



March 18, 2024

Subject: Native Health of Phoenix
Address: 777 W Southern Ave, Mesa, AZ 85210
Record ID: ZON24-00056 & BOA24-00055

To: City of Mesa Planning and Zoning and City of Mesa Board of Adjustment
From: JSRa for Native Health

Re: Requested narrative of Site and Building changes to the Native Health site.

For

**Site Plan approval (ZON24-00056)and
Substantial Conformance Improvement Plan (SCIP) (BOA24-00055)**

Narrative of Site

The site is south of Southern Avenue between Cherry and Extension Road and was originally constructed in 1979. The net site is 136,410 SF or 3.131 AC and the parcel number is 134-22-004L. The LC Zoning Table, shown below, from the civil site plan indicates the lot areas, coverages, and other standards required per Table 11-6.3A.

LC ZONING (PER TABLE 11-6-3.A)

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 SF	136,410.95 SF
MINIMUM LOT WIDTH	100 FEET	432 FEET
MINIMUM LOT DEPTH	100 FEET	260 FEET
MAX. LOT COVERAGE	80%	30%
BUILDING		
MAX. HEIGHT	30 FEET	17 FEET
MIN. SETBACKS ALONG ST. FRONTAGE		
6 LANE ARTERIAL (SOUTHERN AVE.)	15 FEET	10 FEET
4 LANE ARTERIAL (EXTENSION RD.)	15 FEET	10 FEET
LOCAL ST. (CHERRY)	20 FEET	10 FEET

The office buildings and site are in good condition and are currently occupied for business and business-medical office uses. The existing Complex is 5 discrete buildings separated by breezeways (units A-E) under a shared roof. It is in a LC zoning area and currently has the setbacks provided at the time of construction as shown on the 2023 survey.

The city established the area’s character as Neighborhood, and it is also in a transit Corridor along Southern Avenue. Business-medical office use is permitted in this zoning per MZO 11-6.2. The current site layout along with our improvements exceeds all lot standards, except the current street setbacks, which is addressed on the Conformance Improvement Deficiency Table below.

Narrative of Proposed Improvements

Native Health intends to do an interior only Tenant Improvement and infill one existing covered breezeway as part of an expansion of an existing clinic already located in the office complex.

Native Health already occupies Unit E (8,400 SF) as a medical office clinic and intends to convert Unit D to added clinic space, while infilling the connection across the breezeway. The converted spaces will add approximately 7,881 SF (of existing vacant general business office and the breezeway infill) to an existing 8,400 SF clinic.

Exterior modifications will be limited to infill walls at the north and south of the breezeway, new exit doors and new windows in the expansion.

Identified items we were unable to fully conform to

In our previous meetings and the initial submittal, the city identified a # of issues from the Mesa Zoning Ordinance (MZO) that would not be satisfactory in 2024. The narrative below this table identifies the features we added to address those issues and were able to reach compliance with.

Some items we were not able to fully comply with, but we did our best to comply to some extent. These existing items were conforming at the time of construction. In the below table we indicate how we will address each existing non-conformance that cannot fully meet 2024 code.

Conformance Improvement Deficiency Table

Existing Issue	Current Code	Existing Conditions	Proposed Condition
Parking setback MZO Ref 11-32-4A	50' @ facing streets N, E, W	N 30 E 13.33' W 0	N 30 E 13.33' W 0
Walkways to street MZO Ref 11-36-8	1 per each street frontage no more than 125% of straight-line PL to blg SW	E none W None	E none W None
Foundation bases MZO 11-33-5 (A)	15' along sides with public entries	North side 12' -4 min.	maintain 12'-4"
Parking lot Islands MZO Ref 11-33-4	At ends of each row & every 8 spaces min. 8'x15'	Did not meet	Add islands meeting code internal to most rows. 1 location at Site SW Still has >8 spaces.

Landscape plans foundation planting MZO Ref 11-33-5 (B)	1 tree every 50' lf	exg trees at LS area B	Exg. trees at LS area B and additional Trees at new LS islands
MZO Ref 11-6-2 (A) Setbacks	S 15 Blg 15 LS E 20 Blg 20 LS W 15 LS	S 0 Blg 0 LS E 10 Blg 10 LS W 0 LS	Exg. to remain

Narrative Vs Survey Conditions, noting changes to meet SCIP.

