

HOME AWAY FROM HOME

BANNER MD ANDERSON CANCER CENTER OUTPATIENT SHORT FORM LODGING

Zoning Application | Design Review Application

November 23, 2022



PRESENTED BY:



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1. PROJECT INTRODUCTION

Banner Health is a non-profit corporation operating an integrated healthcare delivery system including 28 acute care hospitals and several specialized medical facilities throughout the seven western states. The proposed Home Away From Home ('HAFH') development will be developed, owned and operated by Banner Health and is designed to provide outpatient lodging adjacent to the Banner MD Anderson Cancer Center ("BMDACC") for those patients whose cancer treatment(s) could require extended facility visits, and significant travel distance and patient housing costs. The Banner Health "Home Away From Home" development will provide cost-free housing for patients with financial needs that potentially would limit or prevent required cancer treatments due to travel distance and lodging costs.

2. REQUEST

The Applicant (Banner Health) is requesting to remove that portion of Lot 3A zoned PAD from the PAD zoning overlay and revert it to the original Light Industrial (LI) zoning district designation. This zoning modification will permit the development of medical and other related and permitted LI land uses. The removal of the PAD will allow for development of the proposed HAFH hospital use project on a part of Lot 3A.

3. PROJECT LOCATION AND EXISTING ZONING

The application area is comprised of approximately 11.2 acres of vacant/undeveloped property bounded by Banner Gateway Drive to the south and Pierpont Drive to the east. The associated Maricopa County Assessor Parcel Number (APN) is 140-68-163. The Banner Gateway Medical Center is located adjacent to the subject property, Lot 3A, and is currently developed or planned for medical campus uses. See *Exhibit 1, Context Aerial*.

The subject property is a component of the existing Mesa Select 2 lot split and is designated as Lot 3A (see *Exhibit 13, Existing Lot Split*). Lots 1A and 2A are not affected by, or are components of, this rezoning request.

The current zoning on the property is a combination of LI (Light Industrial) and LI PAD. The northern 715 feet of the lot does not include the PAD overlay. The PAD designation on the southern 275 feet of the lot is a remnant of a 2006 rezoning of approximately 60 acres to allow for a planned recreational vehicle use that was never developed. The existing PAD zoning overlay contains specific use regulations that restrict the flexibility of uses typical of the underlying LI district. Since the 2006 approval, several properties have been successfully removed from the original PAD area including the northern two-thirds of the subject property (per case #ZON18-00451).

The adjacent properties are currently utilized and zoned as follows:

- North: Lot 2A Mesa Select 2 – Zoned as M-1 PAD (per Z06-047) and reclassified to LI-PAD per an update to the City of Mesa Zoning Code that superseded the M-1 (Limited Industrial) designation. The site has recently been developed for medical office uses.
- West: Mesa Select 2 Lot 1A, 10.356 acre vacant land zoned LI Light Industrial with southern portion of the lot zoned LI PAD. The site is currently vacant.
- South (Across Banner Gateway Drive): Sun Villante luxury apartments zoned as RM-3 PAD and PEP (Planned Employment Park) PAD. These properties have been developed with multi-family residential and medical office uses.
- East (Across Pierpont): The Banner Gateway Medical Center is located immediately east of the property and is located within the Town of Gilbert. Zoning for the Medical Center is RC (Regional Commercial).

4. GENERAL PLAN

The City of Mesa General Plan Land Use Map identifies the subject property as Employment land use. The Employment designation is appropriate for this proposal as it seeks to guide uses that complement and elevate the comprehensive health & wellness services provided by the Banner Gateway medical campus.

5. DEVELOPMENT PROPOSAL

The subject rezoning area comprises approximately 11.2 acres, identified as Lot 3A on the Mesa Select 2 lot split. A portion of this area (approximately 1.4 acres) will be utilized for the Home Away From Home (HAFH) long-term stay units. The specific uses planned for the balance of the property are not yet determined but are anticipated to include uses that support the Banner Gateway medical campus.

Home Away From Home

The requested LI (Light Industrial) zoning includes hospitals as a permitted use as described by Table 11-7-2: Employment Districts of the City of Mesa Zoning Ordinance. The Home Away From Home concept is supported by the hospital use which by definition allows for “extended care facilities” and “temporary housing for patient families”.

Sixteen (16) HAFH units will be constructed as a detached one-story patient lodging facilities with the front of the units facing a shared pedestrian accessway that leads directly to a parking area located along the west edge of the units. The development will also include a common amenity area that will include turf, shaded seating with ramada structure and landscape.

Permitted Uses & Development Standards

With the requested removal of the PAD overlay, the applicant will adhere to all uses and development standards defined under the LI district as defined by the City of Mesa Zoning Ordinance.

Site Access

Vehicular access to the site will be from two locations. An existing private driveway that serves the new medical use (Banner Rehabilitation Hospital) and planned Lot 3A provides vehicle and pedestrian access to Pierpoint Drive. This driveway will be extended west along the north edge of the HAFH portion of the property. This drive aisle will then wrap around the west edge of the units and around the south to access a planned driveway onto Banner Gateway Drive. This driveway will be shared with the

future use to be built east of the HAFH development. Both perimeter driveway locations are anticipated to allow full turning movements to and from these adjacent public streets. In addition to the vehicular circulation, the HAFH units will be interconnected with both the existing MD Anderson facility as well as the public sidewalks along Banner Gateway Drive and Pierpont Drive.

In addition to this primary corridor connectivity, the interior sidewalks will be combined with appropriate compacted DG paths to provide the guests with myriad options for personal exercise and recovery regimens during their time under care.

Refuse collection is anticipated to be addressed with typical commercial 6CY containers. They are placed along the new proposed drive with a one-pass route that considers the existing BMADCC facility. It is expected that the combination of units will require two containers be provided, and they are dispersed for ease of use by the residents or other maintenance personnel as needed.

Parking

Based on the use, parking is being provided to allow for two spaces per unit. In addition, there is a need to maintain accessibility for various individual patient needs. Therefore, two ADA accessible spaces and ample loading/ramp space is provided for each cluster of four units. This allows the most flexibility to provide guests with special accommodations depending on their physical condition. The ramps, sidewalks and DG paths all double as being safe for golf cart access in this regard.

Site Utilities

The HAFH project will require utilities the same as other typical commercial developments, to provide for water, sewer, electric and communications. With the prior recent development work done to the 2A parcel to construct the MD Anderson Cancer Center, major utilities were already extended to and/or through the subject property. A 12” water main was stubbed to the north side of the HAFH development area and will be extended to create a looped connection to the 12” main within Banner

Gateway Drive. This main extension will allow for one fire hydrant, one new landscape service, and one new common domestic service which will distribute water to each of the 16 units via a private service line.

