

Virtual Platform

Date: December 2, 2020 Time: 5:00 p.m.

MEMBERS PRESENT:

*Chair Adam Gunderson
*Vice Chair Ken Rembold
*Boardmember Steve Curran
*Boardmember Kathy Tolman
*Boardmember Nicole Lynam
*Boardmember Alexis Wagner

MEMBERS ABSENT:

Boardmember Chris Jones

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

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Rachel Prelog
Wahid Alam
Ryan McMann
Chloe Durfee-Sherman

OTHERS PRESENT:

None

1 Call meeting to order.

Chair Gunderson declared a quorum present and the meeting Study Session was called to order at 5:03 p.m. Boardmember Jones was absent.

2 Review and discuss items listed on the Public Hearing agenda for December 2, 2020.

2-a Staffmember Ryan McMann presented case BOA20-006238 to the Board.

Good afternoon Chair, members of the Board, the case before you this evening is BOA20-00683. The proposed project is located south of Southern Avenue, west of Dobson Road, you'll notice the existing Banner Desert Medical Center campus. As we take a look at the General Plan, the General Plan in this area is Specialty, specifically Medical Campus We're looking for large areas with single uses, creating that campus type feel, and obviously looking for those hospital and associated medical buildings as types of uses. The property does have two zonings on it. There is a sliver of limited commercial (LC) up in the northeast corner of the property. The majority of the property is neighborhood commercial with a planned area development overlay. Hospitals and medical offices are permitted in both those zoning districts.

The request before you this evening is for a Special Use Permit. The Special Use Permit is specifically to allow for a reduction in the number of parking spaces associated with a medical campus. Here's a site photo. This is at the southwest corner of Southern and Dobson, looking southwest into the site. As you can tell right now, it's just kind of a gravel retention area. That is one of the areas that they do have a concurrent application in which will kind of be an area where they will expand their parking.

In terms of the Special Use Permit request, as we take a look at the code requirements, code does break down parking ratio of one space per 400 square feet for hospital areas and one space per 200 square feet for medical office buildings. When you calculate the entire square footage of the total campus with their new proposed additions, it comes out to 5,031 parking spaces. They are requesting to provide 4,617 spaces. This is a reduction of 414 spaces. The applicant did complete a parking study. They looked at the different times of the year and times of day and what their demand would be based on our parking numbers and then the demand that they require.

Something to note, the 4,617 spaces provided exceeds what their actual parking study did recommend; so, they are going above and beyond what the parking study recommended. However, they are still 400 spaces short for what code would require. They are required to meet the four criteria per Section 11-70-5 of the Mesa Zoning Ordinance as it relates to Special Use Permits, and they do meet those four criteria. In addition, applicants that request a Special Use Permit for parking reduction, must meet the criteria of Section 11-32-6 of the Mesa Zoning, which the applicant does meet. In summary, the project complies with the Mesa 2040 General Plan, meets the review criteria for Special Use Permit per section 11-70-5, and the review criteria in 11-32-6. With that, staff is recommending approval with conditions. I'd be happy to answer any questions.

2-b Staffmember Wahid Alam presented case BOA20-00717 to the Board.

Good afternoon, Chairman and members of the Board. As you mentioned, this is case BOA20-00717. It is a request for a time extension of a previously approved Development Incentive Permit. The location is 160 north Power Road which is, as the map shows, just north of the northwest corner of Main and is on the west side of Power Road between two local streets, Albany Street and Akron Street. It's mostly surrounded by the Maricopa County unincorporated area on the west side. The picture on the left is from Power Road. If you're looking to the west, you can see the residential on the west across the site and then the picture to the right is the image to the north across from Akron Street, which is to the south of the property.

Next, the General Plan character area is Neighborhood with a Suburban Sub-type. Neighborhood Suburban character areas along arterials allows for commercial uses. It allows infill development and a mix of uses to transition between residential and commercial uses. The proposed assisted living use is in compliance with the General Plan character designation. Next is the zoning. The zoning is OC (Office Commercial). The gray area on the map is the Maricopa County unincorporated land. There is OC zoning across t Albany Street. The proposed assisted living is a use that is allowed within an OC district within Special Use Permit.

The request is for a time extension for a previously approved Development Incentive Permit which was approved by this Board in 2018. The case number is BOA18-00553. So, the applicant is now requesting for a two-year time extension. The applicant gave us two reasons, one is unfortunately the applicant was involved in a car accident and then as he was getting out of the hospital, unfortunately the pandemic hit and the current pandemic is restricting his ability to start working on this project. So those are the main reasons he's in front of the Board of Adjustment; his Development Incentive Permit is going to expire. Actually tomorrow, December 3, 2020.

The project is one, two-story building, as the slide says, 23,639 square feet total area. It accommodates 39 units for assisted living. The entrance faces east. It also has a small parking lot in the front accessible from Power Road. There is landscaping along Power Road, Albany Streets to the north, and perimeter landscaping along Akron Street. The Development Incentive Permit request is for a reduction of the setbacks along Power Road, a reduction of the parking, which we typically see in assisted living because they don't generate that much of traffic movement, and the reduction of the landscape within the parking lot like those typical eight feet wide parking island, the two that you can see in the slide down in the middle of the parking lot. So those are reduced. So, these were the reduction that Development Incentive Permit took care of.

The approval criteria is identified in the Zoning Ordinance Section 11-72. The Development Incentive Permit criteria meets all three that are identified on this slide. Like being under 2.5 net acres and being served by existing utilities. The total developable land within 1,200-foot radius is no more than 25% of the area is vacant and no greater than 50% of the total number of lots or parcels have been developed 15 years or more. Section 11-72-3 identifies the required findings. The proposal, as was approved in 2018, met all these criteria. In summary, the Development Incentive Permit complies with the 2040 Mesa General Plan, it meets the criteria outlined in Section 11-72 of the Mesa Zoning Ordinance. Staff's recommendation is approval with conditions. I'll be happy to answer any questions if you have.

Vice Chair Rembold asked if they were concerned with the past approval or just the extension?

Chair Gunderson answered yes, but that it still needs to meet all of the requirements, which the Board found that it did two years ago, so it should still meet them.

Boardmember Curran asked if the existing office building on the corner will stay?

Staffmember Alam answered yes.

3 Staff Update.

3-a Senior Planner, Rachel Prelog, introduced new staff member Chloe Durfee.

3-b Senior Planner, Rachel Prelog, gave the Board an update on the General Plan and Zoning Ordinance text amendments that were approved by City Council on December 2nd and December 9th.

4 Adjournment.

Vice Chair Rembold moved to adjourn the Study Session and was seconded by Boardmember Curran. Without objection, the Study Session was adjourned at 5:22 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Rachel Prelog". The signature is written in a cursive, flowing style.

Rachel Prelog,
On behalf of Zoning Administrator (Dr. Nana Appiah)