



## PLANNING DIVISION

### STAFF REPORT

#### Board of Adjustment

**January 6, 2021**

CASE No.: <b>BOA20-00805</b>
PROJECT NAME: <b>Evolution Healthcare</b>

Owner's Name:	Superstition Springs Holdings, LLC.
Applicant's Name:	Alex Buettner, Orcutt Winslow
Location of Request:	7615 E. Baseline Road
Parcel No(s):	312-03-852
Nature of Request:	Special Use Permit to allow for a reduction in the number of required parking spaces associated with a medical clinic.
Existing Zoning District:	Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ)
Council District:	6
Site Size:	0.9± acres
Proposed Use(s):	Medical Clinic
Existing Use(s):	Medical Clinic
Hearing Date(s):	<b>January 6, 2021 / 5:30 p.m.</b>
Staff Planner:	Evan Balmer
Staff Recommendation:	Approval with Conditions

#### HISTORY

On **September 28, 1983**, the subject site was annexed into the City of Mesa as part of an 1854± acre annexation and subsequently zoned Limited Commercial (C-2) (Ordinance No. 1732).

On **June 4, 2018**, City Council approved a rezoning on the property from Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) and site plan review (ZON18-00061).

## PROJECT DESCRIPTION

### **Background:**

The applicant is requesting a Special Use Permit (SUP) to reduce the number of required parking spaces associated with a medical clinic. In 2018, City Council approved a rezoning from LC to LC-BIZ to facilitate the development of a medical clinic. As part of the BIZ request, a reduction in the number of required parking spaces was approved. Section 11-32-3 of the Mesa Zoning Ordinance (MZO) requires one parking space per 200 square feet for medical offices and outpatient clinics. Based on the 12,000 square foot building proposed at the time of the rezoning request, this would result in a total of 60 required parking spaces. The applicant requested a reduction to a total of 40 parking spaces for the development.

The medical clinic is a two-story building. As justification for the parking reduction approved with the rezoning of the property, the applicant indicated that the mezzanine level of the building would be utilized for storage of medical equipment and would not be used for office or other business-related uses. A condition of approval was added to the rezoning case (ZON18-00061) that requires compliance with Chapter 32 of the MZO should any portion of the mezzanine change from storage to any other use. The applicant would now like to relocate the existing office space from the first floor to the mezzanine level to expand the clinic uses on the first floor of the building.

The building, as constructed, is slightly smaller than what was proposed during the rezoning case and is a total of 11,181 square feet, which would require a total of 56 parking spaces. The applicant is requesting a SUP in conformance with Chapter 32 of the MZO to maintain the existing 40 parking spaces currently provided on the property, which would be a reduction of 16 parking spaces from the requirements of Section 11-32-3 of the MZO. In support of the requested SUP, the applicant provided a parking demand study to demonstrate that parking demand will be met with the proposed number of spaces and will not result in detrimental impacts to surrounding properties (*see Exhibit 5 - Parking Study*).

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

The General Plan character area designation for this property is Neighborhood with a Suburban Sub-type. Per Chapter 7 of the General Plan, Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses. As part of a total neighborhood area, this character type may also contain commercial uses along arterial frontages and at major street intersections. The existing medical clinic conforms to the intent of the Neighborhood Character Area and the Suburban Sub-type.

Staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The existing medical clinic conforms to the General Plan by providing a local serving business along an arterial roadway.

### **Site Characteristics:**

The medical clinic is currently in operation on the property and no changes to the site are being proposed. The subject property is a triangular shaped parcel that is adjacent to Baseline Road on the north, Sossaman Road to the west and a Maricopa County drainage channel to the south and

east. This unique parcel configuration prevents the applicant from adding additional parking spaces to the site to meet the required number of parking spaces. Access to the site is provided from both Baseline Road and Sossaman Road.