The prior BMDACC facility also extended an 8" sewer line that connects to the offsite 8" sewer main on the south side of Banner Gateway Drive. Due to the low discharge flow anticipated to be generated by the 16 units, it is anticipated that several common service connections would be made to the main as it is adjacent nearby the units and will facilitate the limited development phasing.

As with the wet utilities, dry utilities have already been brought onsite to serve the BMDACC facility and are expected to have more than enough capacity to extend services for electrical, communications, as well as gas if so desired. Primary facilities are located on the south side of the main entry road from Pierpont Drive and will be extended west to serve the new units.

Stormwater

Although the prior development work provided for stormwater design, it was limited to that specific buildout and does not provide future provisions for retention or dissipation. There are several temporary retention basins along the existing public roadway frontages that handle interim runoff from the adjacent streets. Since the subject expansion of units will result in increased impervious area and new permanent development conditions, this project is providing the typical requirements for onsite storage utilizing overland flow, some underground storm drainage conveyance, and surface retention basins for storage. The volume will be dissipated within 36 hours via drywells which are common for this type of design application. The project will be self-contained and maintain these drainage facilities in perpetuity while the remaining untouched interim conditions will remain.

6. REQUEST FOR ALTERNATIVE COMPLIANCE

The Home Away From Home product is intended to in many ways emulate the experience of being in a home versus a traditional recovery facility. This

residential character is intentionally designed to provide patients and their families with a sense of privacy and emotional wellbeing – aspects that promote the healing and recovery process. For technical consideration the Home Away From Home product is permitted as a Hospital use within the proposed Light Industrial PAD zoning, making it consistent with other adjacent health care uses. Design requirements of Chapter 7: Employment Use within the City of Mesa Zoning Ordinance identify that "building facades incorporate and least three (3) different distinct materials". The Home Away From Home buildings will provide three distinctive materials on three sides of each unit as shown on the attached building elevations. The rear side of the unit will provide two materials, but does not propose to extend the stone wrap to this edge. In most cases for employment use buildings, all four sides of the building are typically observable. In the case of the Home Away From Home units, the rear yard will be enclosed by a six-foot privacy fence that will prevent the ground level material from being seen from anywhere outside of the enclosed private yard area.

The applicant is requesting that the privacy fence be considered in meeting the criteria for the third distinct material, since this will be visible from the perimeter of the site. The enclosed private yard will create an enhanced design aesthetic that supports the character of the proposed units as a "home-like" recovery facility and meet the Alternative Compliance criteria cited by Section 6.b of the Zoning Ordinance.

7. CONCLUSION

The applicant seeks the approval of the rezoning request to modify a portion of the subject property from LI PAD to LI to allow for uses that support the Banner Gateway medical campus or other professional uses. This rezoning will apply to approximately 5.0 acres and will remove the current PAD overlay that limit uses to those associated with recreational vehicle sales. The project conforms to the City of Mesa General Plan (2040) and will compliment existing development in the area.