Parking

The 2023 survey identified 150 parking spaces in the current layout, and further investigation indicated that they are not uniformly 9’x18’. The added square footage and the change in use of the remodeled space from B to B-Medical Office have increased required parking. The current city code requirements added for the SCIP (islands, restriping, path to street) have reduced available parking but per the calculations on the civil site plan. We have met current city requirements for the development’s parking, (all 9x18 spaces, required accessible parking)

The Parking Table from the Site plan is replicated here:

PARKING (TABLE PER 11-32-3A)

	REQUIRED	PROVIDED
MEDICAL OFFICE (1 PER 200 SF) 16,548 SF	83 P.S.	
GENERAL OFFICE (1 PER 375 SF) 24,282 SF	65 P.S.	
	148	140
ADA (PER US DEPT. JUSTICE)	148 P.S. = 5 ACCESSIBLE	8
	148 TOTAL	148 TOTAL

Landscape

Per the calculations on the Landscape Plans we meet or exceed current Landscape requirements, as well as providing the path from the roadway to the building from Southern Avenue.

The existing site perimeter plantings at area A along Extension are to remain. Reference extract from Sheet L101 below:

EXISTING LANDSCAPE - A	QTY
(Cp) <i>Caesalpinia pulcherrima</i> - Bird of Paradise	3
(Lm) <i>Lantana montevidensis</i> 'Yellow' - Trailing Lantana	4
(Mp) <i>Myoporum parvifolium</i> - Creeping Myoporum	9

The existing building perimeter plantings at area B are to remain. Reference extract from Sheet L101 below.

EXISTING LANDSCAPE - B	QTY
(Bs) <i>Bougainvillea spectabilis</i> - Bouganvillea	18
(Lm) <i>Lantana montevidensis</i> 'Yellow' - Trailing Lantana	9
(Mp) <i>Myoporum parvifolium</i> - Creeping Myoporum	10

This area along with the new island planning will be the landscaping at the building base MZO Ref 11-33-5 (B).

The Existing site perimeter plantings at area C along Cherry is to remain. Reference extract from Sheet L101 below.

EXISTING LANDSCAPE - C	QTY
(Bs) <i>Bougainvillea spectabilis</i> - Bouganvillea	1
(Cp) <i>Caesalpinia pulcherrima</i> - Bird of Paradise	5
(Ll) <i>Leucophyllum laevigatum</i> -Texas Ranger	7
(Mr) <i>Muhlenberia rigens</i> - Deer Grasss	4
(Mp) <i>Myoporum parvifolium</i> - Creeping Myoporum	3

At the remainder of the site are new plantings and screen walls per the current city code. Reference extract from Sheet L101 for calculations.

Landscape Calculations

41 New Trees Total	562 Shrub Total
25% Min. Required to be 36" Box Trees or greater = 10 Provided on Plan = 24	50% Min. Required to be 5 gal or greater = 281 Provided on Plan = 284
50% Min. Required to be 24" Box Trees or greater = 21 Provided on Plan = 41	

The details of the screen walls are on sheet L301 detail 8

Building changes

All finishes on the breezeway infill will match the existing building finishes (stucco finish) See sheet A20.

Required findings

The city of Mesa requires in section 11-73-3 of the MZO that:

"A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:

- 1. The demolition or reconstruction of existing buildings or other significant structures (except signs);*
or
- 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.*
- 3. The creation of new non-conforming conditions.*

B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods."

Our replies to these questions are:

A.

1. No Building demolition is planned beyond interior partitions; the building footprint shall remain as it is currently.
 2. The existing space is a vacant space previously used for office space, so no cessation of exiting uses is planned.
 3. The planned use is a medical office space which is allowed in LC zoning per the MZO
- No new non-conformities are created in either the building use or the site improvements created for SCIP.

B. The improvements shown on the attached LS and Civil plans to meet the SCIP will create a site compatible with the adjacent properties and neighbors.

Notice to Neighbors

Regarding our neighbors, we have received the list of neighbors from the city and are preparing and will return to the city a package including the Sealed Notification letters and drawings as required by the city.

Therefore, we are submitting for:

- A site plan approval from Planning and Zoning.
- A SCIP approval from the Board of Adjustment.

Attached are: **(Bold indicated revised from initial submittal).**

The Preconstruction existing conditions survey.

- **A revised Final Civil plan (sheets cover and 3 of 5) by WLB with parking and area calculations.**
- **A Revised Final landscape plan (sheet L101) with the required LS calculation.**
- **Sheet A201 from the building package with the exterior Elevations.**

Thank you for your time and consideration. We hope this will meet the City of Mesa's requirements for the narrative.

Sincerely,

Anthony Dobbs, RA

JSRa

CC

Bill Draper, JSRa

Ty Show, Native Health