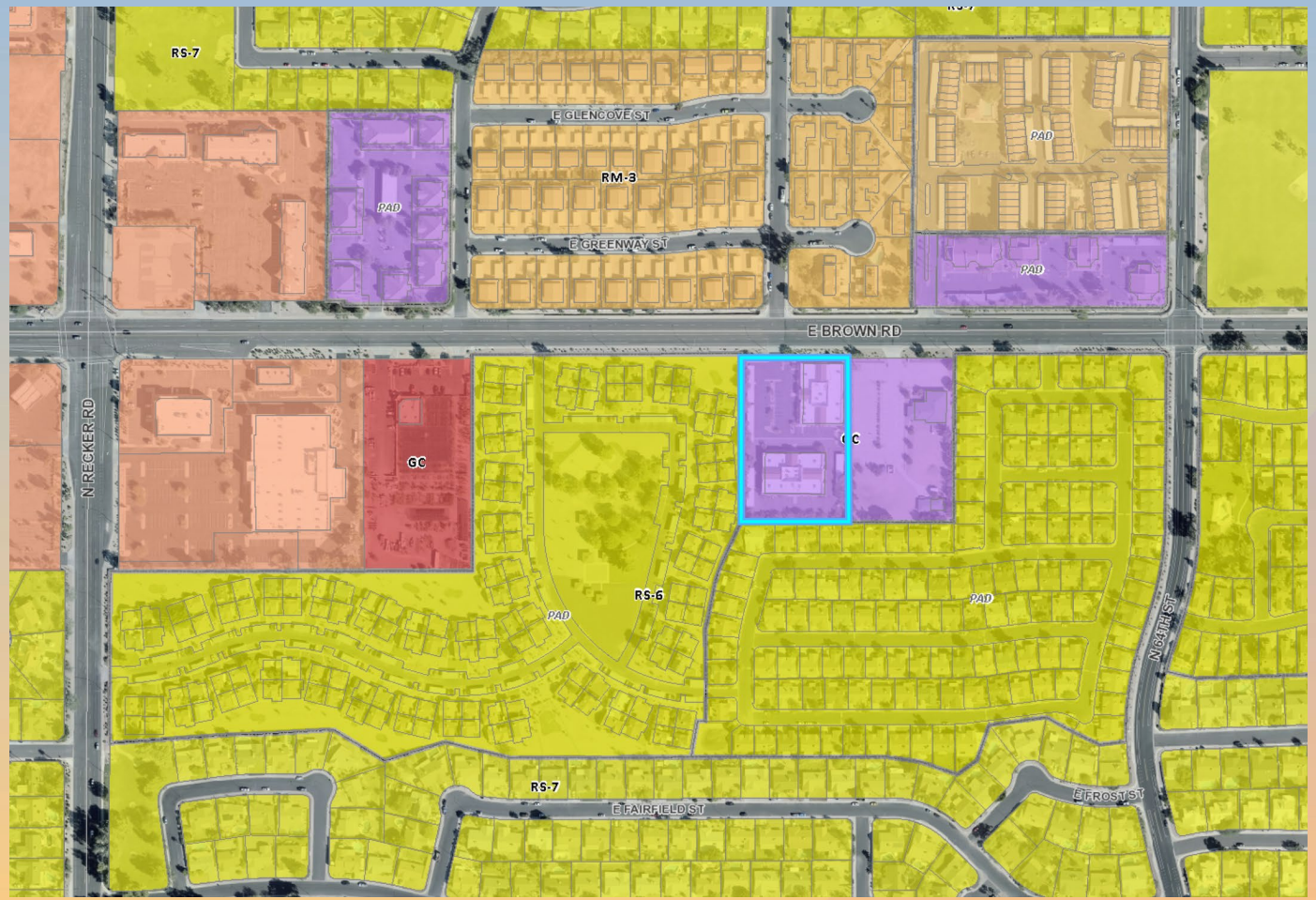
Zoning

- Office Commercial (OC)
- Small-scale offices permitted by right



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Site Photos

Looking south from Brown Road

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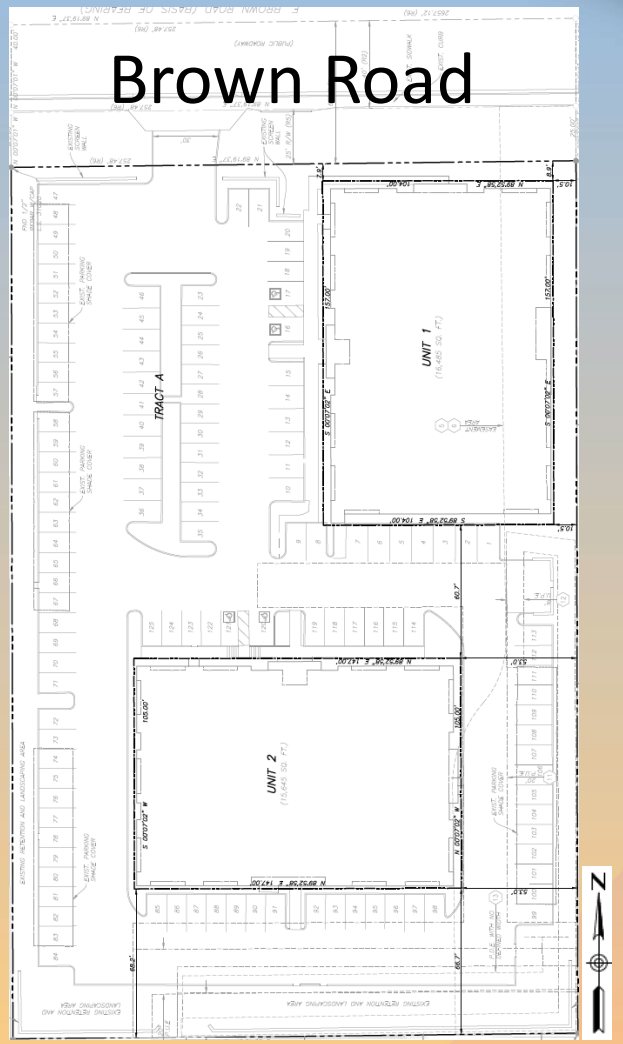
Preliminary Plat

- Two Units
- One Tract
- Access from Brown Road



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Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Mesa Subdivision Regulations Section 9-6-2

Staff recommends Approval with Conditions