

Evolution Healthcare Clinic Ambulatory Surgery Center TI
Board of Adjustment: Special Use Permit

Project Narrative

The proposed Evolution Healthcare Clinic Ambulatory Surgery Center TI represents a much-needed use in the east Mesa area. This two-story building will bring specialized Cardio Vascular diagnosis and treatment to many of the residents in the adjacent 55 and older age restricted communities. It is currently operating with a 2,500 sq ft cardiovascular clinic on the first floor. The proposed tenant improvement is planned to include a 5,500 sf Surgery Center with a state of the art Hybrid Operating Room on the first floor. The 3,100 sf second floor is currently used a Storage(S-1) occupancy. It is proposed that the second floor be converted to Business(B) occupancy. This building and site was previously rezoned as an LC-BIZ, which limits site to 40 parking spaces with storage on the second floor. It is proposed per the provided parking study the current 40 parking spaces are more than adequate to support a new ASC TI and second floor B occupancy at max capacity. The existing constructed site and exterior elevations are to remain unchanged.

Evolution Healthcare Clinic Ambulatory Surgery Center TI
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Justification & Compatibility Statement
 (Updated to meet Section 11-70-5-E)

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This project will meet the required findings for a Special Use Permit as defined in City of Mesa Zoning Code 11-70-5-E. The project will conform the listed zoning criteria as follows:

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.*
 - As previously noted by the planning staff, the General Plan of this property is Neighborhood with a Suburban sub-type and the property is also located within a Transit Corridor overlay. Per Chapter 7 of the General Plan, Neighborhoods can contain a wide range of housing option 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 areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and major street intersections. The existing medical clinic conforms to the intent of the Neighborhood character area and the suburban. The future surgery center tenant improvement will advance the local business intersection and help serve the health, wellness, growth and longevity of the Neighborhood.
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 location, size and design, of the Evolution Healthcare clinic are currently consistent with the purposes of the district and General Plan and will remain unchanged. The operating characteristics for the cardiovascular clinic will remain, and the new operating characteristics

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of the two operating room surgery center will show a small increase in staff and patient usage. The current site and parking lot design will meet the needs for intended operations as defined in the provided parking study.

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.*
 - This property was previously an undeveloped grey field site serving no purpose to the neighborhood. The Evolution Healthcare Clinic was constructed in 2019 and now serves a purpose and need for the surrounding community. The interior tenant improvement will not affect the existing site or building exterior and therefore not be detrimental to the surrounding properties and neighborhood. The project is intended to act as a catalyst for the surrounding commercial intersection.
4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*
 - The current property adequately meets public infrastructure as it is located on an existing public bus route, as well as meeting the need for bike parking. The existing building clinic and shell are currently served by public services and facilities. The proposed interior tenant improvement project will be consistent with current criteria.