EXHIBIT 1 | CONTEXT AERIAL

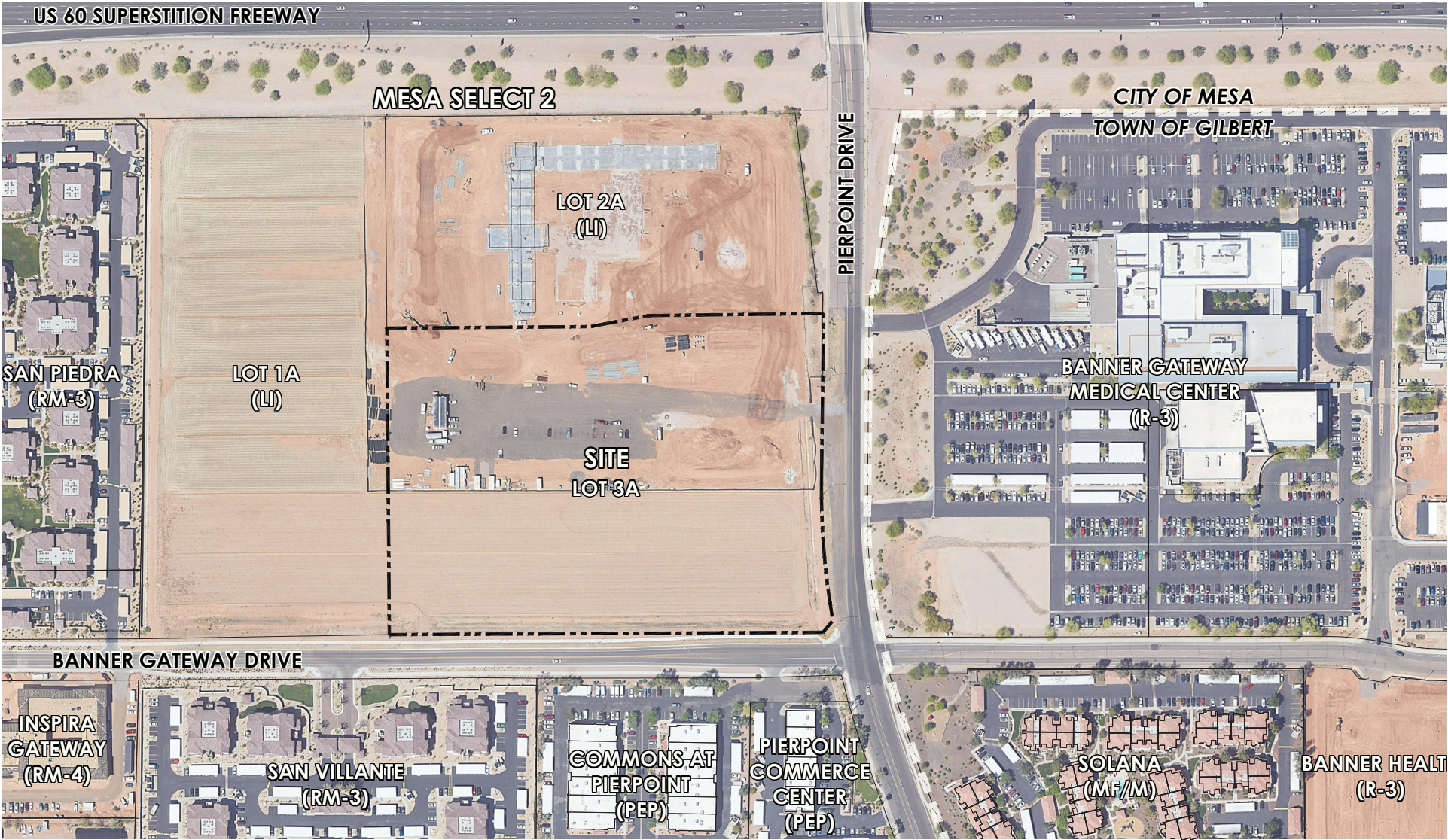


EXHIBIT 2 | EXISTING GENERAL PLAN USE

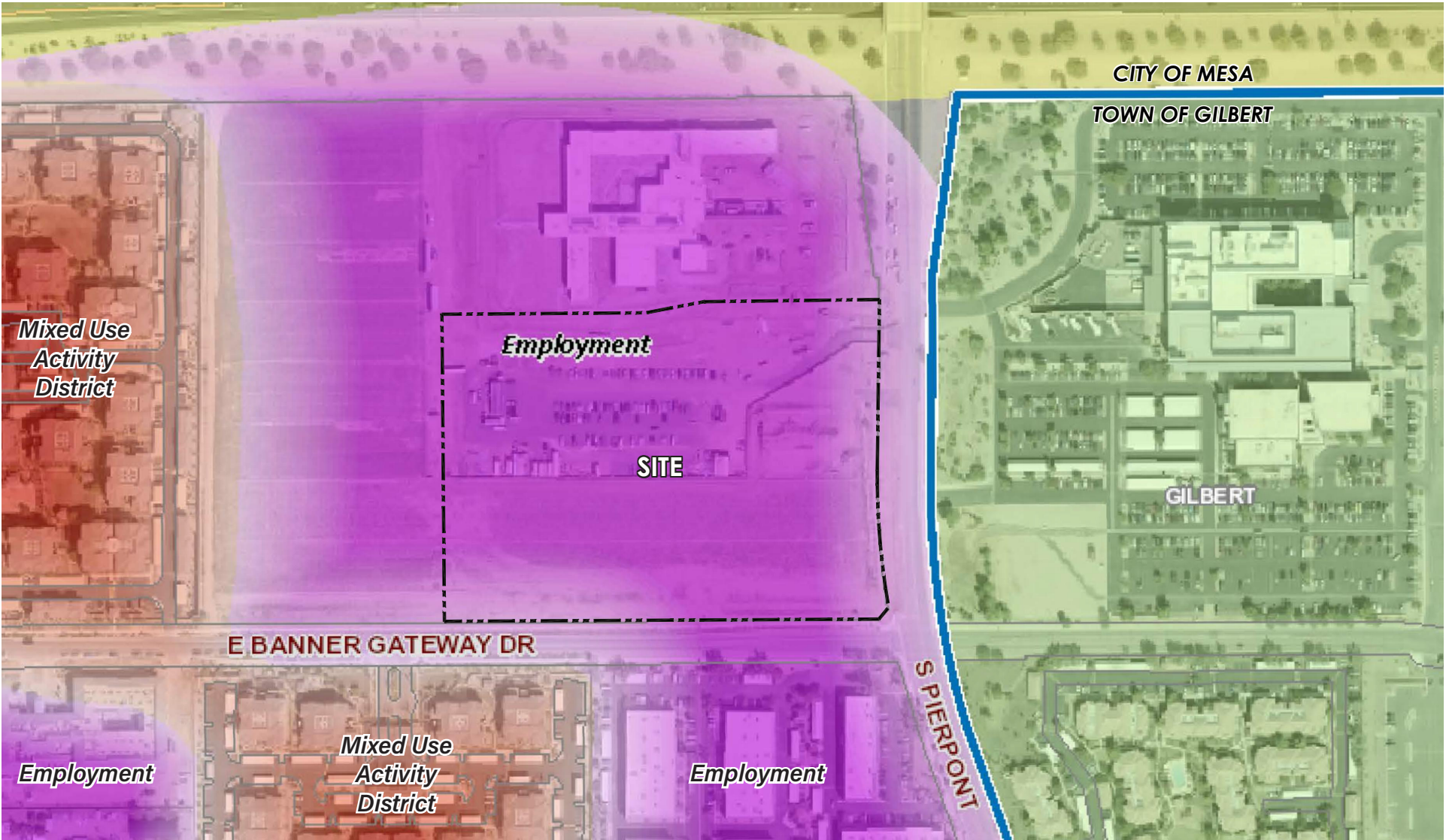


EXHIBIT 3 | EXISTING ZONING MAP

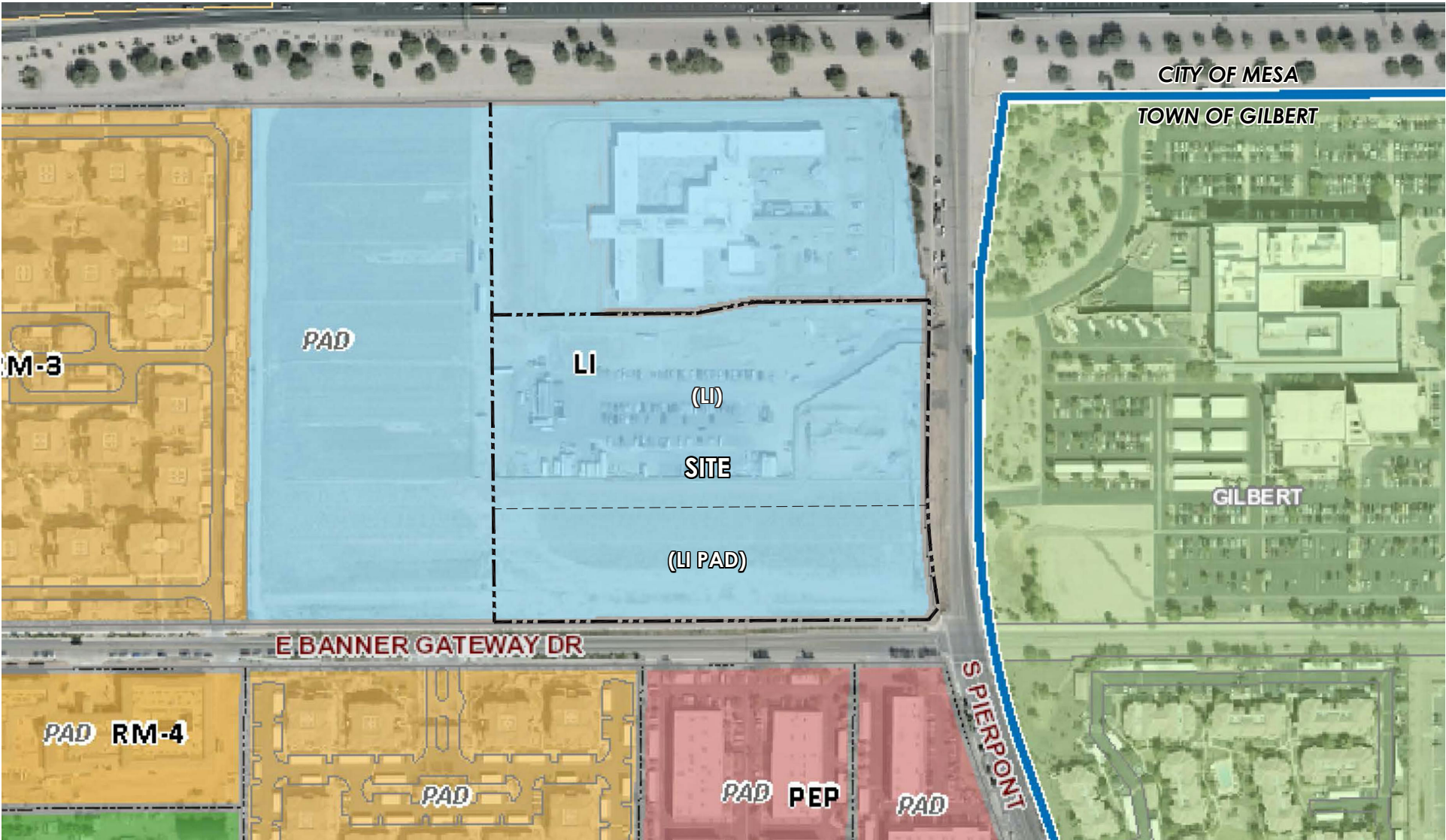


EXHIBIT 4 | PROPOSED ZONING MAP

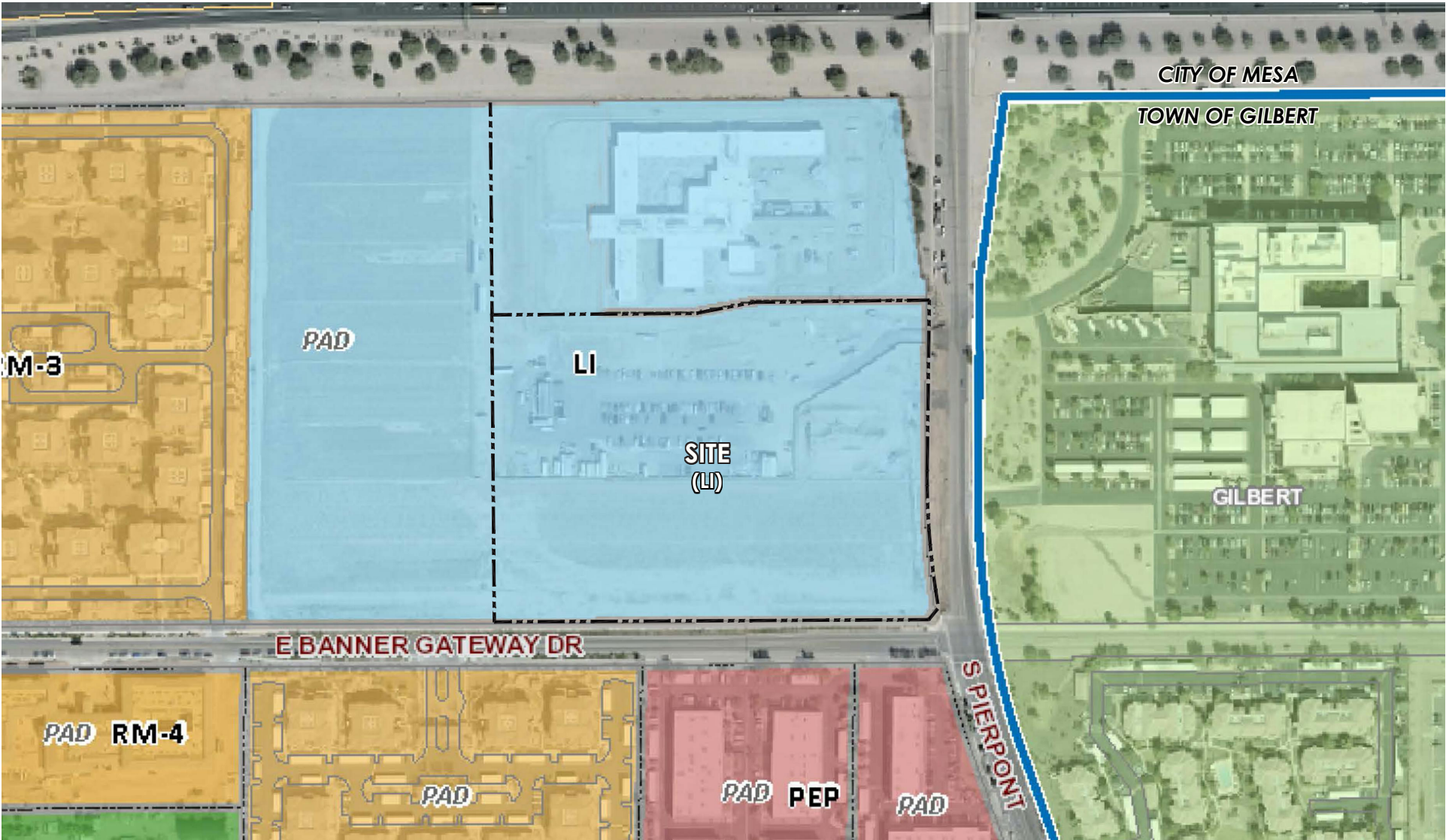


EXHIBIT 5 | PRELIMINARY SITE PLAN

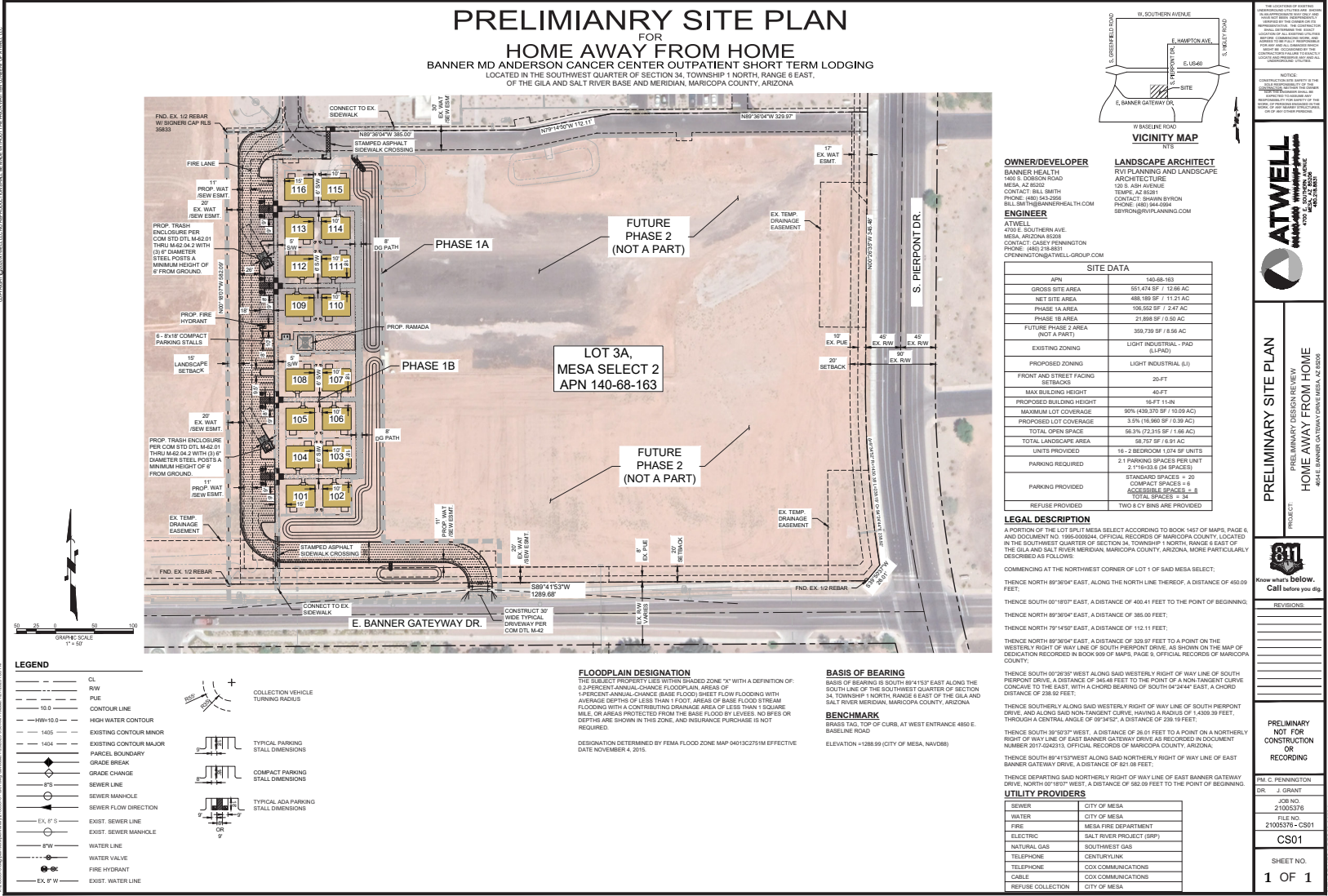


EXHIBIT 6 | PRELIMINARY GRADING AND DRAINAGE PLAN

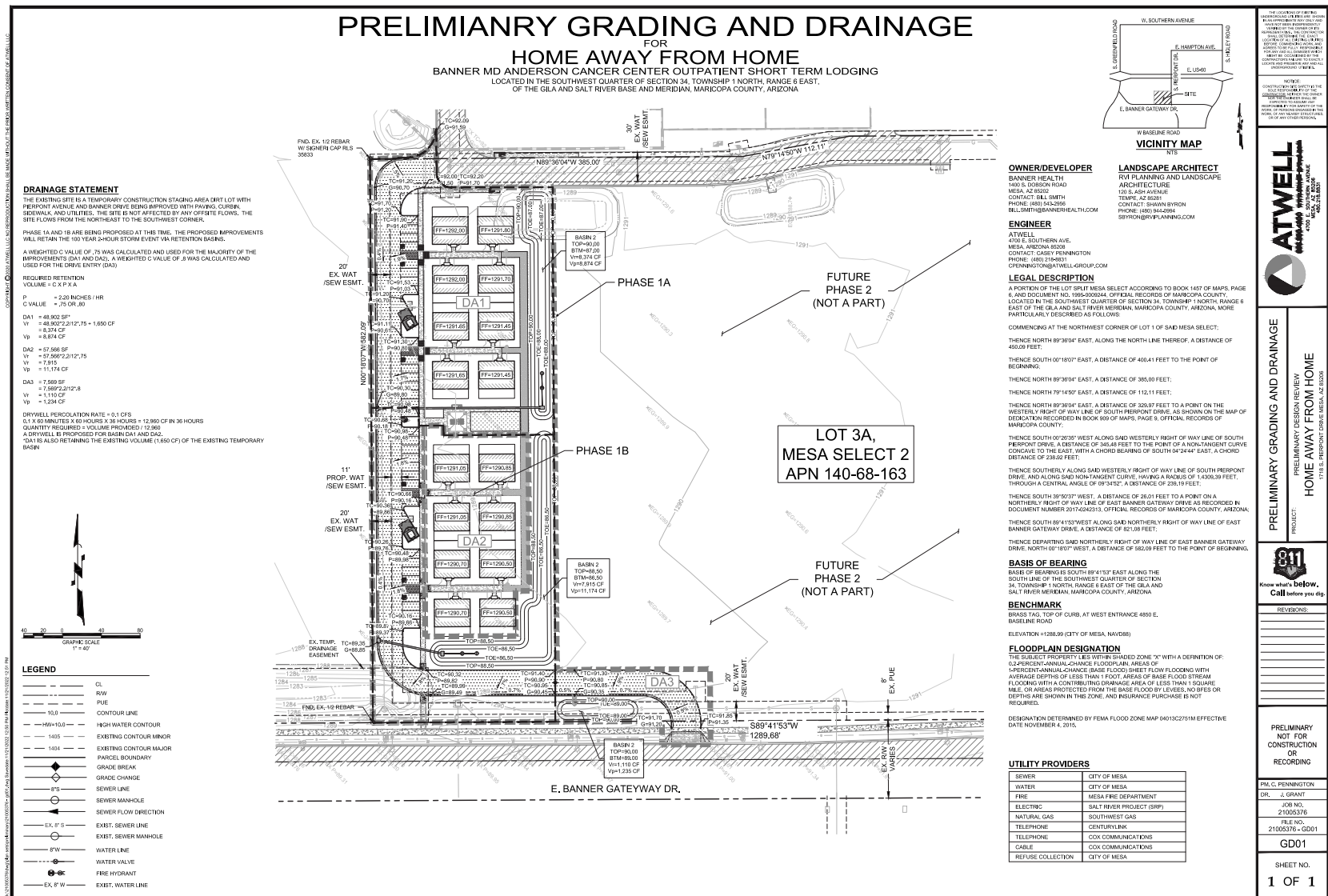




EXHIBIT 8 | LANDSCAPE PLAN

LANDSCAPE PALETTE

TREES
BOTANICAL / COMMON NAME