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

<b>Northwest</b> (Across Baseline Road) NC Commercial	<b>North</b> (Across Baseline Road) LC Commercial	<b>Northeast</b> (Across Baseline Road) Maricopa County Drainage Channel
<b>West</b> (Across Sossaman Road) LC-PAD Commercial	<b>Subject Property</b> LC-BIZ Medical Clinic	<b>East</b> Maricopa County Drainage Channel
<b>Southwest</b> RS-7-PAD Residential	<b>South</b> Maricopa County Drainage Channel	<b>Southeast</b> Maricopa County Drainage Channel

**Mesa Zoning Ordinance Requirements and Regulations:**

Per Section 11-32-6(A) of the City of Mesa Zoning Ordinance, the Board of Adjustment shall find the following criteria are met for approval of a SUP for reduced parking:

1. Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site – exist that will reduce parking demand at the site;

**Per the provided parking demand study, the clinic provides two types of services, consultations and outpatient surgical procedures. On consultation days, the clinic sees a maximum of 10 patients a day. On days when the clinic is performing surgical procedures, there are a maximum of four three-hour procedures a day. With a full staff including doctors, medical professionals and office staff, in addition to patients being treated, it is anticipated that a maximum of 20 parking spaces would be utilized at any given time.**

***The proposal meets this criteria.***

2. The use will adequately be served by the proposed parking; and

**The applicant completed a parking study to demonstrate that demand would be met under the proposed parking provisions. The study analyzed the parking demand based on Institute of Transportation Engineers standards. This analysis indicated 37 parking spaces would be required to meet parking needs based on the size and use of the building.**

***The proposal meets this criteria.***

3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

**Per the parking demand study provided, the parking supply currently available on the site is adequate for current and future parking needs.**

***The proposal meets this criteria.***

Per Section 11-70-5 of the City of Mesa Zoning Ordinance, the Board of Adjustment shall find upon sufficient evidence when making a decision on a SUP that:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

**The Mesa 2040 General Plan Character Area designation on the property is Neighborhood with a Suburban Sub-type. Per Chapter 7 of the General Plan, Neighborhood districts provide for a range of housing options as well as non-residential uses such as parks, schools and local serving businesses. As part of a total neighborhood area, the Neighborhood character type can include commercial uses along arterial frontages. The existing medical clinic conforms to the character area's goals by providing health care services to the surrounding community.**

***The proposal meets this criteria.***

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the District where it is located and conform with the General Plan and with any other applicable City plan or policies;

**The existing medical clinic conforms to the land use requirements of the Zoning Ordinance and the General Plan character type designation.**

***The proposal meets this criteria.***

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

**The medical clinic is an existing facility and no modifications to the site are being proposed. According to the applicant, parking demand will be met through the proposed reduced parking scenario, therefore the expansion should not be injurious or detrimental to the neighborhood or City.**

***The proposal meets this criteria.***

4. Adequate public services, public facilities and public infrastructure are available to serve

the proposed project.

**The proposed project does not add any additional burden on the public services, public facilities, nor public infrastructure. The public infrastructure is already existing.**

***The proposal meets this criteria.***

**Findings:**

- A. The request is consistent with the goals of the General Plan, the BIZ overlay, and is in conformance with the LC-BIZ zoning district designations on the property.
- B. Allowing a reduction in the number of required parking spaces will not be injurious or detrimental to adjacent properties.
- C. Adequate public services will be provided to the site.
- D. The request conforms with the criteria for granting a parking reduction as outlines in Section 11-32-6 of the Mesa Zoning Ordinance.
- E. This request conforms with the criteria for the granting of a SUP as outlined in Section 11-70-5(E) of the Mesa Zoning Ordinance.

**Neighborhood Participation Plan and Public Comments:**

The applicant mailed the required notification letters to all property owners within 500 feet of the site. As of the writing this report, staff has not been contacted by any resident or property owner to express support or opposition to the request.

**Staff Recommendation:**

Based upon the application received and preceding analysis, Staff finds that the request for a SUP for a parking reduction in conjunction with an existing medical campus meets the approval criteria of Section 11-32-6 and Section 11-70-5(E) of the MZO; and therefore, recommends approval of the request with the following conditions.

**Conditions of Approval:**

- 1. Compliance with all requirements of case ZON18-00061.
- 2. Compliance with all applicable City of Mesa Development Codes and regulations.

**Exhibits:**

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Narrative/Justification Statement

Exhibit 4 – Site Plan

Exhibit 5 – Parking Study