Acacia salicina
WILLOW ACACIA

Acacia willardiana
PALO BLANCO

Bauhinia lunarioides
ANACACHO ORCHID

Quercus virginiana
SOUTHERN LIVE OAK

Sophora secundiflora
TEXAS MOUNTAIN LAUREL

Ulmus parvifolius
EVERGREEN ELM

SHRUBS & ACCENTS
BOTANICAL / COMMON NAME

Bouteloua gracilis 'Blonde Ambition'
BLONDE AMBITION BLUE GRAMA

Buddleia davidii
BUTTERFLY BUSH

Callitriche californica
BAJA FAIRY DUSTER

Dodonaea viscosa
HOPSEED BUSH

Dodonaea viscosa 'Purpurea'
PURPLE LEAFED HOPSEED BUSH

Eremophila hydropathica 'Blue Bells'
BLUE BELLS

Leucophyllum laevigatum 'Summer Snow'
WHITE CHIRLHIAN SAGE

Muhlenbergia capillaris 'Regal Mist' TM
REGAL MIST PINK MUHLY GRASS

Muhlenbergia rigens
DEER GRASS

Nolina microcarpa
BEAR GRASS

Ruellia peruviana
DESERT RUPELLIA

Vauquelinia californica
ARIZONA ROSEWOOD

GROUND COVER
BOTANICAL / COMMON NAME

Baccharis x 'Star' TM
STAR THOMPSON COYOTE BRUSH

Calceolarius
TRAILING INDIGO BUSH

Lantana x 'New Gold'
NEW GOLD LANTANA

MISCELLANEOUS
BOTANICAL / COMMON NAME

ROCK MULCH
'PALOMINO GOLD'

TURF

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

LANDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT. ALL TREE CROWNS SHALL BE MIN. 6'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2 SIDEWALK
- 3 DG WALK
- 4 RAMADA
- 5 GRILLING STATION
- 6 OPEN TURF
- 7 REAR YARD VINYL FENCE
- 8 REAR YARD GATE
- 9 TRASH ENCLOSURE
- 10 RETENTION POND
- 11 CONCRETE HEADER
- 12 SIDEWALK CONNECTION
- 13 BICYCLE PARKING (2 RACKS, 4 BIKE PARKING)
- 14 ADA PEDESTRIAN RAMPS

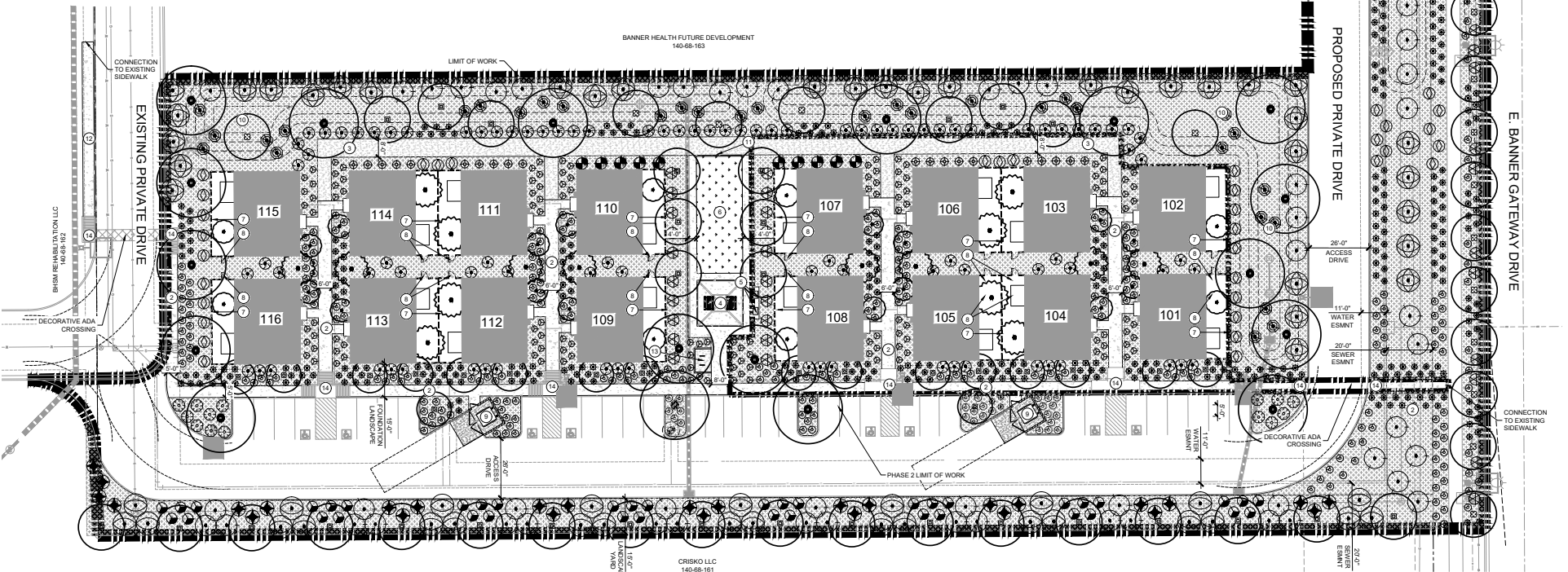
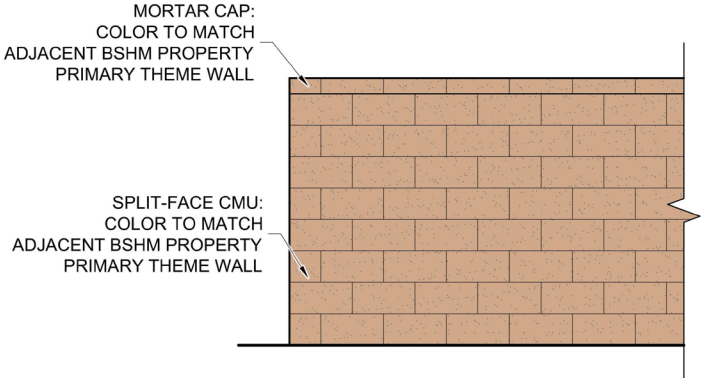
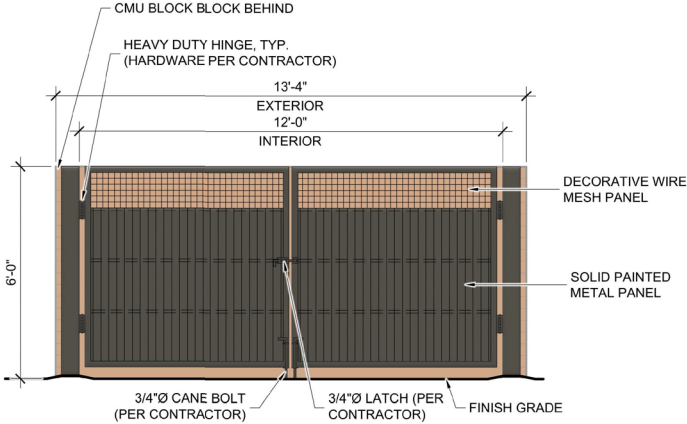


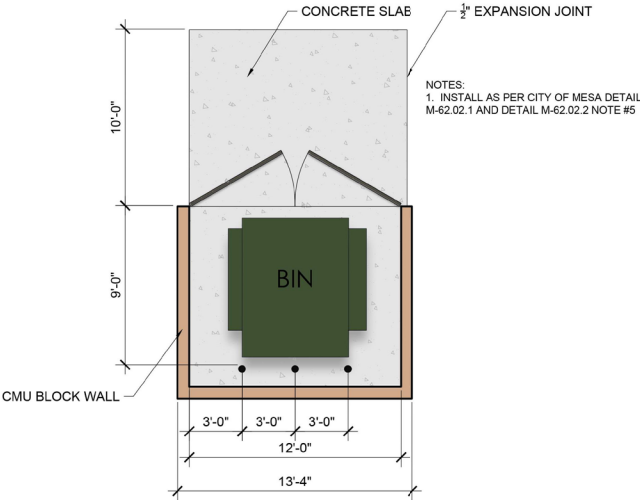
EXHIBIT 9 | WALL ELEVATIONS



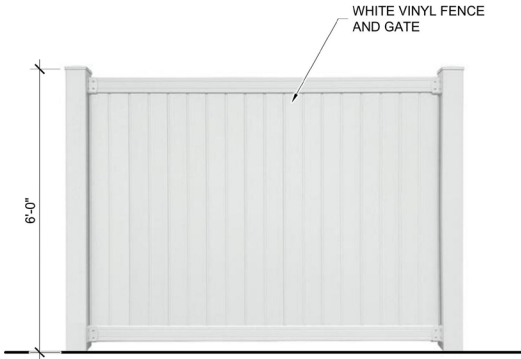
1 TRASH ENCLOSURE CMU WALL
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE GATE
SCALE: 3/8" = 1'-0"



3 TRASH ENCLOSURES
SCALE: 3/16" = 1'-0"



4 REAR YARD PRIVACY FENCE
SCALE: 1/2" = 1'-0"



EXHIBIT 10 | COLOR BUILDING ELEVATIONS



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



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



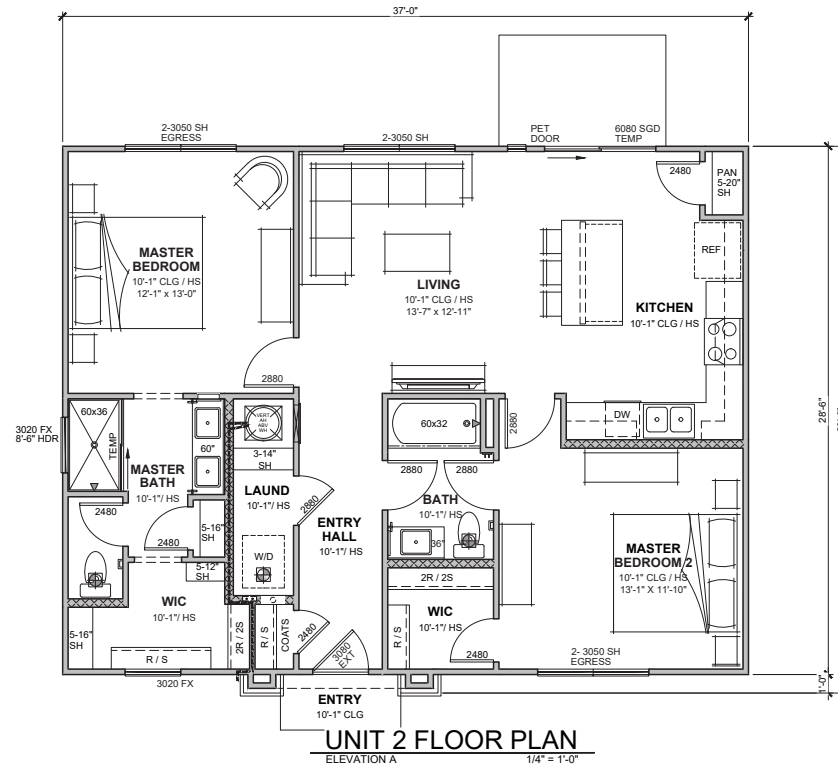
RIGHT ELEVATION
DESERT MODERN 1/8" = 1'-0"



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



EXHIBIT 11 | FLOOR PLAN



Unit 2 | Build To Rent | National Database (1,054 SQ FT)

EXHIBIT 12 | EXISTING LOT SPLIT

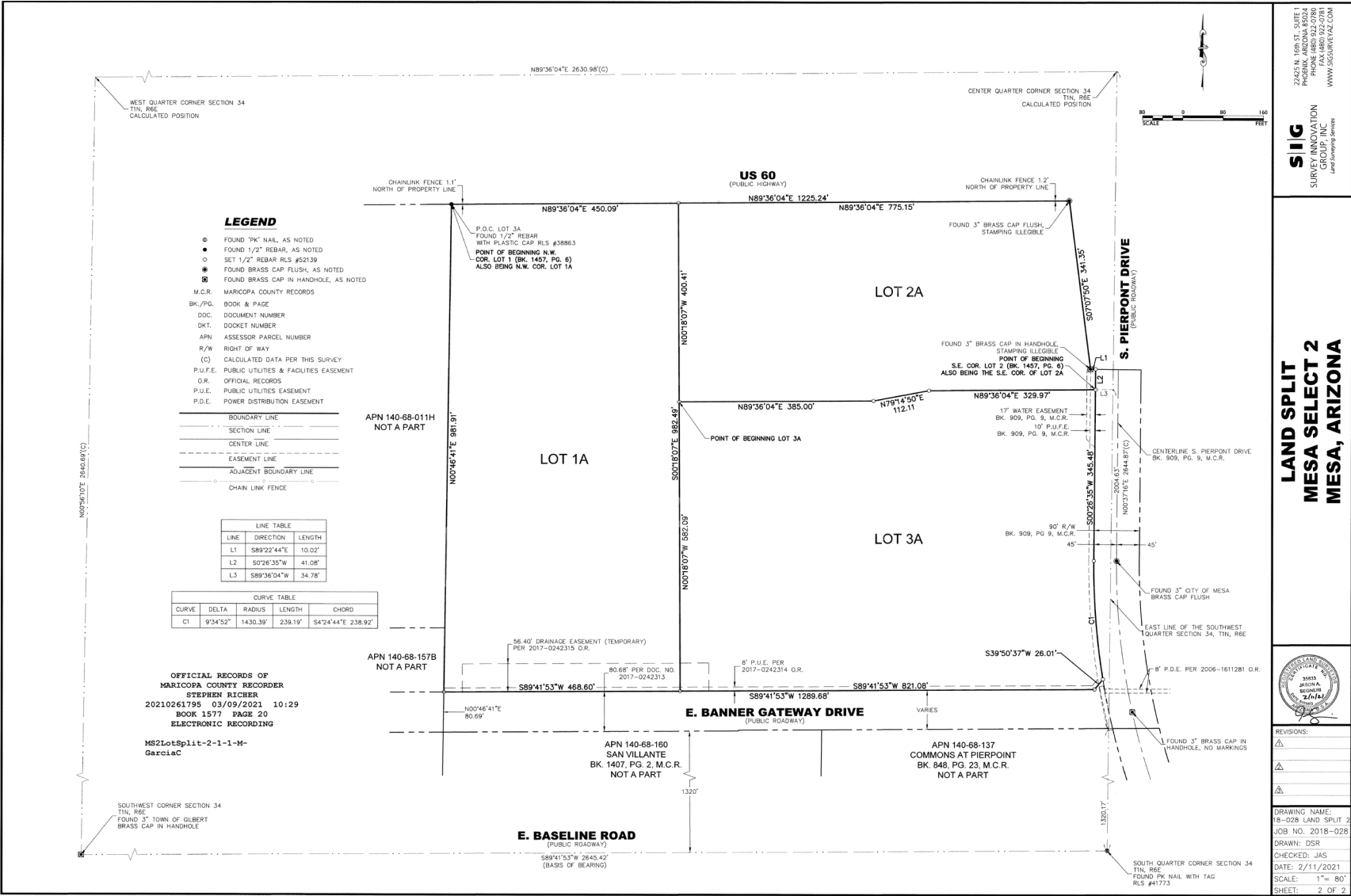


EXHIBIT 13 | LOT 3A LEGAL DESCRIPTION

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 DEGREES 36 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 450.09 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 07 SECONDS EAST, A DISTANCE OF 400.41 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 36 MINUTES 04 SECONDS EAST, A DISTANCE OF 385.00 FEET;

THENCE NORTH 79 DEGREES 14 MINUTES 50 SECONDS EAST, A DISTANCE OF 112.11 FEET;

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

THENCE SOUTH 00 DEGREES 26 MINUTES 35 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF SOUTH PIERPOINT 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 DEGREES 24 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 238.92 FEET;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF SOUTH PIERPOINT DRIVE, AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,430.39 FEET, THROUGH A CENTRAL ANGLE OF 09 DEGREES 34 MINUTES 52 SECONDS, A DISTANCE OF 239.19 FEET;

THENCE SOUTH 39 DEGREES 50 MINUTES 37 SECONDS WEST, A DISTANCE OF 26.01 FEET TO A POINT ON THE 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 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF EAST BANNER GATEWAY DRIVE, A DISTANCE OF 821.08 FEET;

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

LOT 3A CONTAINS 488,167 SQUARE FEET OR 11,207 ACRES, MORE OR LESS.

EXHIBIT 14 | CITIZEN PARTICIPATION PLAN

November 22, 2022

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the 'Home Away From Home' Banner MD Anderson Cancer Center Outpatient Short Form Lodging development. This site is located at 1718 S. Pierpoint Drive, at the northwest corner of Pierpoint Drive and Banner Gateway Drive and is an application for the rezoning of approximately 5.0 acres from LI PAD to LI for 16 Banner MD Anderson Cancer Center outpatient short term lodging units. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

RVi Planning + Landscape Architecture
Alex Stedman
4900 N. Scottsdale Road, Suite 1200
Scottsdale, AZ 85251
Phone: 480.994.0994
Email: astedman@rviplanning.com

Purpose: Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on July 14, 2022. Staff reviewed the application and recommended that adjacent residents, neighborhood associations and nearby registered neighborhoods be contacted. The city has indicated that there are no neighborhood associations or registered neighborhoods within the boundaries identified for this site.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project, if applicable.
 - b. Homeowners Associations within one half mile of the project, if applicable.
 - c. Interested neighbors - focused on 1,000 feet from site but may include more.
 - d. Mesa Public School District, in writing, with copies to the nearest Jr. High and Elementary School locations, who may be affected by this application.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held at [to be determined].
 - a. The meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

[All materials such as sign-in lists, comments, and petitions received shall be uploaded to the record for the case.]

Schedule:

Pre-Submittal Conference - July 14, 2022
Application Submittal - November 23, 2022
Neighborhood meeting - Not Required
Submittal of Citizen Participation Report and Notification materials - TBD
Planning and Zoning Board Hearing - February 22, 2023 (tentative date)